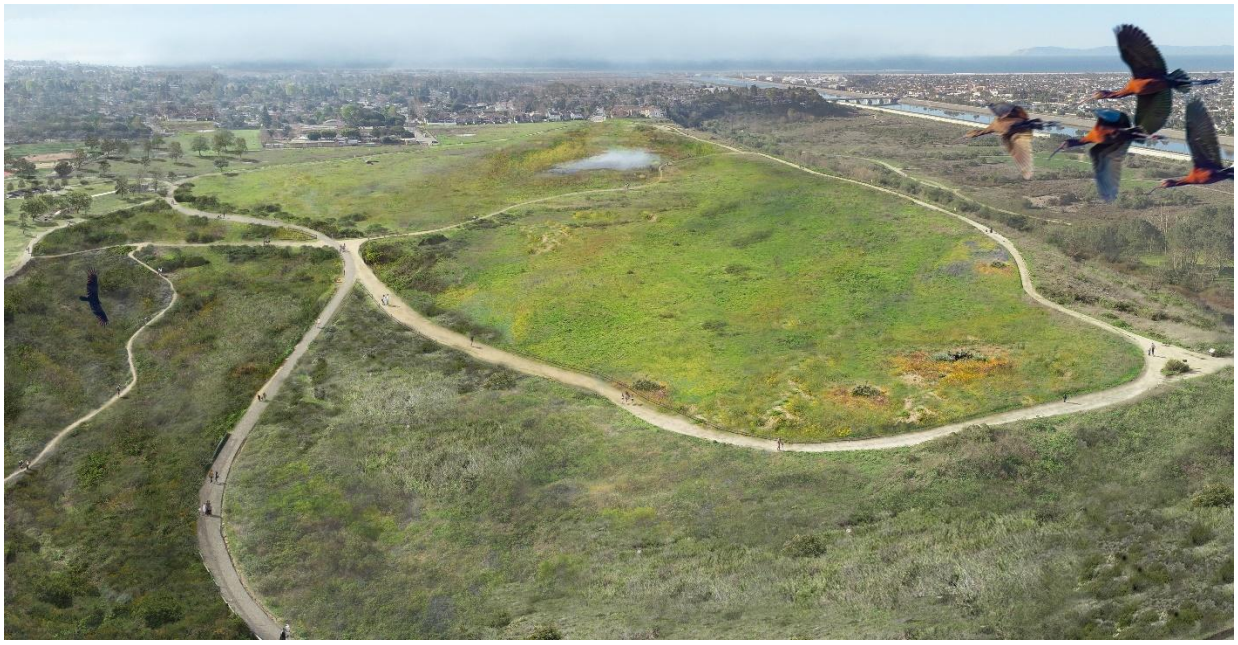
Fairview Park Master Plan Update Project
Initial Study and Mitigated Negative Declaration

Lead Agency:

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



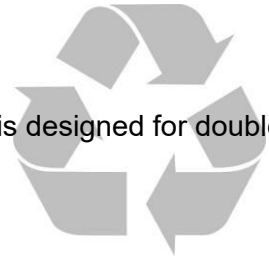
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Public Review Draft
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- This document is designed for double-sided printing -

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1 Introduction

The City of Costa Mesa (City or Lead Agency) is proposing to update the Fairview Park Master Plan (FPMPU) in the City of Costa Mesa ("project" or "proposed project"). The approval of a preliminary draft Master Plan for public review by the City Council on November 18, 2025, constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code §§ 21000, *et seq.*), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et. seq*.).The draft updated master plan is located in Appendix A of this document.
This Initial Study was prepared to assess the short-term, long-term, and cumulative environmental impacts resulting from the proposed project. This report was prepared to comply with CEQA Guidelines § 15063, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by the use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.11); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

CEQA § 21000 of the California Public Resources Code provides as follows:

The Legislature finds and declares as follows:

a) The maintenance of a quality environment for the people of this state now and in the future, is a matter of statewide concern.
b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the state to:

a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
c) Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
g) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs, and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in CEQA § 21002, quoted below:

> The Legislature finds and declares 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 by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Public Comments

Written comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts in the Initial Study. To request an appointment to review these materials, please contact:

Kelly Dalton, Fairview Park Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5009
FVPMP@Costamesaca.gov

The document is also available for review at the City Parks and Community Department and on the City's website at:

https://www.costamesaca.gov/community/fairview-park/fairview-park-master-plan

All written comments received during the 30-day public review period for the Initial Study/Mitigated Negative Declaration will be considered by the City of Costa Mesa prior to adoption.

2 Project Description

2.1 – Project Title

Fairview Park Master Plan Update ("FPMPU: or "project")

2.2 – Lead Agency Name and Address

City of Costa Mesa ("City")
77 Fair Drive
Costa Mesa, CA 92626

2.3 – Contact Person and Phone Number

Kelly Dalton
Fairview Park Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5135
FPMPU@Costamesa.gov

2.4 – Project Location

Fairview Park is located in the City of Costa Mesa in southwestern Orange County (see Exhibit 1). The site has been a multi-use City park since the City purchased the park in 1986 from Orange County and has a mailing address of 2525 Placentia Avenue. It is bordered by residential areas to the north and south, Talbert Regional Park and the Santa Ana River to the west, and the Costa Mesa Country Club and Golf Course to the east. The park itself is bisected by Placentia Avenue which runs north/south through the park connecting to Adams Avenue on the north and to Victoria Street on the south (see Exhibit 2).

- Latitude 33° 39' 47" North, Longitude 117° 56' 22" West
- Assessor Parcel Numbers (APNs) 420-011-09, -10, -11, -14, -15, 420-012-01, -02, and -03 (8 [parcels, 208 acres), Orange County
- Newport Beach USGS Topographic map (2013), Township 6 South, Range 10 West, Sections 8, 9, and 17, San Bernardino Baseline and Meridian (SBBM)

2.5 – Project Sponsor's Name and Address

Kelly Dalton
Fairview Park Administrator
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5135
fvpmp@costamesaca.gov

2.6 – General Plan Land Use Designation

Public/Institutional

2.7 – Zoning District

Institutional & Recreational (I&R)

2.8 – Environmental Setting

The City of Costa Mesa is situated on a plateau approximately one mile from the Pacific Ocean and is almost completely urbanized. The urban environment consists primarily of residential neighborhoods, with several commercial districts and concentrations of light industrial businesses. Overall, the aesthetic environment of the City is urban and developed and is characterized by relatively flat terrain. The City contains no agricultural or forestland resources.

The City is located within the Peninsular Ranges Geomorphic Province of California which is characterized as a series of northwest-trending mountain ranges separated by subparallel fault zones and a coastal plain of subdued landforms. The mountain ranges are underlain primarily by Mesozoic metamorphic rocks that were intruded by plutonic rocks of the western Peninsular Ranges batholith, while the coastal plain is underlain by subsequently deposited marine and nonmarine sedimentary formations. The project area is located within the coastal plain portion of the province and is underlain by Quaternary, Late Holocene to Late Pleistocene alluvial deposits.

The City is located within the Santa Ana River Hydrologic Unit which covers an area of approximately 2,700 square miles and is within most of the Santa Ana RWQCB's jurisdictional area. Within this hydrologic unit, the City encompasses both the Santa Ana River Watershed (western portion) and the Newport Bay Watershed (eastern portion). The Santa Ana River is immediately adjacent to the west of the project site.

The City and the park project site are within the South Coast Air Basin which has experienced poor air quality over the years due to climate and weather conditions and decades of growth (i.e., urban development and increased vehicle use). Air quality in the Basin is monitored by the South Coast Air Quality Management District.

The primary existing noise source in the project area is vehicular traffic noise along the surrounding roadways including Adams Avenue, Victoria Street, and Placentia Avenue. The project site is surrounded by residential and public/institutional uses. Other noise sources in the area include aircraft and stationary sources. Land uses in the project area are mostly residential and institutional/recreational plus the Santa Ana River just west of the site.

There are no existing residents or housing on the project site. The City provides fire and police protective services as well as recreational and general government services. The area supports utility services and systems typical of urban areas in Orange County (water, sewer, storm drain, electricity, and telecommunications).

Regional access to the City from the west and east is available via I-405 Freeway and the San Joaquin Hills Transportation Corridor (State Route [SR]-73), from the south via Pacific Coast Highway (State Route [SR]-1), and from the east via the Costa Mesa Freeway (State Route 55 [SR-55]). Adams Avenue, Victoria Street, and Placentia Avenue are the major roadways that provide local access to the

project site. Public transit bus service for the project site is provided in the project area by the Orange County Transit Authority (OCTA) with wide range of fixed-route bus services. OCTA has developed an extensive network of transit routes to connect residents and commuters of Costa Mesa to key destinations.

2.9 – Park Site Conditions and Project Description

Introduction

The City adopted the original Master Plan for Fairview Park in March 1998 to protect a number of important cultural and biological resources while providing a number of public recreational opportunities. The proposed FPMPU is located in Appendix A of this document. The FPMPU refines the original master plan document to reflect current conditions and concepts for restoring and preserving the 208-acre City park as an environmental resource for study, interpretation, and education as well as passive recreation and a range of compatible public uses. The FPMPU covers the entire Fairview Park site.

By adopting the FPMPU, the City will address the critical need for a Long-Term Management Plan that safeguards cultural resources and conserves biological resources, including the essential vernal pool habitat while maintaining the site's various recreational and public uses. The proposed Fairview Park Master Plan is shown in Exhibit 3. The park contains a number of important biological, cultural, paleontological, and public recreational resources as summarized below.

Biological Resources

Fairview Park supports a variety 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 and provides a regionally significant biodiversity hotspot, supporting 197 plant species—including 10 rare plant species—18 vegetation community 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 special status vernal pool plants. It also has over 220 bird species and 20 butterfly species which makes it a vital wildlife corridor and Pacific Flyway stop in Southern California.

The FPMPU proposes to increase protection of listed and sensitive plant and animal species and enhance their onsite habitat by: 1) removing improper fill and revegetate degraded portions of the Mesa, bluffs, vernal pools, and wetland/riparian areas; 2) continue wetland and riparian habitat project to establish 35 acres of created wetlands and native scrub habitat in the northwestern portion of the park; and 3) rehabilitate and protect the vernal pools in the central and southern portions of the site. These focused efforts will protect and enhance the important biological resources on the site. In these ways, the FPMPU and its components represent the long-term management plan for Fairview Park.

Cultural Resources

Archaeological/Tribal Resources. The park site is within the traditional use area of both Gabrielino Tongva and Juaneño Acjachemen groups. A review of state archaeological records indicates that the park area should be considered a single unified Native American cultural landscape. 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 multi-component archaeological site, and one historical archaeological site. The northwest bluff region contains the registered archaeological site CA-ORA-58 which is a well-documented and defined area that is to be protected and preserved. This project is located in an extremely sensitive tribal cultural area.

The Juaneño Band of Mission Indians are currently consulting with the City on this project. Joyce Perry with the tribe notes that "this project is located in an extremely sensitive area to our tribe." (Appendix D). Fairview Park is located on a sacred village site and burial area known as "Genga".

The FPMPU proposes to remove improper fill in the Mesa area which presently covers the CA-ORA-58 archaeological site. Improper fill will also be removed in the vernal pool area and wetland and riparian areas. The area containing unsuitable fill material will be restored to natural soil grades and revegetated with ecologically appropriate vegetation communities. This will protect the important onsite cultural/tribal cultural resources in a more permanent fashion (as well as biological resources listed above).

Paleontological Resources. Orange County in general has a complex 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 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. This regional complexity is reflected in the resources found in and around the project site as well. For example, unnamed Pleistocene deposits have produced fossils of mammoth and camel less than half a mile north of the park site.

The FPMPU proposes to monitor ground-disturbing activities on the park site and identify any paleontological resources that need to be preserved, including areas where improper fill was placed in the past. In this way the potential for impacts to such resources will be minimized while rehabilitated biological habitat will then act as a cover for more permanent protection of subsurface paleontological resources.

Public Recreational Uses

The park provides public use areas, passive trails, model train facilities, and a radio-controlled "fly field" as described below.

Public Use Areas. The park has 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 (see Exhibit 3). The FPMPU does not envision constructing new public use areas or related recreational improvements other than those identified in this section (e.g., relocation of fly field facilities discussed below).

Trails/Wildlife Viewing. The park provides ready public access to approximately 7 miles of trails which allow residents and visitors to enjoy passive recreational activities (walking, running, bicycling) while experiencing diverse habitats and biological resources. Designated trails are wide enough to allow patrol vehicles to reach most areas of the park. All trails are accessible by foot and bicycle patrol. The hours of the park are currently from dawn to dusk, and security lighting is not being provided within the park except at the train station and maintenance yard (see Exhibit 4). The FPMPU will not change the hours of operation or the overall lighting plans (e.g., habitat areas will still not be lighted). In addition, the FPMPU does not intend to add additional trails on the park site and may in the long-run determine that one or more existing trails need to be removed or curtailed to increase protection of habitat areas identified above.

It should be noted 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 Regional Park 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 trail connection is separated by a 12-foot grade change and stairway at the park boundary. The opportunity exists for trail connections 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 connection along the eastern perimeter of the park. The connection of trails to this bridge provides an important link to the isolated northeast corner of the site from the railroad area. The FPMPU is intended to be consistent with the City's Active Transportation Plan and eventually plans to install all the connections indicated in the Plan on the park site. This IS/MND is intended to address the Bikeway Master Plan improvements located within the Fairview Park property.

The FPMPU indicates it may be necessary to eventually remove excessive trails in the Mesa area to protect sensitive biological and cultural resources. Future trail improvements will utilize natural materials to define trails and prioritized enforcement will be used to control/prevent use by unauthorized motorized vehicles (i.e., other than emergency vehicles).

Model Railroad Facilities. 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 Goat hill Junction Station has a restroom, gift shop, and picnic tables used for gatherings for train rides and private parties. In addition, the Chris Anten Memorial Compound is a train maintenance and storage facility that is not open to the public (see Exhibit 4).

The FPMPU proposes no changes or additions to the model railroad facilities.

Fly Field. The southeastern portion of the "Mesa" area of the park contains approximately 1.62 acres which has been utilized by the Harbor Soaring Society for flying radio-controlled model aircraft 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.

The FPMPU proposes that the fly field be relocated to the eastern portion of the park site to eliminate current impacts to habitat areas. The continued use of the fly field in its current location, or its recommended relocation to another site within the eastern portion of the park (see Exhibit 4, Trails Plan for the suggested new location). The location of this facility has been the subject of considerable public controversy in recent years. The City would help fund relocation activities to assist in the transition of the fly field to the new location. The City would work closely with the Harbor Soaring Society and the Orange County Model Engineers to complete the east side relocation in a coordinated, timely and cost effective manner.

Regulatory Protection

The 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, a local proposition Measure AA ensures that major changes to the park's facilities and infrastructure receive community oversight, reinforcing the protection of sensitive natural and cultural areas (see "Measure AA and the Municipal Code" discussion later in this section).

The FPMPU proposes improvements and enhancements to the park that are consistent with the limitations of Measure AA and the City Municipal Code.

Master Plan Components

The FPMPU document contains the following eight sections:

1 – Introduction. Provides an executive summary, lists the goals and objectives, outlines the Master Plan process, and summarizes the public outreach program.

2 – Existing Planning Conditions. Describes land uses on and around the site, outlines the regulatory framework and applicable General Plan Elements, describes utilities, transportation plans, and previous plans related to the park.

3 – Existing Site Conditions. Describes the physical conditions of the site in terms of geology, soils, drainage, archaeological and cultural resources, biological resources, and overall site features.

4 – Opportunities and Constraints. Discusses positive opportunities and negative constraints of the site, and the potential for habitat restoration.

5 – Design Objectives. Describes the objectives for both public use and for cultural and biological resources restoration.

6 – The Master Plan. Describes the various physical planning areas of the park site, trails, areas that require habitat restoration, invasive plant management, issues with fill soils and drainage, erosion control measures, developed park drainage, security, and fire prevention activities.

7 – Implementation. Outlines the design guidelines for trails, existing public use (lawn) area, signage, entrances, parking lots, erosion control, removal of improper fill materials, and a summary of the four main areas of the park (mesa and bluffs, northwestern lowlands, group picnic (lawn) area, and the east side and model railroad area.

8 – Appendices (technical studies and maps)

- Outreach Documents
- Biological Resources Technical Report
- Vegetation Map and Habitat Restoration Opportunities with Attachment A: Habitat Restoration Guidelines, detailed mapping and description of areas and habitat that can be restored and managed for long-term benefits, and Long-Tem Invasive Plant Management Plan. Detailed plans how to eradicate and/or control invasive (non-native) plant species that adversely impact native species.
- Cultural, Tribal Cultural, and Paleontological Resources Assessment
- Operations, Maintenance, and Management Plan. Detailed plans for operating and maintaining the park as the FPMPU is implemented.

Goals and Objectives

The City Council adopted the following four project goals and objectives for the FPMPU on January 17, 2023:

1. Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park.
2. 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.
3. To manage the park as a passive recreational opportunity.
4. 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.

The FPMPU builds upon the original plan but will establish a more robust set of strategies to facilitate the continuing improvement of Fairview Park. The FPMPU will effectively address the critical need for a Long-Term Management Plan that protects cultural resources and conserves biological resources, including the essential vernal pool habitat, as well as balancing a variety of passive public recreational uses that do not conflict with the park's resource management goals.

Design Guidelines

The FPMPU contains the following design guidelines to indicate the priorities of the plan and improvements are implemented and indicate limitations or guidelines for improvements:

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 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 (ADA) requirements.

Cultural, Tribal Cultural, and Restoration

1 Remove existing artificial fill with minimal damage to the resources underneath.

2 Protect archaeological sites from unauthorized collecting and damage. Enhance and re-establish habitat for native plants and wildlife.

3 Base restoration plans on scientific recommendations related to the existing site characteristics and the best available information on pre-existing natural habitat areas.

4 Conform to the federal and state restrictions concerning existing ecological resources.

5 Coordinate restoration plans with regional and adjacent restoration and preservation efforts, in order to provide continuity of habitat and address endangered habitat concerns.

6 Protect restoration areas from damage and intrusion.

7 Establish ongoing communication and collaboration with Native Tribes.

Master Plan History

The Master Plan was first developed in 1998 and has undergone three revisions the most recent of which was completed in 2008. Since 1998, several changes to resources and management of the Park have occurred including the following:

- 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 to gliders for use on two weekends per month.
- In 2011, the City was awarded funding from OCTA as part of OCTA's Environmental Mitigation Program for the Measure 2 (M2) Freeway projects. The OCTA Project was included in the OCTA M2 Natural Community Conservation Plan/Habitat Conservation Plan and began in 2012. The City has implemented 14.4 acres of the committed 23 acres (which excludes the trail system per mapping completed by Land IQ) of habitat restoration for the OCTA Project, including ponds

and wetlands, surrounded by other native habitats (Figure 1-2). Final review and approval by the Wildlife Agencies (CDFW, USFWS) is required before the OCTA Project is deemed complete.

- In 2011, 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 (see OCTA Project info above).
- 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 (see "Measure AA and Municipal Code" discussion below).
- 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, and to coordinate park Capital Improvement Projects. Also, in 2017 the City created the Fairview Park Steering Committee to provide advice to the City Council on the implementation of the Fairview Park Master Plan and Measure AA. The Committee is comprised of seven members appointed by the City Council, and includes the Fairview Park Administrator as the City staff liaison to the Committee. The Committee currently holds bi-monthly public meetings, which are subject to the Brown Act. .

Relationship to the City General Plan

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 as an important open space resource linking Talbert Regional Park with 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 Conservation Element 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 as follows: "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.

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."

Measure AA and Municipal Code

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 that must be voter approved include:: 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. It should be noted the City's Municipal Code 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.

Fill Placement and Removal

Three areas of the park have been impacted by improper fill placement which needs to be removed:

(1) **Mesa Cultural Site.** 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. 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.

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 covered and removed habitat for native flower fields and fairy shrimp. Second, the fill material impaired the hydrologic function of the vernal pool watershed by reducing the amount of precipitation that could 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 created an unnatural state of low soil microorganism and plant diversity which resulted in infestation of invasive plants (e.g., black mustard, poison hemlock) that produced large quantities of seeds which are then transported into other locations in the park, threatening the diversity and function of native habitat.

(2) **Mesa Vernal Pools.** 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 still remain covered by improper fill material, degrading significant cultural and biological resources in the park.

The hydrological function, biodiversity, and extent of the Mesa vernal pool watershed and the vernal pools would be significantly improved with the removal of all the improper fill material , if done in a manner that does not disturb the natural soil and protects the cultural resources. Fill removal should be completed in combination with native habitat restoration efforts. Fill material may be compatible for re-use in the creation of natural play features, or soil mounds for creative play within the footprint of the existing manicured lawn area or the narrow-gauge railroad track located outside of culturally and biologically sensitive areas.

(3) **Wetland and Riparian Areas.** In addition, during the construction of the Fairview Park Wetlands and Riparian Projection Project, the canyon was filled with material excavated to create the wetland pond features. The material used to fill the canyon was not analyzed at that time but is presumed to be natural alluvial soil material. The fill areas are primarily dominated by non-native

plants with some recruitment of native vegetation, including from the adjacent community-led coastal sage scrub habitat restoration work.

Drainage Issues

The site contains two areas where erosion is a concern. 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. The flooding of the southern boundary of the west side of the park requires further evaluation, and could be addressed by installing a drain directing storm flows towards the base of the bluff, or to Canyon Drive where it may be drained off of the site. However, care must be taken in any drainage control activities to study possible effects upon the vernal pools and their drainage and watershed.

Access/Emergency Access

The FPMPU will maintain the existing nine (9) entrance points to the park site including the main entrance located at 2525 Placentia Avenue on the west side of the street. The other entrances are shown in Exhibit 6 and include (from north to south): Canary Drive; Santa Ana River; East Side; Wetlands; Lawn; East Side (south); Canyon Drive; and Pacific Avenue.

Fire and emergency 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.

Irrigation Areas

At the time of detail design of the infrastructure water system, hydrants are to be provided over mains. The FPMPU 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 for fuel management and fire protection.

Grading and Construction

As noted in the section entitled “Fill Placement and Removal” above, fill material was placed on the Mesa in 1987-88 with the intent of capping the archaeological site on the Mesa prior to construction of new park amenities. However, the fill material was not inert and must be removed. It is estimated the volume of soil to be removed is 44,269 cubic yards covering an area of 14.97 acres and the depth of material varies from 8 inches to 3 feet. The goal of this effort is to 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). Additionally, the City has been approached by the adjacent Talbert Regional Park to potentially use the fill to elevate some of their trails or create new trails which are not part of the proposed project. If the soil is used for this purpose, truck travel for soil removal would be about 1.5 miles per trip. The most grading would occur during anticipated removal of improper fill, but this work will proceed slowly to limit impacts and protect surrounding habitat areas. Therefore, a reasonable assumption for worst case daily grading activities would be 2 acres per day.

The FPMPU does not anticipate any major structural improvements or additional permanent buildings to be added to the site and no soil import to or export from the site is anticipated (other than that indicated above for mesa fill removal). The goal of the FPMPU is that any proposed restoration activities

or site improvements would utilize small low impact equipment to the greatest extent possible to minimize related air pollutant emissions or land disturbance below the historic plow zone, or beyond the minimum needed to make the planned improvements or changes. Trail construction/reconstruction will require electric or hand tools but no major improvements (poles, buried cables, etc.) are anticipated.

Phasing and Staging

The planned improvements will be made incrementally over time (approximately five to ten years) as funds are available and equipment, staff are available to complete the various improvements, and necessary permits can be obtained. Materials will be staged as close as possible to planned work areas and will be secured during off-hours to prevent vandalism and theft.

2.10 – Surrounding Land Uses

The proposed FPMPU project site is located in the western portion of the City and is surrounded by single family residential uses to the north, the Costa Mesa Golf Course to the east, single- and multi-family housing and Estancia High School to the south, and Talbert Regional Park and the Santa Ana River to the west, as shown in Table 1, Surrounding Land Uses. These surrounding uses are also shown in Exhibit 2.

Table 1
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Public/Institutional	Institutional & Recreational (I&R)	Fairview Park
North	Low Density Residential (8 du/ac)	Single Family Residential (R-1)	Residential neighborhoods
South	Low Density Residential (8 du.ac) Medium Density Residential (12 du/ac)	Institutional & Recreational (I&R) Multiple-Family Residential, Medium Density (R2-MD)	Estancia High School Residential neighborhoods
East	Golf Course	Institutional & Recreational (I&R)	Costa Mesa Country Club and Golf Course
West	NA	NA	Talbert Park, Santa Ana River

Sources: General Plan Land Use Element Figure LU-3, Land Use Policy Map, City of Costa Mesa Zoning Map, City Website December 2025
NA = City has no General Plan land use designation or zoning district for the Santa Ana River and its easements adjacent to the west of the park

2.11 – City Required Approvals

This park master plan is both a City program action and physical public works project that does not require formal development entitlements or permits from the City, although any future implementation improvement proposed by the FPMPU itself must be approved by the City Council prior to its commencement. Per regional water quality requirements, the City will prepare a Water Quality Management Plans and Storm Water Pollution Prevention Plans as needed depending on planned activities. These water quality documents would be prepared and approved by the City prior to the start of any grading or land disturbing activity.

2.12 – Other Public Agencies Whose Approval is or may be Required

- Orange County Flood Control District – encroachment permits
- Orange County Parks Dept. – encroachment permit for work in Talbert Regional Park
- California Department of Fish and Wildlife – various regulatory permits
- U.S. Fish and Wildlife Service – various regulatory permits

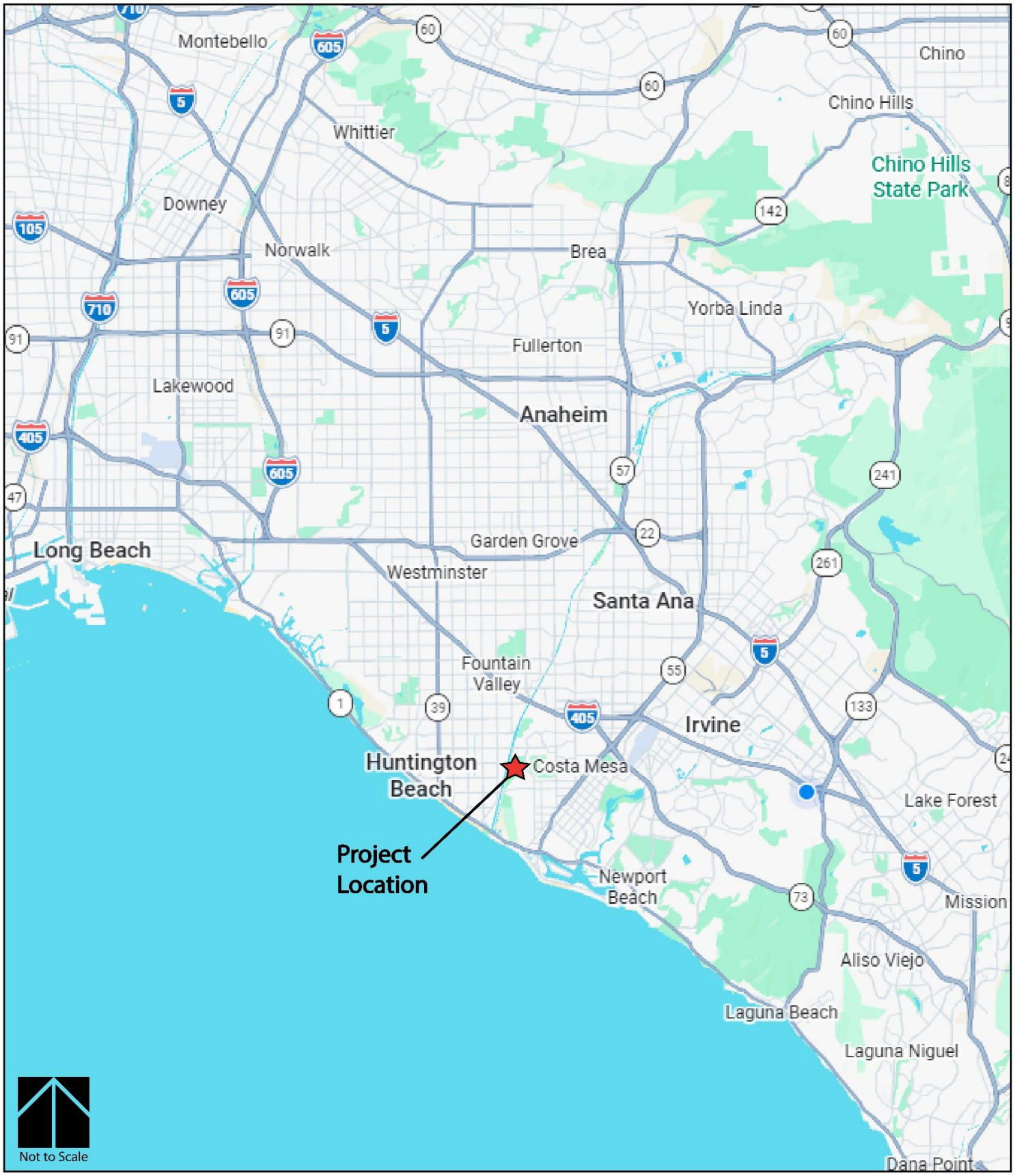
2.13 - Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

For compliance with SB 18 and AB 52, in 2024 the following local Native American tribal groups and representatives identified by the Native American Heritage Commission (NAHC) were formally notified on October 7,2024 by the City that environmental review for the proposed park master plan had officially commenced (Appendix D):

- Gabrieleno Band of Mission Indians-Kizh Nation Chairman Andrew Salas
- Gabrieleno Band of Mission Indians-Kizh Nation Secretary Christina Swindall Martinez
- Gabrieleno/Tongva Tribal Council Chairperson Anthony Morales
- Gabrielino/Tongva Indians of California Cultural Resource Administrator Christina Conley
- Gabrielino/Tongva Indians of California Tribal Council Chairperson Robert Dorame
- Gabrielino-Tongva Tribe Chairperson Charles Alvarez
- Gabrielino-Tongva Tribe Cultural Resource Director Sam Dunlap
- Gabrielino/Tongva Nation Chairperson Sandonne Goad
- Juaneno Band of Mission Indians Chairperson Sonia Johnston
- Juaneno Band of Mission Indians Cultural Resource Director Joyce Perry
- Juaneno Band of Mission Indians Acjachemen Nation 84A Chairperson Heidi Lucero
- Pala Band of Mission Indians Legal Analyst/Researcher Christopher Nejo
- Pala Band of Mission Indians Tribal Historic Preservation Officer Shasta Gaughen
- Pala Band of Mission Indians Assistant THPO Alexis Wallick
- Santa Rosa Band of Cahuilla Indians Tribal Chair Lovina Redner
- Soboba Band of Luiseno Indians Cultural Resource Specialist Jessica Valdez
- Soboba Band of Luiseno Indians Tribal Historic Preservation Officer Joseph Ontiveros
- Ti'at Society/Traditional Council of Pimu/Mother Earth Clan Director Cindi Alvitre
- Shoshone-Gabrielino Nation Chairperson Nick Rocha

The 90-day period to request Native American Consultation under SB 18 closed on January 5, 2025. The 30-day period to request Native American Consultation under AB 52 closed on November 6, 2024. The City received two responses - from the Juaneño Band of Mission Indians and from the Gabrieleno Band of Mission Indians-Kizh Nation. No responses were received from other tribal representatives prior to issuance of the IS/MND so formal consultation with those tribes is considered closed.

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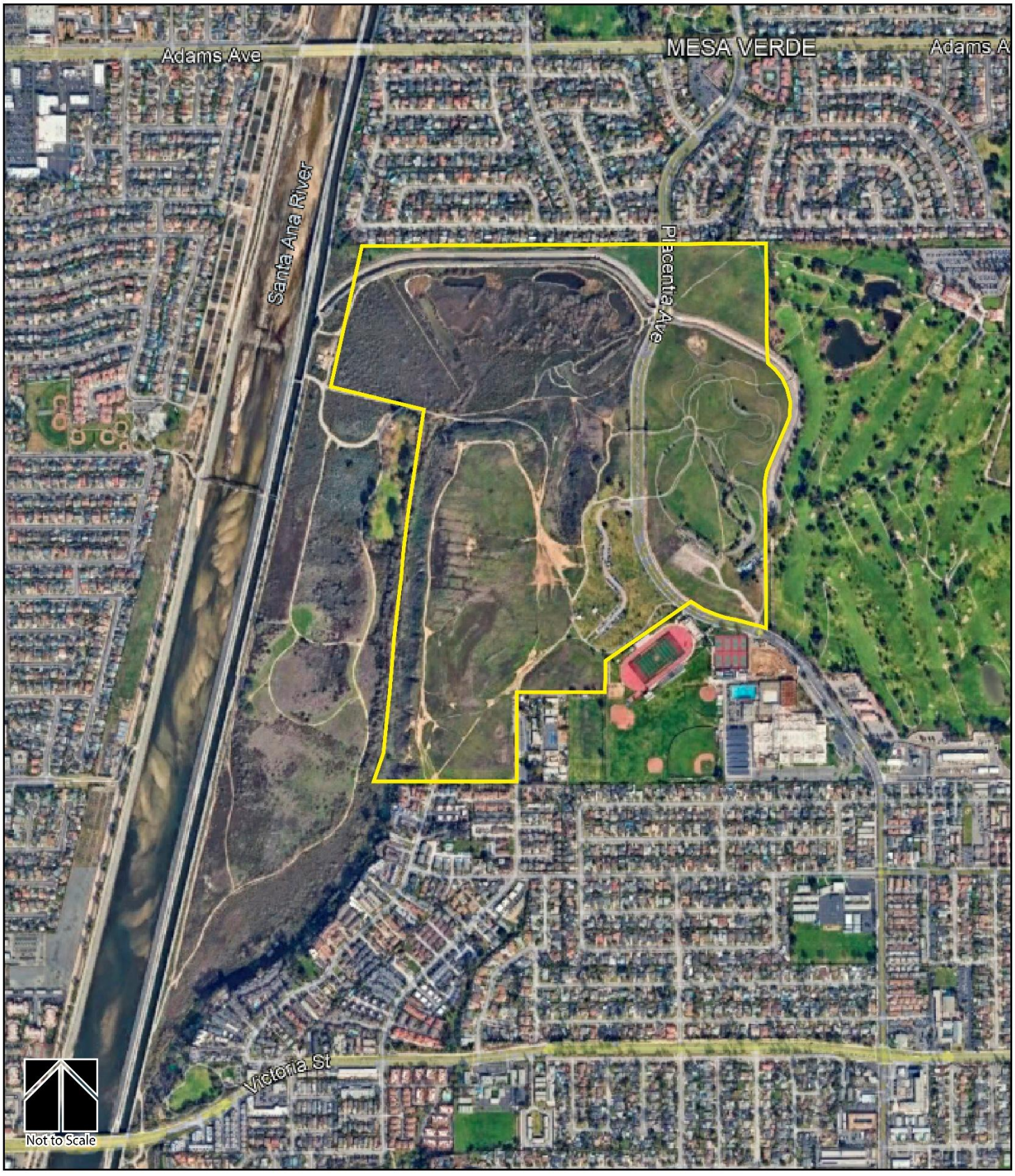
Source: Google Maps

http://www.migcom.com • 951-787-9222

Exhibit 1 Project Location Map

Fairview Park Master Plan Update Project
Costa Mesa, California

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- Project Area

Source: Google Maps

http://www.migcom.com • 951-787-9222

Exhibit 2 Project Area Map

Fairview Park Master Plan Update Project
Costa Mesa, California

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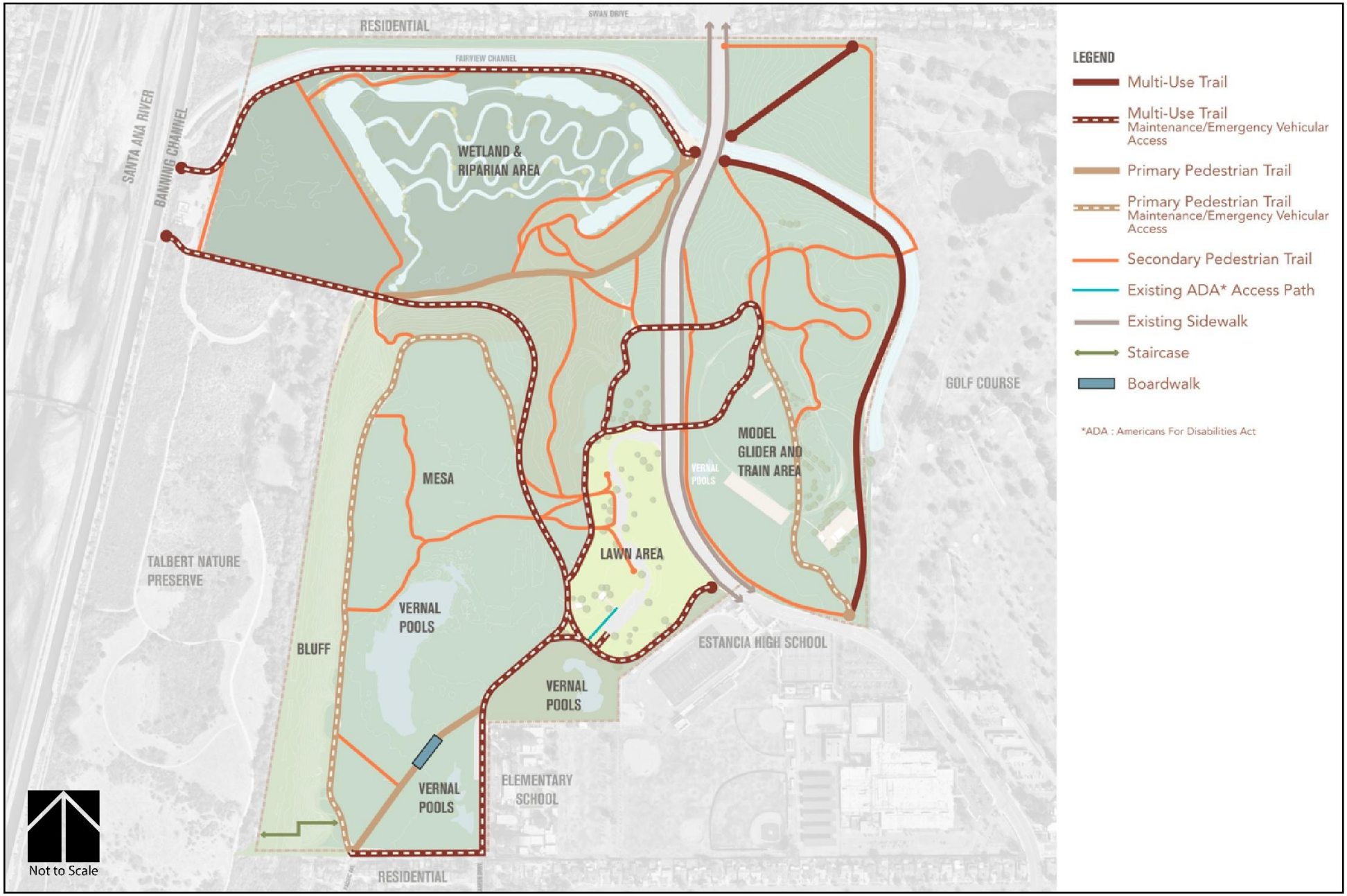
Source: City of Costa Mesa

http://www.migcom.com • 951-787-9222

Exhibit 3 Fairview Park Master Plan Update

Fairview Park Master Plan Update Project
Costa Mesa, California

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Source: City of Costa Mesa

http://www.migcom.com • 951-787-9222

Exhibit 4 Trails Plan

Fairview Park Master Plan Update Project

Costa Mesa, California

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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

Source: MIG, Inc

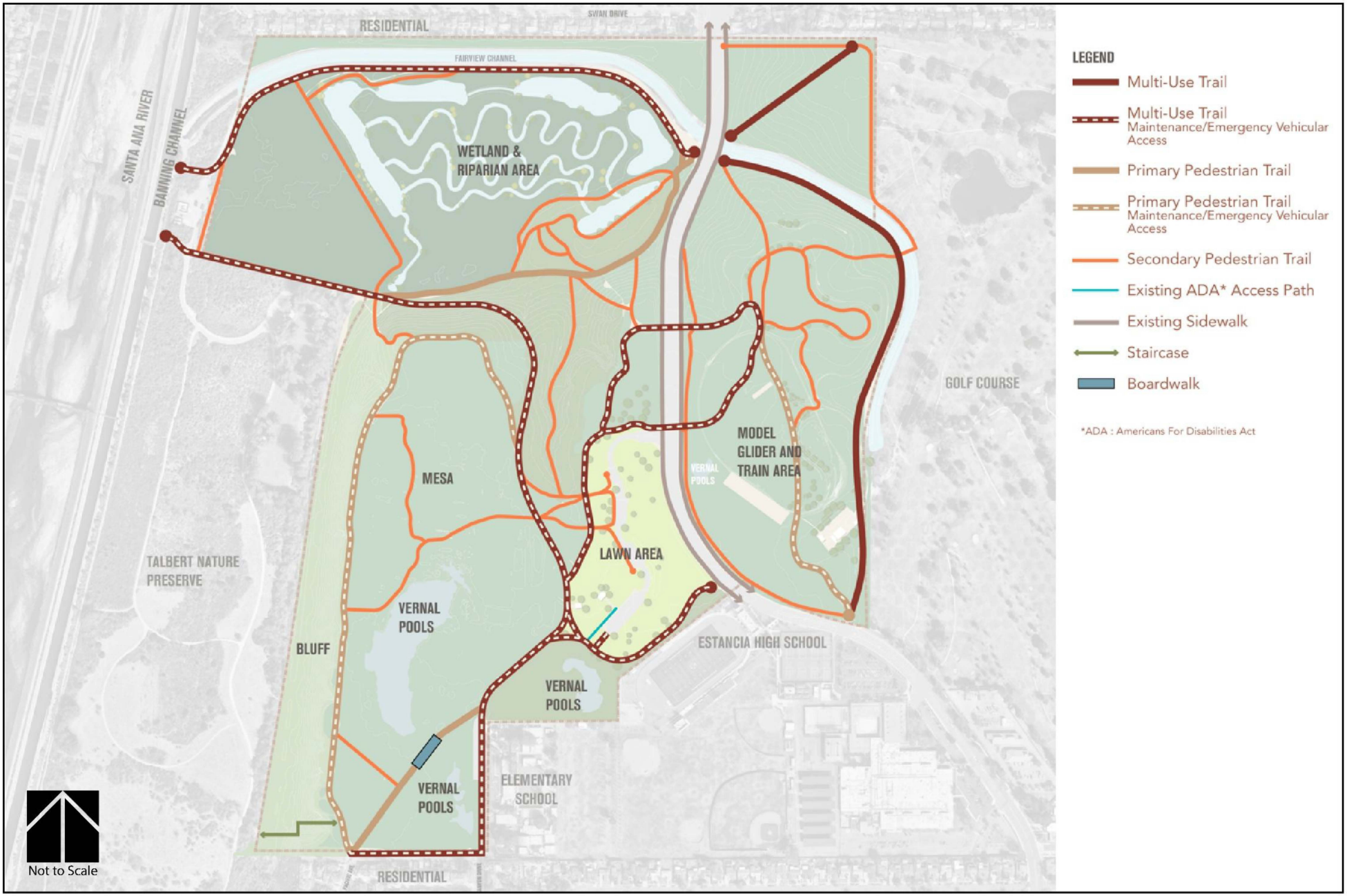
http://www.migcom.com • 951-787-9222

Exhibit 5 Other Management Opportunities

Fairview Park Master Plan Update Project

Costa Mesa, California

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Source: City of Costa Mesa

http://www.migcom.com • 951-787-9222

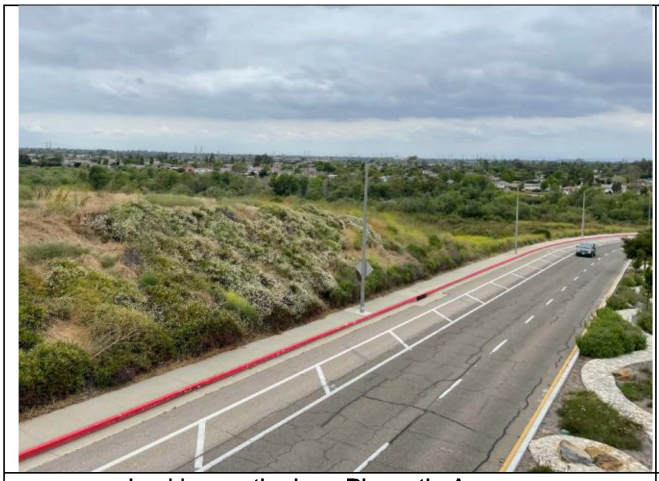
Exhibit 6 Park Site Access Points

Fairview Park Master Plan Update Project

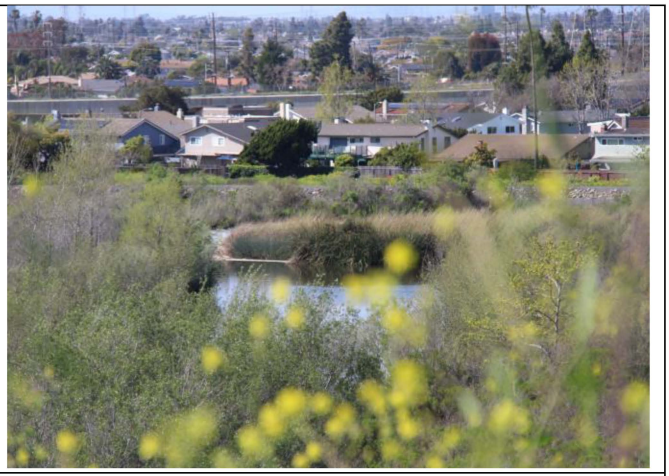
Costa Mesa, California

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Exhibit 7
Site Photographs



Looking north along Placentia Avenue



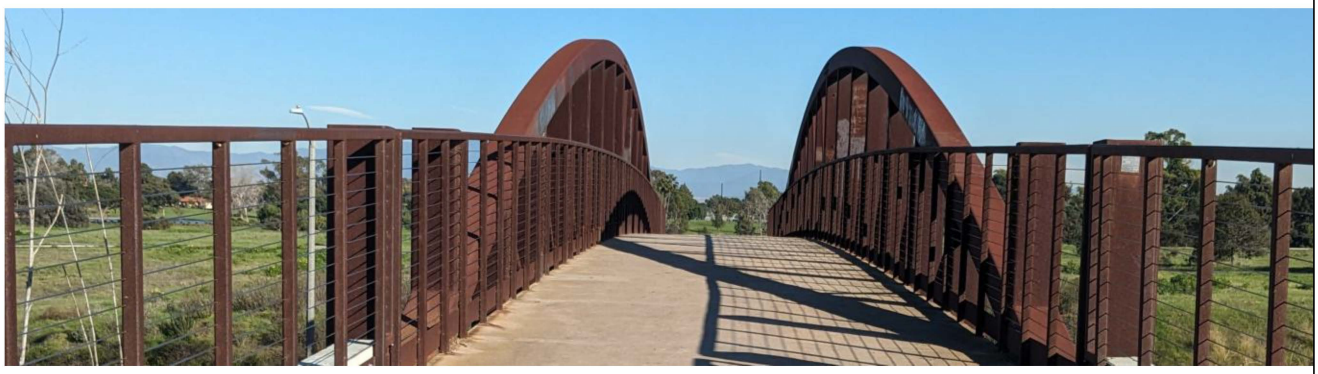
Looking west across southern vernal pools



Looking across northern vernal pools



Looking across the northern mesa



Looking east across pedestrian bridge in the western portion of the park site

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3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
X	Biological Resources	X	Cultural Resources	☐	Energy
X	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
X	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation/Traffic	X	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	X	Mandatory Findings of Significance

3.2 – Determination

☐	I find that 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name: Kelly Dalton, Fairview Park Administrator Date

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4 Evaluation of Environmental Impacts

4.1 – Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☐	☐	☑	☐
In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public view are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☑	☐
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

a) **Less than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Scenic vistas can generally be defined as natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions. Typical scenic vistas include views of mountains and hills, large, uninterrupted open spaces, and waterbodies. Scenic vistas generally play a large role in the way a community defines itself and effects development patterns as projects are designed to take advantage of viewsheds.

The park site itself is relatively scenic with low-lying areas, slopes, mesas, all with native vegetation and, in some improved areas, landscaping and trees. The site also has views from its elevated topography of the ocean to the south and southwest, the southern foothills of the San Gabriel Mountains (on clear days) to the far north, and the Santa Ana Mountains (also on clear days) in the distance to the east (City 2016a, b). Planned improvements under the FPMPU will be of relatively low intensity and scale such as trails, recontoured slopes, areas with rehabilitated native habitat and vegetation, fencing, etc. The proposed removal of fill material and the removal of invasive mustard will increase scenic views across the Mesa and toward Catalina Island to the south on clear days. Therefore, these improvements

will not block views of the ocean or mountains, and the FPMPU will not substantially change or degrade scenic views on the project site itself (MIG 2025). Views of the Project site and surrounding land uses are provided in Exhibit 7, Site Photographs.

While some of the planned improvements may be visible from residences or private property around the site, CEQA is primarily concerned about public vs. private views. Public views would be any onsite or offsite views from Placentia Avenue, the primary access route the park, or from public spaces such as the Costa Mesa Golf Course to the east, Estancia High School to the southeast, or the Santa Ana River Trail to the west. Based on the design of the project and the existing topography of the area, the Project would not substantially interfere with public views or scenic vistas in this portion of the City. Any impacts to the scenic vistas would be less than significant and no mitigation is required.

b) **Less than Significant Impact.** There are no historic highways on or near the project site, and the site is not visible from a designated state scenic highway as identified on the California Scenic Highway Mapping System (Caltrans 2025). There are no officially designated scenic highways in the immediate surrounding area. The nearest officially designated “eligible” scenic highway is California State Route 1 (Pacific Coast Highway) approximately 2.2 miles southwest of the site at its closest point. Due to the distance and intervening topography, most of the project site is not directly visible from this scenic route although limited views of the mesa are available from Highway 1. Since the FPMPU would only enhance park and open space activities on the site, the project would have less than significant impacts related to scenic highways and no mitigation is required.

c) **Less than Significant Impact.** The project proposes park improvements which are low intensity and will remain close to the existing topography and thus will not intrude into the sky above the site. Due to the nature and design of the project (e.g., erosion control, habitat enhancement, trails, fencing, habitat plantings/landscaping, etc.), the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings (i.e., the urbanized areas around the site). The planned improvements are all consistent with the goals and allowed uses for parks in the City, so the project does not conflict with applicable zoning and other City regulations governing scenic quality for the urbanized areas around the site. Therefore, project impacts in this regard would be less than significant and no mitigation is required.

d) **Less than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused by unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from a simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists). Sources of daytime glare are typically concentrated in commercial areas and are often associated with windows and reflective metals. Glare results from development and associated parking areas that contain reflective materials such as high efficiency window glass, highly polished surfaces, and expanses of pavement.

According to the Master Plan, the hours of operation of the park are to be from dawn to dusk and no artificial lighting is to be provided in the restoration areas. Any temporary or additional permanent lighting for planned park improvements would be limited and directed toward the ground. In addition, the Master Plan says security lighting is not to be provided with the exception of the train station and maintenance yard. The FPMPU Design Guidelines state…”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 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.” With these limitations, potential lighting (and glare) impacts of the project would be less than significant and no

mitigation is required.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☑
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

a) **No Impact.** The California "Important Farmland Finder" prepared by the California Department of Conservation (DOC 2025a) as part of their Farmland Mapping and Monitoring Program (FMMP)

identifies the project site and all surrounding areas as “Urban and Built-Up Land”. The FMMP does not identify the project site or surrounding lands as containing any prime farmland, unique farmland, or farmland of Statewide Importance. There is also no locally important farmland present either onsite or in the surrounding area. Therefore, no impact would occur and no mitigation is required.

In addition, the City of Costa Mesa General Plan Land Use Element does not identify any specific agricultural uses or lands within the City to be preserved, and no agricultural activities currently occur on the project site. The project would not result in any conversion of farmlands to non-agricultural uses. There would be no impact and no mitigation is required.

b) **No Impact.** The project site is not located on land that is used for or designated for agriculturally zoned land. In addition, there are no nearby agriculturally zoned land or agricultural uses so there would be no conflicts in this regard. The project site is currently designated for parkland which does not allow for active agricultural uses (City 2025).

According to the Department of Conservation (DOC 2025b), there are no Williamson Act parcels (agricultural preserves) within or in the vicinity of the park site. There would be no conflict with existing zoning for agricultural use or a Williamson Act contract, so there would be no impact and no mitigation is required.

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits* (CALFIRE 2025). The project site is a large open space park in an urban setting. Although there are trees present, the project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The project site is designated for institutional uses (community park) and as such, development of the project would have no impact on any timberland or forestland zoning.

d) **No Impact.** As indicated in 4.2 c), the Project site and surrounding area are not designated as forest land so there would be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. There would be no impact and no mitigation is required.

e) **No Impact.** The Project site is designated as a community park and surrounding areas are designated for single-family and multi-family housing, institutional uses (Costa Mesa Golf Course, Estancia High School, Santa Ana River) and there is no land in the area designated for agricultural uses or being used for agricultural purposes. In addition, there is no forestland on or in the general vicinity of the site. Construction and operation of the proposed project would not change the existing environment in a manner that would result in the conversion of forest land to non-forest use. No impact would occur and no mitigation is required.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☑	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

Due to the nature of the proposed project and the project site, only summary quantified air quality calculations were prepared for this project (MIG 2026)(Appendix E). The following analysis evaluates the potential air quality emissions of the proposed project against applicable South Coast Air Quality Management District (SCAQMD)-recommended California Environmental Quality Act (CEQA) significance thresholds for construction and operation.

a) **Less than Significant Impact.** The proposed project is within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. Pursuant to the methodology provided in Chapter 12 of the SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed if the project: (a) Is consistent with the growth assumptions in the AQMP; and (b) does not increase the frequency or severity of an air quality standards violation or cause a new one.

The proposed project would result in a number of improvements to the Fairview Park site including trails, removal of improper fill/recontoured slopes, rehabilitated habitat and vegetation, fencing, etc. The site is designated as a park and does not contain any housing or uses that have permanent residents or workers onsite. Therefore, the project does not have the potential to substantially affect housing, employment, and population projections within the region, and would be accounted for in the Southern California Association of Governments 2024 Regional Transportation Plan / Sustainable Communities Strategy (2024 RTP/SCS) or the 2020 RTP/SCS as appropriate, which forms the growth assumptions for the current AQMP. Therefore, the proposed Project would not conflict with the first consistency criterion. As described in the analysis in section 4.3(b) below, the proposed project would not exceed the construction or operational air quality thresholds maintained by the SCAQMD. For these reasons,

the proposed project would not conflict with or obstruct implementation of the SCAQMD 2022 AQMP. Impacts would be less than significant and no mitigation is required.

b) **Less than Significant Impact.** The proposed project would generate both short-term construction emissions and long-term operational emissions. Due to the nature of the site and the planned improvements of the project, its potential air pollutant emissions are expected to be relatively minor and would not exceed any SCAQMD-recommended significance thresholds. The project proposes no new buildings, large structures, or extensive improvements (e.g., underground utilities) which would require extensive grading or construction activities (e.g., framing, architectural coatings, etc.). All construction activities would comply with City-established conditions of approval (COAs) based on standard SCAQMD Rules to control air pollutant emissions (e.g., Rule 403 to control fugitive dust). Grading for recontouring degraded hillsides or vegetated areas will require a minimum of fossil fueled equipment such as bulldozers, tractors, trenchers, etc. The construction of future improvements would also be phased over a number of years which would further serve to reduce daily or short-term emissions. Construction-related air pollutant emissions were estimated using CalEEMod, V. 2022.1.1.37 using default data assumptions provided by CalEEMod, with the following project-specific modifications:

- Land Use Development: The default acreage for the proposed project were adjusted to reflect the subset of Fairview Park, approximately 25 acres, which is estimated to undergo park improvements, as well as approximately two miles of improved trails. The building square footage was set to zero, as no buildings would be constructed as part of the proposed project.
- Construction Phases: Construction phases were adjusted to reflect project conditions, such as the removal of the demolition phase, the addition of a phase for artificial soil removal, and a condensing of the building construction phase consistent with activities such as fence installation and container plant preparation.
- Construction Equipment: Construction equipment was adjusted based on equipment for Costa Mesa habitat restoration work such as in the Fairview Park Mesa Restoration Habitat Management Plan that would be characteristic of the proposed project. Equipment removed from model defaults to account for the use of nonmotorized equipment during construction.
- Dust from Material Movement: Fugitive dust controls were selected to reflect compliance with the watering requirements of SCAQMD Rule 403 during construction activities.
- Material Export: 44,269 cubic yards of material export was added to the proposed project to account for the removal of unsuitable fill soil. All other soil is expected to be balanced on site.
- Haul trips: The haul trip length for soil export was decreased to three miles, as the soil is expected to be transported to Talbert Regional Park, or another nearby location.
- Fugitive dust: The percentage of travel of paved roads was decreased to account for vendor and haul truck travel on the unpaved project site.
- Paved area: The paved area was reduced by 50%, since only half of the trail would be paved.

The construction emissions estimates incorporate compliance with various regulatory measures to control and reduce fugitive dust such as required by SCAQMD Rule 403 and other standard measures that reduce construction-related air pollutants. This estimate also assumes emissions will occur over a worst case estimate of six years and these emissions could occur during any portion of this period. As shown in Table 4.3-1, the proposed project would not generate short-term construction emissions that exceed SCAQMD-recommended daily significance thresholds. Therefore, impacts would be less than significant and no mitigation measures are needed.

Table 4.3-1
Unmitigated Construction Emissions Estimate

Season	Maximum Daily Emissions (lbs./day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Winter 2026-2032	2.0	22.1	32.6	0.1	124.3	13.1
Summer 2026-2032	1.2	9.8	15.2	<0.1	1.7	0.5
SCAQMD CEQA Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Threshold Exceeded?	No	No	No	No	No	No

Source: MIG 2026 (see Appendix E)
NOTES:
(A) PM_{10} emissions estimates include both exhaust (0.8 lbs./day) and dust (1.2 lbs./day) emissions. Fugitive dust emissions include application of control measures as required by SCAQMD Rule 403, including watering exposed areas two times (2x) daily and cleaning paved roads. Totals may not equal due to rounding.
(B) $PM_{2.5}$ emissions estimates include both exhaust (0.7 lbs./day) and dust (0.3 lbs./day) emissions. Fugitive dust emissions include application of fugitive dust control measures as required by SCAQMD Rule 403, including watering exposed areas two times (2x) daily. Totals may not equal due to rounding.
(C) PM_{10} emissions estimates include both exhaust (0.9 lbs./day) and dust (3.8 lbs./day) emissions. Fugitive dust emissions include application of control measures as required by SCAQMD Rule 403, including watering exposed areas two times (2x) daily and cleaning paved roads. Totals may not equal due to rounding.
(D) $PM_{2.5}$ emissions estimates include both exhaust (0.8 lbs./day) and dust (1.6 lbs./day) emissions. Fugitive dust emissions include application of fugitive dust control measures as required by SCAQMD Rule 403, including watering exposed areas two times (2x) daily. Totals may not equal due to rounding.

Similar to construction activities, operation and maintenance of planned improvements would not require a large number of vehicles or fossil-fueled equipment but would be more of an extension of current ongoing practices and activities. Security personnel will continue to patrol the park and trails as needed to protect the resources and improvements. Operation-related air pollutant emissions were estimated using CalEEMod, V. 2022.1.1.37 and are shown in Table 4.3-2. As shown in Table 4.3-2, the proposed project would not generate long-term operational emissions that exceed SCAQMD-recommended daily significance thresholds. Therefore, impacts would be less than significant and no mitigation measures are needed.

Table 4.3-2
Unmitigated Operational Emissions Estimate

Activities	Maximum Daily Emissions (lbs./day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Regular Operation/Maintenance	0.4	0.1	1.3	<0.1	0.3	0.1
SCAQMD CEQA Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Threshold Exceeded?	No	No	No	No	No	No

Source: MIG 2026 (See Appendix E)

In developing its CEQA significance thresholds, the SCAQMD considered the emission levels at which a project's individual emissions would be cumulatively considerable (SCAQMD, 2003; page D-3). As described above the proposed Project's construction and operational emissions would be below applicable SCAQMD regional thresholds for criteria air pollutants. Therefore, the proposed Project would not result in a cumulatively considerable increase in criteria air pollutants, impacts would be less than significant and no mitigation is required.

c) **Less than Significant Impact.** The proposed Project would generate both short-term construction emissions and long-term operational emissions that could impact sensitive receptors located near the project. The SCAQMD identifies sensitive receptors as populations more susceptible to the effects of air pollution than the general population. Some people are more affected by air pollution than others. Sensitive air quality receptors include specific subsets of the general population that are susceptible to poor air quality and the potential adverse health effects associated with poor air quality. Both CARB and the SCAQMD consider residences, schools, parks and playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes to be sensitive air quality land uses and receptors (CARB 2005). The potential sensitive air quality receptors adjacent or in close proximity to the perimeter of the project area include single-family residences immediately north of the site and single- and multi-family residences immediately south of the site.

The proposed project's maximum daily construction emissions are compared against the SCAQMD's-recommended Local Significance Thresholds (LSTs) as shown in Table 4.3-3. The LSTs are for Source Receptor Area (SRA) 18 (Coastal Orange County) in which the proposed Project is located. Construction emissions were estimated against the SCAQMD's thresholds for a 2-acre project size. A receptor distance of 25 meters was used to evaluate impacts at sensitive receptor locations for construction activities. This is considered to be a conservative approach since the Project would involve grading / site disturbance of less than the entire site at any one time. As shown in Table 4.3-3, emissions from construction activities at the project site would not exceed the SCAQMD recommended LSTs for this area.

Typically, operation-related LSTs become a concern when there are substantial onsite stationary or onsite mobile sources (e.g., heavy duty or idling trucks) that could impact surrounding receptors, which is not the case for the proposed project. Accordingly, no LST analysis is necessary for project operations.

Table 4.3-3
Construction Emissions – Localized Significance Thresholds Analysis

Construction Activity[A][B]	Maximum Onsite Pollutant Emissions (lbs./day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Site Preparation	3.7	6.8	0.1	0.1
Rough Grading (2 acres/day max.)	6.4	10.5	0.5	0.3
Artificial Soil Removal	7.3	11.0	0.5	0.3
Fences and Related Construction	4.5	8.6	0.1	0.1
Trail Construction: Land Clearing	3.2	3.3	0.4	0.2
Trail Construction: Grading	7.0	9.0	0.8	0.4
Trail Construction: Drainage	5.1	7.3	0.4	0.2
Trail Construction: Paving	4.6	6.9	0.2	0.2
SCAQMD LST Threshold[C]	**131**	**962**	**7**	**5**
Threshold Exceeded?	No	No	No	No

Source: MIG 2026 (See Appendix E)
(A) Emissions estimated using CalEEMod, v. 2022.1.1.37. Default model assumptions were adjusted based on phases and equipment characteristic of habitat restoration projects in Costa Mesa.
(B) Emissions presented are worst-case emissions and may reflect summer or winter emissions levels.
(C) The LSTs are based on 2.0-acre Project size and 25-meter receptor distance in SRA 18.

In summary, Tables 4.3-1 through 4.3-3 demonstrate that the project will not expose local sensitive receptors to substantial air pollutant concentrations. Potential impacts from project construction and operations would be less than significant and no mitigation is required.

d) **Less than Significant Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed project would result in the construction of expanded or new park improvements and habitat/vegetation areas that might generate odors related to equipment use (e.g., oils, lubricants, fuel vapors) or disturbance of saturated or decomposing soil materials. However, these activities would generally be located away from sensitive receptors (i.e., nearby residences) giving time and space for potentially odorous compounds to disperse. The low intensity and scale of activities proposed as part of the project would not be expected to generate sustained odors that would affect substantial numbers of people, nor nearby sensitive receptors. Therefore, potential impacts related to odors would be less than significant and no mitigation is required.

4.4 Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☑	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☑	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☑	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☑	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☑	☐

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

Background

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 on the project site for decades. In October 1995 the City 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, Burrowing Owl (BUOW) Management Plan
- 2017, Glenn Lukos Associates, Wet Season Survey for Listed Branchiopods (including Fairy Shrimp)
- 2019, Endemic Environmental Services, Branchiopods (including Fairy Shrimp) Wet Season Survey
- 2019, Endemic Environmental Services, 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. Therefore, these various previous studies are not included as appendices to this IS/MND. Instead, the following two separate technical reports were prepared for this project and are included in Appendix B of this IS/MND:

- 2025 Hamilton Biological Resources, Technical Report Fairview Park (HBR 2025a)
- 2025 Vegetation Map and Habitat Restoration Opportunities for Fairview Park (HBR 2025b)

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 Hamilton Report also presents invasive plant control guidelines to be integrated into the Long-Term Management Plan which constitutes the Fairview Park Master Plan Update to ensure the ongoing preservation of the park's resources. The two reports synthesize 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. The Master Plan Update documents include the following:

- Description of 2023 vegetation communities in Fairview Park: Section 3 of the Master Plan Update 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.

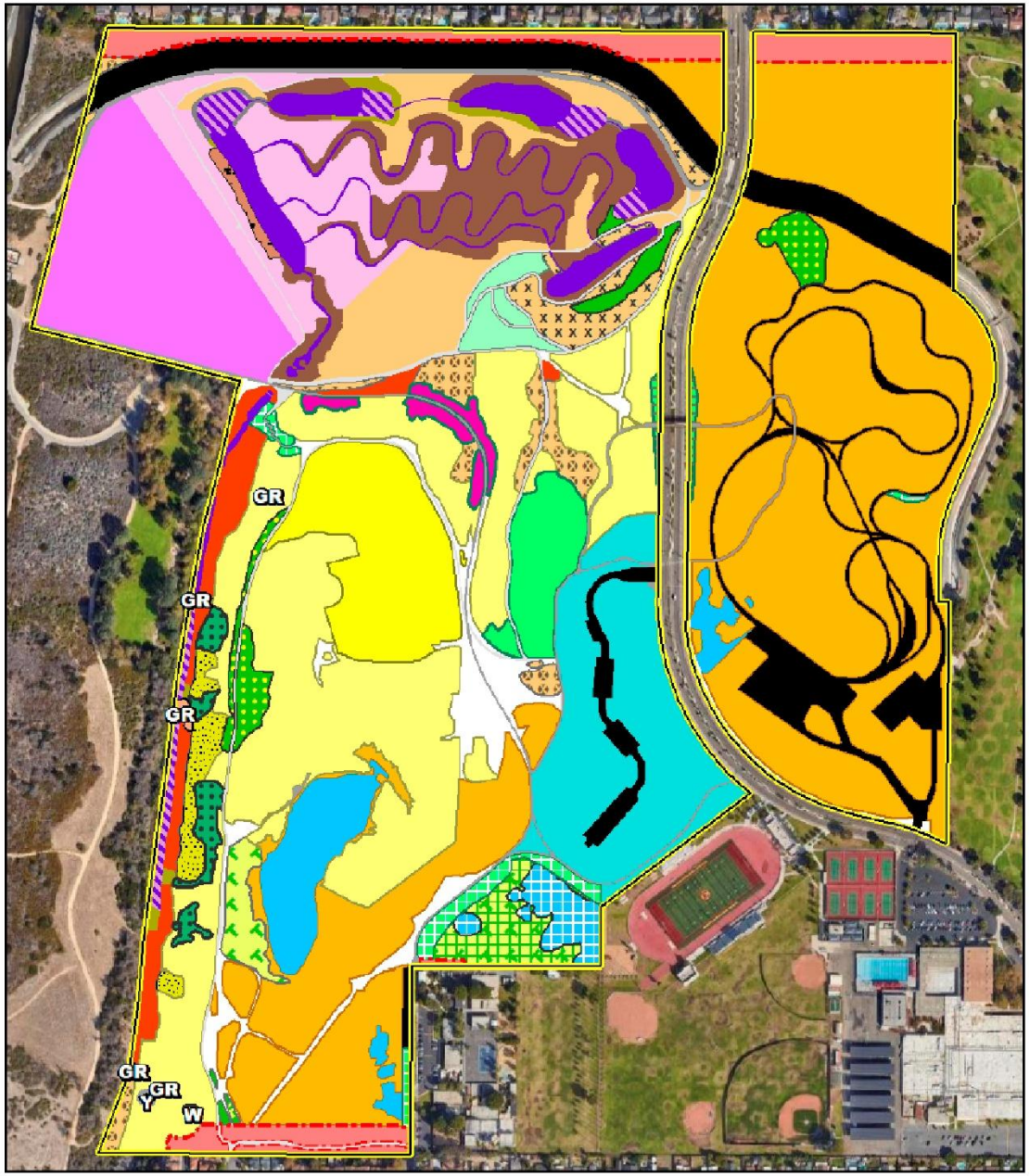
- Identification of ecologically appropriate habitat restoration and enhancement opportunities: Section 4 of the Master Plan Update incorporates the vegetation assessment to identify targeted opportunities for habitat restoration and enhancement that will support the conservation of biological resources and protect cultural resources within the park.
- Best practices for restoration projects: Appendix C offers guidelines and recommendations to promote cost-efficient, high-quality outcomes for restoration projects in Fairview Park.
- Long-term invasive plant management plan: Appendix C also provides recommendations for managing invasive plant species, which are crucial to maintaining the ecological health of the park and protecting its sensitive habitats.
- In addition to the biological resources technical report, Appendix B contains a comment letter from the California Department of Fish and Wildlife (CDFW) on the preliminary Master Plan Update documents dated November 13, 2025. The analysis in the following sections refers to this letter as appropriate relative to recommended mitigation measures for potential impacts to biological resources from the proposed FPMPU project.

The findings and recommendations made in these biological resources reports guide and inform the following chapters of the Master Plan Update 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 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.

a) **Less than Significant with Mitigation Incorporated.** Consistent with the requirements of CEQA and local regulations, the significance of potential impacts is evaluated through the application of the six significance criteria described above (a-f). The objective of the biological resources analysis is to identify potential adverse effects and/or significant impacts on biological resources. Avoidance is often the preferred approach for the management of biological resources; however, it is not always possible to completely avoid impacts. Recommendations to avoid or minimize impacts are identified, as appropriate, including procedures to be followed if significant biological resources are identified prior to the initiation of construction. Below are the findings of the various biological surveys and reports and recommendations where applicable.

Onsite Vegetation

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 as described below and as shown on Exhibit 4.4-1, *Onsite Vegetation*.



Map Code | 2023 Vegetation Map Unit Common Name

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

Source: City of Costa Mesa

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Exhibit 4.4-1 Onsite Vegetation

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Costa Mesa, California

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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. platycarpha*), 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 (*Trigochlin 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 southwestern 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.

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*), 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 (*Emex spinosus*), sweet fennel (*Foeniculum vulgare*), artichoke thistle (*Cynara cardunculus ssp. flavescens*), and crown daisy (*Glebionis coronaria*). In addition, the Master Plan Update recommended a number of habitat (vegetation) restoration targets as shown in Exhibit 4.4-2.

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.

Special Status Species

The special-status plants and wildlife that occur in Fairview Park, or that have realistic potential to occur in the park, are identified and briefly discussed here and 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 CNDDB (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 (i.e., 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 in Appendix 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.



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)

Source: MIG, Inc

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Exhibit 4.4-2 Habitat Restoration Targets

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Costa Mesa, California

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Sensitive 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 and small depressions. The San Diego fairy shrimp were last observed at the park in January 2026 (Glen Lukos Associates 2026).. Although it was not possible to collect and identify fairy shrimp during 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 (*Sceloperus 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 Phoebes, and Say's Phoebes. 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.

Focused surveys were conducted in June and July 2024, for Crotch's Bumble Bee 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.

Impact Analysis

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 issues 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.

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 cyclists 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 Master Plan Chapters 06 and 07 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. To protect FESA listed species and their supporting resources, **Mitigation Measure MM-BIO-1** will be implemented.

On the southern half of the mesa, Fairview Park's unique vernal pools and associated grasslands are threatened by the spread of several non-native, invasive plant species that now occupy most of the mesa. The most dominant of these, black mustard (*Brassica nigra*) and ripgut brome (*Bromus diandrus*), thrive on the clayish soils that make up much of the mesa habitat, forming single-species monocultures impenetrable to other plants. Both of these species readily outcompete native plant species and reduce soil quality. Since 2017, several of the smaller vernal pools have been overtaken by these species, reducing the total area of viable vernal pool habitat in the park. Other weed species of concern at Fairview Park include crown daisy (*Glebionis coronaria*), artichoke thistle (*Cynara cardunculus* ssp. *flavescens*), buffalo bur (*Solanum rostratum*), and southern Russian thistle (*Salsola australis*), all of which contribute to ongoing degradation of the vernal pools and grasslands in the southern half of the mesa. A high priority of the Master Plan Update is to develop and implement an aggressive program to map and control these destructive species wherever they occur in the park (see Appendix B).

Nesting birds, including burrowing owl, are protected under California Fish and Game Code (CFGC) Sections 3503, 3503.5, and 3512, which prohibits the take of active bird nests. Native and non-native shrubs and trees within the project site provide suitable nesting habitat for songbirds, including common species protected by the CFGC. Construction activities, including site mobilization, tree removal, other vegetation clearing, grubbing, grading, and noise and vibration from the operation of heavy equipment have the potential to result in significant direct (i.e., death or physical harm) and/or indirect (i.e., nest abandonment) impacts to nesting birds. The loss of an active nest of common or special-status bird species and/or their eggs or young as a result of project construction would be considered a violation of the CFGC, Section 3503, 3503.5, 3513 and therefore, would be considered a potentially significant impact. However, the 2023 Hamilton Biological Report (MIG 2023a) recommended implementation of **Mitigation Measure BIO-2** to reduce impacts to nesting birds to less than significant levels.

Fly Field Impacts

Barry Nerhus, President of Endemic Environmental Services, investigated the issue of the model airplane flying field located in the southern half of the mesa. In an email to the City of Costa Mesa dated February 24, 2023, he wrote:

> *"In summary, I believe the fly field impacts Fairview Park's natural resources by changing the watershed of the vernal pools, trespassing into sensitive habitat and off trail, creating loud noise above the acceptable limit for the federally-listed California gnatcatcher, and impacting general avian behavior. 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."*

In addition, the CDFW indicated in their comment letter on the preliminary FPMPU that periodic grading of the soil to maintain a level takeoff strip, and mowing required to keep the strip open, may potentially result in "take" of Crotch's Bumble Bee, a candidate for State listing, through (a) killing or injuring queen bees or larvae when they are in a dormant or immobile state and/or (b) removing nectar sources utilized by adult bees. Grading and mowing also increase erosion and the spread of non-native weeds, with potential impacts to vernal pool habitats required by listed/special-status plant and fairy shrimp species. Finally, the landing of planes on the mesa results in people going off trails to retrieve planes, which (a) tramples vegetation in and around the vernal pools; (b) potentially causes "take" of the Burrowing Owl, a candidate for State listing that regularly winters in the park; and (c) potentially disrupts birds attempting to nest on the mesa. For these reasons, continued

operation of the model airplane field on the southern mesa would conflict with the resource management objectives of the Master Plan Update. Therefore, **Mitigation Measure MM-BIO-3** is imposed to minimize or eliminate existing impacts to listed and otherwise sensitive species on the site from continued operation of the fly field in its present location.

Vernal Pool Impacts

During the very wet winter of 2022/2023, Hamilton Biological personnel observed that restrictions on the areas where the public was allowed to walk through the vernal pools in the southern mesa had some unforeseen consequences. The heavy rains resulted in thick growth of some non-native weedy species, which crowded out some rare native plants, including prostrate navarretia (*Navarretia prostrata*) and Little Mousetail (*Myosurus minimus* ssp. *apus*), species normally found around the edges of the vernal pools. Where the native plants did occur, along the edges of trails through the pools, the concentration of traffic by bicyclists and walkers along the narrow pathways resulted in excessive trampling of the natives. Therefore, **Mitigation Measure MM-BIO-4** is recommended to reduce these types of impacts to special-status plants and listed fairy shrimp.

Finally, Hamilton Biological personnel have documented evidence of intentional destruction of listed plant species in some of the vernal pools at Fairview Park and recommended the Master Plan Update incorporate specific protections against such malicious actions. Such protections could include permanent fencing around vernal pool watersheds and/or signage educating the public about the federal and state Endangered Species Acts and potential consequences of violating these strict resource-protection laws (see Mitigation Measure MM-BIO-1).

CDFW Comments

On 11-13-25, the California Department of Fish and Wildlife (CDFW) provided the following comments on the preliminary FPMPU submitted to the by the City (see Appendix B):

CESA Candidate Species. CDFW emphasizes that the fly field relocation is the biologically superior option and represents a dramatically lower regulatory burden for the City, in that impacts to CESA-listed and CESA candidate species would be smaller, and mitigation requirements associated with authorized incidental take would be significantly lower. Additionally, relocation would avoid the necessity to notify CDFW under Fish and Game Code section 1600 *et seq*. and avoid the need for consultation with the USFWS for San Diego fairy shrimp. However, based on recent survey data brought to CDFW's attention, operation and maintenance of the fly field in its new location may still require take authorization under CESA. Therefore, Mitigation Measure MM-BIO-1 is recommended to assure CESA candidate species are adequately protected.

Western Burrowing Owl. According to the California Natural Diversity Database (CNDDB, Online Field Survey Form), there is a 2020 occurrence record of a western burrowing owl adjacent to the proposed fly field. Creation, use, and maintenance of the new fly field location may disturb, distress, or lead to take of individual western burrowing owls. On October 15, 2024, the Fish and Game Commission published a Notice of Findings that designates western burrowing owl as a CESA candidate species. As a candidate species, western burrowing owls are granted full protection of a threatened or endangered species under CESA. If any activities could result in take, appropriate CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081 or Restoration Management Permit under Fish and Game Code section 1670 *et seq*.) should be obtained prior to commencement of Project activities. Take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 1670, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Take of

individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. See Mitigation Measure MM-BIO-2 relative to nesting birds, including burrowing owl.

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

The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as threatened or endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. Crotch's bumble bee is granted full protection under CESA. Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). In addition, Crotch's bumble bee has a State ranking of S1/S2. This means that Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often five or fewer populations). Crotch's bumble bee is also listed as an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority List (CDFW 2024). To address potential impacts to Crotch's bumble bee, see Mitigation Measures MM-BIO-3 and MM-BIO-4.

CESA-Listed Species. Fairview Park contains multiple records of CESA-listed species, including least Bell's vireo, Belding's savannah sparrow, and San Diego button celery. CDFW considers adverse impacts to a species protected by CESA to be significant. Take of any endangered, threatened, candidate species, or NPPA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & Game Code §§ 1670, 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP), Restoration Management Permit (RMP) or a consistency determination in certain circumstances, among other options (Fish & G. Code, §§ 1670, 2080.1, 2081, subds. (b) and (c)). Early consultation is encouraged, as significant modification to a future project and mitigation measures may be required to obtain a CESA Permit. To ensure CDFW will be able to use the Master Plan and associated CEQA document for the issuance of any CESA-issued permits, the Plan's CEQA document should address all future project impacts to CESA-listed species and specify a mitigation, monitoring, and reporting program that will meet the requirements of an ITP or RMP. To address this impact, see Mitigation Measure MM-BIO-1.

Cutting the Green Tape Program. CDFW acknowledges the City's continued work to restore and manage natural resources within Fairview Park and recognizes the City's efforts to advance several restoration initiatives under the draft Master Plan Update. As such, we encourage the City to leverage our Cutting the Green Tape Program where appropriate. A Restoration Management Permit (RMP) issued through the Cutting the Green Tape Program provides a unified, efficient CDFW permitting mechanism for restoration, enhancement, and species recovery projects that simplifies the permitting process while maintaining strong species and habitat protection measures. The RMP provides up to five separate CDFW authorizations in a single permit designed for beneficial management, recovery, and restoration activities: 1) take of CESA threatened, endangered, or

candidate species; 2) take of Fully Protected Species; 3) take of plant species designated as "rare" under the NPPA; 4) take of other species including mammals, birds, fish, amphibians, or reptiles; and 5) authorization of impacts to rivers, streams, and lakes that would otherwise be subject to a Lake or Streambed Alteration Agreement. More information on this program can be found at Cutting the Green Tape. To address this program and consolidating multiple permitting requirements, see **Mitigation Measure MM-BIO-5**.

Wetland Impacts. CDFW appreciates the efforts to include the vernal pool complex as subject to Fish and Game Code section 1600 *et seq.* (pp. 27, City of Costa Mesa, 2025). For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of an LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. To minimize additional requirements by CDFW pursuant to section 1600 et seq. and/or under CEQA, the Plan should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSAA. CDFW recommends the Applicant submit a Lake and Streambed Alteration Notification to CDFW. See Mitigation Measure MM-BIO-4 for details regarding vernal pool mitigation.

Trail Design. The Trails Plan provided in the larger Plan Update appropriately emphasizes connected habitats, removing unauthorized trails, and reducing human intrusion within sensitive habitats. It also distinguishes between primary and secondary pedestrian trails. These secondary pedestrian trails are redundant recreation paths that further fragment the sensitive habitats throughout the park.

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

a. The Trails Plan proposes constructing an elevated boardwalk along the existing trail that runs diagonally from the north terminus of Canyon Drive southwest to Pacific Avenue. While CDFW agrees that an elevated boardwalk could provide protection for the vernal pool complex, the Trails Plan figure does not delineate where the proposed boardwalk would be located, nor does it clearly correspond with the Trail Type/Mode of Travel table (pp. 97-98, City of Costa Mesa, 2025). Based on the text description, the boardwalk appears to have a "primary pedestrian trail" designation, but this is not clearly depicted in the figure. Per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025), the proposed boardwalk would overlap the Vernal Pool 4 Restoration (2002 to 2009).

b. A secondary pedestrian trail is currently proposed to bisect the vernal pool complex immediately adjacent to Vernal Pool 1 Restoration, per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025). It can be assumed that this specific trail would be fenced using low-disturbance methods such as gabion baskets or stacked wood fencing to minimize ground disturbance and prevent soil penetration within the vernal pool watershed. However, these fencing methods provide less certainty in keeping trail users on designated paths and out of sensitive habitats. Additionally, the table does not specify the materials nor surface treatments for this specific trail. If the trail is not struck from the Trails Plan, these specifics should be added.

c. Given the sensitivity of the vernal pool complex and the potential for off-trail intrusion, CDFW recommends that the secondary pedestrian trail bisecting the Mesa be eliminated from the Trail Plan and that other secondary trails be reduced to the greatest extent possible.

Secondary pedestrian trails are also sited throughout the Wetlands and Riparian Phase 2 (OCTA) (2012 to Present) site and the Community-Led Coastal Sage Scrub (CSS) Restoration (On-going) site, per the Habitat Restoration Opportunities figure (pp. 60, City of Costa Mesa, 2025).

d. Wildlife Agency approved Fairview Park CSS and Flower Fields Habitat Restoration and Monitoring Plan. The Trail Plan as currently designed may authorize trails that will significantly bisect and cause indirect effects to the future CSS and Flower Fields Restoration Project (Land IQ, 2024). In the absence of a clearly defined and enforceable public access management program, the potential for habitat disturbance remains high. The City should provide further discussion of the proposed means to enforce pedestrian access restrictions and ensure long-term protection of sensitive biological resources.

e. The Trails Plan should include an inventory and mapping of all existing authorized and unauthorized trails, access points, and areas of sensitive biological resources.

To address the various issues raised by CDFW regarding trails, see **Mitigation Measure MM-BIO-6**.

Enforcement. CDFW appreciates that the Plan discusses the need for increased park ranger presence and enforcement efforts; however, the Plan does not reference specific regulations, enforcement mechanisms, nor management actions that will achieve this objective. Without clearly defined operation protocols, staffing commitments, or regulatory measures (such as posted restrictions, penalties, or monitoring programs), it remains uncertain how the City intends to ensure compliance and effectively deter unauthorized trail creation and unauthorized vehicle access. The Plan should include a more detailed description of enforcement strategies and corresponding resources allocations to demonstrate the City's capacity to maintain long-term protection of sensitive habitats and recreational infrastructure. Note that the FPMPU has a separate "Operations, Maintenance, and Management Plan" (see MND Appendix C).

To address enforcement, see **Mitigation Measure MM-BIO-7**.

OCTA Mitigation Obligations. The Fairview Park Mesa Restoration Project was nominated by the City in 2010 for funding consideration from the OCTA. Upon completion and Wildlife Agency approval, the restored habitat will be eligible for use by OCTA as mitigation credits under the OCTA Measure 2 NCCP/HCP, contingent upon establishment of a recorded conservation easement or other approved conservation mechanism to ensure the long-term protection of the site.

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

CDFW remains committed to working collaboratively with the City and OCTA to authorize restoration projects that demonstrate sustained ecological uplift, consistent with state conservation priorities and the goals of the existing OCTA Measure 2 NCCP/HCP. We look forward to advancing a complete

Restoration Management Permit application package to facilitate timely implementation of these future projects. To effectively meet the City's commitment to the OCTA mitigation obligations, see **Mitigation Measure MM-BIO-8**. In addition, **Mitigation Measure MM-BIO-9** recommends the City retain an onsite biologist to regularly monitor applicable activities at the park to minimize impacts to biological resources.

Summary and Conclusions. The following is based on the results of the Hamilton Biological Report and its attachments as well as input from the CDFW in their comment letter on the preliminary FPMPU. To effectively implement the various programs and goals of the Fairview Park Master Plan Update, the City will need to take a more proactive approach to protect listed and otherwise sensitive species of plants and animals on the project site. Continuation of existing operation and management policies will not be sufficient to successfully implement the Master Plan Update. With implementation of **Mitigation Measures BIO-1 through BIO-9,** potential impacts to listed or otherwise sensitive species of plants or wildlife would be reduced to less than significant levels. With these measures, the project would not have any substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Mitigation Measures

MM-BIO-1: Comprehensive Species and Habitat Protection. To protect federal and state listed species, state candidate species, and onsite sensitive natural habitats to the greatest extent possible, all existing and new habitat areas within the portion of the park west of Placentia Avenue shall be fenced or otherwise be access restricted to prevent or deter public access (bicycle or pedestrian). Access shall be restricted along primary and secondary trails through: (a) the wetlands and riparian areas; (b) vernal pool areas; and (c) sage scrub habitat in the mesa area. The FPMPU shall emphasize perimeter trails to provide circular access around the various habitat areas. Where necessary to protect resources elevated walkways or trails shall be installed. Any new fencing must not preclude wildlife from traveling between these various habitat areas over the long-term. The trail portion of this program is described in more detail in MM-BIO-6 and may also be covered by comprehensive permitting under MM-BIO-5.

MM-BIO-2: Pre-Construction Survey for Nesting Birds. To the extent feasible, construction, grading and other ground disturbances need for Master Plan improvements shall be scheduled to avoid bird nesting seasons, including burrowing owl. If construction activities are scheduled to take place outside the nesting seasons, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in Orange County extends from February 1 through September 1.

If it is not possible to schedule construction, grading and ground disturbance activities between September 1 and January 31, then a pre-construction survey for nesting birds must be conducted by a qualified biologist in areas planned for disturbance to ensure that no nests would be disturbed. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist would have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

Surveys must be conducted no more than five (5) days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than five (5) days, an additional nesting bird survey

would be performed. During surveys, the biologist would inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys would be documented.

If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist would determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code would be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading, would be permitted until the chicks have fledged.

MM-BIO-3: Fly Field Relocation. The existing RC fly field in the southern vernal pools area shall be relocated to the east side of the park east of Placentia Avenue. The exact location of the field shall be selected in consultation with the California Department of Fish and Wildlife to minimize impacts on burrowing owl and Crotch's bumble bee and possibly prevent the need for take authorization for these species based upon avoidance of suitable habitat. The City shall provide for funding of the physical relocation of this facility including transition of the new launch and land site relocation of storage equipment, and a permanent site sign.

MM-BIO-4: Vernal Pools Rehabilitation. Prior to any further ground disturbance related to vernal pools on the site, the City shall prepare and process a Lake and Streambed Alteration Agreement (LSAA) to cover any existing, ongoing, continuing, or new work to rehabilitate the vernal pools in the southwestern portion of the park site. This action may also be covered by MM-BIO-5.

MM-BIO-5: Comprehensive Regulatory Permitting. The City, in consultation with the California Department of Fish and Wildlife (CDFW), shall prepare and process an Incidental Take Permit (ITP) or Restoration Management Permit (RMP) under the "Cutting the Green Tape" CDFW program to consolidate and/or minimize the number of CDFW permits needed to effectively implement the Fairview Park Master Plan Update. The permitting shall identify how the City will meet its commitment to the OCTA mitigation obligations.

MM-BIO-6: Focused Trail Planning. As outlined in MM-BIO-1, the City shall install fencing or other access restrictions for all habitat areas within the portion of the park west of Placentia Avenue. The emphasis on trail planning will be perimeter trails to provide circular access around the various habitat areas, including elevated walkways or trails where needed to protect vernal pool or other resources. The one exception would be the secondary pedestrian trail that currently separates the mesa from the northern vernal pool area – other maintenance and vehicular access routes would also be maintained in their current locations and conditions. Elevated educational viewpoints will be created to provide expansive views of the habitat areas and also explain their importance and the need to restrict public access through the habitat areas to protect their resources. A video monitoring system may also be necessary if fencing alone is not sufficient to preclude public access. This program may also be included in total or in part by MM-BIO-5.

MM-BIO-7: Long-Term Enforcement. The City shall determine if or how best to modify its park security and patrol procedures to effectively protect the various habitat areas of the park as fencing or other public access restrictions are installed. The Operations, Maintenance, and Management Plan shall be modified to incorporate this information once specific actions have been identified.

MM-BIO-8: Conservation Easement(s). Within one year of approval of the Master Plan Update, the City shall identify the steps necessary to establish and record one or more conservation easement(s) or other approved conservation mechanism on the park site to ensure the long-term protection of biological resources on the site. The parameters of this easement shall be coordinated with the California Department of Fish and Wildlife to identify how the City will meet its commitment to the Orange County Transit Authority (OCTA) mitigation obligations.

MM-BIO-9: Onsite Biological Monitor. To ensure that impacts to listed, sensitive or special-status species do not occur from this point forward, the City shall hire an onsite biological monitor to not only monitor Master Plan improvements but any conditions that could degrade habitat or impact listed or sensitive species on the park site. This monitor would be a qualified biologist familiar with the requirements of the various species and habitat areas present on the park site. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting pre-construction surveys and monitoring construction sites. During or following academic training, the qualified biologist would have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

The qualified biologist shall be present during and observe Master Plan construction activities or any ground disturbance that may potentially impact sensitive biological resources. Activities that the biological monitor shall be responsible for include, but are not limited to, the following:

1. Inspecting the work and staging areas for entrapped wildlife including searching within or around equipment/vehicles, excavations, staged materials, etc.;
2. Identifying any wildlife observed present, or sign observed thereof, and document any wildlife behaviors that may indicate potential nesting or natal sites within or immediately adjacent to the project site;
3. Reporting dead or injured wildlife;
4. Providing a worker environmental awareness presentation to on-site workers. The presentation shall at minimum (a) highlight the sensitive species that have probability to occur on the site; (b) inform workers of mitigation and permit requirements; (c) discuss applicable laws (e.g., ESA, MBTA) for the protection of biological resources and potential fines/penalties associated with violations; and (d) provide instructions and contact information for notifying the biological monitor if a sensitive species is observed or any dead or injured wildlife are encountered.

The biological monitor shall report to the director of park facilities and have the authority to suspend any activities on the park site that threaten sensitive resources or species on the site. The monitor shall prepare an annual report for the City Council documenting the success in achieving the Master Plan goals and planned improvements and how the City is meeting its commitment to the OCTA mitigation obligations.

b) **Less Than Significant with Mitigation Incorporated.** 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

The northwest portion of the site, comprising approximately 45 acres, adjoins 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 the 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 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.

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.

Continued public access and human activities in these areas (walking, bicycling) especially where unauthorized incursions off-trail into habitat areas occur, would result in continued significant impacts to these sensitive natural communities. Section 4.4(a) recommends **Mitigation Measures MM-BIO-1 through MM-BIO-9** to protect listed and otherwise sensitive species onsite. These mitigation measures will also help protect sensitive natural communities on the project site. With implementation of these mitigation measures, potential impacts to sensitive natural communities will be reduced to less than significant levels.

Mitigation Measures

MM-BIO-1: Comprehensive Species and Habitat Protection

MM-BIO-2: Pre-Construction Survey for Nesting Birds

MM-BIO-3: Fly Field Relocation

MM-BIO-4: Vernal Pools Rehabilitation

MM-BIO-5: Comprehensive Regulatory Permitting

MM-BIO-6: Focused Trail Planning

MM-BIO-7: Long-Term Enforcement

MM-BIO-8: Conservation Easement(s)

MM-BIO-9: Onsite Biological Monitor

c) **Less Than Significant with Mitigation Incorporated.** The southwestern portion of the project site contains several areas that support vernal pools but no marsh or coastal resources. In addition, the northern portion of the site contains natural drainages and riparian drainages. Based on historical drainage conditions, illegal fill activities, and ongoing human impacts to these areas, it is possible the project would result in substantial adverse effect on state or federally protected wetlands (i.e., vernal pools).

The site contains two areas where erosion adjacent to drainage areas is a concern. 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. The flooding of the southern boundary of the west side would be addressed by installing a drain at the base of the bluff, or to Canyon Drive where it may be drained off of the site. However, care must be taken in any drainage control activities to study possible effects upon the vernal pools and their drainage and watershed.

Continued public access and human activities in these areas (walking, bicycling) especially where unauthorized incursions off-trail into sensitive habitat occur, would result in continued significant impacts to these state or federally protected wetlands (i.e., vernal pools). Section 4.4(a) recommends **Mitigation Measures MM-BIO-1 through MM-BIO-9** to protect listed and otherwise sensitive species onsite. These measures will also help protect onsite vernal pools as well as the northern drainage and riparian resources. With implementation of these recommended measures, potential impacts to vernal pools and riparian resources will be reduced to less than significant levels.

Mitigation Measures

MM-BIO-1: Comprehensive Species and Habitat Protection

MM-BIO-2: Pre-Construction Survey for Nesting Birds

MM-BIO-3: Fly Field Relocation

MM-BIO-4: Vernal Pools Rehabilitation

MM-BIO-5: Comprehensive Regulatory Permitting

MM-BIO-6: Focused Trail Planning

MM-BIO-7: Long-Term Enforcement

MM-BIO-8: Conservation Easement(s)

MM-BIO-9: Onsite Biological Monitor

d) **Less Than Significant with Mitigation Incorporated.** Providing functional habitat connectivity between natural areas is essential to sustaining healthy wildlife populations and allowing for the continued dispersal of native plant and animal species. The regional movement and migration of wildlife species in this portion of the County has been substantially altered due to habitat fragmentation over the past century. This fragmentation is most commonly caused by development of open areas, which can result in large patches of land becoming inaccessible and forming a functional barrier between undeveloped areas. Additional roads associated with development, although narrow, may result in barriers to smaller or less mobile wildlife species. Habitat fragmentation results in isolated islands of habitat, which affects wildlife behavior, foraging activity, reproductive patterns, immigration and emigration or dispersal capabilities, and survivability. Wildlife corridors can consist of a sequence of stepping-stones across the landscape (i.e., discontinuous areas of habitat such as isolated wetlands), continuous lineal strips of vegetation and habitat (e.g., riparian strips and ridge lines), or they may be parts of larger habitat areas selected for their known or likely importance to local wildlife. Within this region, the park site provides over 200 acres of habitat for native species to move along drainages, across the mesa, and through the vernal pools depending on water conditions.

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 has 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 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 the north of Talbert Regional Park exists through Fairview Park along the northwestern bluffs.

The project site is not an officially designated a wildlife corridor but does facilitate wildlife movement within its boundaries and to and from the Talbert Regional Park to the west and southwest. Based on the results of biological surveys, the project site is utilized by listed, candidate, and sensitive species of wildlife as well as common non-special status wildlife for foraging and possibly breeding.

The project will not include any major improvements that will inhibit wildlife movement. Mitigation Measure MM-BIO-6 specifically states that any new fencing around sensitive habitat areas will not impede wildlife movement. Continued public access and human activities across the site (walking, bicycling) especially where unauthorized incursions off-trail into sensitive habitat occur, would result in potentially significant impacts to wildlife movement. Section 4.4(a) recommends **Mitigation Measures MM-BIO-1 through MM-BIO-9** to protect listed and otherwise sensitive species onsite. These measures will also help promote continued wildlife movement across the site, including connection to the Talbert Regional Park and via that park, connection further south to the Newport "Back Bay" area. With implementation of these recommended measures, potential impacts to wildlife movement will be reduced to less than significant levels.

Mitigation Measures

MM-BIO-1: Comprehensive Species and Habitat Protection

MM-BIO-2: Pre-Construction Survey for Nesting Birds

MM-BIO-3: Fly Field Relocation

MM-BIO-4: Vernal Pools Rehabilitation

MM-BIO-5: Comprehensive Regulatory Permitting

MM-BIO-6: Focused Trail Planning

MM-BIO-7: Long-Term Enforcement

MM-BIO-8: Conservation Easement(s)

MM-BIO-9: Onsite Biological Monitor

e) **Less than Significant Impact.** The City Municipal Code (CMC) contains two sections that deal with the protection of biological resources within the City (City 2026). The first is *CMC Chapter V, An Ordinance to Give the People of Costa Mesa a Vote to Determine What Significant Changes to Fairview Park May Be Made* (CMC Section 12-85 through 12-96) as cited below:

Section 12-87 Definitions. The definitions set forth in this section apply to the provisions of this chapter only and do not affect any other provisions of law.

"As-built condition" means the amenities and alterations that have been built in Fairview Park as of the effective date of the ordinance codified in this chapter.

"Fairview Park" means that area as defined by the City of Costa Mesa in the November 2008 Fairview Park Master Plan, encompassing all parts of the park area designated as "Fairview Park" and any lands currently included in Talbert Park (also known as Talbert Regional Park and Talbert Nature Preserve) if ever acquired by the City of Costa Mesa.

"Fairview Park Master Plan" means the document and its amendments approved by the City of Costa Mesa to guide the continuing and future alterations to Fairview Park that have been in effect since November 2008.

"Maintenance" means any activity whose purpose is to keep the park amenities in a neat, clean, serviceable and safe condition for the public's use. Those activities would include, but are not limited to, mowing of turf areas, painting, replacement of broken lights and bulbs, repair of restroom facilities, rehabilitation and restriping of existing roads and parking lots, repair of any existing structures, and maintenance of existing paths or trails to allow safe access and use by emergency response vehicles.

"Natural lands" means an area of relatively undeveloped land which:

(1) Has substantially retained its characteristics as provided by nature or has been substantially restored, or which can be restored, to a near-natural condition, and which has valuable wildlife, scenic, open-space, or park resources, or a combination thereof; or

(2) Meets definition of open-space land in section 65560 of the California State Government Code.

"Park" means a tract of land with outstanding scenic, natural, open-space, or recreational aspects, set apart to conserve natural, scenic, cultural, or ecological resources for present and future generations, and to be used by the public as a place for rest, recreation, education, exercise, inspiration, or enjoyment.

"Preservation" or "preservation efforts" means any activity whose purpose is to protect the natural state of Fairview Park. Those activities could include, but are not limited to, improved signage of an educational or warning nature, educational activities, and activities intended to protect vernal pools, archaeological sites, habitat or biological resources, including installation of protective fencing.

"Restoration" means any act or activity whose purpose is to restore any part of Fairview Park to its natural non-developed state. Those activities could include the removal of non-native or invasive plants, replanting of native habitat areas utilizing the on-site collection of seeds and native plant materials, and improvement of the watersheds to enhance the proper flow of water in support of endangered species of plants or animals and the habitat that supports their survival.

"Significant change" means:

(1) Any of the following activities within Fairview Park:
- **a.** Expansion or intensification of uses;
- **b.** Expansion of current amenities;
- **c.** Addition of new amenities;
- **d.** Expansion of park hours;
- **e.** Grading;
- **f.** Expansion of any parking lot's footprint;

g. Laying of foundations;
h. Building of permanent structures;
i. Installation of water, electric, gas, or sewer lines or delivery systems;
j. Installation of additional lighting; or
k. Alterations that use geotechnical or structural analyses.

(2) The following shall not be considered a significant change under this chapter:

a. Installation of trash cans, park benches, picnic tables;
b. Installation of a concrete pad applied to any such trash cans, park benches, or picnic tables, used to provide stability and/or theft deterrence, so long as the upper surface area of such pad does not substantially exceed the outer footprint dimensions of said trash can, park bench or picnic table; or
c. Installation of ADA compliant rest areas along existing trails and any level concrete pads needed for those rest areas as long as the coverage area of those concrete pads are not in excess of the minimum required dimensions for ADA compliance and are spaced from other such pads a minimum of 100 linear feet or per ADA required spacing intervals.

"Structure" means something constructed for occupancy or use, whether installed on, above or below ground and any connected fixtures. Examples of structures include, but are not limited to:

(1) Buildings and any above-ground or below-ground electrical, water, gas, or sewage facilities or delivery systems needed or used by those buildings;
(2) Roads paved with concrete or asphalt;
(3) Curbs constructed of concrete or asphalt;
(4) Lamp stands or poles;
(5) Pergolas or gazebos;
(6) Parking lots;
(7) Retaining walls; or
(8) Microwave or communication towers.

Section 12-89 **Vote of the Costa Mesa electorate on any alteration to Fairview Park.**

(a) Any significant change to Fairview Park, except those listed in section 12-90, shall be put to a vote of the Costa Mesa electorate; provided, however, that no such significant change shall be submitted to the Costa Mesa electorate unless it has first been approved by the appropriate governing body. A significant change to Fairview Park shall become effective only after approval by the appropriate governing body and a majority of the Costa Mesa electorate who are participating in an election proposing such significant change. An advisory election does not satisfy the voter approval requirement.

Section 12-90 **Exceptions.**

(a) This chapter shall not apply to any significant changes to Fairview Park that are made for:
(1) Restoration purposes;
(2) Preservation purposes;
(3) Maintenance purposes;
(4) Public safety;
(5) To expand the size of Fairview Park, such as by City acquisition of lands currently contained in Talbert Park; or

(6) Significant changes as directed in the Fairview Park Master Plan that are in effect as of January 1, 2015, as long as that direction does not require the construction of any permanent structure.

Analysis of CMC Chapter V, Sections 12-85 through 12-96. The proposed FPMPU does not propose new buildings or permanent facilities or intensification of uses that would conflict with the provisions of CMC Chapter V. The overarching goal of the FPMPU is the enhance preservation, protection, and restoration of biological resources on the site consistent with CMC Chapter V. Therefore, as proposed, the FPMPU is consistent with the requirements and restrictions of CMC Chapter V. Impacts would be less than significant and no mitigation is required.

The second CMC section that deals with biological resources is Section 15-138 regarding the preservation of landmark trees as outlined below:

Section 15-138 Preservation of landmark trees.

(a) *Intent and purpose.* It is the intent of this chapter to establish regulations for the voluntary nomination for the preservation of landmark trees within the city, and to encourage property owners to retain as many of their own trees as possible, consistent with the purpose hereof. It is not the intent of this chapter to prevent the use of private property for the normal purposes allowed in the zoning ordinances, consistent with this chapter.

(b) *Landmark tree standards.* The tree or trees shall have one or more of the following criteria in order to be eligible to be placed on a landmark tree list:

(1) A tree or stand of trees which is of historical significance;
(2) A tree or stand of trees which is of a rare species and is unusual because of size, color, and blossoms;
(3) A tree or stand of trees which has unique characteristics of form or shape that contribute to the community skyline;
(4) A tree or stand of trees which are intended to become of future visual, cultural and/or historical significance.

(c) *Recognition of landmark trees.* The tree or stand of trees shall be documented with photographs, horticultural information and location. The photograph and location will be displayed within city hall.

(d) *Procedure for establishment of a landmark tree list.* A list of landmark trees will be established by the city council by resolution, which may be amended from time to time. Any property owner of Costa Mesa desiring to have his tree or trees placed on the landmark tree list may voluntarily apply to the parks, recreation facilities and parkways commission for inclusion of the tree or trees on the list. The commission by a majority vote, or the city council on appeal, may determine that the applicants' tree or trees be placed on, or removed from, the landmark tree list. Placement of a tree or stand of trees on the landmark tree list shall require a majority vote of city council.

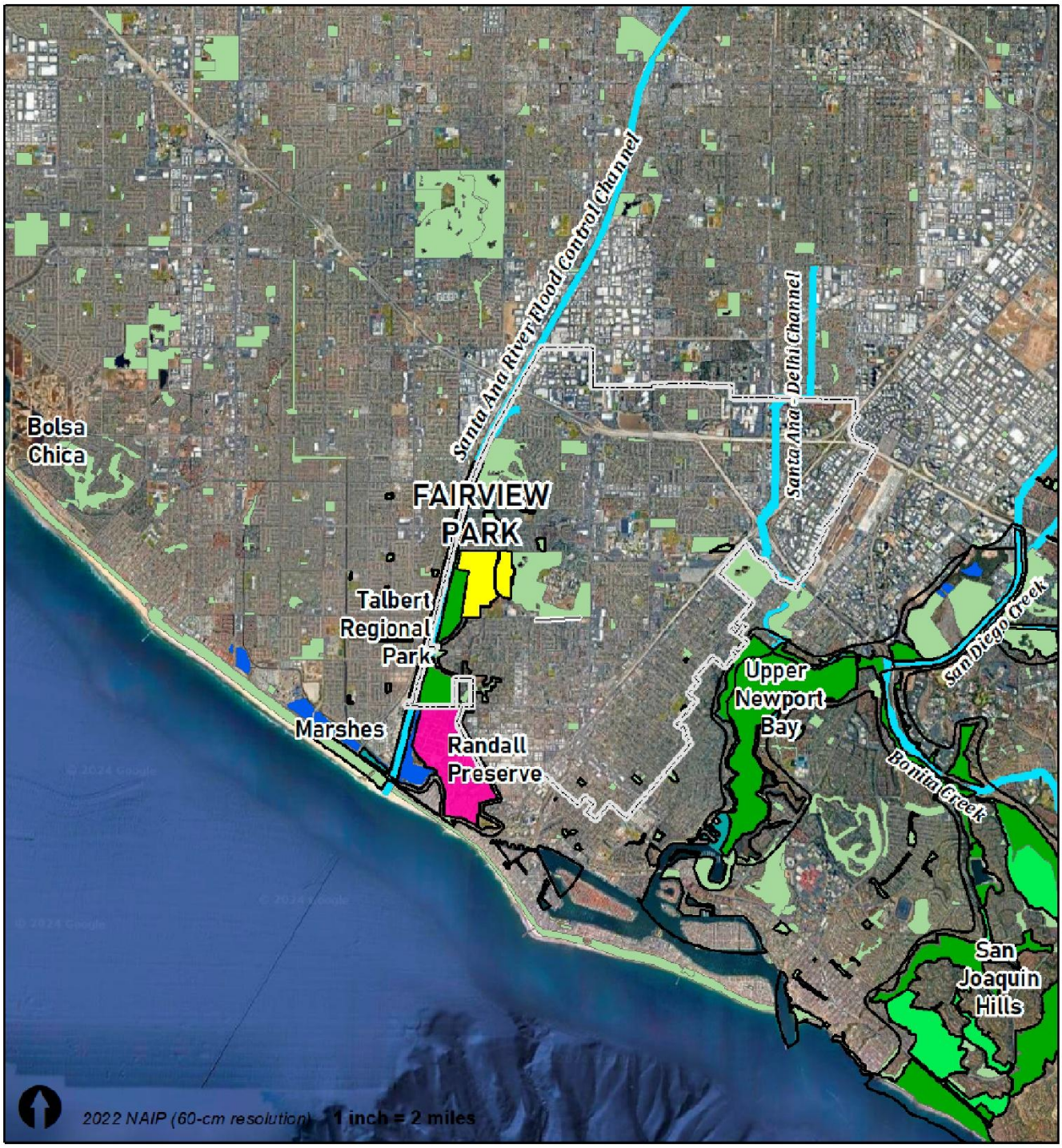
The parks, recreation facilities and parkways commission, or the city council on appeal, may reverse or modify its previous decisions to place or remove any tree on the landmark tree list.

Analysis of CMC Sections 15-135. The FPMPU does not propose the listing of any onsite trees for landmark status nor have any trees on the park site been officially designated as landmark trees. However, removal of any trees on the park site as part of FPMPU improvements will be evaluated relative to this CMC section to assure that no trees that would qualify for landmark status are removed without compliance with these CMC requirements. Based on the analysis of the FPMPU relative to the two CMC sections evaluated above, the project would not conflict with local policies or

ordinances protecting biological resources. Therefore, with regulatory compliance any impacts of tree removal under the FPMPU would be less than significant and no mitigation is required.

f) **No Impact.** The Biological Resources Technical Report (HBI 2023)(Appendix B) and the Fairview Park Master Plan Update (Appendix A) indicate that there are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans on or apply to the project site. Exhibit 4.4-3 shows the location of approved HCPs and NCCPs in the surrounding area. Therefore, the FPMPU project will have no impacts relative to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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- Fairview Park Boundary
- City of Costa Mesa
- Randall_Preserve
- Orange County Open Space and Recreation (2013 Data)
- Wetlands
- River and Creek Channels

Orange County Central/Coastal NCCP/HCP Reserve

- Reserve (Multiple Landowners)
- Non-Reserve Conserved Land (OC Parks)
- Special Linkage (Multiple Landowners)

Source: MIG, Inc

http://www.migcom.com • 951-787-9222

Exhibit 4.4-3 Regional Habitat Conservation Plans

Fairview Park Master Plan Update Project
Costa Mesa, California

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4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☑	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☑	☐

Background

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. The City consultants 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. The City's consultant followed up via email on October 25, 2024, and by telephone call on November 8, 2024 (Appendix D). The City 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. The City received five responses to these requests (Cogstone 2024)(Appendix D).

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, the project archaeologist 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. Additional archaeological

staff conducted additional site visits 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, the site was visited during typical and high-use days to observe site usage patterns during popular public events (e.g., Free Train Ride Days). These field investigations and mapping tasks resulted in a Cultural, Tribal Cultural, and Paleontological Resources Assessment (MND Appendix D)(Cogstone 2024).

Relevant Laws and Regulations

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 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.

Impact Assessment

a) **Less than Significant with Mitigation Incorporated.** Subsequent to European contact in Southern California, the Fairview Park property 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 Joaquin 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.

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 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 1985 the City purchased 210 acres which became the project site to ensure a lower level of development. The land purchased by the City became Fairview Park.

By 1935, USGS maps indicate three buildings within the northern half of the site. By 1949, only one building remains near the center of the site. A government aerial photograph shows a single building with small ancillary buildings near the middle of the project site but by 1963 the buildings are no longer visible. Post European contact, evidence indicates the primary historical use of the site was for grazing and agriculture. However, the site did support several buildings or smaller facilities prior to its designation as a City park site.

During the various field and archival assessments, the historical (i.e., post European contact) adobe foundation identified on the project site was not surveyed as it is not within an area identified for improvements or land-disturbing activities (i.e., northeast corner of the park in the area of Canary Drive). For a discussion of pre-European contact (archeological) resource, see Item 4.5.b below.

CEQA Guidelines state the term “historical resources” applies to resources that meet any of the criteria for listing on the California Register of Historical Resources.

(1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC Section 5024.1(c)).

After extensive and multiple evaluations of the project site for cultural resources, there is no evidence that implementation of the planned low intensity FPMPU improvements would have a significant impact on any existing or potential historical resources on the project site. However, implementation of Mitigation Measure MM-CUL-1 is recommended to help assure that FPMPU activities do not result in significant impacts to possible buried historical resources on the site. With implementation of the recommended mitigation, the project would not result in any adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

Mitigation Measures

MM-CUL-1: Unanticipated Historical Resources. If buried potentially historical materials are inadvertently discovered during any earth-moving operations associated with the project, all work within 50 feet of the discovery shall be halted or diverted until a qualified historian can evaluate the nature and significance of the find and recommend appropriate disposition.

b) **Less than Significant Impact with Mitigation Incorporated.** 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. By the time Spanish explorers arrived (circa 1769), this region already supported a well-established and thriving indigenous society. The onsite remnants of these tribal societies represent a significant environmental resource of the park site (Cogstone 2024).

The project area is within the traditional use area of both Gabrielino Tongva and Juaneño Acjachemen groups. Archival evidence strongly suggests the park site be considered a single unified Native American cultural landscape rather than as a place with four separate archaeological sites. Additional description of the Gabrielino Tongva and Juaneño Acjachemen in the region of Fairview Park can be found in Appendix D.

A total of four cultural resources have been previously recorded within the park boundaries, including two prehistoric archaeological sites (one NRHP listed and one unevaluated), one multicomponent archaeological site, and one historical archaeological site. The two listed archaeological sites are likely portions of the same general cultural resource site, which have been investigated and documented in the past. 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 South Central Coastal Information Center records were searched as part of this master plan update process, including documentation of CA-ORA-000058, a Sacred Lands File (SLF) search, and informal conversations with local tribal representatives. As a result of this research, the park site is considered to have an extremely high sensitivity for buried Native American origin cultural resources.

The Juaneño Band of Mission Indians have indicated “this project is located in an extremely sensitive area to our tribe.” (Joyce Perry with the tribe per Appendix D). Fairview Park is located on a sacred village site and burial area known as “Genga”. The next closest known named Gabrielino villages are Lukupa and Kengaa which are 2.3 miles northwest and 3.7 miles southeast of the project site, respectively. However, Acjachemen villages, and smaller Gabrielino villages and seasonal camps may have been present closer to the project site.

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 portion of the park and the area east of Placentia Avenue. This site has been the subject of far less research than ORA-58.

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 critical to protect biological and cultural resources. Stabilization methods include revegetation 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 will be installed throughout the park. Additionally, revegetation of existing trail areas, in coordination with plant biologists (with no till options) is recommended in the FPMPU. Potential impacts to various cultural resources on the site from FPMPU activities are considered potentially significant.

Available evidence suggests that both archaeological and Native American monitoring during project ground-disturbing activities are necessary to ensure that inadvertent discoveries, if encountered, are properly treated and managed during project-related grading or construction. In addition to monitoring during construction, cultural resources awareness training is needed in advance of project ground-disturbing activities. These measures are incorporated into Mitigation Measures MM-CUL-2 through CUL-6 as described below. With implementation of these measures, the project would not cause a substantial adverse change in the significance of an archaeological resource. Impacts would be reduced to less than significant levels.

Mitigation Measures

MM-CUL-2: Buried Cultural Resources. If buried cultural materials are inadvertently discovered during any earth-moving operations associated with the project, all work within 50 feet of the discovery shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The City staff shall ensure that qualified archaeological and Native American monitors are present for all ground disturbing activities, and all vegetation clearance that is beyond normal maintenance that typically occurs within the park (see MM-CUL-3 and MM-CUL-5, respectfully).

MM-CUL-3: Archaeological Monitor. Prior to the start of any clearing or grading, the City shall retain a qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Project Archaeologist and the Tribal Monitor (see MM-CUL-4) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance

activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

MM-CUL-4: Archaeological Treatment Plan. The Project Archaeologist, in consultation with the Consulting Tribe(s), the grading contractor, and the City, shall develop an Archaeological Treatment Plan (ATP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that would occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: Project grading and development scheduling; cultural sensitivity training, and protocols to follow in the event of inadvertent cultural resources are discovered.

The ATP shall include a presence/absence testing program and a contingent data recovery program which shall be prepared by a qualified archaeologist in consultation with Tribes prior to ground disturbing activities that extend below the depth of the historic plough zone (approximately 1-3 feet). Native American-origin cultural materials encountered during ground disturbing activities, including vegetation clearing activities, shall be stored on the park site pending reburial on site at a location not to be disclosed to the public. When an archaeological find is made, the archaeologist shall be allowed access to the artifact(s) necessary to describe, measure, photograph, draw (if necessary), and catalog the items. Disposition of tribal cultural resources will be in accordance with applicable law and in consultation with the consulting tribes.

MM-CUL-5: Native American Monitor. Tribal monitor(s) shall be allowed on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. If so requested by a tribe on the City's AB 52 list and that has expressed a desire to monitor grading, the City shall retain a qualified tribal monitor(s) from the requesting tribe. Prior to issuance of a grading permit, the City shall enter into an agreement with the Tribe(s) for monitoring of project grading. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

MM-CUL-6: Cultural Training. The Project Archeologist and Consulting Tribal Representatives shall attend the pre-grading meeting with the City, the construction manager and any contractors and shall conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training would include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that would conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.

c) **Less than Significant Impact**. There are no existing or known cemeteries on or adjacent to the project site. As a result, project implementation is not anticipated to impact human remains associated with a cemetery. In the event that any human remains or related resources are discovered, such resources would be treated in accordance with all applicable federal, state, and local regulations and guidelines for disclosure, recovery, relocation, and preservation, including California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. Under these provisions, the coroner must be notified of the find immediately. If the remains are

determined to be prehistoric, the coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or their authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the Native American Heritage Commission. Therefore, with compliance with California Health and Safety Code Section 7050.5 and Public Resources Code 5097.98, impacts associated with human remains would be less than significant and no mitigation is required.

It should be noted that implementation of Mitigation Measures CUL-2 through CUL-6 outlined in Threshold 4.4(b) above would also assist in the implementation of the regulatory compliance regarding the discovery of human remains.

4.6 – Energy

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption or energy resources, during project construction or operation?	☐	☐	☑	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☑	☐

The FPMPU proposes no new buildings or substantial energy consuming facilities or improvements. Due to the low intensity of planned FPMPU improvements, a summary quantified analysis of the potential energy impacts associated with the construction and operation of the proposed project was prepared (MIG 2026)(Appendix E).

a) **Less than Significant Impact.** The proposed project consists of the construction of park-related improvements mainly repairs and expansion of trails, removal of improper fill, reconstruction of degraded slopes and vegetated areas, movement of the fly field facilities to the eastern portion of the park site, fencing, and revegetation of habitat areas. No new energy-consuming buildings or facilities are proposed. The only activity that would require substantial amounts of energy would be grading or recontouring of slopes to facilitate habitat restoration. In these instances, the smallest diesel or gasoline powered offroad equipment will be used to minimize indirect impacts to native soils and degraded habitat areas. Typically, smaller “bobcat” or “cat” sized bulldozer equipment will be used whenever possible rather than larger equipment (e.g., over 70 horse-power or over 16,000 pounds in weight). It is also anticipated that grading or earth-moving activities will be limited to one location or restoration area at a time to minimize indirect impacts of equipment movement and storage. Restoration activities are planned to occur over at least a six year period as a reasonable worst case estimate and may take even longer.

Additionally, the phasing and timing of project construction is designed to maximize efficiency by scheduling any grading or regrading activities during the dry season to avoid weather delays and additional harm to areas being graded by uncontrolled runoff during storms. For these reasons, the proposed project would not result in the wasteful, inefficient, or unnecessary use of energy resources.

According to the Master Plan, the hours of operation of the park are to be from dawn to dusk and no artificial lighting is to be provided in the restoration areas. Any temporary or additional permanent lighting for planned park improvements would be limited and directed toward the ground. In addition, the Master Plan says security lighting is not to be provided with the exception of the train station and maintenance yard. The FPMPU Design Guidelines state…”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 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." With these limitations, potential lighting and related energy impacts of the project would be considered minimal with standard regulatory compliance.

In terms of operation, the proposed project would consume fuel from earthmoving equipment needed for seasonal but irregular maintenance activities and by regular patrols of the site by security personnel in security vehicles as needed.

In summary, the Project would incrementally increase petroleum use in the region during construction and operation, the use would be a small fraction of the statewide use and would have its overall fuel consumption decrease over time. As such, petroleum consumption associated with the project would not be considered inefficient or wasteful, and as such, impacts would be less than significant and no mitigation is required.

b) **Less than Significant Impact.** The proposed project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. Equipment and vehicles associated with construction and operation of the project would be subject to fuel standards at the state and federal level. Therefore, the Project would not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency, impacts would be less than significant and no mitigation is required.

4.7 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☑	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	☐	☐	☑	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐

a.i) **Less than Significant Impact.** Orange County is in the northern extent of the California Geomorphic Province known as the Peninsular Ranges. This area 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 northwestward motion of the Pacific Plate relative to the North American Plate has created these ranges and their corresponding valleys (MIG 2024). Being located in seismically active Southern California, there are several earthquake faults within and adjacent to the City of Costa Mesa, the closest of which is the Newport-Inglewood Fault approximately 0.1 to two miles southwest of the park site at its closest points depending on which splay of the fault is involved (Safety Element Figure S-4, Local Seismic Hazards). Similar to all of southern California, the project area is subject to moderate to severe groundshaking from major earthquake events. However, there are no earthquake faults on or adjacent to the project site so ground rupture would not be expected onsite (City 2016a, b).

The proposed FPMPU improvements are relatively low scale and intensity (trails, regrading, fencing, and revegetation) and do not involve any new or reconstructed buildings. Planned improvements would be designed to accommodate expected seismic movement based on available information from the California State Geologist. With regulatory compliance (i.e., 2022 California Building Code), impacts to the Project site from earthquake faults and potential ground rupture would be less than significant and no mitigation is required.

a.ii) **Less than Significant Impact.** The project site would be subject to moderate to severe ground shaking given its proximity to regional fault zones and Southern California location, especially the Newport-Inglewood Fault Zone approximately two miles southwest of the project site at its closest location. The proposed FPMPU improvements are relatively low scale and intensity (trails, regrading, fencing, and revegetation) and do not involve any new or reconstructed buildings. Planned improvements would be designed to accommodate expected seismic movement based on available information from the California State Geologist. With regulatory compliance (i.e., 2022 California Building Code), impacts to the Project site from expected groundshaking would be less than significant and no mitigation is required.

a.iii) **Less than Significant Impact.** Liquefaction is a form of ground failure that occurs when soil transforms from a solid state to liquefied condition due to intense seismic ground shaking. Liquefaction typically occurs in flat alluvial areas with loose, where groundwater levels are relatively shallow (i.e., 50 feet or less below the surface), and during groundshaking from seismic events. The City's General Plan Safety Element indicates that lower lying areas of the City, including the project site, may be subject to liquefaction during strong seismic events, but the mesa and upland portions of the site would have a low potential for liquefaction. The Safety Element also indicates "ground lurching and lateral spreading may be present along the bluffs adjacent to the Santa Ana River and Newport Bay" (which could include the bluffs of the park site).

Figure S-4 of the City's 2015-2035 General Plan Safety Element (City 2016a) indicates that the project site is located in an area susceptible to liquefaction (i.e., "liquefaction hazard zone"). The FPMPU proposes all low intensity improvements and no new buildings, so potential project impacts related to liquefaction would be less than significant and no mitigation is required.

a.iv) **Less than Significant Impact.** The 2015-2035 General Plan Safety Element states…"Slope stability hazards include landslides, rock falls, mudslides, and avalanches. Since local topography consists of generally flat to gently sloping terrain, the potential for these hazards is minimal. However, the potential exists for earth movement during strong ground shaking along the bluffs along the southern portion of the City." (this description includes the park project site). Figure S-4 of the City's 2015-2035 General Plan Safety Element (City 2016) indicates that there are several small, isolated areas considered to be "landslide hazard zones" mainly along the slopes of the mesa and bluffs on the project site.

The proposed FPMPU improvements are relatively low scale and intensity (trails, regrading, fencing, and revegetation) and do not involve any new or reconstructed buildings. Planned improvements and grading along the bluffs and in the mesa area would be designed to prevent or minimize landslide conditions. With regulatory compliance (i.e., 2022 California Building Code), impacts to the project site from landslide conditions would be less than significant and no mitigation is required.

b) **Less than Significant Impact.** Erosion is the loss of soil particles through the movement of wind or water over exposed soils, especially those that are particularly subject to erosive forces. The City General Plan Safety Element, Figure S-2, Soils, indicates the majority of the park site is underlain by Myford sandy, Hueneme fine sandy loam, Metz loamy sand, and Capistrano sandy loam which are subject to moderate erosion mainly by runoff.

The erosion of the bluff face in the mesa portion of the site 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.

The FPMPU proposes a number of erosion control features to minimize the amount of erosion of the bluff, bluff canyons or arroyos, and the natural canyon areas onsite. The bluffs are important natural features to be preserved and 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 largely unavoidable. Restoration of the site to its historical grade elevations will relieve existing drainage patterns caused by the improper placement of fill soils in the past. The FPMPU recommends minimizing public access to the bluff face and directing foot traffic to specific access points down the face of the bluffs. This will be accomplished by better defining the trail along the top of the bluff and by the addition of a system of wooden stairways. Revegetation of exposed soils and slopes will help the natural areas recover as these areas are currently experiencing damage from surface erosion. In addition, vegetation will also be reestablished within the arroyos to provide ground cover and reduce the velocity of runoff.

These improvements and management plans will reduce or eliminate erosion by: retaining the natural vegetation; minimize additional grading; revegetate denuded areas; divert runoff away from exposed slopes where consistent with natural grade; keep runoff velocities low; and prepare drainage systems to handle the concentrated flows. With these improvements, implementation of the FPMPU will help reduce or eliminate historical erosion on the project site.

During construction, it is possible that exposed soils may be susceptible to erosion by wind and water. Wind erosion would be minimized through soil stabilization measures required by SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Water erosion would be prevented through the City's standard

erosion control practices required pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES) regulations, such as silt fencing, fiber rolls, or sandbags. Following project construction, the site itself would consist of mostly pervious surfaces and landscaping of buffer areas. Impacts related to soil erosion would therefore be less than significant with the implementation of existing water quality and erosion control regulations, and no mitigation is required.

c) **Less than Significant Impact.** Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to a combination of gravity and ground shaking. Lateral spreading has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. The City General Plan Safety Element Figure S-2, Soils, indicates the park site is underlain by Myford sandy, Hueneme fine sandy loam, Metz loamy sand, Capistrano sandy loam, and Cropley clay (which results in the vernal pool conditions in the center of the site). The Safety Element states that…"Slope stability hazards include landslides, rock falls, mudslides, and avalanches. Since local topography consists of generally flat to gently sloping terrain, the potential for these hazards is minimal. However, the potential exists for earth movement during strong ground shaking along the bluffs along the southern portion of the City." (this description includes the park project site). Figure S-4 of the City's 2015-2035 General Plan Safety Element (City 2016) indicates that there are several small, isolated areas considered to be "landslide hazard zones" mainly along the slopes of the mesa and bluffs on the project site.

The proposed FPMPU improvements are relatively low scale and intensity (trails, regrading, fencing, and revegetation) and do not involve any new or reconstructed buildings. Planned improvements and grading along the bluffs and in the mesa area would be designed to prevent or minimize landslide conditions. With regulatory compliance (i.e., 2022 California Building Code), impacts to the project site from landslide conditions would be less than significant and no mitigation is required.

d) **Less than Significant Impact.** The City General Plan Safety Element Figure S-2, Soils, indicates the park site is underlain by Myford sandy, Hueneme fine sandy loam, Metz loamy sand, Capistrano sandy loam, and Cropley clay (which results in the vernal pool conditions in the center of the site). A geotechnical assessment of planned trail improvements in the park in 2015 stated…"The main geotechnical considerations affecting the bike trail are the presence of clayey materials, potentially compressible fill or expansive site soils, and steepened slopes. Portions of the slopes along the planned bike trail have experienced slope creep." (SCST 2015).

With the exception of Cropley clay, onsite soils and relatively sandy which typically demonstrate low expansive characteristics. Clay soils typically have moderate to high expansion characteristics; however, no major grading or improvements are planned in the vernal pool area. In addition, the FPMPU improvements in general are very low intensity and no new buildings are planned. With regulatory compliance (i.e., 2022 CBC), potential impacts arising from unstable soils would be less than significant and no mitigation is required.

e) **No Impact.** The Master Plan document states…"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." The FPMPU proposes no septic or alternative wastewater treatment systems. Therefore, the FPMPU project would have no soil-related impacts relative to sewer connections and no installation of onsite septic systems. No impact would occur and no mitigation is required.

f) **Less than Significant with Mitigation Incorporated.** Orange County has a complicated paleoenvironmental history which began in 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 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 (Cogstone 2024)(Appendix D).

The underlying geology of the Fairview Park site consists of middle to late Pleistocene deposits during the late Pleistocene and young alluvial fan deposits into the Holocene. No fossils were observed during the survey conducted for this project (Cogstone 2024). Unnamed Pleistocene deposits have produced fossils of mammoth and camel less than half a mile north of the project site. 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” formation appear to have come from the old coastal zone deposits (Qopf) which are also mapped within the general 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 (MIG 2024).

All sediments within the study area are assigned a “moderate sensitivity” (PFYC 3) under the Potential Fossil Yield Classification (PFYC) system developed by the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. These units have finer grained deposits and either have a good potential to produce fossils and probably fossils have been recovered from them in the past. In some cases, the formation produces a very large number of common fossils such as shell beds. Moderate ranking can include everything from a poorly explored area to something like a well-studied and highly productive formation that is full of so many marine invertebrates that they become common to see. The onsite paleontological assessment recommended that disturbance of these formations be monitored as they can produce significant fossil resources (Cogstone 2024).

The required excavation depth is dependent on how thick the unit is and the sensitivity of what lies under the surficial deposit: in general, more than five feet below the original surface of middle to late Pleistocene old axial channel/ flood plain, paralic, and marine units. At a depth of five feet or less, sediments are usually Pleistocene in age/origine. On the paleontological sensitivity maps, these are mapped as moderately sensitive at the surface. Mitigation Measure MM-PAL-1 incorporates the appropriate guidance for monitoring ground-disturbing activities to assure potential paleontological resources are not significantly impacts by FPMPU activities (Cogstone 2024).

With implementation of the recommended mitigation, the project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. With implementation of the recommended mitigation, potential impacts to paleontological resources would be reduced to less than significant levels.

Mitigation Measures

MM-PAL-1: Paleontological Monitoring. City staff shall require future proposed projects with planned impacts in undisturbed sediments ranked moderate or above to either (1) provide a technical paleontological assessment consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist (with a graduate degree and a specialization in vertebrate paleontology) or (2) agree to monitoring all excavations below five feet. If resources are known or reasonably anticipated the recommendations shall provide a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments, provides a fossil recovery protocol that includes data to be collected, requires professional identification, radiocarbon dates and other special studies as appropriate, requires curation at local curation facility such as such as the John D. Cooper Center operated by the County of Orange for fossils meeting significance criteria, requires a comprehensive final mitigation compliance report including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the fossils.

4.8 – Greenhouse Gas Emissions

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

Greenhouse Gas (GHG) emission calculations were prepared to evaluate the potential greenhouse gas impacts associated with the construction and operation of the proposed FPMPU project. These calculations are consistent with the guidance and recommendations contained in the South Coast Air Quality Management District's (SCAQMD) California Environmental Quality Act (CEQA) Air Quality Handbook. Summary calculations were prepared by MIG in January 2026 and are included in MND Appendix E.

a) **Less than Significant Impact.** Gases that trap heat in the atmosphere and affect regulation of the earth's temperature are known as GHG. Many chemical compounds found in the earth's atmosphere exhibit the GHG property. GHG allow sunlight to enter the atmosphere freely. When sunlight strikes the earth's surface, it is either absorbed or reflected back toward space. Earth that has absorbed sunlight warms up and emits infrared radiation toward space. GHG absorb this infrared radiation and "trap" the energy in the earth's atmosphere.

GHG that contribute to climate regulation are a different type of pollutant than criteria or hazardous air pollutants because climate regulation is global in scale, both in terms of causes and effects. Some GHG

are emitted to the atmosphere naturally by biological and geological processes such as evaporation (water vapor), aerobic respiration (carbon dioxide), and off-gassing from low oxygen environments such as swamps or exposed permafrost (methane); however, GHG emissions from human activities such as fuel combustion (e.g., carbon dioxide) and refrigerants use (e.g., hydrofluorocarbons) significantly contribute to overall GHG concentrations in the atmosphere, climate regulation, and global climate change. Human production of GHG has increased steadily since pre-industrial times (approximately pre-1880) and atmospheric carbon dioxide concentrations have increased from a pre-industrial value of 280 ppm in the early 1800's to 427 ppm in December 2025.

The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific GHG – carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These GHG are the primary GHG emitted into the atmosphere by human activities. Water vapor is also a common GHG that regulates the earth's temperature; however, the amount of water vapor in the atmosphere can change substantially from day to day, whereas other GHG emissions remain in the atmosphere for longer periods of time. Black carbon consists of particles emitted during combustion; although a particle and not a gas, black carbon also acts to trap heat in the Earth's atmosphere. The six common GHG are described below.

- **Carbon Dioxide (CO_2)**. CO_2 is released to the atmosphere when fossil fuels (oil, gasoline, diesel, natural gas, and coal), solid waste, and wood or wood products are burned.
- **Methane (CH_4)**. CH_4 is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic waste in municipal solid waste landfills and the raising of livestock.
- **Nitrous Oxide (N_2O)**. N_2O is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels.
- **Sulfur Hexafluoride (SF_6)**. SF_6 is commonly used as an electrical insulator in high voltage electrical transmission and distribution equipment such as circuit breakers, substations, and transmission switchgear. Releases of SF_6 occur during maintenance and servicing as well as from leaks of electrical equipment.
- **Hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs)**. HFCs and PFCs are generated in a variety of industrial processes. Although the amount of these gases emitted into the atmosphere is small in terms of their absolute mass, they are potent agents of climate change due to their high global warming potential.

GHG can remain in the atmosphere long after they are emitted. The potential for a particular greenhouse gas to absorb and trap heat in the atmosphere is considered to be its global warming potential (GWP). The reference gas for measuring GWP is CO_2, which has a GWP of one. By comparison, CH_4 has a GWP of 28, which means that one molecule of CH_4 has 28 times the effect on global warming as one molecule of CO_2. Multiplying the estimated emissions for non-CO_2 GHG by their GWP determines their CO_2 equivalent (CO_2e), which enables a project's combined GWP to be expressed in terms of mass CO_2 emissions.

SCAQMD Thresholds

In order to provide guidance to local lead agencies on determining the significance of GHG emissions in their CEQA documents, the SCAQMD convened the first GHG Significance Threshold Working Group (Working Group) meeting on April 30, 2008. To date, the Working Group has convened a total of 15 times, with the last meeting taking place on September 28, 2010. Based on the last Working Group meeting, the SCAQMD identified an interim, tiered approach for evaluating GHG emissions intent on capturing 90 percent of development projects where the SCAQMD is not the lead agency. The following

describes the basic structure of the SCAQMD's tiered, interim GHG significance thresholds (SCAQMD, 2010):

- Tier 1 consists of evaluating whether or not the project qualifies for applicable CEQA exemptions.
- Tier 2 consists of determining whether or not a project is consistent with a greenhouse gas reduction plan. If a project is consistent with a greenhouse gas reduction plan, it would not have a significant impact.
- Tier 3 consists of using screening values at the discretion of the Lead Agency; however, the Lead Agency should be consistent for all projects within its jurisdiction. The following thresholds were proposed for consideration:
  - o 3,000 MTCO2e per year for all land use types; or
  - o 3,500 MTCO2e per year for residential; 1,400 MTCO2e per year for commercial; 3,000 MTCO2e per year for mixed use projects.
- Tier 4 has three options for projects that exceed the screening values identified in Tier 3:
  - o Option 1: Reduce emissions from business-as-usual by a certain percentage (currently undefined); or
  - o Option 2: Early implementation of applicable AB 32 Scoping Measures; or
  - o Option 3: For plan-level analyses, analyze a project's emissions against an efficiency value of 6.6 MTCO2e/year/service population by 2020 and 4.1 MTCO2e/year/service population by 2035. For project-level analyses, analyze a project's emissions against an efficiency value of 4.8 and 3.0 MTCO2e/year/service population for the 2020 and 2035 calendar years, respectively.

The following analysis uses the SCAQMD's interim Tier 3 GHG threshold (3,000 MTCO2e per year) to evaluate the proposed project's GHG emissions levels as the most appropriate standard under CEQA.

In addition, a future goal of 1,800 MTCO2e per year goal was developed for 2030 by taking the SCAQMD's Tier 3 threshold of 3,000 MTCO2e per year, which was the threshold to reduce emissions back to 1990 levels, and reducing it by 40 percent (3,000 MTCO2e/yr.* (1 - 0.4) = 1,800 MTCO2e/yr). This reduction is consistent with the GHG reductions required by year 2025 to meet GHG reductions required under Senate Bill 32 (to reduce GHG emissions to levels 40% below 1990 levels by 2030). This linear reduction approach oversimplifies the threshold development process, and the City is not adopting nor proposing to use 1,800 MTCO2e as a CEQA GHG threshold for general use. It is only intended to provide additional context and information on the magnitude of the proposed Project's GHG emissions relative to progress toward future reductions and goals.

Project GHG Emissions

The proposed project would generate GHG emissions from short-term construction activities and long-term operational activities. Construction activities would generate GHG emissions primarily from equipment fuel combustion as well as worker, vendor, and haul trips to and from the project site during clearing and grubbing, rough grading, and trail construction and limited paving activities. Construction activities would cease to emit GHG upon completion, while emissions from operational activities would be continuous year after year. The SCAQMD recommends amortizing construction GHG emissions over a 30-year period and including them with operational emissions estimates. This normalizes construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. The project may also generate GHG emissions from irrigation;

however irrigation would be limited to plant establishment, typically for a period of one to three years. Once operational, the proposed project would generate GHG emissions through the infrequent operation of earthmoving equipment needed for maintenance operations or security patrol vehicles.

The proposed Project's construction emissions were estimated CalEEMod, V. 2022.1.1.37, using the same default assumptions and project specific land use variables applied to the air quality emissions estimates. Default values were used for operational vehicle trips, which provides a conservative estimate of mobile source emissions as the project is not expected to have a large increase in visitors from existing conditions. The proposed project's total GHG emissions are shown in Table 4.8-1, Project Construction GHG Emissions. As shown in Table 4.8-1, the proposed project's potential increase in GHG emissions would be below the SCAQMD's recommended GHG emissions thresholds. Furthermore, the proposed project's GHG emissions would also be below an adjusted project specific GHG emissions goal of 1,800 MTCO2e per year, which takes into account post 2020 GHG emissions targets towards which the state is currently working. The proposed Project, therefore, would not generate GHG emissions that exceed SCAQMD CEQA thresholds or otherwise result in a significant impact on the environment. Impacts would be less than significant and no mitigation is required.

Table 4.8-1
Project Construction GHG Emissions

GHG Emission Source/Threshold	GHG Emissions ($MTCO_2e$ Per Year)
Mobile	27.5
Water	4.7
Waste	0.7
Construction(A)	4.6
Total	37.5
SCAQMD Tier 3 Screening Threshold	3,000
SCAQMD Tier 3 Screening Threshold Exceeded?	**No**

Source: MIG 2026 (MND Appendix E)
(A) Construction emissions value has been averaged over a 30-year assumed project lifetime.

b) **Less than Significant Impact.** Due to the low intensity of planned improvements, construction and operation of the FPMPU improvements would not conflict with CARB's Scoping Plan, SCAG's regional RTP/SCS, or the California Green Building Code regarding energy conservation which influences GHG emissions. Therefore, impacts would be less than significant and no mitigation is required.

4.9 – Hazards and Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☑
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☑	☐

a) **Less than Significant Impact.** Implementation of new development, especially industrial projects, can create significant hazards as a result of the routine transport, use, or disposal of hazardous materials during the construction and subsequent operation of industrial projects. In this case, the project is an updated master plan for Fairview Park in Costa Mesa. The FPMPU project proposes only low intensity improvements including new and reconstructed trails, regrading of hillsides, revegetation of degrades slopes, and fencing. These improvements do not involve the long-term use of hazardous materials in their construction or operation. The primary potential for short-term use of hazardous materials would be engine fuels and chemicals during construction especially grading where larger equipment might be needed on a temporary basis. While there is a possibility of onsite vehicle fueling, it is more likely construction vehicles and ongoing maintenance and security equipment would be fueled at offsite locations before being brought to the site. Therefore, the potential risk from the routine transport, use, or disposal of hazardous materials or wastes related to the FPMPU project would be less than significant and no mitigation is required.

b) **Less than Significant Impact.** According to the State Water Resources Control Board (SWRCB) and the State Department of Toxic Substances Control (DTSC), there are no sites listed on any governmental databases indicating contamination by hazardous materials (hazmat) on the project site or in the immediate surrounding area. The Geotracker (SWRCB 2026) and DTSC EnviroStor (DTSC 2026) websites indicate the closest active or open hazmat case or site to the project site is the CLA-VAL industrial site located at 1701 Placentia Avenue 1.1 mile south of the site (i.e., potential tetrachloroethylene contamination being evaluated)(DTSC-ID 60001550). However, this site ais downhill and downstream of the project site so it would have no impact on the project site in terms of hazardous materials. A visual inspection of current and historical aerial photographs of the site indicates no evidence of incidents involving hazmat spills. Therefore, potential impacts to the public through the accidental release of hazardous materials from project construction would be less than significant and no mitigation is required.

c) **Less than Significant Impact.** Estancia High School is immediately adjacent to the south boundary of the park just west of Placentia Avenue. In addition, Wilson Elementary School is located 0.4 mile south of the park on Placentia Avenue (Google Earth 2026). Based on the low intensity of planned improvements and the lack of contamination sites on or adjacent to the park, the project would not be expected to have any significant impacts on local schools in terms of risk of contamination, and no mitigation is required.

d) **No Impact.** The proposed project is not located on a site listed on the state *Cortese List*, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses (DTSC 2025). Based upon review of the *Cortese List*, the project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),
- listed as a hazardous solid waste disposal site by the SWRCB,
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB, or
- developed with a hazardous waste facility subject to corrective action by the DTSC.

Therefore, the project will have no impacts relative to Cortese List sites and no mitigation is required.

e) **No Impact.** The closest airport to the project site is the John Wayne (international) Airport (SNA) located at 18601 Airport Way in Santa Ana approximately 3.4 miles east of the project site (City 2026). The project site is not within the Airport Land Use Plan for this airport or any other airport in the surrounding area. In addition, the project site is a designated community park and the FPMPU proposes no new buildings or uses that would result in large public events or assemblies of people. Therefore, the project would have no impacts related to airport hazards and no mitigation is required.

f) **No Impact.** Upon completion, the FPMPU project would have no permanent onsite residents or employees and would only have workers there during maintenance and daily security of the various park facilities. The FPMPU will maintain the existing nine (9) entrance points to the park site including the main entrance located at 2525 Placentia Avenue on the west side of the street. The other entrance points include (from north to south): Canary Drive; Santa Ana River; East Side; Wetlands; Lawn; East Side (south); Canyon Drive; and Pacific Avenue (MIG 2024). Fire and emergency vehicles will be able to utilize the designated wide trails in the event of medical aid or fire emergencies.

The planned low intensity improvements of the FPMPU would not interfere with evacuations or emergency equipment serving the park or the surrounding residential neighborhoods, the high school, Costa Mesa Golf Course, or the adjacent Talbert Park. This site is in the southwestern portion of the City and would not affect traffic on any collector or arterial street that would be required for emergency service or evacuation access. Therefore, the project would have impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There would be no impact and no mitigation is required.

g) **Less than Significant Impact.** According to the State Department of Forestry and Fire Prevention (CALFIRE 2026), the Project site is not within a State Responsibility Area (SRA), a Local Responsibility Area (LRA), or is classified as a High or Very High Fire Hazard Severity Zone (City 2016a). The project property is largely open space and areas supporting native vegetation and does not pose a substantial risk relative to wildfire events. Therefore, any potential impacts related to wildland fire would be less than significant and no mitigation is required.

4.10 – Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☑	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☑	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☑	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☑	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☑	☐
iv) impede or redirect flood flows?	☐	☐	☑	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☑	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☑	☐

a) **Less than Significant Impact.** The City is located within the Santa Ana River Hydrologic Unit. This unit covers an area of approximately 2,700 square miles which is within most of the Santa Ana RWQCB's jurisdictional area and includes portions of Orange, Los Angeles, Riverside, and San Bernardino counties. Within this hydrologic unit, the City encompasses both the Santa Ana River Watershed (northern portion) and the Newport Bay Watershed (southern portion). The project site is in the Santa Ana River Watershed which covers approximately 210 square miles within the County. This watershed contains the Santa Ana River and Santiago Creek. The Santa Ana River is immediately west of the project site (MBI 2025).

Santa Ana River Reach 1 and the Newport Slough receive runoff from the project site. There are no Clean Water Act (CWA) Section 303(d) listed impairments for Santa Ana River Reach 1 and Newport Slough. According to the Basin Plan, the following beneficial uses are identified for the Santa Ana River Reach 1:

- **Municipal and Domestic Supply (MUN)**: MUN waters are used for community, military, municipal, or individual water supply systems. These uses may include, but are not limited to, drinking water supply.
- **Water Contact Recreation (REC1)**: REC1 waters are used for recreational activities involving body contact with water where ingestion of water is reasonably possible. These uses may include, but are not limited to, swimming, wading, water-skiing, skin and scuba diving, surfing, whitewater activities, fishing, and use of natural hot springs.
- **Non-contact Water Recreation (REC2)**: REC2 waters are used for recreational activities involving proximity to water but not normally involving body contact with water where ingestion of water would be reasonably possible. These uses may include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tidepool and marine life study, hunting, sightseeing, and aesthetic enjoyment in conjunction with the above activities.
- **Warm Freshwater Habitat (WARM)**: WARM waters support warmwater ecosystems that may include, but are not limited to, preservation and enhancement of aquatic habitats, vegetation, fish, and wildlife, including invertebrates.
- **Wildlife Habitat (WILD)**: WILD waters support wildlife habitats that may include, but are not limited to, the preservation and enhancement of vegetation and prey species used by waterfowl and other wildlife.

Beneficial uses identified for the Newport Slough include MUN, REC1, REC2, and WILD, as well as the following:

- **Commercial and Sportfishing (COMM)**: COMM waters are used for commercial or recreational collection of fish or other organisms, including those collected for bait. These uses may include uses involving organisms intended for human consumption.
- **Rare, Threatened or Endangered Species (RARE)**: RARE waters support the habitats necessary for the survival and successful maintenance of plant or animal species designated under State or Federal law as rare, threatened, or endangered.
- **Marine Habitat (MAR)**: MAR waters support marine ecosystems that include, but are not limited to, preservation and enhancement of marine habitats, vegetation (e.g., kelp), fish, and shellfish, and wildlife (e.g., marine mammals and shorebirds).
- **Estuarine Habitat (EST)**: EST waters support estuarine ecosystems, which may include, but are not limited to, preservation and enhancement of estuarine habitats, vegetation, fish, and shellfish, and wildlife (e.g., waterfowl, shorebirds, and marine mammals).

In order to reduce short-term water quality impacts, construction and demolition activities in the City are required comply with the Construction Stormwater General Permit Order 2022-0057-DWQ. This park master plan is considered a public works project proposed by the City so the City would implement Best Management Practices (BMPs) which are incorporated into its established water quality regulations and procedures. Categories of BMPs typically include: water erosion controls; wind erosion controls; sediment controls; tracking controls; non-storm water management controls; waste management controls ("good housekeeping practices"); site design BMPs; structural source controls; and non-structural source controls. The BMPs would also address supporting activities such as parking, truck-staging, and vehicle circulation. Implementation of these BMPs would ensure that potential water quality-related impacts associated with project demolition and construction activities are reduced to less than significant levels.

As required by Municipal Code Section 8-32, *Control of Urban Runoff*, the proposed project would be undertaken in accordance with the County's *Drainage Area Management Plan* (DAMP) and any conditions and requirements established by the Economic and Development Services Department and the Public Works Department, which are reasonably related to the reduction or elimination of pollutants in stormwater runoff from the project site.

The project would be required to adhere to all applicable MS4 permitting requirements for construction and NPDES standards for stormwater runoff. With adherence to SARWQCB permitting requirements and NPDES standards, construction of project improvements and continued operation and maintenance of the park would have less than significant impacts related to water quality standards or waste discharge requirements. With regulatory compliance, no mitigation is required.

b) **Less than Significant Impact.** The project site overlies the OC Basin and currently consists of largely pervious surfaces. According to the DWR, the OC Basin is identified as a Medium priority basin (DWR 2019). The Orange County Water District (OCWD) manages the OC Basin through its Groundwater Management Plan (GMP) which sets basin management goals and objectives and describes how the OC Basin is managed. The OCWD GMP's goals are: 1) to protect and enhance the groundwater quality of the OC Basin; 2) to protect and increase the sustainable yield of the OC Basin in a cost-effective manner; and 3) to increase the efficiency of OCWD operations (OCWD 2026).

Fairview Park predominantly contains vegetated (i.e., pervious) surfaces 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.

Groundwater may be very shallow in places on the project site, particularly in areas with sandy soils and low elevations. In some areas, dewatering may be necessary and if dewatering discharge is piped to storm drains, the City would need to meet the requirements of the De Minimis Waste Discharge Requirements for the Santa Ana Region (Order No. R8-2020-0006, NPDES No. CAG998001). However, such construction activities would be temporary in nature and would not result in a substantial depletion of groundwater supplies that could result in a lowering of the groundwater table.

The project site is not located within a local groundwater recharge area, and no groundwater extraction would occur as part of operations of the project. In addition, the project will not substantially increase the amount of impervious surfaces on the site and the park will remain largely open space with pervious vegetated surfaces. Any precipitation or runoff that reaches the site will eventually percolate back into the local groundwater. Therefore, the project would not result in any groundwater extraction or depletion

of groundwater supplies during operations and is not anticipated to interfere with the OCWD GMP. Impacts would be less than significant and no mitigation is required.

c.i) **Less than Significant Impact.** The project would involve site improvements that require grading, excavation, and soil exposure during construction, with the potential for erosion or siltation to occur. If not controlled, the transport of these materials to local waterways could temporarily increase suspended sediment concentrations and release pollutants attached to sediment particles. To minimize this impact, the project would be required to comply with all of the requirements in the General Construction Permit including erosion control as discussed in Section 4.10(a) above.

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. 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.

With implementation of the FPMPU as proposed, potential impacts related to erosion and siltation will be reduced to less than significant levels and no mitigation is required.

c.ii) **Less than Significant Impact.** Fairview Park is located on a bluff with varied topography. The flat bluff and natural depressions of the site, which are 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.

As shown in General Plan Safety Element Figure S-5, *Local Flooding Hazards*, the central and western portions of the site are in FEMA 500-Year Flood Zone while the eastern portion is outside of that zone. No portion of the site is within the FEMA 100-Year Flood Zone. Therefore, there would be no impact in regard to impeding or redirecting flood flows as a result of project development.

The primary drainage deficiency of the site, which has been identified through a 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 the southernportion 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 prepared a preliminary design study in 1991 which evaluated the flood protection levels provided by the channel. However, the flooding in that area of the Channel is not considered a high risk and is not related to channel capacity but rather the Greenville Banning Channel backing up at times of maximum flow.

It is anticipated that the planned FPMPU improvements will improve the short- and long-term drainage issues on the site which have led to isolated flooding or areas of standing water after major storms. Therefore, the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts will be less than significant and no mitigation is required.

c.iii) **Less than Significant Impact.** The City provides storm drain service to the majority of the City and has approximately 42 miles of storm drains and 1,165 catch basins. City staff is responsible for inspection, maintenance, and repair of the City's storm drain system. This includes clearing blocked drains, removing debris from storm drain/catch basins structures, and cleaning and repairing damaged drain pipes. The objective is to reduce debris and pollution from reaching the ocean in compliance with the NPDES. The Orange County Public Works Department maintains the regional drainage facilities in the City, including the Santa Ana River and San Diego Creek (MBI 2025).

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 that support several rare and endangered plant and animal species.

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.

Proposed permanent public facilities constructed as part of implementing the park master plan will investigate the local drainage requirements and ensure that the proposed grading provides positive drainage. The fill removal activities are intended to maintain the natural drainage patterns and reduce the potential for erosion. As described in Section 4.10(a), erosion control features and best management practices will be applied during the construction period in order to minimize the sedimentation impacts.

Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant and no mitigation is required.

c.iv) **Less than Significant Impact.** As shown in General Plan Safety Element Figure S-5, *Local Flooding Hazards*, the central and western portions of the site are in FEMA 500-Year Flood Zone while the eastern portion is outside of that zone. No portion of the site is within the FEMA 100-Year Flood Zone. Therefore, there would be no impact in regard to impeding or redirecting flood flows as a result of project development (City 2016a, b).

The probability of dam failure is extremely low and the City has never been impacted by a major dam failure. The National Dam Safety Act of 2006 authorized a program to reduce the risks to life and property from dam failure by establishing a safety and maintenance program. The program requires regular inspection of dams to reduce the risks associated with dam facilities. Furthermore, all dam operators are required to submit an evacuation plan for review and approval by the State Office of Emergency Services (OES). The evacuation plans have been prepared in accordance with the Federal Guidelines for Dam Safety. The evacuation plans identify modes of dam failure, map inundation areas, classify hazard potential within inundation areas, determine available time for response under slow, rapid, or instantaneous failure scenarios, and establish notification procedures (MBI 2025).

The proposed project would not exacerbate an existing flood hazard related to dam failure. Due to the length of time required for released water to reach the site if the Prado Dam or the Santiago Creek Dam were to catastrophically fail, as well as the implementation of the City's Emergency Operations Plan, the proposed project would not expose people or structures to a significant risk, and the construction of the project would not impede or redirect flood flows. Continued inspection and maintenance of the two dams and the procedures outlined in the Emergency Operations Plan are considered adequate precautions to reduce impacts due to potential dam inundation to less than significant.

For these reasons, the proposed project would not impede or redirect flood flows, and impacts would be less than significant.

d) **Less than Significant Impact.** As previously stated, according to FEMA, the project site is in an area of minimal flood hazard as identified by FEMA. As shown in General Plan Safety Element Figure S-5, *Local Flooding Hazards*, the central and western portions of the site are in FEMA 500-Year Flood Zone while the eastern portion is outside of that zone. No portion of the site is within the FEMA 100-Year Flood Zone. Therefore, potential flooding impacts would be less than significant and no mitigation is required.

The project site is in the dam inundation area for the Prado Dam and Santiago Creek Dam as shown in General Plan Safety Element Figure S-6, *Dam Inundation Areas*. The Prado Dam is approximately 23.1 miles northeast of the project site (City 2016a). Although the dam was designed in the 1930s, risk of inundation as a result of dam failure has decreased due to the Seven Oaks Dam, which was completed in November 1999 and is located approximately 40 miles upstream on the Santa Ana River. During a flood, Seven Oaks Dam would store water destined for Prado Dam for as long as the reservoir pool at Prado Dam is rising. When the flood threat at Prado Dam has passed, the Seven Oaks Dam would begin to release its stored flood water at a rate that does not exceed the downstream channel capacity. Working in tandem, the Prado and Seven Oaks Dams provide increased flood protection to the County. The Prado Dam has been designed to protect against a 100-year flood (or a one percent chance event)(MBI 2025).

The Santiago Creek Dam is 14.6 miles northeast of the project site. The dam is located near the City of Irvine and was constructed in 1931. Santiago Creek Dam is jointly owned by the Irvine Ranch Water District (IRWD) and Serrano Water District. The dam is inspected twice a year by the California Division of Safety of Dams (DSOD). DSOD deemed the dam safe for continued use. In addition to State-mandated inspections, IRWD retains geotechnical consultants that specialize in dams to perform an extra semi-annual inspection of the dam. IRWD staff visually inspect the dam daily and have caretakers who live on-site and also observe the dam daily. Measurements of drain flows, monitoring wells, and piezometers are taken monthly. Piezometers are used to measure groundwater and other fluid pressure levels. Dam crest survey markers, which give the ability to measure horizontal or vertical movement of the dam, are measured by a licensed surveyor annually (MBI 2025).

Tsunamis are large ocean waves caused by underwater seismic activity. When tsunamis hit the coast, they can cause considerable damage to property and put the public at risk. The southern portion of the City, including the project site, sits on bluffs overlooking Newport Beach. Consequently, the potential for tsunamis affecting Costa Mesa is negligible. This conclusion is supported by the California Department of Conservation website which indicates the project site is not within a tsunami hazard zone (DOC 2026).

A seiche is a surface wave created in an enclosed or partially enclosed body of water, which can be compared to the back-and-forth sloshing in a bathtub. Seiches usually occur as a result of earthquake activity. According to the General Plan EIR, the absence of any large bodies of water within Costa Mesa and the location of high bluffs adjacent to Newport Bay preclude the possibility of damage from seiches in the City, including the project site (City 2016b).

Therefore, the project site is not subject to flood hazards, tsunami, or seiche zones, so the risk of pollutant release due to project inundation is negligible. Impacts are less than significant and no mitigation is required.

e) **Less than Significant Impact.** The Santa Ana Regional Water Quality Control Board's (SARWQCB) Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Construction and continued operation of the proposed park project would be required to adhere to the requirements of the Basin Plan as appropriate. This includes the incorporation of best management practices (BMPs) to protect water quality during construction and operation. Development of the Project site would be subject to existing water quality regulations and programs, including the applicable construction permit. The Conservation Element includes policies that would limit potential water quality impacts to surface water and groundwater resources. Implementation of General Plan policies, adherence to the MS4 Permit requirements, and consistency with the Regional Basin Plan would ensure that water quality impacts related to the proposed Project would be less than significant and no mitigation is required.

4.11 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑

a) **No Impact.** The Project site is located in the southwestern portion of the City adjacent to the Santa Ana River to the west, Talbert Regional Park to the southwest, and the Costa Mesa Golf Course to the east. The site is bounded by single-family residential uses to the north and a public high school and single- and multi-family residential us es to the south. Fairview Park contains over six miles of public use trails for walking, running, and bicycling. A collector road, Placentia Avenue, bisects the park north-south and has sidewalks on both sides of the street. At present the park provides non-vehicular connectivity between the various residential neighborhoods and public facilities in the surrounding area.

The FPMPU planned improvements will maintain the same general layout of trails within the park which will continue to allow area residents to travel by foot or bicycle between the surrounding neighborhoods and public facilities. It is possible that during project construction, access to one or more trails may be temporarily blocked or diverted, but the overall circulation pattern is expected to remain in place during and after FPMPU project construction. Therefore, the project would not divide an established community. No impacts would occur and no mitigation is required.

b) **No Impact.** In the General Plan, the project site is designated Public/Institutional as a city park while the zoning district is Institutional & Recreational (I&R)(City 2016a)(City 2025). The existing Fairview Park is consistent with these designations and all of the work planned under the FPMPU project are improvements to the park facilities and grounds. The project supports the continued use of the property as a city park with an emphasis on protecting biological and cultural resources while allowing limited public uses that do not conflict with its conservation goals. The proposed FPMPU is intended to protect and enhance the sensitive environmental resources of the park property.

The park site does not contain any inhabited residential or non-residential structures so it has no residents or workers onsite (i.e., no population or employment). Section 4.3 demonstrates the project is consistent with the regional 2022 Air Quality Management Plan (AQMP)(SCAQMD 2026). Since it has no population or housing, the park does not conflict with regional population, housing, or employment projections in SCAG's 2024 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) referred to as Connect SoCal (SCAG 2026). Therefore, the project will not conflict with any other land use plan, policy or regulation of any agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there would be no impact and no mitigation is required.

4.12 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

a) **Less Than Significant Impact.** The California Surface Mining and Reclamation Act (SMARA) identifies and protects mineral resources within the State of California. SMARA establishes several Mineral Resource Zones (MRZs) or divisions of land containing within them various amounts of known or unknown mineral resources. Construction aggregate (i.e., sand and gravel) has been extracted from the Santa Ana River bed and some adjacent properties in the County over the years. However, neither the State Department of Conservation website (DOC 2026) nor the City's General Plan Conservation Element identify any MRZs within the City including the park site.

In addition, portions of Costa Mesa overlie the West Newport Oil Field, which is located generally west of Placentia Avenue. The City's General Plan Safety Element Figure S-1, Geologic Units, indicates there are approximately a dozen plugged and abandoned oil wells on or adjacent to the Fairview Park property. Therefore, the park site is no longer a source of oil or gas for the region.

The proposed project involves rehabilitation and restoration activities in a long-established city park which is incompatible with mining extraction operations. Therefore, implementation of the project would have less than significant impacts on regional mineral resources available to the City and no mitigation is required.

b) **Less than Significant Impact.** Mineral resources (i.e., aggregate or construction sand and gravel) have been found in and along the Santa Ana River in the past. However, the project site is not located in an area designated as a Mineral Resource Zone where significant mineral deposits are likely to be present. The project site preserves important biological and cultural resources and the surrounding area is fully suburbanized so there is no opportunity to initiate new mining activities in this area. Surrounded residential and public use areas would not support the development of mining operations and the subsequent increase in mining-related pollution or traffic (i.e., material transport). The continued improvement of the project site does not constitute a loss of mineral resources as the surrounding land uses do not support the development of mining operations. Any loss of potential mineral resources would be less than significant and no mitigation is required.

4.13 – Noise

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☑	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☑	☐

a) **Less than Significant with Mitigation Incorporated.** The proposed project is located in southwestern portion of the City of Costa Mesa adjacent to the Santa Ana River to the west and the Costa Mesa Golf Course to the east. Surrounding sensitive land uses include single family residences to the north and multi- and single-family residences to the south and Estancia High School and Waldorf School Orange County to the southeast. Fairview Park is consistent with the General Plan land use designation and the zoning classification for the site. The City's General Plan identifies transportation noise, commercial and industrial uses, and construction activities as sources that contribute to the noise environment in the City. The ambient noise environment of the project area is relatively quiet due to the presence of the park, which contains significant open space areas, the Santa Ana River, and golf course. Figure N-2 of the Noise Element of the 2015-2035 General Plan indicates the overall (24-hour noise level for the central and western portions of the park site is less than 55 dBA under the community noise equivalent level (CNEL) which gives a noise "penalty" of 10 dBA for noise during the more sensitive nighttime hours. However, areas of the park adjacent to both sides of Placentia Avenue (i.e., within 300 feet) have elevated noise levels (60-70 dBA CNEL) from local traffic. Figure N-3 of the Noise Element shows future noise levels along Placentia Avenue will be elevated 60-70 dBA CNEL) to a distance of approximately 500 feet by 2035. Noise levels in the southern portion of the park for 2015 and 2035 conditions are also elevated up to 70 dBA CNEL in the immediate vicinity of Canyon Drive. Table N-3 of the Noise Element also indicates that normally acceptable noise levels for golf courses and similar recreation uses is 50-70 dBA CNEL (City 2016). In addition, the City Municipal Code (CMC) Chapter XIII, Noise Control, has an exception for construction if it occurs during the following hours: Monday through Friday 7:00 AM to 7:00 PM; Saturday 9:00 AM to 6:00 PM; and prohibited on Sundays and six federal holidays.

Short-Term Construction Noise

Construction activities are anticipated to begin in 2026 and may last approximately six (6) years in total as a worst case estimate (actual construction may take longer). The proposed project involves relatively low intensity construction activities and would incorporate tools such as a walk-behind lawn mower, line trimmers, and hand shovels, which would have lower noise levels than typical construction equipment. However, construction activities may also involve the use of worker vehicles, delivery trucks, dump trucks, and light- to medium-duty construction equipment such as (but not limited to) backhoes, tractors, loaders, excavators, graders, pavers, and rollers. Typical noise levels of construction equipment at a distance of 50 feet are shown in Table 4.13-1.

Table 4.13-1
Typical Construction Noise Levels

Construction Activity	Equipment	Noise Level at 50 Feet (dBA Leq)
Site Preparation	Tractor/loader/backhoe, skid steer loader	79.0
Grading	Grader, tractor/loader/backhoe, skid steer loader	83.1
Artificial Soil Removal	Grader, excavator, tractor/loader/backhoe, skid steer loader	84.6
New Construction	Bore/drill rigs, tractor/loader/backhoe, skid steer loader	82.3
Paving	Paver, paving equipment, roller	85.8
Trail Construction: Land Clearing	Tractor, skid steer loader	79.0
Trail Construction: Grading	Grader, excavator, tractor/loader/backhoe	83.7
Trail Construction: Drainage	Grader, tractor/loader/backhoe, air compressor, plate compressor	84.4
Trail Construction: Paving	Paver, paving equipment, roller	85.8

Source: MIG 2026, Appendix E

Table 4.13-1 indicates the maximum noise levels that could be generated during project construction activities could reach 85.8 dBA during paving. However, most of the project construction that will utilize grading or other loud equipment will be limited to the mesa/slope areas in the central portion of the site. In that location sensitive receptors are well over 1,000 feet from the construction activities which would reduce anticipated noise levels to less than 70 dBA. However, it is possible that some FPMPU construction activities may be located in proximity to neighboring residential or institutional uses that are sensitive to elevated noise levels. Areas of concern would be the following:

- Houses along the northern boundary of the site (Swan Drive or Tanager Drive);
- Costa Mesa Golf Course along the eastern boundary of the site;
- Estancia High School and Waldorf School of Orange County along the southern boundary; and
- Residences along Nancy Lane and Pacific Avenue along the southwest boundary of the site.

At a distance of 200 feet, worst-case construction noise levels would be approximately 72 dBA L_{eq}. It is possible that construction equipment in these areas could generate significant noise levels if equipment were within 200 feet of the sensitive uses. Therefore, **Mitigation Measures MM-NOI-1 through MM-NOI-4** are recommended to assure noise impacts from project construction will remain at less than significant levels.

Long-Term Operational Noise

Once construction activities are complete, the proposed project would require continued ongoing maintenance activities such as security patrols, temporary use of light to medium intensity equipment for vegetation maintenance, repair of fencing, etc. Operation of the park post construction would be similar to current operations and not significantly increase noise levels in the vicinity of the project on a permanent basis, nor would it conflict with any applicable noise standards. This impact would be less than significant and no mitigation is required.

Mitigation Measures

MM-NOI-1: Restrict Equipment Work Hours. To reduce the potential for project construction activities to generate noise during non-daytime hours when receptors are more sensitive to changes in noise, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall restrict project work hours to the following outlined in CMC Chapter XIII, Noise Control, Monday through Friday 7:00 AM to 7:00 PM; Saturday 9:00 AM to 6:00 PM; and prohibited on Sundays and six federal holidays.

MM-NOI-2: Reduce Construction Equipment Noise Levels. To reduce potential noise levels associated with project construction activities, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall:

1) *Control Construction Traffic and Site Access.* Construction traffic, including soil and other hauling activities, equipment deliveries, and any vendor deliveries shall follow City-designated truck routes based on specific project location and access needs.

2) *Construction Equipment Selection, Use, and Noise Control Measures.* The following measures shall apply to project construction equipment:

a. Contractors shall use the smallest size equipment capable of safely completing work activities.

b. Construction staging activities such as receipt of deliveries, equipment and material storage, etc. shall occur as far away from residential land uses as possible.

c. All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be shielded and located as far from sensitive receptor locations as practical. Shielding may consist of trailers, stored materials, or a three- or four-sided enclosure provided the structure/barrier breaks the line of sight between the equipment and the receptor and provides for proper ventilation and equipment operations.

d. Heavy equipment engines shall be equipped with standard noise suppression devices such as mufflers, engine covers, and engine/mechanical isolators, mounts, etc. These devices shall be maintained in accordance with the manufacturer's recommendations during active construction activities.

e. Pneumatic tools shall include a noise suppression device on the compressed air exhaust.

f. The City and/or their contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. If it is not feasible to connect to existing electrical

service, the City shall ensure stationary generators are shielded per section 2c) of this mitigation measure.

g. No radios or other amplified sound devices shall be audible beyond the property line of the construction site.

MM-NOI-3: Provide Notification of Construction Activities. To ensure sensitive noise (and vibration) receptors in the vicinity of the proposed project are aware of planned construction activities, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall post signs to notify residents/occupants of upcoming construction activities if they are within the following distances:

- Within 200 feet of houses along the northern boundary (Swan Drive or Tanager Drive);
- Within 200 feet of Costa Mesa Golf Course along the eastern boundary;
- Within 200 feet of Estancia High School and Waldorf School of Orange County along the southern boundary; and
- Within 200 feet of residences along Nancy Lane and Pacific Avenue along the southwest boundary.

This posting shall be at least ten (10) calendar days prior to the start of substantial construction activities. It shall generally describe the planned schedule of construction activities, describe the noise control measures to be implemented by the project, and include the name and phone number of the designated contact for the City of Costa Mesa and its construction contractor responsible for handling construction-related noise complaints. The City shall post a sign at the entrance to specified neighborhoods or facilities warning residents or users of potential temporary elevated noise levels during construction activities. Signs shall remain posted throughout the duration of all work activities.

MM-NOI-4: Prepare Construction Noise Complaint Plan. To prepare for unanticipated or unexpected construction noise issues, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall prepare a Construction Noise Complaint Plan that shall:

- Identify the name and/or title and contact information (including phone number and email) for designated City and construction contractor representatives responsible for addressing construction-related noise issues.
- Include procedures describing how the designated Project representative would receive, respond, and resolve construction noise complaints. At a minimum, upon receipt of a noise complaint, the designated representative shall notify the City, verify and determine the nature of the complaint (e.g., identify the noise source generating the complaint), and take steps to resolve the complaint, such as, but not limited to, changing equipment operations, installing a temporary noise shield, installing noise blankets of building façade's etc.

b) **Less than Significant with Mitigation Incorporated.** Vibration is the movement of particles within a medium or object such as the ground or a building. Vibration sources are usually characterized as continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, groundborne vibrations may be described by amplitude and frequency; however, unlike airborne sound, there is no standard way of measuring and reporting amplitude. Vibration amplitudes can be expressed in terms of velocity (inches per second) or discussed in dB units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are usually discussed in terms of peak particle velocity (PPV) in inches per second (in/sec). PPV represents the maximum instantaneous positive or negative peak of a vibration signal and is most appropriate for evaluating the potential for building damage. Vibration can impact people, structures, and sensitive equipment. The

primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments, such as electron microscopes. Groundborne noise is noise generated by vibrating building surfaces such as floors, walls, and ceilings that radiate noise inside buildings subjected to an external source of vibration. The vibration level, the acoustic radiation of the vibrating element, and the acoustical absorption of the room are all factors that affect potential groundborne noise generation.

Caltrans' Vibration Manual provides a summary of vibration human responses and structural damage criteria that have been reported by researchers, organizations, and governmental agencies (Caltrans 2020). These thresholds are summarized in Table 4.13-2, Caltrans Vibration Thresholds.

Table 4.13-2
Caltrans Vibration Thresholds

Potential Impacts	Maximum PPV (in/sec)	
	Transient	Continuous
Structural Integrity		
Historic and some older buildings	0.50	0.12 to 0.2
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50
Human Response		
Slightly perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severe/Disturbing	2.0	0.7 (at 2 Hz) to 0.17 (at 20 Hz)
Very disturbing	--	3.6 (at 2 Hz) to 0.4 (at 20 Hz)

Source: Caltrans 2020

Short-Term Construction

Construction activities have the potential to result in varying degrees of ground vibration, depending on the specific construction equipment used and activities involved. Vibration generated by construction equipment spreads through the ground and diminishes with increases in distance. The effects of ground vibration may be imperceptible at low levels, result in low rumbling sounds and detectable vibrations at moderate levels, and can disturb human activities such as sleep and vibration sensitive equipment at high levels. Ground vibration can also potentially damage the foundations and exteriors of existing structures even if it does not result in a negative human response. Pile drivers and other pieces of high impact construction equipment are generally the primary cause of construction-related vibration impacts. The use of such equipment is generally limited to sites where there are extensive layers of very hard materials (e.g., compacted soils, bedrock) that must be loosened and/or penetrated to achieve grading and foundation design requirements. The need for such methods is usually determined through site-specific geotechnical investigations that identify the subsurface materials within the grading envelope, along with foundation design recommendations and the construction methods needed to safely permit development of a site. According to City park staff, pile driving equipment would not be

required at the proposed project site. However, compaction equipment may be needed for the future proposed bluff stabilization project or construction of a stairway on the south bluff.

Construction vibration impacts generally occur when construction activities occur in close proximity to buildings and vibration-sensitive areas, during evening or nighttime hours, or when construction activities last extended periods of time. Due to the planned improvements, the use of heavy equipment is not anticipated and will emphasize light- and medium-duty equipment such as bulldozers. Also, construction activities will be temporary and occur over a period of several days to up to three weeks but are not expected to occur over extended periods of time (i.e. more than three weeks at a time). In addition, construction activities requiring larger equipment would not typically be in close proximity to residential properties or sensitive institutional uses. The ground-borne vibration levels generated by the type of equipment that would be used to construct the proposed Project are shown in Table 4.13-3, Project Construction Vibration Levels.

Table 4.13-3
Project Construction Vibration Levels

Equipment	Peak Particle Velocity (Inches/Second)			
	25 Feet	50 Feet	100 Feet	200 Feet
Small bulldozer	0.003	0.001	0.001	0.000
Jackhammer	0.035	0.016	0.008	0.004
Loaded truck	0.076	0.035	0.017	0.008
Large bulldozer	0.089	0.042	0.019	0.009
Vibratory Roller	0.21	0.098	0.046	0.021

Source: Caltrans 2020 and FTA 2018

As shown in Table 4.13-3, specific vibration levels associated with typical construction equipment are highly dependent on the type of equipment used. For structural damage, the use of typical equipment during construction activities (e.g., bulldozer, jack hammer, trucks etc.) would produce PPV levels up to 0.089 in/sec at 25 feet and a vibratory roller would produce PPV levels up to 0.21 at 25 feet. These PPV values are well below Caltrans' guidelines standards for potential structural damage for the types of buildings in and adjacent to the Project site, which consist of modern residential structures (0.5 PPV for continuous vibration sources). For human annoyance and interference responses, the use of typical equipment (e.g., bulldozer, jack hammer, trucks, etc.) during construction could produce vibration levels near the Project site that exceed Caltrans' perceptible vibration detection threshold (0.012 PPV). The vibration estimates shown in Table 4.13-3 are based on typical equipment operations and assume there is no change in elevation between work areas and receptor locations and no change in subsurface conditions that may affect vibration transmission through soil media and structures. While there would be elevation changes across the canyon, the elevation would be approximately level with the nearest sensitive receptors at the closest distance between a project work site and sensitive receptors. As discussed above, the proposed project does not have the potential to result in structural damage to buildings near work areas. Groundborne vibration would not be perceptible at any adjacent residential or institutional uses as long as such activities are beyond 200 feet from the project work area. Mitigation Measure MM-NOI-3 identifies potential areas of conflict beyond which there will be less than significant noise and vibration impacts. With implementation of the recommended **Mitigation Measures MM-NOI-1 through MM-NOI-4**, potential vibration impacts would be less than significant and no mitigation is required.

Long-Term Maintenance and Operation

Once construction is complete, maintenance and operation of the park will continue at approximately its present level. The temporary operation of equipment and trucks to remove soil, vegetation, etc. could produce similar vibrations similar but to a lesser degree than construction activities, except the paving operations are unlikely to be required. Similar to construction activities, maintenance-related vibrations may be perceptible at residences within 200 feet of maintenance work areas; however, these vibrations would not be excessive because they would occur during daytime hours only, be infrequent and intermittent (occurring for several days only when maintenance is necessary) and would not damage buildings or structures at any point. For these reasons, Project maintenance activities would not generate excessive groundborne vibration or noise levels. This impact would be less than significant and no mitigation is required.

c) **Less than Significant Impact.** The proposed project is not located within two miles of any public or private airport or within an airport land use plan. The closest airport facility, Orange County (John Wayne) Airport, is approximately 3.4 miles east of the project site. The proposed project is not located within the planning or noise limit boundaries of the airport. Thus, the proposed project would not expose people working in or visiting the Project area to excessive airport-related noise levels.

4.14 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☑
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

a) **No Impact** The project involves a long-established city park. It contains no inhabited residential or non-residential structures and thus would not generate any residents or new employees within the City. The site is presently designated for recreational use. The project also does not propose any use that would generate additional population or employment. Since it has no current or projected population or housing, the park does not conflict with regional population, housing, or employment projections for the City by SCAG in their 2024 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) referred to as “Connect SoCal” (SCAG 2026). Therefore, it does not conflict with the anticipated buildout of the City’s General Plan and would not induce any unplanned population growth. Impacts would be less than significant and no mitigation is required.

b) **No Impact.** The project site has been maintained and operated as a city park for many years. Due to the nature of the site and the project, no persons or housing would be displaced as a result of project construction or operation. There would be no impact and no mitigation is required.

4.15 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☑	☐
b) Police protection?	☐	☐	☑	☐
c) Schools?	☐	☐	☑	☐
d) Parks?	☐	☐	☑	☐
e) Other public facilities?	☐	☐	☐	☑

a) **Less than Significant Impact.** The Costa Mesa Fire & Rescue Department (CMFD) provides fire protection and emergency medical services to the City as a whole including the project site. CMFD has six fire stations in the City that are staffed 24 hours a day, every day. The closest station that responds to calls at the project site is Placentia Station 4 located at 2300 Placentia Avenue just south of the park on the east side of Placentia Avenue. The next closest station to the project site is the Royal Palm Station 2 located at 1570 Adams Avenue approximately 1.1 mile (driving) northeast of the site. Both of these stations are within a three-minute response time for emergency calls at Fairview Park (City 2016a, b).

The CMFD currently has approximately 97 full-time staff (85 sworn positions and 12 non-sworn positions) and part-time staff amounting to 2.25 full-time-equivalent positions. In general, CMFD responds to approximately 15,000 incidents city-wide each year of which approximately 75% are emergency medical services/rescue calls, 13% are "good intent" calls[i], 2% are fire calls, and the remaining 9% are other types of calls (CMFD 2026).

Fairview Park typically generates a relatively low level of CMFD service calls due to its largely unimproved (open space) conditions and lack of buildings or improved facilities. Typical CMFD calls to the park include medical situations or an occasional small brush fire.

Planned FPMPU improvements are relatively low intensity (trails, regrading of slopes, revegetation, and fencing) with no new buildings proposed. CMFD already serves the project site and the addition of the

[i] good intent call is when someone reports an emergency but by the time firefighters arrive there is no actual hazard

FPMPU improvements is not expected to substantially increase the need for CMFD services over current levels since the park is already "fully improved".

The Project site is currently an active city park and does not generate a large number calls for fire services typical of developed suburban communities (e.g., house or business fires, emergency medical situations, etc.). Portions of the project site are within a High Fire Hazard Severity Zone as designated by CALFIRE (CALFIRE 2026).

During construction, work sites may represent an "attractive nuisance" and the City may decide to install temporary fencing and lighting to preclude unauthorized access to the site by the public. The City may also install a closed circuit television if necessary or provide a temporary caretaker for the site for security during construction or grading of larger areas as an alternative to electronic monitoring. As part of construction, temporary fencing would be installed around the site to secure it from unauthorized public access. With these design features, the Project would have a less than significant impact on City fire services and no mitigation is required.

b) **Less than Significant Impact.** The Costa Mesa Police Department (CMPD) provides police protection services to the City, including the project site. The CMPD station is located at 99 Fair Drive about 1.8 miles east of the project site. CMPD is divided into three department divisions: Administration, Field Operations, and Support Services (City 2016a, b). CMPD staffing currently consists of 119 full-time sworn police officers and has a current budget for a total of 142 full-time sworn police officers. Based on the City's existing service population of 112,780 residents and 119 sworn officers, the City's existing per capita ratio is 1.19 officers per 1,128 residents. In general, CMPD responds to over 11,000 calls each year with approximately 40% being Part I crimes[ii] and the remaining 60% being Part II crimes[iii] (CMPD 2026). Fairview Park typically generates a relatively low level of police calls due to its largely passive nature and lack of facilities with large groups of people (MBI 2025). Typical calls to the park are for thefts from cars, minor vandalism, and occasional altercations between park users.

Fairview Park offers a variety of activities although most are relatively passive in nature (walking, hiking, running, bicycling) and some infrequent but still low intensity recreational uses (RF model aircraft flying, model railroad rides). The park generates fewer calls for police services than typical developed suburban residential or commercial land uses (e.g., home or auto theft, assaults, etc.).

During construction of planned FPMPU improvements, work sites may represent an "attractive nuisance" so the City will likely install temporary fencing and possibly lighting to preclude unauthorized access to these work sites by the public. The City may also increase security patrols of those areas to further discourage unauthorized public access during construction. Some FPMPU improvements will include permanent fencing, and revegetation where necessary.

Designated trails are wide enough to allow for park or police 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 being provided with the exception of the train station and maintenance yard.

[ii] Part 1 crimes are one of ten serious offenses monitored by the FBI's Uniform Crime Reporting (UCR) Program, including violent crimes (murder, rape, robbery, aggravated assault) and property crimes (burglary, larceny-theft, motor vehicle theft, arson).

[iii] Part II offenses are less serious crimes categorized by the FBI's Uniform Crime Reporting (UCR) Program, encompassing about 21 types of offenses like simple assault, fraud, drug violations, vandalism, and public drunkenness

With planned design features, the project would have a less than significant impact on City police services and no mitigation is required.

c) **Less than Significant Impact.** The NMUSD boundary spans approximately 59 square miles and includes the cities of Costa Mesa and Newport Beach. NMUSD consists of 32 schools, including 22 elementary schools, two intermediate schools, two middle/high schools (grades 7-12), two high schools (grades 9-12), three alternative schools/programs, and one adult education program (partnered with the Huntington Beach Adult School). District-wide enrollment in the 2023-2024 school year was 17,768 students (NMUSD 2026).

Construction of certain FPMPU improvements may have incremental and temporary impacts on Estancia High School adjacent to the southern boundary of the site west of Placentia Avenue (e.g., traffic, noise, staging activities, etc.). However, the City Parks and Facilities Department would coordinate any adjacent construction activities with the NMUSD and if necessary with the Estancia High School staff as well.

Senate Bill 50 (SB 50) was enacted in 1998 to address how schools are financed and how development projects may be assessed for associated school impacts. It has been incorporated into State law as Government Code Section 65995. SB 50 establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment and allows the State to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 provides three ways to determine funding levels for school districts. The NMUSD falls under the default level (Level 1) fee structure, which allows it to levy development fees to support school construction necessitated by development and receive a 50 percent match from State bond money. According to Government Code Section 65996, development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation” (NMUSD 2026).

NMUSD SB 50 impact fees are established for residential uses since they directly result in additional population and school students, and for commercial/industrial uses since they can indirectly result in additional students through parent employment-related transfers. However, the FPMPU project would not create any new residential or commercial/industrial land uses that would have the potential to generate more students using NMUSD facilities and services. Therefore, the FPMPU project would not be required to provide SB 50 impact fees to the NMUSD.

Since the FPMPU project is a park, it would not require any new or expanded school facilities or programs. Impacts would be less than significant and no mitigation is required.

d) **Less than Significant Impact.** According to the City’s Parks and Community Services Department, the City divides parks into three categories: neighborhood parks, community parks, and special use parks. The City has a total of 416.05 acres of parkland space (82.93 acres of neighborhood parks, 102.51 acres of community parks, and 230.61 acres of special use parks). Additionally, the Costa Mesa Golf Course, located at 1701 Golf Course Drive, provides the City with an additional 237.20 acres of parkland for a total of 653.25 (416.05 plus 237.20) acres of parkland. Fairmont Park is considered a special use park with 208 acres of mainly passive recreational uses (City PCS 2026).

Since the FPMPU project is a park it would not generate any additional population, housing, or employment that could potentially impact or create additional demand on parks and/or recreation facilities. Conversely, the project will improve and expand the biological resources of the park and help protect its cultural resources.

In addition, the Master Plan proposes to relocate the fly field facilities to the eastern portion of the park to reduce historical conflicts between human activities and the vernal pool area. As stated in the Project Description, “the City would fund relocation activities to assist in the transition of the fly field to the new location. The City would work closely with the Harbor Soaring Society to complete the relocation in a timely and cost effective manner”.

The Master Plan would result in the expansion recreational facilities but mainly in the form of passive habitat restoration and revegetation. The size of the park would not increase so potential impacts to parks would be less than significant and no mitigation is required.

e) **No Impact.** The Orange County Public Library (OCPL) provides library services to the City, including the project site. OCPL has 33 branch libraries in 24 incorporated cities and unincorporated areas of the County and has a system-wide collection of approximately 2.5 million items. The City has two branch libraries operated by OCPL: the Donald Dungan Library, located at 1855 Park Avenue, and the Mesa Verde Library, located at 2969 Mesa Verde Drive. OCPL is a special district governed by the Orange County Board of Supervisors and, thus, is funded mostly by taxes (e.g., property, sales, and utility taxes)(OCPL 2026). The project does not involve any land uses that would generate additional residents/population or employment which could generate additional demand for public facilities such as libraries, hospitals, etc. Therefore, the project would have no impacts in this regard and no mitigation is required.

4.16 - Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☑	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☑	☐

a) **Less Than Significant Impact.**

According to the City’s Parks and Community Services Department, the City divides parks into three categories: neighborhood parks, community parks, and special use parks. The City has a total of 416.05 acres of parkland space (82.93 acres of neighborhood parks, 102.51 acres of community parks, and 230.61 acres of special use parks). Additionally, the Costa Mesa Golf Course, located at 1701 Golf Course Drive, provides the City with an additional 237.20 acres of parkland for a total of 653.25 acres of parkland. Fairmont Park is considered a special use park with 208 acres of mainly passive recreational uses (City PCS 2026).

Since the FPMPU project is a park it would not generate any additional population, housing, or employment that could potentially impact or create additional demand on parks and/or recreation facilities. Conversely, the project will improve and expand the biological resources of the park and help protect its cultural resources. In fact, the goal of the project is to increase/improve the resources and use of Fairview Park and to help reconstruct and revegetate and landscape degraded areas of the park so it will not suffer substantial physical deterioration.

The Master Plan would result in the expansion recreational facilities but mainly in the form of passive habitat restoration and revegetation. However, one controversial aspect of the Master Plan is the proposed relocation of the fly field facilities to the eastern portion of the park. The Master Plan proposes this reduce historical conflicts between human activities and the vernal pool area and their biological resources. As stated in the Project Description, "the City would fund relocation activities to assist in the transition of the fly field to the new location. The City would work closely with the Harbor Soaring Society to complete the relocation in a timely and cost effective manner".

The Master Plan recommends the following…"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."

Due to its very nature, the proposed FPMPU project would result in increasing the use of existing neighborhood and regional parks or other recreational facilities but in a way that substantial physical deterioration would not occur. With implementation of the FPMPU, impacts to parks would be less than significant and no mitigation is required.

b) **Less Than Significant Impact.** The project is a Master Plan for the rehabilitation of biological habitat and protection of cultural resources on the Fairview Park site. The project does not propose new buildings or new permanent structures so there would be no adverse physical effects to the environment. Any impacts would be temporary from the regrading of slopes and revegetation of degraded areas, new fencing, and expanded or reconstructed trails. The proposed project would in fact be a beneficial change to the environment that would protect the biological and cultural resources of the park to a greater degree and improve recreational activities on the site by reducing historical conflicts (e.g., fly field v. vernal pools). Therefore, any impacts would be beneficial and less than significant with no mitigation required.

4.17 – Transportation

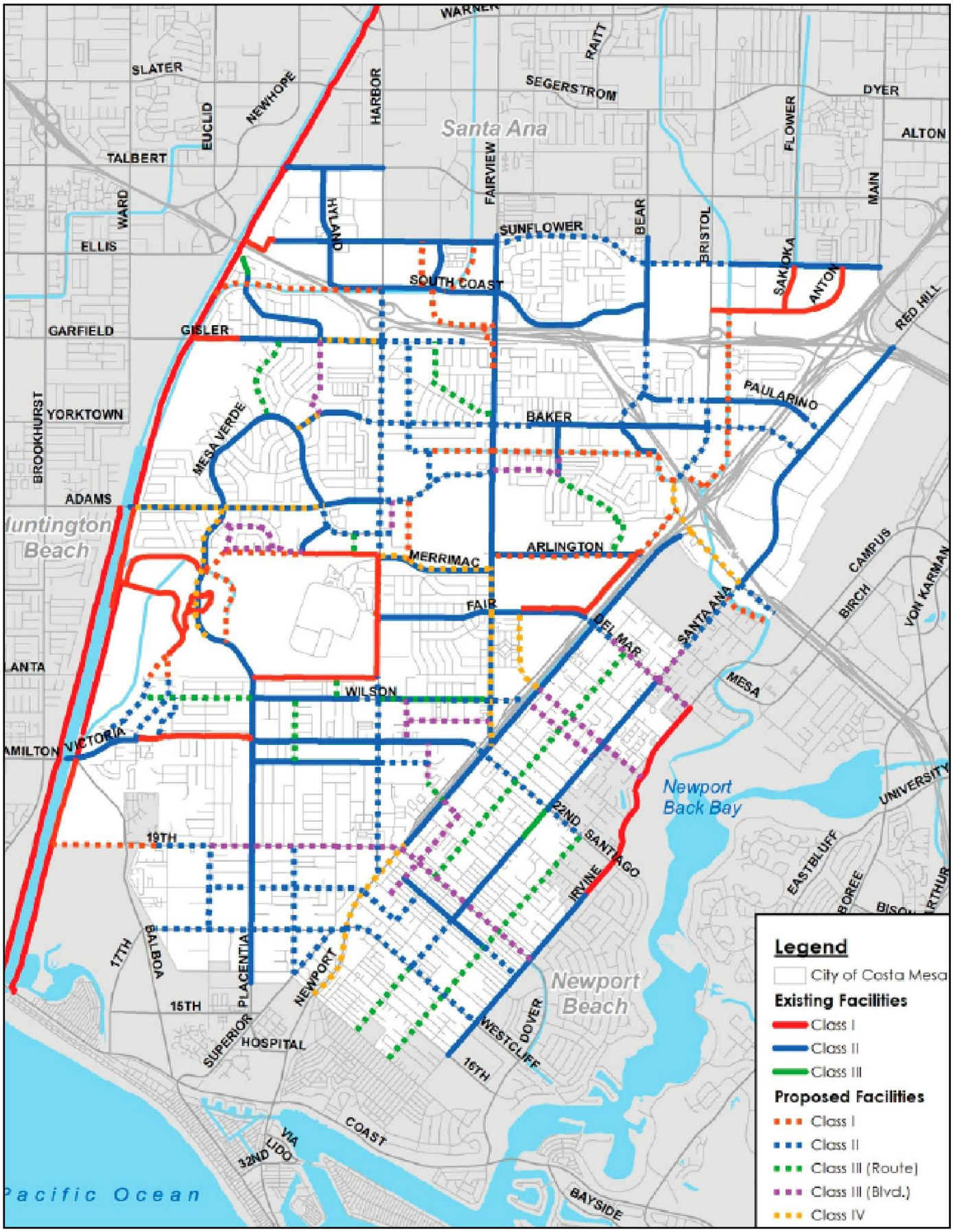
Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☑	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☑
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
d) Result in inadequate emergency access?	☐	☐	☑	☐

a) **Less than Significant Impact.** 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 (CMBMP), drafted in 2017, outlines the vision, strategies, and actions that will be implemented to improve the cycling experience in Costa Mesa. The CMBMP 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. Exhibit 4.17-1 shows the proposed bicycle facilities map for the City.

Fairview Park currently has two main parking lots to support its passive and low intensity active recreation areas both east and west of Placentia Avenue. No measurements of traffic volumes have been made relative to the FPMPU as it is assumed the project will improve protection of biological and cultural resources onsite but is expected to result in substantial increases in usage of the park. For typical development projects (e.g., residential, commercial) assumptions about additional traffic trips would be estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (most current 12th Edition, 2026).



Source: MIG, Inc
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Exhibit 4.17-1 Proposed Bicycle Facilities Map

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However, the nature of the project is such that it is not expected to generate significant amounts of traffic over that currently related to the park. This condition is assumed over both the short-term (during construction of improvements) and the long-term (when improvements are completed).

During construction, there may be temporary traffic impacts along Placentia Avenue, however, City Public Works would develop and implement a temporary traffic management plan that help minimize impacts on local neighborhoods and businesses during construction.

For typical private development projects, the analysis in this section typically includes discussions of public transit (bus and rail), pedestrian and bicycle facilities, and trails when applicable. That level of analysis is based on those types of projects generating additional residents and/or employees who would need to use non-vehicular transportation in and around the City. In this case, the Project is a park master plan which proposes no housing or land uses that would generate new population or employment. Therefore, this Project would have no demonstrable impact on local public transit, pedestrian and bicycle facilities, or trails. Impacts would be less than significant and no mitigation is required.

b) **No Impact.** In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts, under CEQA, associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and State-wide projects are required to utilize the updated CEQA guidelines recommending the use of VMT for evaluating transportation impacts as of July 1, 2020. CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation.

VMT assessment methodologies are based on how the addition of new residents or employees affects regional traffic patterns. However, in this case the nature of the project (i.e., rehabilitation of an existing special use city park) would not generate new residents from new housing or new employees from new non-residential uses. It would temporarily generate trips by construction equipment and workers during construction of planned improvements. While it would generate some additional traffic during maintenance activities, the timing and length of time needed for those activities would be relatively short and thus no significant amount of ongoing traffic is expected. Therefore, the project would have no impact related to VMT and no mitigation is required.

c) **Less than Significant Impact.** A significant impact could occur if a project substantially increases an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. Access to the site would be provided via its existing nine (9) entrance points including the main entrance located at 2525 Placentia Avenue on the west side of the street (with two main parking lots at this location). The other entrances include (from north to south): Canary Drive; Santa Ana River; East Side; Wetlands; Lawn; East Side (south); Canyon Drive; and Pacific Avenue. The amount, timing, or composition of onsite traffic is not expected to change substantially either during or after completion of the planned park improvements.

The project does not involve major roadway width or alignment changes to Placentia Avenue, the primary vehicular access route through the park site. There may be some addition or deletion of existing trails to protect vegetation and/or habitat resources but these are not public vehicular access routes and could only be used by onsite security or police vehicles at relatively low speeds. At present there are no identified hazardous roadway or intersection conditions within or adjacent to the park site that would

affect vehicular or pedestrian safety. Therefore, the proposed project would not result in a traffic safety hazard due to any design features. Impacts would be less than significant and no mitigation is required.

d) **Less than Significant Impact.** The planned low intensity improvements of the FPMPU would not interfere with evacuations or emergency equipment serving the park or the surrounding residential neighborhoods, the high school, Costa Mesa Golf Course, or the adjacent Talbert Park. This site is in the southwestern portion of the City and would not affect traffic on any collector or arterial street that would be required for emergency service or evacuation access. Therefore, the project would not physically interfere with emergency access or evacuation activities. Impacts would be less than significant and no mitigation is required.

4.18 – Tribal Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☑	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☑	☐	☐

a.i) **Less Than Significant with Mitigation Incorporated.** CEQA Guidelines state the term "historical resources" applies to resources that meet any of the following criteria for listing on the California Register of Historical Resources:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC Section 5024.1(c)).

A total of four cultural resources have been previously recorded within the park boundaries, including two prehistoric archaeological sites (one NRHP listed and one unevaluated), one multicomponent archaeological site, and one historical archaeological site. The two listed archaeological sites are likely portions of the same general cultural resource site, which have been investigated and documented in the past. 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 South Central Coastal Information Center records were searched as part of this master plan update process, including documentation of CA-ORA-000058, a Sacred Lands File (SLF) search, and informal conversations with local tribal representatives. As a result of this research, the park site is considered to have an extremely high sensitivity for buried Native American origin cultural resources.

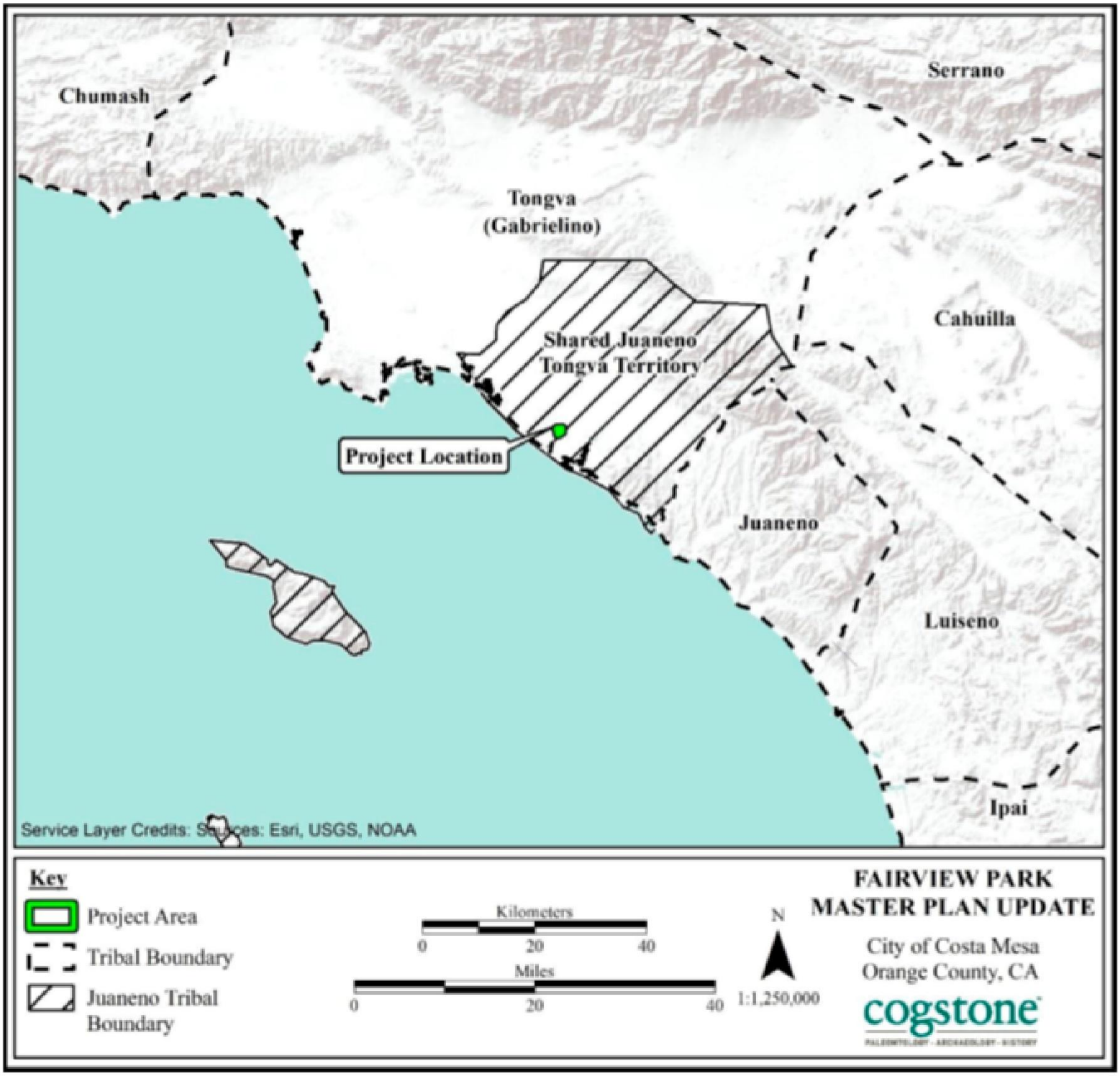
On October 25, 2024, Juaneño Band of Mission Indians, Belardes Cultural Resources Director Joyce Perry communicated via electronic mail indicating that Tribes want to engage in formal consultation on this project, noting, “this project is located in an extremely sensitive area to our tribe. Fairview 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. 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.” Therefore, the site contains resources listed in the California Register of Historical Resources (CRHR).

Available evidence suggests that both archaeological and Native American monitoring during project ground-disturbing activities are needed to ensure that inadvertent discoveries, if encountered, are properly treated and managed during project-related grading or construction. In addition to monitoring during construction, cultural resources awareness training is also advised in advance of project ground-disturbing activities. These measures are incorporated into Mitigation Measures MM-CUL-1 through CUL-6 as described below. With implementation of these measures, the project would not cause a substantial adverse change in the significance of an archaeological resource included in the CRHR. Impacts would be reduced to less than significant levels.

Mitigation Measures (from Section 4.5, Cultural Resources)

MM-CUL-1 Unanticipated Historical Resources
MM-CUL-2 Buried Cultural Resources
MM-CUL-3 Archaeological Monitor
MM-CUL-4 Archaeological Treatment Plan
MM-CUL-5 Native American Monitor
MM-CUL-6 Cultural Training

a.ii) **Less Than Significant with Mitigation Incorporated.** 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. By the time Spanish explorers arrived (circa 1769), this region already supported a well-established and thriving indigenous society. The onsite remnants of these tribal societies represent a significant environmental resource of the park site (MIG 2024). Exhibit 4.18-1 shows the location of Native American tribal territories in the surrounding region.



Source: MIG, Inc

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Exhibit 4.18-1 Traditional Tribal Territories

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The project area is within the traditional use area of both Gabrielino Tongva and Juaneño Acjachemen groups. Archival evidence strongly suggests the park site be considered a single unified Native American cultural landscape rather than as a place with four separate archaeological sites. Additional description of the Gabrielino Tongva and Juaneño Acjachemen in the region of Fairview Park can be found in MND Appendix D.

To comply with the Native American Tribal Consultation requirements of both SB 18 and AB 52, on October 7,2024, the following local Native American tribal groups identified by the Native American Heritage Commission (NAHC) were formally notified by certified mail from the City that environmental review for the proposed Fairview Park Master Plan Update Project had commenced:

- Gabrieleno Band of Mission Indians-Kizh Nation Chairman Andrew Salas
- Gabrieleno Band of Mission Indians-Kizh Nation Secretary Christina Swindall Martinez
- Gabrieleno/Tongva Tribal Council Chairperson Anthony Morales
- Gabrielino/Tongva Indians of California Cultural Resource Administrator Christina Conley
- Gabrielino/Tongva Indians of California Tribal Council Chairperson Robert Dorame
- Gabrielino-Tongva Tribe Chairperson Charles Alvarez
- Gabrielino-Tongva Tribe Cultural Resource Director Sam Dunlap
- Gabrielino/Tongva Nation Chairperson Sandonne Goad
- Juaneno Band of Mission Indians Chairperson Sonia Johnston
- Juaneno Band of Mission Indians Cultural Resource Director Joyce Perry
- Juaneno Band of Mission Indians Acjachemen Nation 84A Chairperson Heidi Lucero
- Pala Band of Mission Indians Legal Analyst/Researcher Christopher Nejo
- Pala Band of Mission Indians Tribal Historic Preservation Officer Shasta Gaughen
- Pala Band of Mission Indians Assistant THPO Alexis Wallick
- Santa Rosa Band of Cahuilla Indians Tribal Chair Lovina Redner
- Soboba Band of Luiseno Indians Cultural Resource Specialist Jessica Valdez
- Soboba Band of Luiseno Indians Tribal Historic Preservation Officer Joseph Ontiveros
- Ti'at Society/Traditional Council of Pimu/Mother Earth Clan Director Cindi Alvitre
- Shoshone-Gabrielino Nation Chairperson Nick Rocha

The 90-day period to request Native American Consultation under SB 18 closed on January 5, 2025. The 30-day period to request Native American Consultation under AB 52 closed on November 6, 2024. The City received two responses - from the Juaneño Band of Mission Indians and from the Gabrieleno Band of Mission Indians-Kizh Nation. No responses were received from other tribal representatives prior to issuance of the IS/MND so formal consultation with those tribes is considered closed.

Under SB 18 and AB 52, the City has had ongoing consultation with the following local Native American tribal representatives regarding identified tribal cultural resources on the Fairview Park site:

> On October 25, 2024, Juaneño Band of Mission Indians, Belardes Cultural Resources Director Joyce Perry communicated 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.” 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.

On November 8, 2024, a representative of the Gabrieleño Band of Mission Indians-Kizh Nation indicated during a telephone call that the Tribe would respond to City representative Kelly Dalton. On November 8, 2024, a representative of the Gabrielino/Tongva Indians of California Tribal Council indicated that Cultural Resource Administrator Christina Conley will respond to the follow up electronic mail message sent on October 25, 2024

On October 28, 2024, Gabrielino-Tongva Tribe Sam Dunlap responded to the October 25, 2024, follow up electronic mail indicating that the Tribe does wish to engage in SB 18 and AB52 consultation and would contact City representative Kelly Dalton.

On November 8, 2024, Soboba Band of Luiseno Indians Tribal Historic Preservation Officer Joseph Ontiveros responded during a follow up telephone call that they will defer to local tribes within the Project Area.

Most cultural resources, including Native American 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 critical to protect both biological and cultural resources. Stabilization methods include revegetation 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 will be installed throughout the park. Revegetation of existing trail areas, in coordination with plant biologists, with no till options, is recommended in the FPMPU. Impacts to various cultural resources on the stie from FPMPU activities are considered potentially significant.

Available evidence suggests that both archaeological and Native American monitoring during project ground-disturbing activities to ensure that inadvertent discoveries, if encountered, are properly treated and managed during project-related grading or construction. In addition to monitoring during construction, cultural resources awareness training is also advised in advance of project ground-disturbing activities. These measures were developed based on input from the consulting tribal representatives and are incorporated into Mitigation Measures MM-CUL-1 through CUL-6 described below. With implementation of these measures, the project would not cause a substantial adverse change in the significance of tribal cultural resources and potential impacts would be reduced to less than significant levels.

Mitigation Measures (from Section 4.5, Cultural Resources)

MM-CUL-1 Unanticipated Historical Resources
MM-CUL-2 Buried Cultural Resources
MM-CUL-3 Archaeological Monitor
MM-CUL-4 Archaeological Treatment Plan
MM-CUL-5 Native American Monitor
MM-CUL-6 Cultural Training

4.19 - Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☑	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☑
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☑
d) Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☑	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☑

a) **Less than Significant Impact.** Public utility easements are limited to the north and south boundaries of the park. Domestic and reclaimed water lines lie along the extreme north property line. These lines are a barrier to creating a simple ramped connection from the park to Canary Drive. A regional gas main crosses in the east-west direction at the southern property line in the area of Parsons School. The gas main continues down the bluff into Talbert Nature Preserve and constitutes no obstruction to park planning (MIG 2025).

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 adjacent to 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. It should be noted the Costa Mesa Sanitary District installed sewer lines in Fairview Park on the east and west sides of Placentia Avenue in 2000.

The service area of SCE spans much of southern California from Orange and Riverside counties to the south to Santa Barbara County on the west and Mono County to the north. Total mid-electricity consumption in SCE's service area was 107,876 gigawatt-hour (GWh) in 2022, the latest year data is provided. Electrical service is available along Placentia Avenue.

The SoCalGas service area spans much of southern California, from San Luis Obispo in the north to the Mexico border in the south. Total natural gas consumption in SoCalGas's service area in the year 2022 is estimated at 6,566 millions of therms (1 therm = approx. 1200 cubic feet).

The project involves a series of improvements to Fairview Park that would not generate additional population or employees who would consume additional potable water or generate additional wastewater. However, potable water may be necessary on a temporary basis to help establish revegetated areas or maintain new habitat resources until they can become permanently established on their own. This impact would be temporary so the project would have no impacts related to new or expanded water supply and wastewater treatment facilities.

The project would have a minimal impact on electricity as it would install limited new security lighting to protect work areas temporarily from unauthorized access. Where necessary, project improvements would connect to existing electrical lines in the adjacent roadways (i.e., Placentia Avenue) and would not require any expansion of services. There would be no impacts related to natural gas or telecommunication services.

Due to the low intensity and the nature of the planned FPMPU improvements, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause a significant environmental effect. Impacts would be less than significant and no mitigation is required.

b) **No Impact.** The project is a master plan update for Fairview Park and the planned improvements would not generate additional population or employees who would consume additional potable water. The project does propose revegetation of biological habitat areas although much of the plant species would be local natives that are generally drought tolerant which would require only a minimal amount of water for temporary irrigation. As a result, the Project would not affect local or regional water supplies under normal or any drought conditions. Therefore, he project would not substantially deplete water supplies and would have no impact on entitled water supplies and no mitigation is required.

c) **No Impact.** The project is a park master plan that proposes improvements that would not generate additional population or employees who would generate additional wastewater (i.e., no new occupied buildings although additional restrooms are possible if service is physically available where needed. As a result, the Project would not require any wastewater treatment facilities or related services. Therefore, there would be no impact and no mitigation is required.

d) **Less Than Significant Impact.** The Costa Mesa Sanitary District contracts curbside trash and recycling collection services with CR&R Environmental Services. Each year about 98 percent of solid waste landfilled from Costa Mesa was disposed of at four facilities: the El Sobrante Landfill, the Frank R. Bowerman Sanitary Landfill, the Olinda Alpha Landfill, and the Prima Deshecha Landfill. A recent EIR in the City indicates that the closure dates of these facilities range from 2036 to 2102 and they have a combined remaining capacity of almost 500 million cubic yards of waste (MBI 2025).

The planned improvements related to the project are not expected to would generate large amounts of waste during construction (e.g., revegetating slopes, additional fencing and signage, no new buildings, etc.). Ongoing maintenance of these improvements is also not expected to generate significant amounts of solid waste although some soil and vegetation materials would require disposal during ongoing maintenance.

The City estimates that current ongoing maintenance at the park generates approximately 1-2 tons of waste materials per week and typical removal activities may require 2-5 days to complete. The basin could accommodate more than one major storm event per year depending on the size and duration of the events. Under worst case conditions, it is assumed the basin would require two cleanings in a year that take up to 10 days, generating approximately 20 tons of waste materials. If none of these materials can be reused, recycled, or composted onsite they would need to be disposed of in a landfill, the Project waste would represent much less than 0.01% of the daily disposal capacities of the four available landfills. The estimated waste materials from the project would result in only incremental increase in overall wastes from the park that may require disposal in local landfills. Therefore, impacts would be less than significant and mitigation is required.

e) **No Impact.** Due to the type of improvements involved, the proposed project would only be expected to generate a nominal amount of construction or maintenance wastes and the City would comply with all applicable federal, state, County, and City statutes and regulations related to solid waste. Therefore, no impact would occur relative to solid waste regulations.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☑
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☑
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

a) **No Impact.** According to the State Department of Forestry and Fire Prevention (CALFIRE), the project site is not within a State Responsibility Area (SRA), a Local Responsibility Area (LRA), or is classified as a High or Very High Fire Hazard Severity Zone (VHFHSZ)(CALFIRE 2026). The project is a master plan update for Fairview Park and planned improvements are relatively low intensity with no new buildings or facilities that might be prone or subject to major risk during a wildfire event. Some of the work may involve regrading slopes where improper fill was placed, and revegetating hillsides and other areas to improve biological habitat for sensitive species of plants and animals, including vernal pools.

Placentia Avenue bisects the park site north-south and connects to Adams Avenue on the north and Victoria Street on the south. Therefore, the project would not hinder or slow any evacuation from the surrounding neighborhoods. The project would also not substantially impair any adopted emergency response plan or emergency evacuation plan (see Section 4.9, Hazards and Hazardous Materials). No impact would occur and no mitigation is required.

b) **No Impact.** The project site is not within a State Responsibility Area (SRA), a Local Responsibility Area (LRA), or is classified as a High or Very High Fire Hazard Severity Zone (VHFHSZ)(CALFIRE 2026). The project site is passive open space park with large areas of native habitat and vegetation with few buildings and improvements of mainly non-flammable materials (e.g., concrete, rock, etc.). Therefore, the project would not exacerbate wildfire risks and would not expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact would occur and no mitigation is required.

c) **No Impact.** The project site is not within a State Responsibility Area (SRA), a Local Responsibility Area (LRA), or is classified as a High or Very High Fire Hazard Severity Zone (VHFHSZ)(CALFIRE 2026). The project includes extensions and improvements of trails that would allow for better emergency access to a larger portion of the park site. These could assist firefighting personnel in fighting any fires if they are onsite. In addition, project improvements would be largely made of non-flammable materials and no new occupied buildings are proposed. As a result, project improvements would not exacerbate fire risk and would not result in a temporary or ongoing impact from wildfires requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment. No impact would occur and no mitigation is required.

d) **No Impact.** The project site is not within a State Responsibility Area (SRA), a Local Responsibility Area (LRA), or is classified as a High or Very High Fire Hazard Severity Zone (VHFHSZ)(CALFIRE 2026). However, the western portion of the site, mainly west of Placentia Avenue, is within a 100-year flood zone in this southwestern portion of the City. A wildfire in the mesa portion of the park site could result in some increased potential for landslide, rockfall, or erosion impacts on the adjoining slopes if vegetation cover is removed and then heavy storms occur. However, the project is designed to reduce or eliminate this potential by revegetating bare slopes and other areas to improve the biological habitat throughout the site. Therefore, impacts would be less than significant and no mitigation is required.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☐	☑	☐
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☑	☐

a) **Less than Significant with Mitigation Incorporated.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project site is located adjacent to developed areas but does contain substantial biological resources including listed and sensitive species of plants and animals and sensitive habitat (riparian vegetation, vernal pools). Section 4.4 indicates the proposed project would not significantly impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species with implementation of the recommended mitigation measures shown below and with implementation of the recommended Fairview Park Master Plan. In fact, the proposed Master Plan is intended to substantially improve habitat conditions onsite.

Section 4.5 indicates the proposed project would have less than significant impacts on historical or archaeological resources with implementation of the recommended mitigation measures (see below). These same measures are recommended in Section 4.16 regarding Tribal Cultural Resources and coordination with local Native American tribes.

Biological Resources (BIO)

MM-BIO-1 Comprehensive Species and Habitat Protection
MM-BIO-2 Pre-Construction Survey for Nesting Birds
MM-BIO-3 Fly Field Relocation
MM-BIO-4 Vernal Pools Rehabilitation

MM-BIO-5 Comprehensive Regulatory Permitting Strategy
MM-BIO-6 Modified Trail Plan
MM-BIO-7 Enforcement
MM-BIO-8 Conservation Easement(s)
MM-BIO-9 Onsite Biological Monitor

Cultural and Tribal Cultural Resources (CUL)

MM-CUL-1 Unanticipated Historical Resources
MM-CUL-2 Buried Cultural Resources
MM-CUL-3 Archaeological Monitor
MM-CUL-4 Archaeological Treatment Plan
MM-CUL-5 Native American Monitor
MM-CUL-6 Cultural Training

b) **Less than Significant Impact.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land-use changes and operational characteristics involved with the proposed project. There are no large development or public works projects in the vicinity of the proposed Project so the "universe" for cumulative impacts relative to the project is the City of Costa Mesa. Cumulative impacts are expected to be less than significant, as further discussed below:

Aesthetics
The analysis provided in Section 4.1 found that impacts related to aesthetics at the project-level have no potential for cumulative impacts because impacts are limited to onsite conditions and include no component that could result in more widespread visual impacts over time or space. There are also no major private development or public works projects currently proposed in the immediate vicinity of the project site that could contribute to cumulative impacts in the surrounding suburban neighborhoods Therefore, no cumulative impacts related to this topic would occur.

Agricultural Resources
The analysis provided in Sections 4.2 found that no individual impacts would occur as there are no agricultural resources or activities on the site, in the project area, or the City as a whole. Therefore, the Project could not contribute considerably to local agriculture or forestry.

Air Quality
The analysis provided in Section 4.3 found that air quality impacts would be less than significant due to the low intensity nature of the planned improvements. Therefore, according to the SCAQMD's methodology, the project would also not make a significant contribution to localized or regional cumulative air quality impacts.

Biological Resources
The analysis provided in Section 4.4, supported by a *Biological Resources Technical* Report (MND Appendix B), found that individual impacts to sensitive species or migratory birds could occur but would be reduced to less than significant levels by implementing the recommended mitigation measures. Therefore, the project would not contribute considerably to regional impacts on biological resources with mitigation. In fact, planned improvements to the park site under the FPMPU would have

demonstrable benefits for sensitive biological species on the park site. Mitigation Measures for Biological Resources (BIO) include the following:

MM-BIO-1 Comprehensive Species and Habitat Protection
MM-BIO-2 Pre-Construction Survey for Nesting Birds
MM-BIO-3 Fly Field Relocation
MM-BIO-4 Vernal Pools Rehabilitation
MM-BIO-5 Comprehensive Regulatory Permitting Strategy
MM-BIO-6 Modified Trail Plan
MM-BIO-7 Enforcement
MM-BIO-8 Conservation Easement(s)
MM-BIO-9 Onsite Biological Monitor

Cultural Resources

The analysis provided in Section 4.5, supported by the *Cultural, Tribal Cultural, and Paleontological Resources Assessment* (MND Appendix D), found that no significant impacts to historic, archaeological, or Native American resources would occur as a result of project construction and operation with adherence to existing regulations and the mitigation measures recommended. The Project would have no impacts on cultural resources and would not result in localized or regional cumulative impacts. In fact, the Master Plan Update would help protect cultural resources on the park site to a greater degree than exists at present. Mitigation Measures for Cultural Resources (CUL) impacts include the following:

MM-CUL-1 Unanticipated Historical Resources
MM-CUL-2 Buried Cultural Resources
MM-CUL-3 Archaeological Monitor
MM-CUL-4 Archaeological Treatment Plan
MM-CUL-5 Native American Monitor
MM-CUL-6 Cultural Training

Energy

The analysis provided in Section 4.6 found individual impacts related to energy use of the project to be minimal due to the type of improvements planned. As a result, the Project is not expected to make a significant contribution to any cumulative energy impacts.

Geology and Soils

The analysis provided in Section 4.7 indicates impacts related to geology, seismicity, and soils at the Project-level are very localized and have no potential for cumulative impacts. The site is not underlain by local or reginal seismic faults, unstable geologic formations or soils, but portions may be subject to liquefaction or limited landslides. However, the proposed project would not contribute to any potential regional geologic or soil constraints or related impacts. As such, no cumulative impacts related to this topic would occur.

Greenhouse Gas Emissions

As discussed in Section 4.8, supported by air pollutant calculations (MND Appendix H), climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The SCAQMD-recommended methodology for assessing GHG impacts is on a cumulative basis. Therefore, the Project would not make a significant contribution to any cumulative impacts related to global climate change.

Hazards and Hazardous Materials

The analysis provided in Section 4.9 found that potential impacts related to hazards and hazardous materials would be less than significant. Compliance with all regulations related to the disposal and storage of cleaning and maintenance hazardous waste during construction would ensure that impacts would be less than significant. The Project does not involve any hazards or hazardous materials during operation so the project would not make any contributions to cumulative impacts in this regard.

Drainage/Water Quality

The analysis provided in Section 4.10, Hydrology and Water Quality, found that less than significant individual, local, or regional impacts would occur from implementation of the project. In fact, the project is intended to improve drainage and vernal pool conditions on the site along with revegetating slopes to minimize erosion. The various FPMPU improvements will have a beneficial impact related to runoff, drainage, erosion, and prevent flooding and flood-related hazards. Therefore, while the proposed project would not make a significant adverse contribution to individual, localized or regional cumulative impacts with regulatory compliance and the proposed Project design.

Land Use and Planning

The analysis provided in Section 4.11 related to Land Use and Planning found the project is consistent with General Plan and zoning designations since the FPMPU project is an updated master plan for the park itself. In addition, the project does not produce any growth in population, housing, or employment and impacts would be less than significant. Therefore, the Project would not contribute to individual, localized, or regional cumulative impacts related to land use or planning.

Mineral Resources

The analysis provided in Section 4.12 related to mineral resources found there are no designated resources on or in the area of the project site, so there would be no impact on these resources. Therefore, the project would not contribute to any localized or regional cumulative impacts related to mineral resources.

Noise

As discussed in Section 4.13, supported by noise calculations (MND Appendix H), onsite construction and operational noise is not anticipated to result in perceptible increases in ambient noise with the implementation of Best Management Practices. Therefore, the proposed project would not contribute considerably to noise levels in the immediate vicinity of the park site with implementation of the recommended mitigation measures. The project would contribute to temporary increases in noise levels in the immediate vicinity during construction activities, but Best Management Practices would be incorporated to ensure that impacts to nearby sensitive receptors remain less than significant. In addition, much of the work requiring larger equipment (e.g., bulldozers for grading) will occur in the mesa and central portions of the site, away from the surrounding residential neighborhoods. Therefore, the project would also have no considerable contribution to cumulative noise impacts as there are no private development or other public works projects planned in this area at present. Mitigation Measures for Noise (NOI) impacts include the following:

MM-NOI-1 Restrict Equipment Work Hours
MM-NOI-2 Reduce Construction Equipment Noise Levels
MM-NOI-3 Provide Notification of Construction Activities
MM-NOI-4 Prepare Construction Noise Complaint Plan

Population and Housing
The analysis provided in Section 4.14 related to Population and Housing found that no impacts would result because the project would not produce any new housing, residents, or employees. Therefore, the project would also have no cumulative impacts related to these topics.

Public Services
The analysis provided in Section 4.15 related to Public Services found that impacts would be less than significant since the project will not add any population or workers who would need additional public services. Therefore, the proposed project would only incrementally contribute to any localized cumulative service impacts, but the contribution would not be cumulatively considerable.

Recreation
The analysis provided in Section 4.16 related to Recreation found that potential impacts would be less than significant due to the nature and location of the project. In fact, this project, an updated master plan for the Fairview Park, would actually improve conditions on the site and help protect its environmental resources while balancing public uses. Therefore, no cumulative impacts related to this topic would occur.

Traffic and Transportation
Traffic conditions were analyzed in Section 4.17 and found to be less than significant since the planned park improvements will not substantially increase use of the park over existing conditions. The proposed project's contribution to cumulative impacts to local and regional transportation facilities would not be considerable as it would not generate substantial new vehicular trips or vehicle miles traveled (VMT).

Tribal Cultural Resources
The analysis provided in Section 4.18, supported by the *Cultural, Tribal Cultural, and Paleontological Resources Assessment* (MND Appendix D) and consultation with local Native American tribal representatives, no significant impacts to Native American tribal cultural resources would occur as a result of project construction and operation with adherence to existing regulations and the mitigation measures recommended in Section 4.5, Cultural Resources (CUL) as shown below:

MM-CUL-1 Unanticipated Historical Resources
MM-CUL-2 Buried Cultural Resources
MM-CUL-3 Archaeological Monitor
MM-CUL-4 Archaeological Treatment Plan
MM-CUL-5 Native American Monitor
MM-CUL-6 Cultural Training

Utilities and Service Systems
The analysis provided in Section 4.19 related to Utilities and Service Systems found that impacts would be less than significant since the project would not consume water or require wastewater treatment or solid waste disposal (i.e., no additional residents or workers and no new buildings). Therefore, the project would not contribute to localized or regional cumulative impacts with regulatory compliance.

Wildfire
The analysis provided in Section 4.20 related to Wildfire found no impacts or less than significant project-level impacts; therefore, no cumulative impacts related to this topic would be expected to occur.

c) **Less than Significant Impact.** The environmental analysis provided in Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts would be less than significant with regulatory compliance. Sections 4.8 concludes that impacts related to climate change would be less than significant. Impacts related to hazards and hazardous materials would be less than significant (Section 4.9) as well as impacts related to hydrology and water quality would be less than significant (Section 4.10).

Based on the preceding analysis of potential impacts in the responses to items 4.1 through 4.20, no evidence is presented that this proposed project would degrade the quality of the environment. Impacts related to degradation of the environment, biological resources, hydrology and water quality would be less than significant with regulatory compliance. Therefore, the proposed project would not have environmental effects which would cause substantial adverse effects on humans, either directly or indirectly.

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5 Mitigation Summary

BIOLOGICAL RESOURCES

MM-BIO-1: Comprehensive Species and Habitat Protection. To protect federal and state listed species, state candidate species, and onsite sensitive natural habitats to the greatest extent possible, all existing and new habitat areas within the portion of the park west of Placentia Avenue shall be fenced or otherwise be access restricted to prevent or deter public access (bicycle or pedestrian). Access shall be restricted along primary and secondary trails through: (a) the wetlands and riparian areas; (b) vernal pool areas; and (c) sage scrub habitat in the mesa area. The FPMPU shall emphasize perimeter trails to provide circular access around the various habitat areas. Where necessary to protect resources elevated walkways or trails shall be installed. Any new fencing must not preclude wildlife from traveling between these various habitat areas over the long-term. The trail portion of this program is described in more detail in MM-BIO-6 and may also be covered by comprehensive permitting under MM-BIO-5.

MM-BIO-2: Pre-Construction Survey for Nesting Birds. To the extent feasible, construction, grading and other ground disturbances need for Master Plan improvements shall be scheduled to avoid bird nesting seasons, including burrowing owl. If construction activities are scheduled to take place outside the nesting seasons, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in Orange County extends from February 1 through September 1.

If it is not possible to schedule construction, grading and ground disturbance activities between September 1 and January 31, then a pre-construction survey for nesting birds must be conducted by a qualified biologist in areas planned for disturbance to ensure that no nests would be disturbed. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for nesting birds. During or following academic training, the qualified biologist would have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

Surveys must be conducted no more than five (5) days prior to the initiation of any site disturbance activities and equipment mobilization, including tree, shrub, or vegetation removal, fence installation, grading, etc. If project activities are delayed by more than five (5) days, an additional nesting bird survey would be performed. During surveys, the biologist would inspect all trees and other potential nesting habitats (e.g., trees and shrubs) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys would be documented.

If an active nest is found sufficiently close to work areas to be disturbed by these activities, the qualified biologist would determine the extent of a construction-free buffer zone to be established around the nest (typically up to 300 feet for raptors and up to 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code would be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading, would be permitted until the chicks have fledged.

MM-BIO-3: Fly Field Relocation. The existing RC fly field in the southern vernal pools area shall be relocated to the east side of the park east of Placentia Avenue. The exact location of the field shall be selected in consultation with the California Department of Fish and Wildlife to minimize impacts on

burrowing owl and Crotch's bumble bee and possibly prevent the need for take authorization for these species based upon avoidance of suitable habitat. The City shall provide for funding of the physical relocation this facility including construction of a new runway and launching equipment, installation of storage and wind indication equipment, and a permanent site sign. This action may also be covered by MM-BIO-5.

MM-BIO-4: Vernal Pools Rehabilitation. Prior to any further ground disturbance related to vernal pools on the site, the City shall prepare and process a Lake and Streambed Alteration Agreement (LSAA) to cover any existing, ongoing, continuing, or new work to rehabilitate the vernal pools in the southwestern portion of the park site. This action may also be covered by MM-BIO-5.

MM-BIO-5: Comprehensive Regulatory Permitting. The City, in consultation with the California Department of Fish and Wildlife (CDFW), shall prepare and process an Incidental Take Permit (ITP) or Restoration Management Permit (RMP) under the "Cutting the Green Tape" CDFW program to consolidate and/or minimize the number of CDFW permits needed to effectively implement the Fairview Park Master Plan Update. The permitting shall identify how the City will meet its commitment to the OCTA mitigation obligations.

MM-BIO-6: Focused Trail Planning. As outlined in MM-BIO-1, the City shall install fencing or other access restrictions for all habitat areas within the portion of the park west of Placentia Avenue. The emphasis on trail planning will be perimeter trails to provide circular access around the various habitat areas, including elevated walkways or trails where needed to protect vernal pool or other resources. The one exception would be the secondary pedestrian trail that currently separates the mesa from the northern vernal pool area – other maintenance and vehicular access routes would also be maintained in their current locations and conditions. Elevated educational viewpoints will be created to provide expansive views of the habitat areas and also explain their importance and the need to restrict public access through the habitat areas to protect their resources. Fencing can include but is not limited to chain link or wrought iron at least six feet in height with top treatments sufficient to discourage or prevent unauthorized public access. A video monitoring system may also be necessary if fencing alone is not sufficient to preclude public access. This program may also be included in total or in part by MM-BIO-5.

MM-BIO-7: Long-Term Enforcement. The City shall determine if or how best to modify its park security and patrol procedures to effectively protect the various habitat areas of the park as fencing or other public access restrictions are installed. The Operations, Maintenance, and Management Plan shall be modified to incorporate this information once specific actions have been identified.

MM-BIO-8: Conservation Easement(s). Within one year of approval of the Master Plan Update, the City shall identify the steps necessary to establish and record one or more conservation easement(s) or other approved conservation mechanism on the park site to ensure the long-term protection of biological resources on the site. The parameters of this easement shall be coordinated with the California Department of Fish and Wildlife to identify how the City will meet its commitment to the Orange County Transit Authority (OCTA) mitigation obligations.

MM-BIO-9: Onsite Biological Monitor. To ensure that impacts to listed, sensitive or special-status species do not occur from this point forward, the City shall hire an onsite biological monitor to not only monitor Master Plan improvements but any conditions that could degrade habitat or impact listed or sensitive species on the park site. This monitor would be a qualified biologist familiar with the requirements of the various species and habitat areas present on the park site. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting pre-construction surveys and monitoring

construction sites. During or following academic training, the qualified biologist would have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.

The qualified biologist shall be present during and observe Master Plan construction activities or any ground disturbance that may potentially impact sensitive biological resources. Activities that the biological monitor shall be responsible for include, but are not limited to, the following:

1. Inspecting the work and staging areas for entrapped wildlife including searching within or around equipment/vehicles, excavations, staged materials, etc.;
2. Identifying any wildlife observed present, or sign observed thereof, and document any wildlife behaviors that may indicate potential nesting or natal sites within or immediately adjacent to the project site;
3. Reporting dead or injured wildlife; and
4. Providing a worker environmental awareness presentation to on-site workers. The presentation shall at minimum (a) highlight the sensitive species that have probability to occur on the site; (b) inform workers of mitigation and permit requirements; (c) discuss applicable laws (e.g., ESA, MBTA) for the protection of biological resources and potential fines/penalties associated with violations; and (d) provide instructions and contact information for notifying the biological monitor if a sensitive species is observed or any dead or injured wildlife are encountered.

The biological monitor shall report to the director of park facilities and have the authority to suspend any activities on the park site that threaten sensitive resources or species on the site. The monitor shall prepare an annual report for the City Council documenting the success in achieving the Master Plan goals and planned improvements and how the City is meeting its commitment to the OCTA mitigation obligations.

CULTURAL/TRIBAL CULTURAL RESOURCES

MM-CUL-1: Unanticipated Historical Resources. If buried potentially historical materials are inadvertently discovered during any earth-moving operations associated with the project, all work within 50 feet of the discovery shall be halted or diverted until a qualified historian can evaluate the nature and significance of the find and recommend appropriate disposition.

MM-CUL-2: Buried Cultural Resources. If buried cultural materials are inadvertently discovered during any earth-moving operations associated with the project, all work within 50 feet of the discovery shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The City staff shall ensure that qualified archaeological and Native American monitors are present for all ground disturbing activities, and all vegetation clearance that is beyond normal maintenance that typically occurs within the park (see MM-CUL-3 and MM-CUL-5, respectfully).

MM-CUL-3: Archaeological Monitor. Prior to the start of any clearing or grading, the City shall retain a qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Project Archaeologist and the Tribal Monitor (see MM-CUL-4) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

MM-CUL-4: Archaeological Treatment Plan. The Project Archaeologist, in consultation with the Consulting Tribe(s), the grading contractor, and the City, shall develop an Archaeological Treatment Plan (ATP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that would occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: Project grading and development scheduling; cultural sensitivity training, and protocols to follow in the event of inadvertent cultural resources are discovered.

The ATP shall include a presence/absence testing program and a contingent data recovery program which shall be prepared by a qualified archaeologist in consultation with Tribes prior to ground disturbing activities that extend below the depth of the historic plough zone (approximately 1-3 feet). Native American-origin cultural materials encountered during ground disturbing activities, including vegetation clearing activities, shall be stored on the park site pending reburial on site at a location not to be disclosed to the public. When an archaeological find is made, the archaeologist shall be allowed access to the artifact(s) necessary to describe, measure, photograph, draw (if necessary), and catalog the items. Disposition of tribal cultural resources will be in accordance with applicable law and in consultation with the consulting tribes.

MM-CUL-5: Native American Monitor. Tribal monitor(s) shall be allowed on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. If so requested by a tribe on the City's AB 52 list and that has expressed a desire to monitor grading, the City shall retain a qualified tribal monitor(s) from the requesting tribe. Prior to issuance of a grading permit, the City shall enter into an agreement with the Tribe(s) for monitoring of project grading. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

MM-CUL-6: Cultural Training. The Project Archeologist and Consulting Tribal Representatives shall attend the pre-grading meeting with the City, the construction manager and any contractors and shall conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training would include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that would conduct earthwork or grading activities that begin work on the project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.

GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)

MM-PAL-1: Paleontological Monitoring. City staff shall require applicants for future proposed projects with planned impacts in undisturbed sediments ranked moderate or above to either (1) provide a technical paleontological assessment consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist (with a graduate degree and a specialization in vertebrate paleontology) or (2) agree to monitoring all excavations below five feet. If resources are known or reasonably anticipated the recommendations shall provide a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments, provides a fossil recovery protocol that includes data to be collected, requires professional identification, radiocarbon dates and other special studies as appropriate, requires curation at local

curation facility such as such as the John D. Cooper Center operated by the County of Orange for fossils meeting significance criteria, requires a comprehensive final mitigation compliance report including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the fossils.

NOISE (CONSTRUCTION)

MM-NOI-1: Restrict Equipment Work Hours. To reduce the potential for project construction activities to generate noise during non-daytime hours when receptors are more sensitive to changes in noise, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall restrict project work hours to the following outlined in CMC Chapter XIII, Noise Control, Monday through Friday 7:00 AM to 7:00 PM; Saturday 9:00 AM to 6:00 PM; and prohibited on Sundays and six federal holidays.

MM-NOI-2: Reduce Construction Equipment Noise Levels. To reduce potential noise levels associated with project construction activities, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall:

1) *Control Construction Traffic and Site Access.* Construction traffic, including soil and other hauling activities, equipment deliveries, and any vendor deliveries shall follow City-designated truck routes based on specific project location and access needs.

2) *Construction Equipment Selection, Use, and Noise Control Measures.* The following measures shall apply to project construction equipment:

h. Contractors shall use the smallest size equipment capable of safely completing work activities.

i. Construction staging activities such as receipt of deliveries, equipment and material storage, etc. shall occur as far away from residential land uses as possible.

j. All stationary noise-generating equipment such as pumps, compressors, and welding machines shall be shielded and located as far from sensitive receptor locations as practical. Shielding may consist of trailers, stored materials, or a three- or four-sided enclosure provided the structure/barrier breaks the line of sight between the equipment and the receptor and provides for proper ventilation and equipment operations.

k. Heavy equipment engines shall be equipped with standard noise suppression devices such as mufflers, engine covers, and engine/mechanical isolators, mounts, etc. These devices shall be maintained in accordance with the manufacturer's recommendations during active construction activities.

l. Pneumatic tools shall include a noise suppression device on the compressed air exhaust.

m. The City and/or their contractor shall connect to existing electrical service at the site to avoid the use of stationary power generators. If it is not feasible to connect to existing electrical service, the City shall ensure stationary generators are shielded per section 2c) of this mitigation measure.

n. No radios or other amplified sound devices shall be audible beyond the property line of the construction site.

MM-NOI-3: Provide Notification of Construction Activities. To ensure sensitive noise (and vibration) receptors in the vicinity of the proposed project are aware of planned construction activities, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall post signs to notify residents/occupants of upcoming construction activities if they are within the following distances:

- Within 200 feet of houses along the northern boundary (Swan Drive or Tanager Drive);
- Within 200 feet of Costa Mesa Golf Course along the eastern boundary;
- Within 200 feet of Estancia High School and Waldorf School of Orange County along the southern boundary; and
- Within 200 feet of residences along Nancy Lane and Pacific Avenue along the southwest boundary.

This posting shall be at least ten (10) calendar days prior to the start of substantial construction activities. It shall generally describe the planned schedule of construction activities, describe the noise control measures to be implemented by the project, and include the name and phone number of the designated contact for the City of Costa Mesa and its construction contractor responsible for handling construction-related noise complaints. The City shall post a sign at the entrance to specified neighborhoods or facilities warning residents or users of potential temporary elevated noise levels during construction activities. Signs shall remain posted throughout the duration of all work activities.

MM-NOI-4: Prepare Construction Noise Complaint Plan. To prepare for unanticipated or unexpected construction noise issues, the City and/or its designated contractors, contractor's representatives, or other appropriate personnel shall prepare a Construction Noise Complaint Plan that shall:

- Identify the name and/or title and contact information (including phone number and email) for designated City and construction contractor representatives responsible for addressing construction-related noise issues.
- Include procedures describing how the designated Project representative would receive, respond, and resolve construction noise complaints. At a minimum, upon receipt of a noise complaint, the designated representative shall notify the City, verify and determine the nature of the complaint (e.g., identify the noise source generating the complaint), and take steps to resolve the complaint, such as, but not limited to, changing equipment operations, installing a temporary noise shield, installing noise blankets of building façade's etc.

6 References

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6.2 – Persons and Organizations Consulted

- N/A

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