



AGENDA

ORANGE COUNTY PARKS COMMISSION

THURSDAY, JUNE 3, 2021 7:00 p.m



JOE MULLER
Chair
Coastal Cities

JOHN KOOS
Vice Chair
Fourth District

BERT ASHLAND
First District

DAVE SHAWVER Inland
Cities

DAVID HANSON
Third District

MICHAEL WELLBORN
Second District

JUSTIN MCCUSKER
Fifth District

Executive Officer
Stacy Blackwood

The Orange County Parks Commission welcomes you to this meeting. This agenda contains a brief general description of each item to be considered. The Commission encourages your participation. If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Commission, please state your name for the record prior to providing your comments. Speakers may be limited to three (3) minutes.

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, the Orange County Parks Commission will be conducting its meeting remotely. While there will not be a physical location for the meeting, the public is invited to observe the meeting by dialing +1-415-655-0001, using Access Code 177 565 3464 or online at the link below (Password #PARKS#)
<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e675af9bdf3d3ca1b5b6402120bf37f7d>

Any member of the public wishing to speak should submit the following information no later than 5pm the day of the meeting to Suchitra.Vattiyam@ocparks.com or 949-923-3785:

1. The email subject line or voicemail must state the following:
Request to Provide Public Comment at OC Parks Commission Meeting on specify meeting date.
2. Name of Person Requesting to Speak
3. Organization Represented or City of Residence
4. **Phone Number/ Screen name that will be used to access the meeting** (important)
5. Specify Agenda Item Number or Topic

In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting shall notify OC Parks at 949-923-3785 or Suchitra.Vattiyam@ocparks.com by 5pm on the Monday preceding the meeting. Please provide your name and contact phone number or email.

All supporting documentation is available for public review at <https://www.ocparks.com/about/commission> under the "Agendas and Minutes" link or by calling 949-923-3785 during regular business hours, 8:00 a.m. – 5 p.m., Monday through Friday.

OC COMMUNITY RESOURCES

Orange County Parks Commission Duties and Responsibilities

(O.C. Codified Ordinances Sec. 2-2-19: Paraphrased)

Except as otherwise provided, the Orange County Parks Commission shall be advisory to the Board of Supervisors and to the Director of OC Parks, and shall have the power and duty:

1. To recommend to the Board of Supervisors plans and policies for the acquisition, development, maintenance and operation of the harbors, beaches and regional parks of the County;
2. On request of the Board of Supervisors, to advise the Board and make recommendations on any matter pertaining to harbors, beaches and regional parks, and any other matters referred by the Board;
3. On request of the Director, to advise on any question of administrative policy and regarding any matter to be decided by the Director under this division;
4. On appeal from an administrative decision by the Director, to act as a board of administrative review;
5. To make such investigations as it may deem necessary in the exercise of its powers;
6. To perform the duties and functions of the County Fish and Game Commission assigned by either statute or this code, and consider methods for the propagation and protection of fish and game in the State of California and County of Orange. The Commission shall be advisory body to the Board of Supervisors.

OC Parks Commission Regular Meeting Schedule: First Thursday, Monthly, 7:00 p.m.

AGENDA

THURSDAY, JUNE 3, 2021 – 7:00pm

VIRTUAL MEETING: +1 (415) 655 0001, Access Code 177 565 3464

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e675af9bdf3d3ca1b5b6402120bf37f7d> #PARKS#

I. ROLL CALL

II. PUBLIC PARTICIPATION

At this time, members of the public may address the Commission on items of public interest that are within the jurisdiction of the Commission and are not contained in tonight's agenda.

III. CONSENT CALENDAR (Item A)

The following items on the consent calendar will be approved by one motion unless a Commission member requests to pull a specific item.

A. Approve Commission minutes for May 6, 2021.

IV. DISCUSSION CALENDAR (Items A – B)

A. MILE SQUARE REGIONAL PARK MASTER PLAN

A Master Plan for Mile Square Regional Park has been prepared that is intended to supersede the Park's existing GDP and identify recreational and experiential opportunities to meet the needs of the diverse population of Park users who visit each year. In addition to the Commission staff report, a presentation will also be provided by staff on this item.

RECOMMENDED ACTION:

Recommend that the Board of Supervisors approve the Mile Square Regional Park Master Plan and adopt a resolution to certify Environmental Impact Report No. 633.

B. JULY FIELD TRIP

In January 2021, your Commission approved its 2021 meeting and field trip schedule. At that meeting, your Commission indicated that the field trip date and location would be selected the month preceding the field trip.

Date options for morning field trip:

- a) Friday, July 9
- b) Saturday, July 10

Location options:

- a) Salt Creek Beach
- b) Whiting Ranch Wilderness Park
- c) Irvine Ranch Open Space

RECOMMENDED ACTIONS:

1. Select a field trip date.
2. Select a field trip location.

V. OC PARKS DIRECTOR'S REPORT

A. DEPARTMENT UPDATES

B. UPCOMING OC PARKS EVENTS

OC Parks is excited to welcome back the Summer Concert Series and Sunset Cinema film series, presenting concerts Thursdays, June 24 – August 26 and movies Fridays, June 18 – September 10. All events are free and will include free parking with food and drink available for purchase. Details for July, August and September events will be announced on OCParks.com. As always, COVID-19 guidelines are being continuously monitored to ensure park operations and activities reflect accordingly.

Sunset Cinemas – Various Locations – Fridays – 6pm to 10pm

- June 18 - The Never Ending Story at Craig Regional Park
- June 25 - How to Train Your Dragon at Carbon Canyon Regional Park

Summer Concerts – Various Locations – Thursdays – 5pm to 8pm

- June 24 – Flashback Heart Attack (80s Cover Band) at Craig Regional Park

VI. COMMISSION COMMENTS AND REPORT

At this time Commissioners may comment on agenda or non-agenda matters and ask questions of or give direction to staff, provided that no action may be taken on off-agenda items unless authorized by law.

VII. ADJOURNMENT

SUMMARY ACTION MINUTES
(Action Items Displayed in Italics)

VIRTUAL MEETING: +1 (415) 655 0001, Access Code 133 280 4198

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=eef1afc9ba01611616f6be0bd7bc2ff419> #PARKS#

I. ROLL CALL

Chair Muller and Commissioners Shawver, Hanson, and Ashland were present. Commissioners Wellborn and McCusker were absent. Vice Chair Koos arrived after III.

Stacy Blackwood, OC Parks Director, presented Item V., OC Parks Director's Report after roll call.

II. PUBLIC PARTICIPATION

At this time, members of the public may address the Commission on items of public interest that are within the jurisdiction of the Commission and are not contained in tonight's agenda.

Chair Muller noted an emailed public comment was submitted for the meeting, which is posted along with other meeting documents on the OC Parks Commission website.

No members of the public indicated interest in speaking under Item. II Public Participation.

III. CONSENT CALENDAR (Items A-B)

The following items on the consent calendar will be approved by one motion unless a Commission member requests to pull a specific item.

- A. Approve Commission minutes for March 4, 2021.
- B. Approve Commission minutes for April 9, 2021 Field Trip.

Motion: Commissioner Ashland
2nd: Commissioner Hanson
Approved 4-0

IV. DISCUSSION CALENDAR (Items A – D)

A. RECOGNITION OF FORMER COMMISSIONER MICHAEL POSEY

A certificate of recognition for former Second District Parks Commissioner Michael Posey has been prepared to recognize his efforts and contributions during his years of service on the Parks Commission.

Chair Muller recognized Michael Posey and presented him with a certificate of recognition on behalf of the Commission.

RECOMMENDED ACTION:

Approve and authorize the Chair to sign the certificate of recognition for former Orange County Parks Commissioner Michael Posey.

*Motion: Chair Muller
2nd: Commissioner Hanson
Approved 5-0*

B. CONVEYANCE OF REAL PROPERTY IN DANA POINT

A parcel of approximately 1,800 square feet underlying the Cannons Restaurant in the City of Dana Point is proposed to be conveyed for development of a resort hotel. The parcel sits atop a bluff, is not restricted for park use, is not needed for County purposes, and is proposed for conveyance to the Harbor Bluff Corp.

Stacy Blackwood, OC Parks Director, provided information and answered Commissioners' questions.

Sherman Stacey, representing the Harbor Bluff Corp, provided information on the parcel proposed to be conveyed.

Chair Muller disclosed that he is serving as the current Mayor Pro Tem for the City of Dana Point.

RECOMMENDED ACTIONS:

1. Recommend that the Board of Supervisors find that the 1,834 square foot subject property is no longer required for County purposes.
2. Recommend that the Board of Supervisors approve and execute the Purchase and Sale Agreement and Quitclaim Deed to transfer the subject property to the buyer, Harbor Bluff Corp.

*Motion: Commissioner Ashland
2nd: Commissioner Shawver
Approved 5-0*

C. CONVEYANCE OF COUNTY PROPERTY FOR ROADWAY IMPROVEMENT PURPOSES TO CITY OF IRVINE

Conveyance of parcels totaling approximately 4.5 acres is proposed to the City of Irvine for road widening and improvements. The parcels are comprised of existing road infrastructure and undeveloped slivers of Mason Regional Park, as well as a parcel with a City bike path on it.

Stacy Blackwood, OC Parks Director, provided information and answered Commissioners' questions.

RECOMMENDED ACTIONS:

1. Recommend that the Board of Supervisors approve and execute the Quitclaim Deed from the County to the City for the conveyance in fee of Parcel PR48A-201.5 for road purposes.
2. Recommend that the Board of Supervisors approve and execute the Quitclaim Deed from the County to the City for the conveyance in fee of Parcel PR48A-201.6 for trail purposes.
3. Recommend that the Board of Supervisors approve and execute the Easement Deed from the City to the County for the installation and maintenance of a monument sign on the southwest corner of the intersection (Parcel PR48A-203).

*Motion: Chair Muller
2nd: Commissioner Shawver
Approved 5-0*

D. OC PARKS BUDGET PRESENTATION

Staff will provide a presentation on the budget for the upcoming 2021-22 fiscal year. Information on the citation process and revenue is also provided in the presentation, and a citation bail schedule is attached.

Stacy Blackwood, OC Parks Director; Joanne Veedor, Business Manager; and Jacky Cordero, Parks Division Manager, provided information and answered Commissioners' questions.

RECOMMENDED ACTION:

Receive and file.

V. OC PARKS DIRECTOR'S REPORT

Stacy Blackwood, OC Parks Director, presented Item V., OC Parks Director's Report, after Item I. Roll Call.

A. DEPARTMENT UPDATES

B. UPCOMING OC PARKS EVENTS

In accordance with State and County guidelines, OC Parks is starting to offer smaller scale activities including the First Saturday of the Month Hike to the Redwoods at Carbon Canyon Regional Park. As always, COVID-19 guidelines are being continuously monitored to ensure park operations and activities reflect accordingly. OC Parks will continue to provide family-friendly virtual content to educate, entertain and support recreation. The month of May will include trivia, wildlife updates from the parks and OC Zoo, and throwback posts that focus on the history of parks and the work of the archaeology and paleontology departments. Virtual content will also feature a variety of highlights that share imagery and information about OC Parks and its facilities. This can all be accessed on OC Parks' Facebook and Instagram pages.

VI. COMMISSION COMMENTS AND REPORT

At this time Commissioners may comment on agenda or non-agenda matters and ask questions of or give direction to staff, provided that no action may be taken on off-agenda items unless authorized by law.

VII. ADJOURNMENT *9:23 pm*

ORANGE COUNTY PARKS COMMISSION

STAFF REPORT

FROM: Stacy Blackwood, Director, OC Parks

DATE: June 3, 2021

SUBJECT: Mile Square Regional Park Master Plan

Mile Square Regional Park ("Park") is a 607-acre County park located in the City of Fountain Valley (see Location Map, Attachment A). Serving a large, diverse community, this expansive urban park offers a variety of amenities including two fishing lakes, multiple sports fields, a 10,000 square foot multi-purpose facility, an archery range, a Nature Area, picnic shelters, and passive green space. A majority of the Park's acreage is leased to three entities. Two private entities manage the Park's three golf courses: David L. Baker Golf Course ("DBGC") manages and operates one 18-hole "executive" course; and Mile Square Golf Course ("MSGC") manages and operates two 18-hole golf courses within its facility. Finally, the City of Fountain Valley leases, manages and operates the Fountain Valley Recreation Center and Sports Park.

On March 13, 2018, the County Board of Supervisors ("Board") approved the First Amendment to the Lease with MSGC to adjust Lease terms and relinquish to the County no less than 85 acres of the Lease premises by January 13, 2021, in consideration for rent owed on the Lease. This First Amendment provided for the reduction of MSGC's leasehold by 18 holes, leaving the Park with two remaining 18-hole golf courses: one at DBGC and one at MSGC.

Following the First Amendment to the Lease, CEO/Real Estate and OC Community Resources/OC Parks ("OC Parks") staff worked with MSGC representatives to identify the 93-acre portion ("Expansion Area") of the MSGC Lease premises to be returned under County management and reflected the new leasehold boundary in a Second Amendment to the Lease on May 6, 2019, under delegated authority of the County's Chief Real Estate Officer. Many County lessees executed tolling agreements and/or collaborated with County staff to provide relief to certain lease requirements in response to the business impacts of the COVID-19 pandemic. Discussions between the County and MSGC during this time resulted in a new deadline of July 31, 2021 for turnover of the Expansion Area. Prior to that date, MSGC is required to conduct site work to ready the property for its return to the County, including the installation of a fence along the new property boundary, removal of golf amenities (e.g., signage, putting cups, flagpoles), and necessary maintenance and repairs to ensure all infrastructure is in good working order.

The Park is currently operated under the Mile Square Regional Park General Development Plan ("GDP") that was created in February 1969 and subsequently modified in 1978, 1980, and 1982. As the demographics and recreational needs of the community

have changed significantly in the past three or more decades, it is timely to provide an updated program of recreational amenities to the guiding planning document for the Park. Additionally, the new Plan is needed to guide the priority and implementation of capital improvements within the Expansion Area.

In 2018, following approval of the Lease Amendment and the forecasted conversion of the Expansion Area, OC Parks staff immediately began development of the Mile Square Regional Park Master Plan (“Master Plan”) (Attachment E). The Master Plan, if approved, will supersede the existing Park GDP and identifies significantly expanded recreation and experiential opportunities to meet the needs of the diverse population of park users who visit each year. The table below highlights the reported visitor statistics for the Park; however, an even higher visitor attendance is probable given that there are approximately 400 free parking spaces along city streets that surround the Park.

Mile Square Regional Park Visitor Statistics

	Attendance	Parking Revenue
2018	790,268	\$307,933
2019	793,184	\$268,691
2020	548,485	\$195,144

OC Parks held a community meeting on January 16, 2019, and a large open house at the Park’s Freedom Hall on August 15, 2019, to discuss the Master Plan planning process, invite public comments, conduct surveys and solicit feedback on alternative park plans. Popular feedback for amenities included more space for community activities, nature/garden areas, improved walking paths and better parking. The public also identified areas of concern during these workshops, notably the reduction of 18 holes of golf. Based on the public feedback, a “preferred plan” was prepared, which would: (1) increase connection with nature; (2) create a multiuse open space; (3) improve circulation and hierarchy; (4) and promote education and engagement.

OC Parks initiated the California Environmental Quality Act (“CEQA”) Environmental Impact Report (“EIR”) process for the proposed Master Plan on August 24, 2020 and published a Notice of Preparation (“NOP”) to prepare a Draft EIR. The NOP was also submitted to the California State Clearinghouse and assigned file number SCH# 2020089024. OC Parks hosted a public scoping meeting on September 10, 2020 to provide an update on the project and solicit comments on the Draft EIR.

OC Parks additionally developed a public web page to provide CEQA documents, timeline, presentations, and solicit feedback on the Master Plan, as well conducted a number of public engagement and feedback opportunities for the Master Plan and Draft EIR, as shown in the table below:

Mile Square Regional Park Public Engagement

Community Events	Presentations	Surveys Collected
6	3	1,621

Following public review and feedback, the proposed Master Plan was developed to meet a wide variety of recreation demands for park visitors of all ages and will result in more diverse recreational opportunities within the total Park acreage. Proposed improvements to the Park include an amphitheater, a great meadow, a civic plaza, a visitor center, a multi-use field, relocation and expansion of a group camping area, an adventure playground, a botanical garden, new vehicular and pedestrian circulation elements, six additional parking lots, a new park office, a relocated maintenance yard, and a new vehicular park entry at the signalized intersection of Euclid Street and Heil Avenue.

The Master Plan establishes several long-term improvements and programming opportunities at the Park. Once completed, future appropriations will be necessary to provide for additional maintenance, management, and staffing of the new infrastructure and public amenities. OC Parks will return to the Board for additional appropriations as needed during future budget cycles to implement the components of the Master Plan, and will incorporate phased construction of capital improvements within the 7-year Countywide CIP Plan.

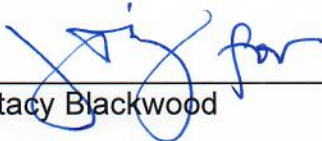
Compliance with CEQA: Proposed Final Environmental Impact Report No. 633 (Attachment C) has been prepared and circulated for public review. The Draft EIR was posted for a 45-day public review period from April 8, 2021, to May 24, 2021. The Notice of Availability (“NOA”) was posted at Mile Square Regional Park kiosks, and mailed to 23 organizations including state agencies, county agencies, surrounding city agencies, local Native American tribes, and the Sea and Sage Audubon Society. OC Parks did not receive any comment letters relevant to the EIR.

All mitigation measures for the proposed project are included in the Mitigation Monitoring and Reporting Program (“MMRP”) (Attachment D). The MMRP is proposed for adoption by the Board through and will be carried forward with the implementation of the project.

Based on the Final EIR, and the administrative record as a whole, there is no substantial evidence of a fair argument that the project may have a significant impact on the environment. The Final EIR identifies the potential significant environmental impacts of the project, in accordance with CEQA, and incorporates mitigation measures to reduce impacts to a level below significant. Therefore, the certification of EIR No. 633 and the adoption of the MMRP satisfies the requirements of CEQA for the Master Plan.

RECOMMENDED ACTION:

Recommend that the Board of Supervisors approve the Mile Square Regional Park Master Plan and adopt a resolution to certify Environmental Impact Report No. 633.


Stacy Blackwood

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Resolution to Certify Final Environmental Impact Report No. 633

Attachment C – Proposed Final Environmental Impact Report No. 633

Attachment D – Mitigation Monitoring and Reporting Program

Attachment E – Mile Square Regional Park Master Plan

Attachment F – Draft EIR Appendices A through H



**Project Location Map
 Mile Square Regional Park Master Plan**

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RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA
CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT 633
FOR THE MILE SQUARE REGIONAL PARK MASTER PLAN PROJECT

July 13, 2021

WHEREAS, the County of Orange (County) has prepared the Mile Square Regional Park Master Plan which incorporates the 93-acre Mile Square Golf Course parcel into Mile Square Regional Park; and

WHEREAS, the proposed project will make improvements to Mile Square Regional Park (Project) including a multi-use field, an amphitheater, a botanical garden, an adventure playground, a new ranger station, a new maintenance yard, a visitor center, a civic plaza, and a new park entrance; and

WHEREAS, on August 24, 2020, the County distributed a Notice of Preparation for the Mile Square Regional Park Master Plan Draft Environmental Impact Report Number 633 (Draft EIR No. 633) to all responsible agencies, trustee agencies and interested parties; and

WHEREAS, pursuant to the comments received in response to the Notice of Preparation, the County prepared Draft EIR No. 633, dated April 8, 2021, State Clearinghouse Number 2020089024; and

WHEREAS, on April 8, 2021, a Notice of Completion for Draft EIR No. 633 was filed with the State Clearinghouse, and a Notice of Availability was distributed and posted, giving notice of the availability of Draft EIR No. 633 for review and comment; and

WHEREAS, copies of Draft EIR 633 were circulated for public review and comment between April 8, 2021 and May 24, 2021; and

WHEREAS, no comments on Draft EIR No. 633 were received from the public and/or responsible public agencies during the 45-day Draft EIR public review period; and

WHEREAS, the Orange County Parks Commission conducted a public meeting on June 3, 2021, to receive and consider public testimony with respect to the proposed Final EIR No. 633; and

WHEREAS, on June 3, 2021 the Orange County Parks Commission found proposed Final EIR No. 633 to be adequate environmental documentation for the Mile Square Regional Park Master Plan and recommended that this Board certify proposed Final EIR No. 633; and

WHEREAS, Section 15093 (a) of the State CEQA Guidelines requires this Board of Supervisors to balance, as applicable, the economic, legal, social, technical, or other benefits of a

proposed project against its unavoidable environmental risks when determining whether to approve the project; and

WHEREAS, there are no unavoidable impacts related to the Project; and

WHEREAS, Section 21081.6 of the CEQA Statute requires, where an EIR has been prepared for a project for which mitigation measures are adopted, that a Mitigation Monitoring and Reporting Program (MMRP) be adopted for said project;

NOW, THEREFORE, BE IT RESOLVED THAT

1. This Board has reviewed and considered the above mentioned Final EIR No. 633 and hereby certifies Final EIR No. 633 for the Mile Square Regional Park Master Plan as complete and adequate in the Final EIR No. 633 addresses all environmental effects of the proposed project and fully complies with the requirements of the CEQA Statute, the State CEQA Guidelines, and the County's environmental analysis procedures. All of the information comprising Final EIR No. 633 is on file with the County of Orange/OC Development Services at 601 N Ross St, Santa Ana, California. Said Final EIR No. 633 is composed of the following elements:
 - a. Draft EIR No. 633;
 - b. Appendices to Draft EIR No. 633;
 - c. Agenda Item Staff Report for Board of Supervisors meeting dated July 13, 2021, Board of Supervisors Resolution(s), and Minutes.
2. This Board finds that final EIR No. 633 has identified all significant environmental effects of the project and that there are no known potential environmental impacts not addressed in Final EIR No. 633.
3. The Board of Supervisors approves and adopts the Findings of Fact prepared for the Project, attached as Exhibit A. Specifically, the Board of Supervisors finds that each fact in support of the individual findings is true and based upon substantial evidence in the record.
4. This Board finds that the MMRP for the Mile Square Regional Park Master Plan establishes a mechanism and procedures for implementing and verifying the mitigation measures to Public Resources Code 21081.6.
5. This Board adopts the MMRP for Mile Square Regional Park Master Plan attached hereto as Exhibit B and made a part of hereof. The mitigation measures shall be incorporated into the Mile Square Regional Park Master Plan project prior to or concurrent with project implementation.
6. This Board finds that final EIR No. 633 has described a range of reasonable alternatives to the project that could feasibly obtain some of the basic objectives of the project (including the "No Project" Alternative) but would avoid or substantially lessen significant effects of the project. Further, this Board finds that a good faith effort was made to incorporate

suggested alternatives in the preparation of the Draft EIR and all reasonable alternatives were considered in the review process of Final EIR No. 633 and ultimate decisions on the project.

7. This Board finds that no substantial evidence has been presented which would call into question the facts and conclusions in the Final EIR No. 633
8. This Board finds that no significant new information has been added to Final EIR No. 633 pursuant to CEQA Guidelines §15088.5 such that recirculation for additional public review is necessary.
9. This Board finds that pursuant to Section 711.4 of Fish and Wildlife Code, the County will comply with the requirements of AB 3158 by the payment of fees to the filing of the Notice of Determination for the project.
10. This Board finds that the Final EIR No. 633 reflects the independent review and judgment of the County of Orange Board of Supervisors.
11. This Board finds the Final EIR No. 633 serves as adequate and appropriate environmental documentation for the proposed Mile Square Regional Park Master Plan project.
12. The Board of Supervisors selects the proposed Project as the preferred alternative and authorizes and directs staff to take necessary actions towards its implementation.

BE IT FURTHER RESOLVED THAT this Board of Supervisors certifies that Final EIR No. 633 has been completed in compliance with CEQA Statutes, was presented to this Board, and that this Board reviewed and considered the information contain in Final EIR No. 633 prior to approving the Mile Square Regional Park Master Plan.

**MILE SQUARE REGIONAL PARK MASTER PLAN
ENVIRONMENTAL IMPACT REPORT
SCH NO. 2020089024
EIR NO. 633
CEQA FINDINGS OF FACT**

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that written findings be made by the lead agency in connection with certification of an Environmental Impact Report (EIR) prior to approval of the project (Sections 15091 of the CEQA Guidelines and Section 21081 of the State of California Public Resources Code). CEQA Guidelines Section 15091 states:

- a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR;
 - 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.
 - 3) Specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

II. Project Overview

Orange County Parks (OC Parks) is proposing improvements outlined in the Mile Square Regional Park (MISQ) Master Plan (proposed project), including the addition of 93 acres of the existing Mile Square Golf Course to the existing 186 acres of Mile Square Regional Park facilities in northern Orange County within the city of Fountain Valley. The proposed project would integrate 93 acres of the existing Mile Square Golf Course parcel, which currently holds a lease from OC Parks to operate, with MISQ at the eastern portion of Mile Square, as well as additional improvements within the existing portion of MISQ. Buildout of the proposed project

would be developed in six phases that allow for appropriate investment and sustainable management of the new park amenities. OC Parks is the lead agency pursuant to CEQA Guidelines.

III. Project Objectives

The proposed project aims to achieve the following objectives.

- Repurpose 18 holes of the Mile Square Golf Course and expand MISQ park facilities to include the 93-acre Mile Square Golf Course property.
- Improve the multi-modal circulation system, including an upgraded vehicular ingress/egress, increased parking capacity, enhanced pedestrian trail network, and accommodations for bicyclists.
- Increase in the number of new users and events that the park currently is unable to accommodate.
- Expand the park's recreational value.
- Preserve open space through ecological restoration.
- Create a thriving diverse plant community and natural habitat for wildlife.
- Enrich the user's experience of the park.
- Accommodate the future park core programs, including historic references, educational programs and passive narratives throughout the park, multiuse open areas, civic spaces that are multi-functional, and expansion of the nature zone.
- Upgrade and improve facilities that enable expansion of amenities and increase in park use.

IV. Findings Regarding Potentially Significant Environmental Impacts Identified in the EIR.

The following potentially significant environmental impacts were analyzed in the Draft EIR (DEIR) and the effects of the project were considered. Identification of relevant General Plan policies, compliance with existing laws, codes and statutes and the identification of feasible mitigation measures, project design features and standard conditions of approval have reduced potential impacts to a level of less than significant as determined by the County. Therefore, the County has determined, in accordance with CEQA Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1) that "Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment". There are no significant effects that require the County to make the findings under CEQA Guidelines Section 15091 (a)(2) or (a)(3).

A. Impacts Mitigated to Less Than Significant

The following summary describes impacts of the proposed project that, without mitigation would result in significant adverse impacts. Upon implementation of the mitigation measures, project design features or standard conditions of approval provided in the DEIR, the impacts would be considered less than significant.

1. Biological Resources

Environmental Impact BIO-1: The project would have the potential to result in 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 Wildlife or U.S. Fish and Wildlife Service.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Although implementation of the proposed project could result in the temporary removal and/or disturbance of suitable trees and shrubs for special-status bird and bat species, the loss would be temporary in nature, and a small proportion of overall habitat would be affected. Mitigation measures BIO-1a through BIO-1f below would avoid or minimize any potential impacts on special-status wildlife species. In addition, the incorporation of the MISQ Master Plan’s objectives would enhance and increase special-status wildlife habitat and are expected to result in a substantial gain in wildlife habitat. Therefore, implementation of the proposed project would result in an overall beneficial effect on special-status animal species, and this impact would be less than significant with the implementation of mitigation measures BIO-1a through BIO-1f.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address impact BIO-1:

Mitigation Measure MM-BIO-1a: Conduct Preconstruction Nesting Bird Surveys

Clearing of vegetation should occur outside of the bird breeding season (approximately February 1–September 1), to the maximum extent feasible. If construction commences during the bird breeding season, a preconstruction survey for nesting birds will occur within 3 days prior to construction activities by an experienced avian biologist to ensure

that no nesting birds in the project area would be affected by the project. The survey will occur within all suitable nesting habitat within the project impact area and a 100-foot buffer. If nesting birds are found, an avoidance area will be established as appropriate by a qualified biologist around the nest until the qualified biologist has determined that young have fledged or nesting activities have ceased. Buffers should be delineated by temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction should occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be affected by the project. Reductions in the nest buffer distance may be appropriate, depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors, as determined by the qualified avian biologist. The project site will be re-surveyed if there is a lapse in construction activities for more than 7 days during the bird breeding season.

Mitigation Measure MM-BIO-1b: Conduct Preconstruction Bat Structure Surveys

No earlier than 30 days prior to the start of ground-disturbing activities or activities that could disturb bat roost sites in a work area, a daytime assessment will be conducted by a qualified bat biologist to examine structures that will be removed during project construction and are suitable for bat use. If bat sign is observed at that time, then nighttime bat surveys will be conducted to confirm whether the structures with suitable habitat identified during the preliminary assessment are utilized by bats for day roosting and/or night roosting, to ascertain the level of bat foraging and roosting activity at each of these locations and perform exit counts to visually determine the approximate number of bats utilizing the roosts. Acoustic monitoring will also be used during nighttime surveys to identify the bat species present and determine an index of relative bat activity for that site on that specific evening.

Mitigation Measure MM-BIO-1c: Conduct Preconstruction Bat Tree Surveys

The removal of mature trees and snags will be minimized to the greatest extent practicable. Prior to tree removal or trimming, a qualified bat biologist will examine large trees and snags to ensure that no roosting bats are present. Palm frond trimming, if necessary, will be conducted outside the maternity season (i.e., April 1–August 31) to avoid potential mortality to flightless young.

Mitigation Measure MM-BIO-1d: Implement Bat Maternity Roost Avoidance Measures

If maternity sites are identified during the preconstruction bat habitat assessment as outlined in Mitigation Measure BIO-1b, then no construction activities at that location will be allowed during the maternity season (i.e., April 1–August 31) unless a qualified bat biologist has determined the young have been weaned. If maternity sites are present,

and it is anticipated that construction activities cannot be completed outside of the maternity season, then bat exclusion at maternity roost sites will be completed by the qualified bat biologist in consultation with CDFW either as soon as possible after the young have been weaned, are outside of the maternity season, or as otherwise approved by the qualified bat biologist in coordination with CDFW.

Mitigation Measure MM-BIO-1e: Preconstruction Clearance Surveys for Wildlife Species

Prior to the start of construction in areas within or adjacent to habitat that could support special-status wildlife species, any wildlife species present within the project work area will be flushed from the construction footprint by a qualified biologist. No nesting birds will be flushed during the nesting season. Bats will not be flushed but will be protected as outlined in Mitigation Measure BIO-1d. Amphibians, reptiles, and burrowing wildlife will be relocated from the site of temporary or permanent impacts as feasible during preconstruction clearance surveys.

Mitigation Measure MM-BIO-1f: Implement Proper Handling of Invasive Plant Species

Prior to construction, a Weed Abatement Plan will be prepared and included in the construction bid documents to ensure the proper handling of invasive plant species. Any invasive plant species removed during either construction or operation and maintenance activities will be properly handled to prevent sprouting or regrowth. Methods will be developed as part of the plan not to spread exotic plant seeds during plant removal and that plants will be removed prior to flowering, if feasible. Post-construction, Orange County Parks would be responsible for implementation of the plan during operation and maintenance activities.

Environmental Impact BIO-3: The project would have the potential to result in a substantial adverse effect on state- or federally protected wetlands (e.g., marshes, vernal pools, coastal wetlands) through direct removal, filling, hydrological interruption, or other means.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Consultation with USACE, RWQCB, and/or CDFW may be required during the permitting phase of the project to determine federal and state jurisdiction and obtain requisite permits (i.e., CWA Section 404 Permit, 401 Water Quality Certification and/or Waste Discharge Requirement, and/or a Streambed

Alteration Agreement). An Approved Jurisdictional Determination would be required by USACE to conclusively determine no federal jurisdiction. Mitigation measure BIO-2 would minimize impacts on jurisdictional aquatic resources. In addition, the incorporation of the MISQ Master Plan's objectives would enhance the quality of the aquatic resources onsite through channel and pond improvement, including removal of concrete and planting native wetland vegetation. Therefore, although the project could reduce overall acreage of ponds and concrete culverts, implementation of the proposed project would result in a beneficial effect on the functions and values of aquatic resources present and is anticipated to be self-mitigating. As a result, the impact would be less than significant with mitigation incorporated. No compensatory mitigation is anticipated.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact BIO-3:

Mitigation Measure MM-BIO-2: Conduct Jurisdictional Delineation and Obtain Aquatic Resource Permits

To address effects on potentially jurisdictional areas, a jurisdictional delineation will be prepared for the project during the Plans, Specifications, and Estimate phase which includes obtaining any applicable aquatic resource permitting for the project. If jurisdictional aquatic resources are identified within the project site and would be affected by construction, then the appropriate permits will be obtained from the USACE, RWQCB, and/or CDFW, as required. Should any jurisdictional aquatic resources be affected, then a compensatory mitigation plan will be developed in coordination with the appropriate agencies during the permitting phase that will include a minimum 1:1 ratio of replacement lands for permanent impacts. Mitigation lands, if required, will be through an agency-approved mitigation bank, in-lieu fee provider, permittee-responsible mitigation site, or any other agency-approved mitigation provider.

Environmental Impact BIO-4: The project would have the potential to cause substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: There are no wildlife movement corridors or linkages on or near the study area; thus, implementation of the proposed project would not adversely

affect the regional movements of fish or other wildlife. However, there are trees, shrubs, and structures throughout the project site that could provide suitable habitat for nesting birds, including raptors, protected by the MBTA or CFGC sections. In addition, the large pond in the northeastern portion of the project site includes a small island that may serve as a rookery for snowy egret. The proposed project has the potential to impact active native resident and/or migratory bird nests if, and to the extent that, those trees and shrubs are trimmed or removed, or the structures are demolished, during the avian nesting season and they contain nests. Construction could also occur adjacent to active nests causing nest failures or abandonment. Mitigation measure BIO-1a would avoid or minimize any potential impacts on nesting birds. Thus, the impact would be less than significant with mitigation incorporated. No compensatory mitigation would be required.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact BIO-4:

Mitigation Measure MM-BIO-1a: Conduct Preconstruction Nesting Bird Surveys

Clearing of vegetation should occur outside of the bird breeding season (approximately February 1–September 1), to the maximum extent feasible. If construction commences during the bird breeding season, a preconstruction survey for nesting birds will occur within 3 days prior to construction activities by an experienced avian biologist to ensure that no nesting birds in the project area would be affected by the project. The survey will occur within all suitable nesting habitat within the project impact area and a 100-foot buffer. If nesting birds are found, an avoidance area will be established as appropriate by a qualified biologist around the nest until the qualified biologist has determined that young have fledged or nesting activities have ceased. Buffers should be delineated by temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction should occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be affected by the project. Reductions in the nest buffer distance may be appropriate, depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors, as determined by the qualified avian biologist. The project site will be re-surveyed if there is a lapse in construction activities for more than 7 days during the bird breeding season.

Environmental Impact BIO-5: The proposed project would have the potential to conflict with local policies or ordinances to protect biological resources.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations

have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: The proposed project would require the pruning and/or removal of trees that are located in the golf course and MISQ. Although the majority of the park trees are ornamental species, there are some native tree species within the project site including California sycamore [*Platanus racemosa*], coast live oak [*Quercus agrifolia*], and Engelmann oak [*Quercus engelmannii*]). The proposed project would be in compliance with the City of Fountain Valley’s tree protection guidelines; thus, the impact would be less than significant and no avoidance and minimization or compensatory mitigation measures would be required.

2. Cultural Resources

Environmental Impact CUL-2: The proposed project has the potential to cause a substantial adverse change to the significance of an archaeological resource pursuant to Section 15064.5.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Although the project area is not in an area of previously identified archaeological sensitivity, the possibility exists that undiscovered cultural resources may be encountered during ground-disturbing activities associated with the project. Therefore, the proposed project has the potential to cause a substantial adverse change to the significance of previously unidentified archaeological or historical resources pursuant to Section 15064.5 of the State CEQA Guidelines. Implementation of Mitigation Measures CUL-1 and CUL-2 would reduce this impact to a less-than-significant level by providing monitors to ensure that inadvertent discoveries of archaeological resources would identify, evaluate, and protect archaeological resources if they are discovered during construction. Thus, impacts related to the discovery of previously unidentified archaeological resources would be less than significant with mitigation incorporated.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact CUL-2:

Mitigation Measure MM-CUL-1: Conduct Archaeological Monitoring During Ground-Disturbing Activities in Previously Undisturbed Soils.

Because there is the potential for subsurface deposits, a qualified archaeologist will monitor ground-disturbing activities in previously undisturbed soils (assumed to be 6 feet or more in depth) during construction within the 93-acre Mile Square Golf Course parcel and project improvements proposed within the existing MISQ boundaries.

In accordance with PRC Section 21083.2(i), should unidentified cultural resources be encountered during construction, work within a 50-foot buffer of the find will cease until a qualified archaeologist can evaluate the find for CRHR eligibility and determine whether it constitutes a unique archaeological resource for purposes of CEQA. Should the accidental discovery be identified as a significant historical resource or a unique archaeological resource, appropriate treatment recommendations will be developed, which may include avoidance, data-recovery excavation, or other mitigation.

Mitigation Measure MM-CUL-2: Halt Construction Activities and Assess the Find if Buried Resources are Discovered.

If buried cultural resources, such as chipped or ground stone, midden soil, historic debris, or building foundations, are discovered inadvertently during project-related ground disturbance, work will be halted temporarily within 50 feet of the discovery until an archaeological monitor (if present) and OC Parks cultural resources personnel are notified, and a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the County.

Environmental Impact CUL-3: The proposed project has the potential to disturb human remains, including those interred outside of formal cemeteries.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Although no human remains were observed in the project survey area, there is the possibility that human remains or unmarked burials may be unearthed during construction. Because construction of the project would involve grading and excavation, buried cultural deposits, including human remains, that were not identified during the surface survey may be encountered during construction. If this were to occur, impacts would be significant, and the following mitigation measure would be required. Implementation of Mitigation Measure CUL-3 would reduce this impact to a less-than-significant level by protecting human remains and ensuring that the proper procedures for notification of the appropriate authorities and individuals takes place as

required under the law. Therefore, impacts related to the inadvertent discovery of human remains would be less than significant with mitigation incorporated.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact CUL-3:

Mitigation Measure MM-CUL-3: Consultation with County Coroner and Notification of Most Likely Descendant.

If an inadvertent discovery of human remains is made during project construction, the employee in charge will immediately notify OC Parks cultural resources personnel by telephone. Work will cease in the area of the discovery, and all reasonable efforts will be made to protect the remains and any other cultural items associated with the human remains. OC Parks will then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner will ensure that notification is provided to the NAHC within 24 hours of the determination, as required by California Health and Safety Code Section 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), will be allowed, under California PRC § 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects will be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD will complete its inspection and make recommendations within 48 hours of the site visit, as required by California PRC Section 5097.98. Work will not resume until the OC Parks provides notification that work may proceed.

3. Geology, Soils, and Paleontological Resources

Environmental Impact GEO-1: Implementation of the proposed project would not result in substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction, or landslides.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: The proposed project would comply with CBC requirements to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. To this end, the code sets standards for excavation, grading, and fill placement; foundations; mitigation of soil conditions (e.g., expansive soils); and seismic design standards for various types of structures. Additionally, construction of the proposed project would be required to adhere to the seismic safety requirements contained in the applicable county and city municipal codes, which adopt the most recent CBC. Compliance with these requirements would help minimize liquefaction risk from seismic activity.

Furthermore, the proposed project would implement Mitigation Measure GEO-1, which would require a site-specific geotechnical study prior to final project design for load-bearing structures. At this time it is not possible to provide detailed recommendations; because this master plan is conceptual, any detailed designs and construction plans would occur during the next phase of approvals, which require specificity in design based on development constraints of the immediate vicinity of proposed structures. Load-bearing structures would include the new ranger station, Civic Plaza area, Visitor Center, restrooms at the Camp & Wilderness Area/Adventure Play Area, and the relocated maintenance yard. The aforementioned features would be designed and constructed to meet site-specific recommendations detailed in the geotechnical report that would be prepared for the proposed project (as part of Mitigation Measure GEO-1). Because the proposed project would comply with city, county, and CBC requirements and would implement recommendations provided in a site-specific geotechnical report (detailed in Mitigation Measure GEO-1), this impact would be less than significant after mitigation.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact GEO-1:

Mitigation Measure MM-GEO-1: Conduct a Site-Specific Geotechnical Study for Load Bearing Structures and Implement Recommendations for the Proposed Project Prior to Construction Activities.

Prior to final design of load-bearing structures, OC Parks will ensure that a licensed geologist and engineer will prepare a design-level geotechnical investigation prior to issuance of the grading permit. The investigation will include subsurface soil sampling, laboratory analysis of samples collected to determine soil characteristics and properties

(including identifying and defining the limits of unstable, compressible, and collapsible soils), and an evaluation of the laboratory testing. Recommendations based on the results will be used in the design specifications for the proposed project. The report will include recommendations to avoid potential risks associated with seismic hazards in accordance with the specifications of CGS's Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California, and the requirements of the Seismic Hazards Mapping Act. The geotechnical study will provide detailed project-specific recommendations for design and construction (recommendations would be made taking into consideration the 2019 California Building Code, which has been adopted as the City's building code), and implementation of those recommendations will be required during construction of relevant projects. OC Parks will apply the recommendations of the site-specific geotechnical study to minimize risks related to potential fault rupture, seismic ground shaking, ground failure, and liquefaction hazards/landslides.

Environmental Impact GEO-3: Implementation of the proposed project would not result in the placement of project-related facilities on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Construction of the proposed project would be required to adhere to the seismic safety requirements contained in the applicable county and city municipal codes, which adopt the most recent iteration of the CBC. Compliance with these requirements would help minimize liquefaction risk from seismic activity. Additionally, the proposed project would implement Mitigation Measure GEO-1, which would require a site-specific geotechnical study for load-bearing sites prior to final project design. The proposed project would be designed and constructed to meet site-specific recommendations in the geotechnical report prepared for the proposed project. Because the proposed project would comply with city, county, and CBC requirements and would implement recommendations provided in a site-specific geotechnical report (detailed in Mitigation Measure GEO-1), this impact would be less than significant after mitigation.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact GEO-3:

Mitigation Measure MM-GEO-1: Conduct a Site-Specific Geotechnical Study for Load Bearing Structures and Implement Recommendations for the Proposed Project Prior to Construction Activities. (Included above)

Environmental Impact GEO-4: The proposed project would not result in the placement of project-related facilities on expansive soil, creating substantial direct or indirect risks to life or property.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Prior geotechnical investigations in MISQ have identified onsite soils (in their respective study areas) as having a very low expansion potential. To this date, a site-specific geotechnical study has not been conducted for the proposed project and thus, expansion potential within the footprint is unknown. The implementation of Mitigation Measure GEO-1 would require the preparation of a site-specific geotechnical study (for load-bearing sites) that would include an assessment of onsite soils characteristics (including expansion potential). If necessary, mitigation techniques (e.g., over-excavation and replacement with non-expansive soils, soil treatment, moisture management, and/or specific structural design) would be developed, as appropriate. With the implementation of Mitigation Measure GEO-1, impacts related to expansive soils would be less than significant.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact GEO-4:

Mitigation Measure MM-GEO-1: Conduct a Site-Specific Geotechnical Study for Load Bearing Structures and Implement Recommendations for the Proposed Project Prior to Construction Activities. (Included above)

Environmental Impact GEO-5: Implementation of the proposed project would not result in the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: Sediments located more than 8 feet below the modern surface may include older Quaternary alluvial deposits, which are assigned a moderate, but patchy, potential for fossils due to similar deposits producing fossils at depth near to the project area. Paleontological materials could be uncovered if excavations for the construction of the proposed project extend into older Quaternary deposits. Therefore, impacts could be potentially significant. With the implementation of Mitigation Measure GEO-2, the development of a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) by a qualified paleontologist if construction excavation depth is below 8 feet or more below current grade, would reduce this potential impact to a less than significant level.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact GEO-5:

Mitigation Measure MM-GEO-2: Implement a Paleontological Resources Mitigation and Monitoring Plan

In areas where excavations would reach 12 feet in depth or greater, a qualified paleontologist will be retained by OC Parks prior to issuance of grading permits. The paleontologist will develop a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) for review and approval by OC Parks. The paleontologist would execute the approved PRMMP and supervise a paleontological monitor who will monitor all ground-disturbing activities associated with such excavations. The PRMMP will outline the procedures to follow with respect to paleontological resources (e.g. monitoring protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, in order to allow evaluation of the find and determination of appropriate treatment according to the PRMMP, the paleontological monitor will be authorized to halt ground-disturbing activities within 25 feet of the find until the significance of the find is determined.

4. Hazards and Hazardous Materials

Environmental Impact HAZ-2: The proposed project would not involve the creation of 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.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: The proposed project would involve the demolition of the existing ranger station, which was constructed in 1969. Due to the age of the building, it is possible that construction personnel would be exposed to hazardous building materials such as asbestos-containing building materials (ACM), lead-based paint, PCBs, fluorescent lights, etc. The implementation of Mitigation Measure HAZ-1, would reduce potential impacts associated with demolition activities to a less than significant level. Once operational, the proposed project would not be expected to 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. As discussed under Impact HAZ-1, the proposed project would use hazardous materials such as toners, paints, restroom cleaners, fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides during operation. It is unlikely that these materials would be stored or used in quantities that would result in a significant release. Any spills involving these materials would be small, localized, and cleaned up as they occur. Furthermore, the transport, use, and disposal of hazardous materials would comply with all applicable Federal, State, and local regulations, which would reduce the risk of hazardous materials releases. Therefore, operational impacts would be less than significant.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact HAZ-2:

Mitigation Measure MM-HAZ-1: Conduct a Hazardous Building Materials Survey prior to Demolition Activities.

Prior to the issuance of a demolition permit, a comprehensive Hazardous Building Materials Assessment will be conducted by a licensed contractor. An asbestos survey would be conducted in accordance with the South Coast Air Quality Management District (Rule 1403), Cal/OSHA (CCR, Title 8 § 1529), and the National Emission Standards for Hazardous Air Pollutants for Asbestos Surveys (40 CFR Part 61, Subpart M). CCR, Title 8, Section 1532.1, “Lead,” and Cal/OSHA requirements would be followed when

handling materials containing lead. Should this assessment determine that lead-based paint and/or asbestos or other hazardous building materials are present, the following actions will be implemented:

- A health and safety plan will be developed by an American Board of Industrial Hygiene certified industrial hygienist for potential lead-based paint, asbestos or other hazardous building materials risks present during demolition. The health and safety plan will then be implemented by a licensed contractor.
 - Both the OSHA and Cal/OSHA regulate worker exposure during construction activities that affect lead-based paint. The Interim Final Rule found in 29 CFR, Part 1926.62 covers construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup, and routine maintenance.
- Abatement activities will be conducted by a licensed contractor.
- Prior to demolition of construction debris containing asbestos, the South Coast Air Quality Management District (SCAQMD) will be notified ten workdays prior to initiating construction and demolition activities.
 - Asbestos will be disposed of at a licensed disposal facility. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos.
 - The local office of the Cal/OSHA will be notified of asbestos abatement activities.
 - Asbestos abatement contractors will follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material.
 - Asbestos removal contractors will be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur will have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento.
- The contractor and hauler of hazardous building materials will file a Hazardous Waste Manifest that details the hauling of the material from the site and disposal. Pursuant to California law, the County of Orange will not issue the required permit until the applicant has complied with the notice requirements described above.
- During construction on-site, generated waste shall store, manifest, transport, and dispose of all that meets hazardous waste criteria in accordance with California Code of Regulations Title 22. The contractor shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request.

5. Noise

Environmental Impact NOI-1: Implementation of the proposed project would not result in the generation of increased ambient noise levels in the project vicinity in excess of applicable standards.

Finding: As detailed below, the County makes the finding that “[c]hanges or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.”

Facts in Support of Finding: The results indicate that all construction noise levels would be below the applicable noise standard during daytime hours. However, several noise-sensitive receivers are predicted to experience noise levels in excess of the applicable nighttime noise standards. As a result, construction noise will could exceed the City and County construction noise standards, if nighttime construction occurs (which is not anticipated as the County will comply with the City and County Codes in this regard), and the impacts could be significant. Implementation of Mitigation Measures NOI-1 and NOI-2 would reduce this impact to a less-than-significant level by limiting construction hours to those exempt from the City and County codes and enacting common-sense noise reduction measures.

In addition, according to the summary of the predicted ambient noise level increases due to project construction is reported in Table 3.1113 for daytime hours (7:00 a.m. to 10 p.m.) and in Table 3.1114 for nighttime hours (10:00 p.m. to 7:00 a.m.). The results indicate that ambient noise level increases during the daytime hours would be below the 5 dBA threshold. However, ambient noise level increases during the nighttime hours, if construction were allowed during those times, are predicted to exceed the 5 dBA threshold (up to a 6.9 dBA increase) at several noise-sensitive receivers. As a result, construction noise could cause ambient noise increases in excess of the 5 dBA threshold, if nighttime construction occurs, and the impacts would be significant (Impact-NOI-2). Implementation of Mitigation Measures NOI-1 and NOI-2 would reduce this impact to a less-than-significant level by limiting construction hours to those exempt from the City and County codes and by enacting common-sense noise reduction measures.

Mitigation Measures:

The following Mitigation Measures have been included in the Draft EIR to address Impact NOI-1:

Mitigation Measure MM-NOI-1: Prohibit Construction Activities Outside of the Permitted Construction Hours.

The project proponent will not conduct construction activities during the hours of 8 p.m. to 7:00 a.m. on weekdays and Saturdays, or anytime on Sundays or federal holidays.

Mitigation Measure MM-NOI-2: Implement General Best Practices for Construction Noise Control.

During construction of the project, the project proponent will require all contractors to adhere to the following best practices for construction noise control.

- All construction equipment and vehicles using internal combustion engines will be equipped with manufacturer-approved mufflers and, where appropriate, air-inlet silencers.
- All mobile or fixed construction equipment used on the project is regulated for noise output by a local, state, or federal agency will comply with such regulation while in the course of proposed project activity.
- All construction equipment will be operated only when necessary and will be switched off when not in use.
- Construction employees will be trained in the proper operation and use of the equipment to avoid careless or improper operation of equipment that could increase noise levels.
- Construction site speed limits of 20 mph or less will be established, posted as necessary, and enforced during the construction period.
- The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.

Mitigation Measure MM-NOI-3: Regulate Special Events at the Proposed Mile Square Amphitheater.

OC Parks will coordinate with the County of Orange to ensure that special events at the proposed amphitheater adhere to adopted noise standards and ordinances to minimize potential noise impacts on surrounding neighborhoods. Special events at the proposed amphitheater shall be properly regulated to comply with noise standards presented in Table 3.11-10, of this EIR. Methods to control noise levels and minimize potential impacts at the surrounding neighborhoods may include but are not limited to the following.

- Designing specifications for the amphitheater that help control noise (e.g., limiting sound system and loudspeaker output, ensuring proper orientation of loudspeakers).
- Limiting hours of operation, which may include avoiding early morning or late evening hours, limiting large events to weekends only, or requiring hard stop

times at which the sound system must be powered off so that events are not allowed to run over their assigned time.

- Enacting operational controls enacted in order to ensure compliance with ordinances and minimize potential nuisances; these may include limits on crowd sizes, proper policing of events, prohibiting consumption of alcohol, or prohibiting the use of noise-making devices by event attendees.
- Monitoring community noise; in the event of noise complaints from the surrounding community, it may be necessary to conduct noise monitoring during special events to determine if noise exceedances are occurring. In the event that exceedances are confirmed, additional noise control methods should be implemented.

MITIGATION MONITORING AND REPORTING PROGRAM

MILE SQUARE REGIONAL PARK MASTER PLAN ENVIRONMENTAL IMPACT REPORT

SCH No. 2020089024

EIR NO. 633

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Mitigation Monitoring and Reporting Program

Introduction

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting program (MMRP) when approving or carrying out a project when a mitigated negative declaration identifies measures to reduce potential adverse environmental impacts to less-than-significant levels. As lead agency for the proposed project, the County of Orange (County) is responsible for adoption and oversight of the MMRP.

An Environmental Impact Report (EIR) has been prepared for the project that addresses the potential environmental impacts, and, where appropriate, recommends measures to mitigate these impacts. As such, an MMRP is required to ensure that the adopted mitigation measures are implemented successfully. This document lists each mitigation measure, describes the methods for implementation and verification, and identifies the responsible party or parties.

Project Overview

Orange County Parks (OC Parks) is proposing improvements outlined in the Mile Square Regional Park (MISQ) Master Plan (proposed project), which include the addition of 93 acres from the existing Mile Square Golf Course to the existing 186 acres of MISQ facilities in northern Orange County within the city of Fountain Valley. The proposed project would integrate 93 acres of the existing Mile Square Golf Course parcel, which currently holds a lease from OC Parks to operate, with MISQ at the eastern portion of Mile Square, as well as additional improvements within the existing portion of MISQ. Buildout of the proposed project would be developed in phases that allow for appropriate investment and sustainable management of the new park amenities. OC Parks is the lead agency for the proposed project EIR pursuant to CEQA Guidelines. Additional details regarding the project description are contained in Chapter 2, *Project Setting*, of the EIR.

Monitoring and Reporting Procedures

The MMRP for the proposed project will be in place throughout all phases of the project, including design, construction, and operation. OC Parks will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. OC Parks may delegate monitoring activities to staff, consultants, or contractors. OC Parks will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Mitigation Monitoring and Reporting Program Implementation

Table 1 lists each mitigation measure included in the EIR by resource area. Certain inspections and reports may require preparation by qualified individuals, and these are specified as needed. The timing and method of verification for each measure are also specified.

Project Contact Information

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Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
BIOLOGICAL RESOURCES					
<p>Mitigation Measure BIO-1a: Conduct Preconstruction Nesting Bird Surveys Clearing of vegetation should occur outside of the bird breeding season (approximately February 1–September 1), to the maximum extent feasible. If construction commences during the bird breeding season, a preconstruction survey for nesting birds will occur within 3 days prior to construction activities by an experienced avian biologist to ensure that no nesting birds in the project area would be affected by the project. The survey will occur within all suitable nesting habitat within the project impact area and a 100-foot buffer. If nesting birds are found, an avoidance area will be established as appropriate by a qualified biologist around the nest until the qualified biologist has determined that young have fledged or nesting activities have ceased. Buffers should be delineated by temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction should occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be affected by the project. Reductions in the nest buffer distance may be appropriate, depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors, as determined by the qualified avian biologist. The</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to commencement of construction/ground disturbance or vegetation removal. During construction if necessary</p>	<p>OC Parks Department Qualified Biologist</p>	

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<p>project site will be re-surveyed if there is a lapse in construction activities for more than 7 days during the bird breeding season.</p>					
<p>Mitigation Measure MM-BIO-1b: Conduct Preconstruction Bat Structure Surveys No earlier than 30 days prior to the start of ground-disturbing activities or activities that could disturb bat roost sites in a work area, a daytime assessment will be conducted by a qualified bat biologist to examine structures that will be removed during project construction and are suitable for bat use. If bat sign is observed at that time, then nighttime bat surveys will be conducted to confirm whether the structures with suitable habitat identified during the preliminary assessment are utilized by bats for day roosting and/or night roosting, to ascertain the level of bat foraging and roosting activity at each of these locations and perform exit counts to visually determine the approximate number of bats utilizing the roosts. Acoustic monitoring will also be used during nighttime surveys to identify the bat species present and determine an index of relative bat activity for that site on that specific evening.</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to commencement of construction/ ground disturbance or vegetation removal</p>	<p>OC Parks Department Qualified Biologist</p>	
<p>Mitigation Measure MM-BIO-1c: Conduct Preconstruction Bat Tree Surveys The removal of mature trees and snags will be minimized to the greatest extent practicable. Prior to tree removal or trimming, a qualified bat biologist will examine large trees and snags to ensure that no roosting bats are present. Palm frond trimming, if necessary, will be</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to tree removal or trimming</p>	<p>OC Parks Department Qualified Biologist</p>	

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<p>conducted outside the maternity season (i.e., April 1–August 31) to avoid potential mortality to flightless young.</p>					
<p>Mitigation Measure MM-BIO-1d: Implement Bat Maternity Roost Avoidance Measures If maternity sites are identified during the preconstruction bat habitat assessment as outlined in Mitigation Measure BIO-1b, then no construction activities at that location will be allowed during the maternity season (i.e., April 1–August 31) unless a qualified bat biologist has determined the young have been weaned. If maternity sites are present, and it is anticipated that construction activities cannot be completed outside of the maternity season, then bat exclusion at maternity roost sites will be completed by the qualified bat biologist in consultation with CDFW either as soon as possible after the young have been weaned, are outside of the maternity season, or as otherwise approved by the qualified bat biologist in coordination with CDFW.</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to approval of construction plans and specifications</p>	<p>OC Parks Department Qualified Biologist</p>	
<p>Mitigation Measure MM-BIO-1e: Preconstruction Clearance Surveys for Wildlife Species Prior to the start of construction in areas within or adjacent to habitat that could support special-status wildlife species, any wildlife species present within the project work area will be flushed from the construction footprint by a qualified biologist. No nesting birds will be flushed during the nesting season. Bats will not be flushed but will be protected as outlined in Mitigation Measure BIO-1d. Amphibians,</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to commencement of construction/groun d disturbance or vegetation removal</p>	<p>OC Parks Department Qualified Biologist</p>	

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<p>reptiles, and burrowing wildlife will be relocated from the site of temporary or permanent impacts as feasible during preconstruction clearance surveys.</p>					
<p>Mitigation Measure MM-BIO-1f: Implement Proper Handling of Invasive Plant Species Prior to construction, a Weed Abatement Plan will be prepared and included in the construction bid documents to ensure the proper handling of invasive plant species. Any invasive plant species removed during either construction or operation and maintenance activities will be properly handled to prevent sprouting or regrowth. Methods will be developed as part of the plan not to spread exotic plant seeds during plant removal and that plants will be removed prior to flowering, if feasible. Post-construction, Orange County Parks would be responsible for implementation of the plan during operation and maintenance activities.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification OC Parks Director or designee field inspections</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department Qualified Biologist</p>	
<p>Mitigation Measure MM-BIO-2: Conduct Jurisdictional Delineation and Obtain Aquatic Resource Permits To address effects on potentially jurisdictional areas, a jurisdictional delineation will be prepared for the project during the Plans, Specifications, and Estimate phase which includes obtaining any applicable aquatic resource permitting for the project. If jurisdictional aquatic resources are identified within the project site and would be affected by construction, then the appropriate permits will be obtained from the USACE, RWQCB, and/or</p>	<p>Approval of regulatory permits</p>	<p>Verify applicable regulatory permit authorizations have been obtained OC Parks Director or designee field inspections</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department</p>	

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<p>CDFW, as required. Should any jurisdictional aquatic resources be affected, then a compensatory mitigation plan will be developed in coordination with the appropriate agencies during the permitting phase that will include a minimum 1:1 ratio of replacement lands for permanent impacts. Mitigation lands, if required, will be through an agency-approved mitigation bank, in-lieu fee provider, permittee-responsible mitigation site, or any other agency-approved mitigation provider.</p>					
CULTURAL RESOURCES					
<p>Mitigation Measure MM-CUL-1: Conduct Archaeological Monitoring During Ground-Disturbing Activities in Previously Undisturbed Soils.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification</p>	<p>Prior to commencement of, and during construction</p>	<p>OC Parks Department</p>	
<p>Because there is the potential for subsurface deposits, a qualified archaeologist will monitor ground-disturbing activities in previously undisturbed soils (assumed to be 6 feet or more in depth) during construction within the 93-acre Mile Square Golf Course parcel and project improvements proposed within the existing MISQ boundaries.</p>		<p>Field inspections by Qualified Archaeologist shall verify compliance</p>		<p>Qualified Archaeologist</p>	
<p>In accordance with PRC Section 21083.2(i), should unidentified cultural resources be encountered during construction, work within a 50-foot buffer of the find will cease until a qualified archaeologist can evaluate the find for CRHR eligibility and determine whether it constitutes a unique archaeological resource for purposes of CEQA. Should the accidental discovery be identified as a significant historical resource or a unique archaeological resource,</p>					

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appropriate treatment recommendations will be developed, which may include avoidance, data-recovery excavation, or other mitigation.					
<p>Mitigation Measure MM-CUL-2: Halt Construction Activities and Assess the Find if Buried Resources are Discovered.</p> <p>If buried cultural resources, such as chipped or ground stone, midden soil, historic debris, or building foundations, are discovered inadvertently during project-related ground disturbance, work will be halted temporarily within 50 feet of the discovery until an archaeological monitor (if present) and OC Parks cultural resources personnel are notified, and a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the County.</p>	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by Qualified Archaeologist shall verify compliance</p>	Prior to commencement of, significant grading activities/during construction	<p>OC Parks Department</p> <p>Qualified Archaeologist</p>	
<p>Mitigation Measure MM-CUL-3: Consultation with County Coroner and Notification of Most Likely Descendant.</p> <p>If an inadvertent discovery of human remains is made during project construction, the employee in charge will immediately notify OC Parks cultural resources personnel by telephone. Work will cease in the area of the discovery, and all reasonable efforts will be made to protect the remains and any other cultural items associated with the human remains. OC Parks will then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the</p>	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specifications</p> <p>OC Parks staff shall verify compliance</p>	Prior to commencement of, and during construction activities	<p>OC Parks Department</p> <p>Orange County Coroner</p>	

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<p>Coroner will ensure that notification is provided to the NAHC within 24 hours of the determination, as required by California Health and Safety Code Section 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), will be allowed, under California PRC § 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects will be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within 48 hours of the site visit, as required by California PRC Section 5097.98. Work will not resume until the OC Parks provides notification that work may proceed.</p>					
GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES					
<p>Mitigation Measure MM-GEO-1: Conduct a Site-Specific Geotechnical Study for Load Bearing Structures and Implement Recommendations for the Proposed Project Prior to Construction Activities.</p> <p>Prior to final design of load-bearing structures, OC Parks will ensure that a licensed geologist and engineer will prepare a design-level geotechnical investigation prior to issuance of the grading permit.</p> <p>The investigation will include subsurface soil sampling, laboratory analysis of samples collected to determine soil characteristics and properties (including identifying and defining</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to commencement of, and during construction activities</p>	<p>OC Parks Department</p> <p>Qualified Geologist</p>	

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<p>the limits of unstable, compressible, and collapsible soils), and an evaluation of the laboratory testing. Recommendations based on the results will be used in the design specifications for the proposed project. The report will include recommendations to avoid potential risks associated with seismic hazards in accordance with the specifications of CGS's Special Publication 117A, <i>Guidelines for Evaluating and Mitigating Seismic Hazards in California</i>, and the requirements of the Seismic Hazards Mapping Act. The geotechnical study will provide detailed project-specific recommendations for design and construction (recommendations would be made taking into consideration the 2019 California Building Code, which has been adopted as the City's building code), and implementation of those recommendations will be required during construction of relevant projects. OC Parks will apply the recommendations of the site-specific geotechnical study to minimize risks related to potential fault rupture, seismic ground shaking, ground failure, and liquefaction hazards/landslides.</p>					
<p>Mitigation Measure MM-GEO-2: Implement a Paleontological Resources Mitigation and Monitoring Plan</p> <p>In areas where excavations would reach 12 feet in depth or greater, a qualified paleontologist will be retained by OC Parks prior to issuance of grading permits. The paleontologist will develop a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) for review and</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by Qualified Paleontologist shall verify compliance</p>	<p>Prior to commencement of, and during construction activities</p>	<p>OC Parks Department</p> <p>Qualified Paleontologist</p>	

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<p>approval by OC Parks. The paleontologist would execute the approved PRMMP and supervise a paleontological monitor who will monitor all ground-disturbing activities associated with such excavations. The PRMMP will outline the procedures to follow with respect to paleontological resources (e.g. monitoring protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, in order to allow evaluation of the find and determination of appropriate treatment according to the PRMMP, the paleontological monitor will be authorized to halt ground-disturbing activities within 25 feet of the find until the significance of the find is determined.</p>					
HAZARDS AND HAZARDOUS MATERIALS					
<p>Mitigation Measure MM-HAZ-1: Conduct a Hazardous Building Materials Survey prior to Demolition Activities.</p> <p>Prior to the issuance of a demolition permit, a comprehensive Hazardous Building Materials Assessment will be conducted by a licensed contractor. An asbestos survey would be conducted in accordance with the South Coast Air Quality Management District (Rule 1403), Cal/OSHA (CCR, Title 8 § 1529), and the National Emission Standards for Hazardous Air Pollutants for Asbestos Surveys (40 CFR Part 61, Subpart M). CCR, Title 8, Section 1532.1, "Lead," and Cal/OSHA requirements would be followed when handling materials containing lead. Should this assessment determine that lead-based paint and/or asbestos or other</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to commencement of, and during construction activities</p>	<p>OC Parks Department</p> <p>Qualified Hazards Specialist</p> <p>Contractor</p>	

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<p>hazardous building materials are present, the following actions will be implemented:</p> <ul style="list-style-type: none"> • A health and safety plan will be developed by an American Board of Industrial Hygiene certified industrial hygienist for potential lead-based paint, asbestos or other hazardous building materials risks present during demolition. The health and safety plan will then be implemented by a licensed contractor. ○ Both the OSHA and Cal/OSHA regulate worker exposure during construction activities that affect lead-based paint. The Interim Final Rule found in 29 CFR, Part 1926.62 covers construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup, and routine maintenance. • Abatement activities will be conducted by a licensed contractor. • Prior to demolition of construction debris containing asbestos, the South Coast Air Quality Management District (SCAQMD) will be notified ten work days prior to initiating construction and demolition activities. ○ Asbestos will be disposed of at a licensed disposal facility. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue 					

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<p>demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos.</p> <ul style="list-style-type: none"> ○ The local office of the Cal/OSHA will be notified of asbestos abatement activities. ○ Asbestos abatement contractors will follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. ○ Asbestos removal contractors will be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur will have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. ● The contractor and hauler of hazardous building materials will file a Hazardous Waste Manifest that details the hauling of the material from the site and disposal. Pursuant to California law, the County of Orange will not issue the required permit until the applicant has complied with the notice requirements described above. ● During construction on-site, generated waste shall store, manifest, transport, 					

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<p>and dispose of all that meets hazardous waste criteria in accordance with California Code of Regulations Title 22. The contractor shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request.</p>					
NOISE AND VIBRATION					
<p>Mitigation Measure MM-NOI-1: Prohibit Construction Activities Outside of the Permitted Construction Hours. The project proponent will not conduct construction activities during the hours of 8 p.m. to 7:00 a.m. on weekdays and Saturdays, or anytime on Sundays or federal holidays.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification Field inspections by County Staff shall verify compliance</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department</p>	
<p>Mitigation Measure MM-NOI-2: Implement General Best Practices for Construction Noise Control. During construction of the project, the project proponent will require all contractors to adhere to the following best practices for construction noise control.</p> <ul style="list-style-type: none"> All construction equipment and vehicles using internal combustion engines will be equipped with manufacturer-approved mufflers and, where appropriate, air-inlet silencers. All mobile or fixed construction equipment used on the project that is regulated for noise output by a local, state, or federal agency will comply 	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification Field inspections by County Staff shall verify compliance</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>with such regulation while in the course of proposed project activity.</p> <ul style="list-style-type: none"> • All construction equipment will be operated only when necessary and will be switched off when not in use. • Construction employees will be trained in the proper operation and use of the equipment to avoid careless or improper operation of equipment that could increase noise levels. • Construction site speed limits of 20 mph or less will be established, posted as necessary, and enforced during the construction period. • The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only. 	Approval of certification of occupancy	Field inspections by County Staff shall verify compliance	During project operation;ongoing	OC Parks Department County of Orange	
<p>Mitigation Measure MM-NOI-3: Regulate Special Events at the Proposed Mile Square Amphitheater.</p> <p>OC Parks will coordinate with the County of Orange to ensure that special events at the proposed amphitheater adhere to adopted noise standards and ordinances to minimize potential noise impacts on surrounding neighborhoods. Special events at the proposed amphitheater shall be properly regulated to comply with noise standards presented in Table 3.11-10 of this EIR. Methods to control noise levels and minimize potential impacts at the surrounding neighborhoods may include, but are not limited to the following.</p>					

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<ul style="list-style-type: none"> • Designing specifications for the amphitheater that help control noise (e.g., limiting sound system and loudspeaker output, ensuring proper orientation of loudspeakers). • Limiting hours of operation, which may include avoiding early morning or late evening hours, limiting large events to weekends only, or requiring hard stop times at which the sound system must be powered off so that events are not allowed to run over their assigned time. • Enacting operational controls enacted in order to ensure compliance with ordinances and minimize potential nuisances; these may include limits on crowd sizes, proper policing of events, prohibiting consumption of alcohol, or prohibiting the use of noise-making devices by event attendees. • Monitoring community noise; in the event of noise complaints from the surrounding community, it may be necessary to conduct noise monitoring during special events to determine if noise exceedances are occurring. In the event that exceedances are confirmed, additional noise control methods should be implemented. 					

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
STANDARD CONDITIONS OF APPROVAL					
HYDROLOGY AND WATER QUALITY					
SC-WQ-1: State of California Construction General Stormwater Permit. A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff shall verify compliance	Prior to contractor During construction	OC Parks Department	
SC-WQ-2: Construction Best Management Practices. All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system. Refer to the Orange County Stormwater Program’s <i>Orange County Stormwater Program Construction Runoff Guidance Manual</i> for the specific construction practices required at the job site.	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff shall verify compliance	Prior to construction During construction	OC Parks Department	
SC-WQ-3: Construction Sediment and Erosion Control Plan. Prior to construction of each development phase, OC Parks shall submit a written plan for review and approval to the County which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff shall verify compliance	Prior to construction During construction	OC Parks Department	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.</p>					
<p>SC-WQ-4: County NPDES MS4 Requirements. All projects shall reduce the discharge of pollutants in stormwater discharges to the maximum extent possible, including management practices, control techniques, system design and engineering methods, and other measures as appropriate. This includes complying with the County’s Municipal Stormwater NPDES permit (MS4 Permit). Projects which create or replace more than ten thousand (10,000) square feet of impervious surface shall direct stormwater runoff to approved permanent treatment controls (Provision C.3 of the Municipal Regional Stormwater Permit).</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to construction</p> <p>During construction</p>	<p>OC Parks Department</p>	
<p>SC-WQ-5: Prepare Water Quality Management Plan to Avoid Adverse Water Quality Conditions. As part of the development of the Master Plan and prior to construction, OC Parks will prepare and implement a Master Water Quality Management Plan (WQMP) to address post-construction urban runoff and stormwater pollution. The WQMP will include pre-treatment measures, storm water collection within the lakes, treatment of the water through the lakes and constructed wetland edges, and reuse throughout the park via irrigation. In addition, bioretention BMPs will potentially be</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to construction c</p> <p>During construction</p>	<p>OC Parks Department</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>incorporated associated with larger impervious areas for enhanced treatment prior to discharging into the multi-functional lakes. The total square footage of associated water quality BMPs is estimated at approximately 217,800 square feet, based on the square footage of the proposed lake system, and may increase dependent on high impervious areas that incorporate bioretention. The WQMP will be prepared per requirements of the NPDES and RWQCB. The WQMP would be submitted for review and approval by the County of Orange Department of Public Works, NPDES Stormwater Program.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to construction</p> <p>During construction</p>	<p>OC Parks Department</p>	
<p>SC-WQ-7 Regional Basin Plan. All project discharges shall comply with the water quality standards established for ground and surface waters as defined by the relevant regional Basin Plan and other appropriate Regional Water Board Regulations. These regulations include standards and measures to protect water quality and surface and groundwater resources.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to construction</p> <p>During construction</p>	<p>OC Parks Department</p>	
TRIBAL CULTURAL RESOURCES					

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>SC-TCR-1: Unanticipated Discovery of Archaeological Resources Below Six Feet Depth in Previously Undisturbed Soils. If unanticipated archaeological resources or deposits are discovered during ground disturbing activities below six feet depth in previously undisturbed soils, OCPW will implement the following measures. All work will halt within a 50-foot radius of the discovery. OCPW will have a qualified professional archaeologist with knowledge of Native American resources to assess the significance of the find. If the resources are Native American in origin, the County shall coordinate with the Tribe regarding evaluation, treatment, curation, and preservation of these resources. The archaeologist will have the authority to modify the no-work radius as appropriate, using professional judgment in consultation with OCPW. Work will not continue within the no-work radius until the archaeologist conducts sufficient research and evidence and data collection to establish that the resource is either: (1) not cultural in origin; or (2) not potentially eligible for listing on the CRHR. If a potentially eligible resource is encountered, then the archaeologist and OCPW, as lead agency, in consultation with the Tribe, will arrange for either: (1) avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility, and if eligible, an attempt to resolve adverse effects to determine appropriate mitigation. The assessment of eligibility will be formally documented in writing as verification that the provisions in</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by qualified professional archaeologist shall verify compliance</p>	<p>Prior to commencement of significant grading activities below six feet/during construction</p>	<p>OC Parks Department</p> <p>Qualified Archaeologist</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
CEQA for managing unanticipated discoveries and PRC Section 5024 have been met.					

ATTACHMENT C

Proposed Final

Environmental Impact

Report No. 633

[2021.06.03 \(4-A\) Attachment C –](#)

[Proposed Final Environmental Impact](#)

[Report No. 633.pdf \(ocparks.com\)](#)

MITIGATION MONITORING AND REPORTING PROGRAM

MILE SQUARE REGIONAL PARK MASTER PLAN ENVIRONMENTAL IMPACT REPORT

SCH No. 2020089024

EIR NO. 633

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Mitigation Monitoring and Reporting Program

Introduction

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring and reporting program (MMRP) when approving or carrying out a project when a mitigated negative declaration identifies measures to reduce potential adverse environmental impacts to less-than-significant levels. As lead agency for the proposed project, the County of Orange (County) is responsible for adoption and oversight of the MMRP.

An Environmental Impact Report (EIR) has been prepared for the project that addresses the potential environmental impacts, and, where appropriate, recommends measures to mitigate these impacts. As such, an MMRP is required to ensure that the adopted mitigation measures are implemented successfully. This document lists each mitigation measure, describes the methods for implementation and verification, and identifies the responsible party or parties.

Project Overview

Orange County Parks (OC Parks) is proposing improvements outlined in the Mile Square Regional Park (MISQ) Master Plan (proposed project), which include the addition of 93 acres from the existing Mile Square Golf Course to the existing 186 acres of MISQ facilities in northern Orange County within the city of Fountain Valley. The proposed project would integrate 93 acres of the existing Mile Square Golf Course parcel, which currently holds a lease from OC Parks to operate, with MISQ at the eastern portion of Mile Square, as well as additional improvements within the existing portion of MISQ. Buildout of the proposed project would be developed in phases that allow for appropriate investment and sustainable management of the new park amenities. OC Parks is the lead agency for the proposed project EIR pursuant to CEQA Guidelines. Additional details regarding the project description are contained in Chapter 2, *Project Setting*, of the EIR.

Monitoring and Reporting Procedures

The MMRP for the proposed project will be in place throughout all phases of the project, including design, construction, and operation. OC Parks will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. OC Parks may delegate monitoring activities to staff, consultants, or contractors. OC Parks will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Mitigation Monitoring and Reporting Program Implementation

Table 1 lists each mitigation measure included in the EIR by resource area. Certain inspections and reports may require preparation by qualified individuals, and these are specified as needed. The timing and method of verification for each measure are also specified.

Project Contact Information

OC Parks
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Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
BIOLOGICAL RESOURCES					
<p>Mitigation Measure BIO-1a: Conduct Preconstruction Nesting Bird Surveys</p> <p>Clearing of vegetation should occur outside of the bird breeding season (approximately February 1–September 1), to the maximum extent feasible. If construction commences during the bird breeding season, a preconstruction survey for nesting birds will occur within 3 days prior to construction activities by an experienced avian biologist to ensure that no nesting birds in the project area would be affected by the project. The survey will occur within all suitable nesting habitat within the project impact area and a 100-foot buffer. If nesting birds are found, an avoidance area will be established as appropriate by a qualified biologist around the nest until the qualified biologist has determined that young have fledged or nesting activities have ceased. Buffers should be delineated by temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction should occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be affected by the project. Reductions in the nest buffer distance may be appropriate, depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors, as determined by the qualified avian biologist. The project site will be re-surveyed if there is a</p>	Approval of construction plans and specifications	Verification by the OC Parks Director or designee in consultation with a Qualified Biologist	Prior to commencement of construction/ ground disturbance or vegetation removal. During construction if necessary	OC Parks Department Qualified Biologist	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
lapse in construction activities for more than 7 days during the bird breeding season.					
<p>Mitigation Measure MM-BIO-1b: Conduct Preconstruction Bat Structure Surveys</p> <p>No earlier than 30 days prior to the start of ground-disturbing activities or activities that could disturb bat roost sites in a work area, a daytime assessment will be conducted by a qualified bat biologist to examine structures that will be removed during project construction and are suitable for bat use. If bat sign is observed at that time, then nighttime bat surveys will be conducted to confirm whether the structures with suitable habitat identified during the preliminary assessment are utilized by bats for day roosting and/or night roosting, to ascertain the level of bat foraging and roosting activity at each of these locations and perform exit counts to visually determine the approximate number of bats utilizing the roosts. Acoustic monitoring will also be used during nighttime surveys to identify the bat species present and determine an index of relative bat activity for that site on that specific evening.</p>	Approval of construction plans and specifications	Verification by the OC Parks Director or designee in consultation with a Qualified Biologist	Prior to commencement of construction/ ground disturbance or vegetation removal	OC Parks Department Qualified Biologist	
<p>Mitigation Measure MM-BIO-1c: Conduct Preconstruction Bat Tree Surveys</p> <p>The removal of mature trees and snags will be minimized to the greatest extent practicable. Prior to tree removal or trimming, a qualified bat biologist will examine large trees and snags to ensure that no roosting bats are present. Palm frond trimming, if necessary, will be conducted outside the maternity season (i.e.,</p>	Approval of construction plans and specifications	Verification by the OC Parks Director or designee in consultation with a Qualified Biologist	Prior to tree removal or trimming	OC Parks Department Qualified Biologist	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>April 1–August 31) to avoid potential mortality to flightless young.</p>					
<p>Mitigation Measure MM-BIO-1d: Implement Bat Maternity Roost Avoidance Measures If maternity sites are identified during the preconstruction bat habitat assessment as outlined in Mitigation Measure BIO-1b, then no construction activities at that location will be allowed during the maternity season (i.e., April 1–August 31) unless a qualified bat biologist has determined the young have been weaned. If maternity sites are present, and it is anticipated that construction activities cannot be completed outside of the maternity season, then bat exclusion at maternity roost sites will be completed by the qualified bat biologist in consultation with CDFW either as soon as possible after the young have been weaned, are outside of the maternity season, or as otherwise approved by the qualified bat biologist in coordination with CDFW.</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to approval of construction plans and specifications</p>	<p>OC Parks Department Qualified Biologist</p>	
<p>Mitigation Measure MM-BIO-1e: Preconstruction Clearance Surveys for Wildlife Species Prior to the start of construction in areas within or adjacent to habitat that could support special-status wildlife species, any wildlife species present within the project work area will be flushed from the construction footprint by a qualified biologist. No nesting birds will be flushed during the nesting season. Bats will not be flushed but will be protected as outlined in Mitigation Measure BIO-1d. Amphibians, reptiles, and burrowing wildlife will be relocated from the site of temporary or</p>	<p>Approval of construction plans and specifications</p>	<p>Verification by the OC Parks Director or designee in consultation with a Qualified Biologist</p>	<p>Prior to commencement of construction/ground disturbance or vegetation removal</p>	<p>OC Parks Department Qualified Biologist</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>permanent impacts as feasible during preconstruction clearance surveys.</p>					
<p>Mitigation Measure MM-BIO-1f: Implement Proper Handling of Invasive Plant Species Prior to construction, a Weed Abatement Plan will be prepared and included in the construction bid documents to ensure the proper handling of invasive plant species. Any invasive plant species removed during either construction or operation and maintenance activities will be properly handled to prevent sprouting or regrowth. Methods will be developed as part of the plan not to spread exotic plant seeds during plant removal and that plants will be removed prior to flowering, if feasible. Post-construction, Orange County Parks would be responsible for implementation of the plan during operation and maintenance activities.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification OC Parks Director or designee field inspections</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department Qualified Biologist</p>	
<p>Mitigation Measure MM-BIO-2: Conduct Jurisdictional Delineation and Obtain Aquatic Resource Permits To address effects on potentially jurisdictional areas, a jurisdictional delineation will be prepared for the project during the Plans, Specifications, and Estimate phase which includes obtaining any applicable aquatic resource permitting for the project. If jurisdictional aquatic resources are identified within the project site and would be affected by construction, then the appropriate permits will be obtained from the USACE, RWQCB, and/or CDFW, as required. Should any jurisdictional aquatic resources be affected, then a compensatory mitigation plan will be</p>	<p>Approval of regulatory permits</p>	<p>Verify applicable regulatory permit authorizations have been obtained OC Parks Director or designee field inspections</p>	<p>Prior to, and during construction</p>	<p>OC Parks Department</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>developed in coordination with the appropriate agencies during the permitting phase that will include a minimum 1:1 ratio of replacement lands for permanent impacts. Mitigation lands, if required, will be through an agency-approved mitigation bank, in-lieu fee provider, permittee-responsible mitigation site, or any other agency-approved mitigation provider.</p>					
CULTURAL RESOURCES					
<p>Mitigation Measure MM-CUL-1: Conduct Archaeological Monitoring During Ground-Disturbing Activities in Previously Undisturbed Soils.</p> <p>Because there is the potential for subsurface deposits, a qualified archaeologist will monitor ground-disturbing activities in previously undisturbed soils (assumed to be 6 feet or more in depth) during construction within the 93-acre Mile Square Golf Course parcel and project improvements proposed within the existing MISQ boundaries.</p> <p>In accordance with PRC Section 21083.2(i), should unidentified cultural resources be encountered during construction, work within a 50-foot buffer of the find will cease until a qualified archaeologist can evaluate the find for CRHR eligibility and determine whether it constitutes a unique archaeological resource for purposes of CEQA. Should the accidental discovery be identified as a significant historical resource or a unique archaeological resource, appropriate treatment recommendations will be developed, which may include avoidance, data-recovery excavation, or other mitigation.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specification</p> <p>Field inspections by Qualified Archaeologist shall verify compliance</p>	<p>Prior to commencement of, and during construction</p>	<p>OC Parks Department</p> <p>Qualified Archaeologist</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>Mitigation Measure MM-CUL-2: Halt Construction Activities and Assess the Find if Buried Resources are Discovered.</p> <p>If buried cultural resources, such as chipped or ground stone, midden soil, historic debris, or building foundations, are discovered inadvertently during project-related ground disturbance, work will be halted temporarily within 50 feet of the discovery until an archaeological monitor (if present) and OC Parks cultural resources personnel are notified, and a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the County.</p>	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by Qualified Archaeologist shall verify compliance</p>	Prior to commencement of, significant grading activities/during construction	<p>OC Parks Department</p> <p>Qualified Archaeologist</p>	
<p>Mitigation Measure MM-CUL-3: Consultation with County Coroner and Notification of Most Likely Descendant.</p> <p>If an inadvertent discovery of human remains is made during project construction, the employee in charge will immediately notify OC Parks cultural resources personnel by telephone. Work will cease in the area of the discovery, and all reasonable efforts will be made to protect the remains and any other cultural items associated with the human remains. OC Parks will then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner will ensure that notification is provided to the NAHC within 24 hours of the determination, as required by California Health and Safety Code Section 7050.5 (c). The NAHC-</p>	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specifications</p> <p>OC Parks staff shall verify compliance</p>	Prior to commencement of, and during construction activities	<p>OC Parks Department</p> <p>Orange County Coroner</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>identified Most Likely Descendant (MLD), will be allowed, under California PRC § 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects will be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within 48 hours of the site visit, as required by California PRC Section 5097.98. Work will not resume until the OC Parks provides notification that work may proceed.</p>					
GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES					
<p>Mitigation Measure MM-GEO-1: Conduct a Site-Specific Geotechnical Study for Load Bearing Structures and Implement Recommendations for the Proposed Project Prior to Construction Activities.</p> <p>Prior to final design of load-bearing structures, OC Parks will ensure that a licensed geologist and engineer will prepare a design-level geotechnical investigation prior to issuance of the grading permit.</p> <p>The investigation will include subsurface soil sampling, laboratory analysis of samples collected to determine soil characteristics and properties (including identifying and defining the limits of unstable, compressible, and collapsible soils), and an evaluation of the laboratory testing. Recommendations based on the results will be used in the design specifications for the proposed project. The</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to commencement of, and during construction activities</p>	<p>OC Parks Department</p> <p>Qualified Geologist</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>report will include recommendations to avoid potential risks associated with seismic hazards in accordance with the specifications of CGS's Special Publication 117A, <i>Guidelines for Evaluating and Mitigating Seismic Hazards in California</i>, and the requirements of the Seismic Hazards Mapping Act. The geotechnical study will provide detailed project-specific recommendations for design and construction (recommendations would be made taking into consideration the 2019 California Building Code, which has been adopted as the City's building code), and implementation of those recommendations will be required during construction of relevant projects. OC Parks will apply the recommendations of the site-specific geotechnical study to minimize risks related to potential fault rupture, seismic ground shaking, ground failure, and liquefaction hazards/landslides.</p>	Approval of construction plans and specifications	Verify inclusion in construction plans and specifications	Prior to commencement of, and during construction activities	OC Parks Department	Qualified Paleontologist
<p>Mitigation Measure MM-GEO-2: Implement a Paleontological Resources Mitigation and Monitoring Plan</p> <p>In areas where excavations would reach 12 feet in depth or greater, a qualified paleontologist will be retained by OC Parks prior to issuance of grading permits. The paleontologist will develop a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) for review and approval by OC Parks. The paleontologist would execute the approved PRMMP and supervise a paleontological monitor who will monitor all ground-disturbing activities associated with such excavations. The PRMMP will outline the procedures to follow with respect to paleontological resources (e.g. monitoring</p>	Approval of construction plans and specifications	Field inspections by Qualified Paleontologist shall verify compliance	Prior to commencement of, and during construction activities	OC Parks Department	Qualified Paleontologist

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, in order to allow evaluation of the find and determination of appropriate treatment according to the PRMMP, the paleontological monitor will be authorized to halt ground-disturbing activities within 25 feet of the find until the significance of the find is determined.</p>					
HAZARDS AND HAZARDOUS MATERIALS					
<p>Mitigation Measure MM-HAZ-1: Conduct a Hazardous Building Materials Survey prior to Demolition Activities.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p>	<p>Prior to commencement of, and during construction activities</p>	<p>OC Parks Department</p>	
<p>Prior to the issuance of a demolition permit, a comprehensive Hazardous Building Materials Assessment will be conducted by a licensed contractor. An asbestos survey would be conducted in accordance with the South Coast Air Quality Management District (Rule 1403), Cal/OSHA (CCR, Title 8 § 1529), and the National Emission Standards for Hazardous Air Pollutants for Asbestos Surveys (40 CFR Part 61, Subpart M). CCR, Title 8, Section 1532.1, “Lead,” and Cal/OSHA requirements would be followed when handling materials containing lead. Should this assessment determine that lead-based paint and/or asbestos or other hazardous building materials are present, the following actions will be implemented:</p>		<p>Field inspections by County Staff shall verify compliance</p>		<p>Qualified Hazards Specialist</p>	
<ul style="list-style-type: none"> A health and safety plan will be developed by an American Board of Industrial Hygiene certified industrial hygienist for potential lead-based paint, asbestos or other hazardous building materials risks present during 				<p>Contractor</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>demolition. The health and safety plan will then be implemented by a licensed contractor.</p> <ul style="list-style-type: none"> ○ Both the OSHA and Cal/OSHA regulate worker exposure during construction activities that affect lead-based paint. The Interim Final Rule found in 29 CFR, Part 1926.62 covers construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup, and routine maintenance. ● Abatement activities will be conducted by a licensed contractor. ● Prior to demolition of construction debris containing asbestos, the South Coast Air Quality Management District (SCAQMD) will be notified ten work days prior to initiating construction and demolition activities. ○ Asbestos will be disposed of at a licensed disposal facility. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. ○ The local office of the Cal/OSHA will be notified of asbestos abatement activities. 					

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<ul style="list-style-type: none"> ○ Asbestos abatement contractors will follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. ○ Asbestos removal contractors will be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur will have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. ● The contractor and hauler of hazardous building materials will file a Hazardous Waste Manifest that details the hauling of the material from the site and disposal. Pursuant to California law, the County of Orange will not issue the required permit until the applicant has complied with the notice requirements described above. ● During construction on-site, generated waste shall store, manifest, transport, and dispose of all that meets hazardous waste criteria in accordance with California Code of Regulations Title 22. The contractor shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request. 					

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
NOISE AND VIBRATION					
<p>Mitigation Measure MM-NOI-1: Prohibit Construction Activities Outside of the Permitted Construction Hours.</p> <p>The project proponent will not conduct construction activities during the hours of 8 p.m. to 7:00 a.m. on weekdays and Saturdays, or anytime on Sundays or federal holidays.</p>	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specification</p> <p>Field inspections by County Staff shall verify compliance</p>	Prior to, and during construction	OC Parks Department	
<p>Mitigation Measure MM-NOI-2: Implement General Best Practices for Construction Noise Control.</p> <p>During construction of the project, the project proponent will require all contractors to adhere to the following best practices for construction noise control.</p> <ul style="list-style-type: none"> All construction equipment and vehicles using internal combustion engines will be equipped with manufacturer-approved mufflers and, where appropriate, air-inlet silencers. All mobile or fixed construction equipment used on the project that is regulated for noise output by a local, state, or federal agency will comply with such regulation while in the course of proposed project activity. All construction equipment will be operated only when necessary and will be switched off when not in use. Construction employees will be trained in the proper operation and use of the equipment to avoid careless or 	Approval of construction plans and specifications	<p>Verify inclusion in construction plans and specification</p> <p>Field inspections by County Staff shall verify compliance</p>	Prior to, and during construction	OC Parks Department	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>improper operation of equipment that could increase noise levels.</p> <ul style="list-style-type: none"> Construction site speed limits of 20 mph or less will be established, posted as necessary, and enforced during the construction period. The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only. 					
<p>Mitigation Measure MM-NOI-3: Regulate Special Events at the Proposed Mile Square Amphitheater.</p> <p>OC Parks will coordinate with the County of Orange to ensure that special events at the proposed amphitheater adhere to adopted noise standards and ordinances to minimize potential noise impacts on surrounding neighborhoods. Special events at the proposed amphitheater shall be properly regulated to comply with noise standards presented in Table 3.11-10 of this EIR. Methods to control noise levels and minimize potential impacts at the surrounding neighborhoods may include, but are not limited to the following.</p> <ul style="list-style-type: none"> Designing specifications for the amphitheater that help control noise (e.g., limiting sound system and loudspeaker output, ensuring proper orientation of loudspeakers). Limiting hours of operation, which may include avoiding early morning or late evening hours, limiting large events to weekends only, or requiring hard stop times at which the sound system must 	<p>Approval of certification of occupancy</p>	<p>Field inspections by County Staff shall verify compliance</p>	<p>During project operation;ongoing</p>	<p>OC Parks Department County of Orange</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>be powered off so that events are not allowed to run over their assigned time.</p> <ul style="list-style-type: none"> Enacting operational controls enacted in order to ensure compliance with ordinances and minimize potential nuisances; these may include limits on crowd sizes, proper policing of events, prohibiting consumption of alcohol, or prohibiting the use of noise-making devices by event attendees. Monitoring community noise; in the event of noise complaints from the surrounding community, it may be necessary to conduct noise monitoring during special events to determine if noise exceedances are occurring. In the event that exceedances are confirmed, additional noise control methods should be implemented. 					
STANDARD CONDITIONS OF APPROVAL					
HYDROLOGY AND WATER QUALITY					
<p>SC-WQ-1: State of California Construction General Stormwater Permit. A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to contractor</p> <p>During construction</p>	<p>OC Parks Department</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>SC-WQ-2: Construction Best Management Practices. All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system. Refer to the Orange County Stormwater Program's <i>Orange County Stormwater Program Construction Runoff Guidance Manual</i> for the specific construction practices required at the job site.</p>	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff shall verify compliance	Prior to construction During construction	OC Parks Department	
<p>SC-WQ-3: Construction Sediment and Erosion Control Plan. Prior to construction of each development phase, OC Parks shall submit a written plan for review and approval to the County which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.</p>	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff shall verify compliance	Prior to construction During construction	OC Parks Department	
<p>SC-WQ-4: County NPDES MS4 Requirements. All projects shall reduce the discharge of pollutants in stormwater discharges to the maximum extent possible, including management practices, control techniques, system design and engineering methods, and other measures as appropriate. This includes</p>	Approval of construction plans and specifications	Verify inclusion in construction bid documents Field inspections by County Staff	Prior to construction During construction	OC Parks Department	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>complying with the County’s Municipal Stormwater NPDES permit (MS4 Permit). Projects which create or replace more than ten thousand (10,000) square feet of impervious surface shall direct stormwater runoff to approved permanent treatment controls (Provision C.3 of the Municipal Regional Stormwater Permit).</p>		<p>shall verify compliance</p>			
<p>SC-WQ-5: Prepare Water Quality Management Plan to Avoid Adverse Water Quality Conditions. As part of the development of the Master Plan and prior to construction, OC Parks will prepare and implement a Master Water Quality Management Plan (WQMP) to address post-construction urban runoff and stormwater pollution. The WQMP will include pre-treatment measures, storm water collection within the lakes, treatment of the water through the lakes and constructed wetland edges, and reuse throughout the park via irrigation. In addition, bioretention BMPs will potentially be incorporated associated with larger impervious areas for enhanced treatment prior to discharging into the multi-functional lakes. The total square footage of associated water quality BMPs is estimated at approximately 217,800 square feet, based on the square footage of the proposed lake system, and may increase dependent on high impervious areas that incorporate bioretention. The WQMP will be prepared per requirements of the NPDES and RWQCB. The WQMP would be submitted for review and approval by the County of Orange Department of Public Works, NPDES Stormwater Program.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p> <p>Field inspections by County Staff shall verify compliance</p>	<p>Prior to construction c</p> <p>During construction</p>	<p>OC Parks Department</p>	

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>SC-WQ-6 Construction Dewatering. All construction projects shall be conducted in a manner which prevents discharge of contaminated groundwater into surface waters. Discharge of construction dewatering would be managed pursuant to the current Santa Ana RWQCB’s General Waste Discharge Requirements for discharges associated with groundwater and wastewaters. This includes standards for testing, monitoring, and reporting, receiving water limitations, and discharge prohibitions.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p>	<p>Prior to construction</p> <p>During construction</p>	<p>OC Parks Department</p>	
<p>SC-WQ-7 Regional Basin Plan. All project discharges shall comply with the water quality standards established for ground and surface waters as defined by the relevant regional Basin Plan and other appropriate Regional Water Board Regulations. These regulations include standards and measures to protect water quality and surface and groundwater resources.</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction bid documents</p>	<p>Prior to construction</p> <p>During construction</p>	<p>OC Parks Department</p>	
<p>TRIBAL CULTURAL RESOURCES</p>					
<p>SC-TCR-1: Unanticipated Discovery of Archaeological Resources Below Six Feet Depth in Previously Undisturbed Soils. If unanticipated archaeological resources or deposits are discovered during ground disturbing activities below six feet depth in previously undisturbed soils, OCPW will implement the following measures. All work will halt within a 50-foot radius of the discovery. OCPW will have a qualified professional archaeologist with knowledge of Native American resources to assess the significance of the find. If the resources are Native American in origin, the County shall</p>	<p>Approval of construction plans and specifications</p>	<p>Verify inclusion in construction plans and specifications</p>	<p>Prior to commencement of significant grading activities below six feet/during construction</p>	<p>OC Parks Department</p>	<p>Qualified Archaeologist</p>

Mitigation Measure	Implementing Action	Method of Verification	Time of Verification	Responsible Party	Date and Phase Completed
<p>coordinate with the Tribe regarding evaluation, treatment, curation, and preservation of these resources. The archaeologist will have the authority to modify the no-work radius as appropriate, using professional judgment in consultation with OCPW. Work will not continue within the no-work radius until the archaeologist conducts sufficient research and evidence and data collection to establish that the resource is either: (1) not cultural in origin; or (2) not potentially eligible for listing on the CRHR. If a potentially eligible resource is encountered, then the archaeologist and OCPW, as lead agency, in consultation with the Tribe, will arrange for either: (1) avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility, and if eligible, an attempt to resolve adverse effects to determine appropriate mitigation. The assessment of eligibility will be formally documented in writing as verification that the provisions in CEQA for managing unanticipated discoveries and PRC Section 5024 have been met.</p>					

MILE SQUARE REGIONAL PARK

Master Plan

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April 8, 2021





Mile Square Regional Park - View of East Entry, 2019
Mile Square Regional Park - View of North Pond, 2019 (Cover page)

MILE SQUARE REGIONAL PARK

Master Plan

APPROVED

per Minute Order dated Month xx, 2021

Orange County Board of Supervisors

Andrew Do

First District

Katrina Foley

Second District

Donald Wagner

Third District

Doug Chaffee

Fourth District

Lisa Bartlett

Fifth District

County of Orange
OC Community Resources

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Mile Square Regional Park - View of pedestrian path, 2019

MILE SQUARE REGIONAL PARK

Master Plan

DRAFT
APRIL 8, 2021

Prepared for



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Mile Square Golf Course

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CHAPTER 1

BACKGROUND





Mile Square Regional Park General Development Plan, 1967

1.1 Introduction

Mile Square property is a 607-acre urban park owned by Orange County Parks (OC Parks) located in the City of Fountain Valley in Orange County, California. As the name suggests, the site is approximately a mile in length on all four sides and is currently partitioned into four independent operators: Fountain Valley Sports Park, Mile Square Golf Course, David L. Baker Golf Course, and Mile Square Regional Park (MISQ).

In 1967, Orange County leased the perimeter space of Mile Square from the United States Navy, creating an opportunity for OC Parks to develop the site for regional park purposes. Development of the property occurred in four phases with the opening of the first phase in 1970 and the completion of the fourth phase in 1987. In 2018, the lease for Mile Square Golf Course was amended to reduce the land they operate from two 18-hole courses to one 18-hole course, a conversion that will incorporate 93 acres of the golf course into the existing MISQ.

1.2 Purpose

The Mile Square Master Plan focuses on MISQ, a 186-acre passive turf park on the eastern side of Mile Square operated by OC Parks. The plan proposes to improve the existing Regional Park and integrate the converted 93 acres of golf turf into the Regional Park. MISQ has hosted a variety of community events throughout its history, and the park expansion will serve to accommodate more open space for a growing population (Strategic Plan Goal 4, OC Parks, 2018). Based on feedback from community events that took place in 2019 and 2020, the plan seeks to accomplish four goals:

1. to increase park access
2. to improve and increase multimodal circulation
3. to promote education and engagement opportunities
4. to increase environmental and natural elements in the park

In addition, the expansion intends to enhance regional parks in northwest Orange County—an area constrained by historical development patterns (**Exhibit 1.1**). Based on research, assessments, and public outreach efforts, the expansion of MISQ is an opportunity for OC Parks to further accomplish their Mission to “preserve and enhance natural and cultural resources for recreation, education and exploration” (OC Parks, 2018). The Master Plan will identify multimodal circulation improvements, specific programming opportunities, areas for ecological restoration, and other recreational improvements that focus on expanding the park’s recreational value and open space preservation.



Exhibit 1.1 - Regional Context

1.3 Park Location

OC Parks oversees 60,000 acres of regional parks, nature preserves, wilderness parks, historical facilities, and coastal facilities throughout the county (**Exhibit 1.1**). However, due to historical development patterns driven by urban sprawl, there are less open green spaces, particularly in North Orange County. MISQ supports the open space needs of many neighboring cities, and the vast open space of MISQ serves as an ecological “patch” that converges with the Santa Ana watershed

Located in Fountain Valley, MISQ is unique in urban quality and form—with its rectilinear shape delineated between the crossroads of Brookhurst Street, Euclid Street, Edinger Avenue and Warner Avenue (**Exhibit 1.2**). It is accompanied by two other significant municipal open spaces nearby: Huntington Beach Central Park and Bolsa Chica Ecological Reserve. Moreover, the OC Parks facilities closest to MISQ include the Harriet M. Wieder Regional Park in Huntington Beach, Talbert Regional Park in Costa Mesa, Upper Newport Bay Nature Preserve in Newport Beach, and Mason Regional Park in Irvine, all which are within 10 miles of the site. These adjacent natural areas help provide context of open spaces in North Orange County.

1.4 Park Description

The 607-acre property of Mile Square is an urban park that is adjacent to the three cities of Garden Grove, Westminster and Santa Ana. Square in shape and form, the site is approximately four miles in perimeter, populated with a variety of tree species and turf lawn. The Ocean View drainage channel spans north and south through the park before turning east and west in the southerly section of the park to convey water during rain events.

MISQ is primarily flat in topography, where paved walking paths allow pedestrians to circulate around various programs. Vehicles circulate within the site on a 25-foot wide paved road that meanders throughout the park. While the immediate context of the site is both urban and residential, the park provides a picturesque quality of a regional park setting.

1.5 Existing Amenities

MISQ offers passive park amenities including picnic areas, barbecues, two fishing lakes, concession-operated bike and paddle boat rentals, a 15-acre nature reserve, and an area for overnight youth camping. Active amenities include six softball/baseball fields, three soccer fields, a sand volleyball court, an archery range, 10,000 SF multi-purpose facility, 12 fitness stations, and three playgrounds. Additionally, MISQ contains several artistic elements including statues of historical figures contributed by local communities. Subtle grade changes and landforms throughout the park further enhance the pedestrian and recreational experience. Chapter 2 describes the existing park amenities and physical resources in more detail.



Left: Paddle Boats at North Lake



Right: Nature Area and Overnight Youth Camp Area

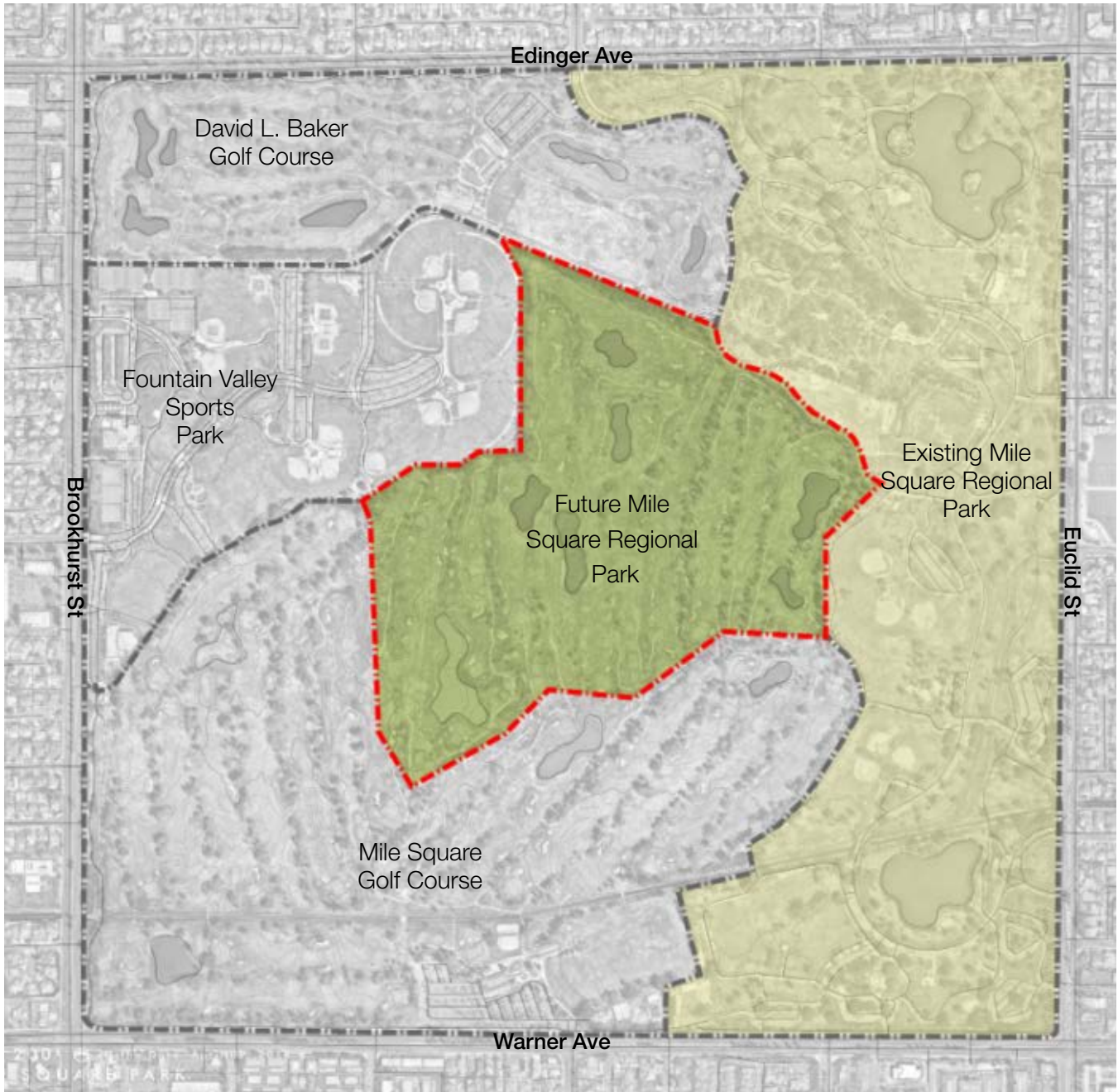


Exhibit 1.2 - Site Aerial

1.6 Site History

Topography

The foundation and context of Mile Square was built over a historic river floodplain that had been covered by riparian vegetation (**Exhibit 1.3**). Before development, the Santa Ana River would deposit soils into Newport Bay, which then drained into the Pacific Ocean (now known as the entrance to Newport Harbor). Due to the historical geology of the flood plain, there is a very subtle grade change, which demonstrates the site's relative flat topography. Similar to the Newport and Huntington estuaries, the site is naturally marshy and wet (Brown, 2011).

Early Settlement and Advent of Agriculture

Former local historian, Jim Dick, reported that the early settlement of Fountain Valley was once a part of Manuel Nieto's ranch—a recipient of a Spanish land grant that began in 1784 (Dick, 2004). The Nieto land grant, approximately 165,000 acres, was the largest grant in pre-California history (Bolsa Chica Conservancy, 2019). After the Mexican overthrow of the Spanish government in 1834, the Nieto property was segmented into six parcels, one of which was named Rancho Las Bolsas (Bolsa Chica Conservancy, 2019). This parcel included swamp land in the mouth of the Santa Ana River, and some small islands that enabled cattle to graze (Dick, 2004). By 1848, American settlement in the area significantly increased after Mexico ceded California to the United States (Bolsa Chica Conservancy, 2019).

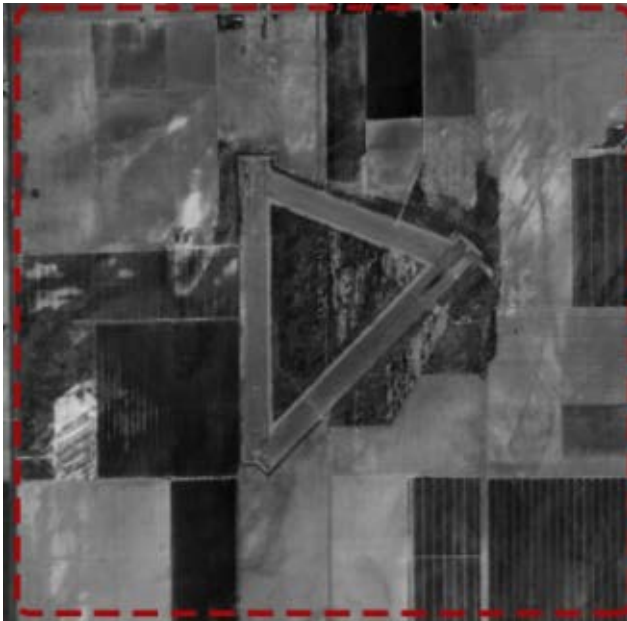
During the American Civil War, the land was sold to Abel Sterns, a businessman who had arrived in California from Massachusetts. One namesake for the area was Gospel Swamps, an evangelical community that congregated on the islands of the floodplain (Dick, 2004). However, this changed in the late 1870s when water levels dropped and exposed the potential for rich agriculture (Dick, 1982). Following the gold rush, the cultivation of citrus fruit trees became the mainstay of the economy of the lower Santa Ana River area (Asbury, 2008). Through the late 19th century, citrus fields covered much of the coastal plain and led to the naming of Orange County (City of Santa Ana, n.d.). Moreover, there were also natural springs and artesian wells that provided opportunity to supplement irrigation. During this time, large crops of wheat, barley, sugar beets, and beans flourished under Sterns's ownership of the land until the 1930s when the land was broken up into smaller parcels (Dick, Orange Countiana, 1982).

Twentieth Century Development

Seasonal flooding continued to create regular challenges for agriculture until 1903, when Tim Talbert, an early settler, founded the Talbert Drainage District channeling system (Dick, 2004). The turn of the century saw more growth, and in the 1920s two additional communities, Colonia Juarez and the Helm Tract, joined the existing farming settlements (Dick, 1982). The Colonia Juarez consisted of Mexican-American farmers who purchased land and resided within the vicinity of Ward Street and Warner Avenue (Dick, 1982). The Helm Tract was also comprised of farmers and were located near Talbert Avenue and Magnolia Street (Dick, 2004). With the planning of the San Diego freeway underway in the late 1950s, it became clear that changes in the County would continue. In 1955-1956, an integrated community was established, and in June 1957, Fountain Valley officially became the twenty-first city in Orange County. The city was prominently named after the artesian wells that allowed the farming community to flourish. Agriculture remained as the primary industry in the area until local residential development soared in 1962.

Federal Use and Subsequent Acquisition

With the intention to develop a landing field for El Toro Marine Corps Air Station and Santa Ana Marine Corps Air Base, the US Navy purchased a square mile of agricultural land in the early onset of World War II. Three landing fields totaling over a mile in length were constructed to form a triangular shape (Orange County Parks, 2018) (**Exhibit 1.3**). After the war, the landing fields subsequently served as the primary touch down base for the Santa Ana Marine Corps Air Station (Orange County Parks, 2018).



1963
- Master Plan for County Regional Parks
- Mile Square Identified as Priority Group

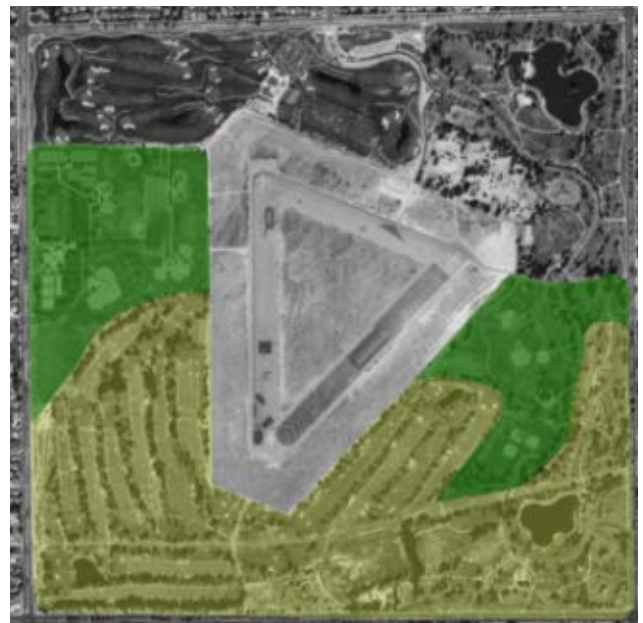


1969
- Mile Square Golf Course completed 18-hole course

1967
- County leased 459 acres from Federal Government to create Mile Square Regional Park

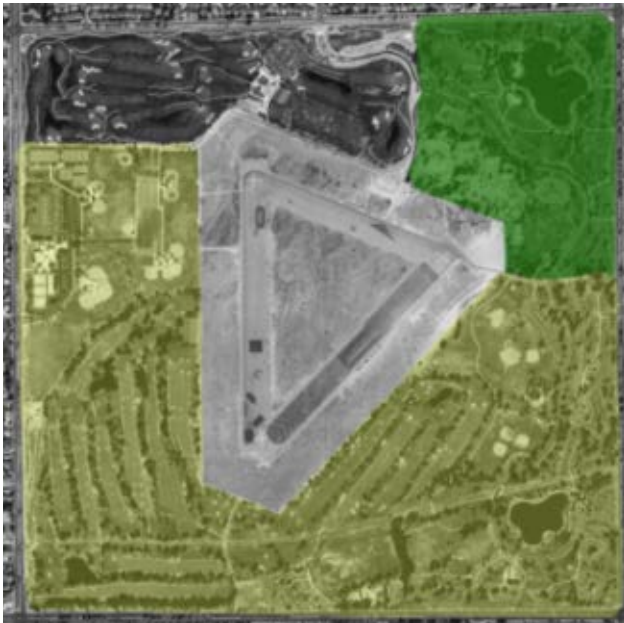


1970
- Mile Square Regional Park Phase I construction complete



1973
- Mile Square Regional Park Phase II complete
- County owns the land, no longer leasing from Federal Government
- County leases 60 acres to City of Fountain Valley

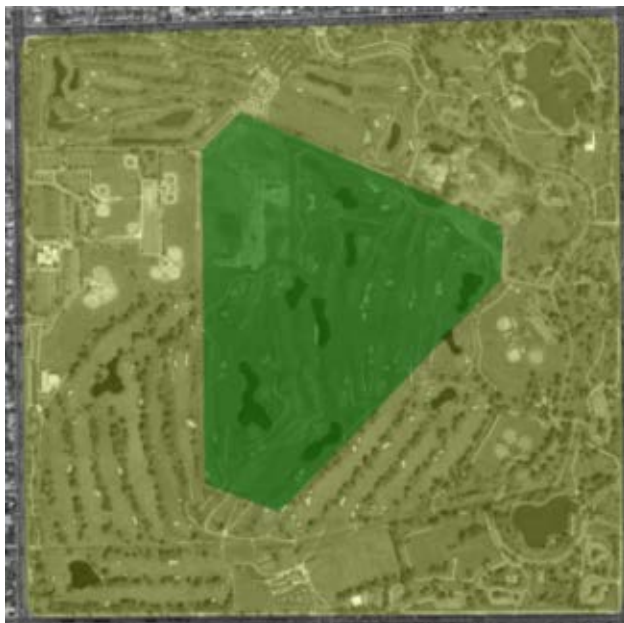
Exhibit 1.3 - Historic Aerial Images



1976
- Mile Square Regional Park Phase III complete

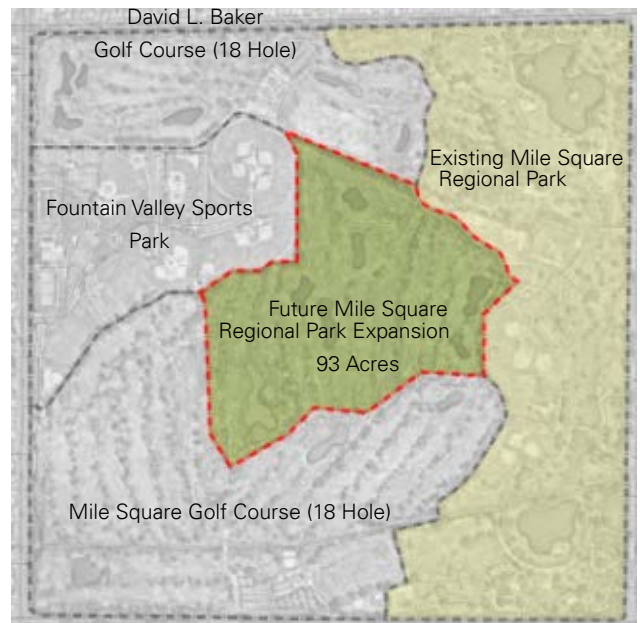


1989
- Mile Square Regional Park Phase IV complete



1992
- County purchases triangle from Federal Government

1999
- Mile Square Golf Course and Fountain Valley Sport Park Expanded



2018
- Mile Square Golf Course lease amended, transferring 93 acres to Mile Square Regional Park

In 1963, the U.S. Navy negotiated three-quarters of the site to Orange County in completion of a Master Plan for County Regional Parks. Mile Square became identified as a Priority 1 location for park development and was approved by the County Supervisor in 1964 (LA Times, 1966). The immediate priority was to construct a swale across the regional park to alleviate future drainage issues in residential areas (LA Times, 1966). In 1967, the County ultimately received a 100-year lease for Mile Square, and by 1974, all military operations in the center airfield ceased (Wood, 2011). Under the Federal Legacy Parks Program, the title to the remaining 160 acres of the site was officially given to Orange County at no cost (Orange County Parks, 2018).

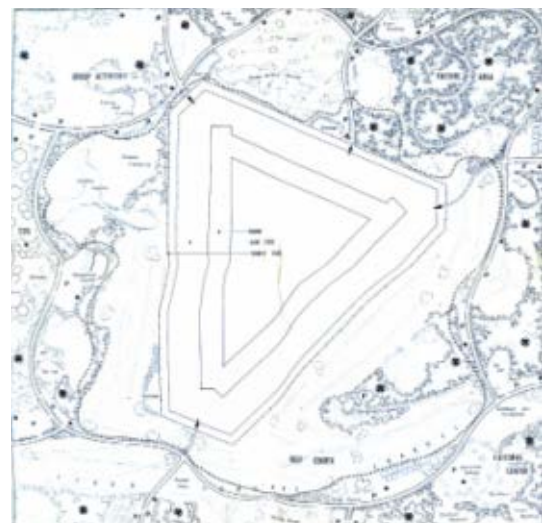


Santa Ana River 1974

Master Plan/Phased Development- 1970, 1973, 1976, 1987

A master plan effort for the county's regional parks took place in the 1960s, which resulted in a four-phase development of the site.

- Phase 1 (1970) - opened the park with 85 acres
- Phase 2 (1973) - added a baseball diamond and a children's play area
- Phase 3 (1976) - expanded with more useable park area to the north up to Edinger Avenue
- Phase 4 (1987) - accommodated an 18-hole golf course on the northwest corner with a club house, a banquet facility, and a driving range (**Exhibit 1.4**)



1960s Master Plan

Notable Historical Events

Due to its size, location, and historical significance, the park has hosted numerous large events and rallies. Most notably, Ronald Reagan held his campaign kickoff at Mile Square in 1984, with an estimated attendance of over 50,000 people (LA Times, 2015). This impacted future events where the convenience of activities in the park were complemented by the site's central location within the county.

From 1980 to 1982, Fountain Valley hosted the Gordon Bennett Cup Hot Air Balloon race. A Los Angeles physicist, Tom Heinsheimer had revived the race in 1979. The winner of the race was awarded \$1 million dollars. The event drew many paying visitors to spectate the event, triple the size of the best-attended summer concert at the park to date (Orange County Register, 2007). In April of 1981, the international event saw 11 balloons launch from the center of the park. (UPI, 1981)



Ronald Reagan and Nancy Reagan began national re-election campaign rally at Mile Square on September 3, 1984.



Ronald Reagan speaking to large audience at his campaign rally at Mile Square in 1984.



The Gordon Bennett Balloon Race with music bands at Mile Square.



The Gordon Bennett Balloon Race launched at Mile Square in 1980.

1.7 Contemporary Context

Park Events

In addition to daily use, the park is activated by a variety of community events that take place annually and seasonally. Some of seasonal events that occur at the park include the Monarch Butterfly Day event that engages local communities with the seasonal migration of the insects. Other yearly events celebrate traditional holidays including the Tet Festival that celebrates the Lunar New Year and the yearly Easter gathering. Another popular event that attracts local youth is the Children’s Fishing Derby. The park has a calendar of events that attract summer crowds such as the summer concert series, movie nights, and evening nature walks.

Cultural Resources

The park is host to historical statues commemorating individuals that have had an impact on the local community. In June of 2015, a statue of former President Ronald Regan was dedicated. Then, in February of 2016, the 13th century Vietnamese hero General Tran Hung Dao’s statue was unveiled at the annual Tet Festival. Later in 2016, a statue of Reverend Miguel Hidalgo was also erected in the park. The statues are all placed within the Freedom Field area of the park.

Daily Activities

The park attracts a multitude of daily visitors seeking both active and passive activities. Many of these visitors will walk to the park from nearby neighborhoods or drive and park on the perimeter streets. Activities include walking and jogging in and around the park, visiting the 15-acre natural area, fishing in the parks two lakes, and shooting at the large 24-target outdoor archery range complex. Other group oriented activities include birthday celebrations, picnics, dancing, cross country meets, 5k fundraiser walks, and family events. Additionally, sports leagues use the soccer and baseball/softball fields for practices and games. These types of activities keep the park active and constantly used.



Monarch Butterfly Event, Mile Square Regional Park



Tet Festival, Mile Square Regional Park

1.8 Contemporary Demographics

MISQ park is located in one of the most racially diverse areas of Orange County. MISQ is located within the boundaries of the City of Fountain Valley, but is surrounded by the Cities of Santa Ana, Westminster and Garden Grove. Also, closely located to MISQ is Costa Mesa, Orange, Huntington Beach, and Stanton. Supported by the 2010 Census data, the ethnic communities surrounding MISQ are predominantly Hispanic, Asian, and White. Although MISQ is considered a regional park that will draw from a broader range of Orange and Los Angeles communities, MISQ location provides a major local park resource for neighborhoods within two to five miles. **Exhibit 1.4** illustrates the community demographics within a five-mile radius of the Park.

Fountain Valley

According to statistics from the 2010 census, among the 55,313 people living in Fountain Valley, the racial demographics is mostly divided among White, Asian, and Latino races. The population density of Fountain Valley is 6,133 people per square mile.

Huntington Beach

According to statistics from the 2010 census, among the 189,992 people living in Huntington Beach, the racial demographics is mostly divided among White, Latino, and Asian races. The population density of Huntington Beach is 7,103 people per square mile.

Santa Ana

According to statistics from the 2010 census, among the 324,528 people living in Santa Ana, the racial demographics is predominantly Latino and divided among White and other races. The population density of Santa Ana is 11,900 people per square mile.

Westminster

According to statistics from the 2010 census, among the 89,701 people living in Westminster, the racial demographics is mostly divided among Asian, White, and Latino races. The population density of Westminster is 8,926 people per square mile.

Costa Mesa

According to statistics from the 2010 census, among the 109,960 people living in Costa Mesa, the racial demographics is predominantly White and divided between Latino races and other races. The population density of Costa Mesa is 7,024 people per square mile.

Garden Grove

According to statistics from the 2010 census, among the 170,883 people living in Garden Grove, the racial demographics is mostly divided among White, Asian, and Latino races. The population density of Garden Grove is 9,524 people per square mile.

Orange

According to statistics from the 2010 census, among the 136,416 people living in Orange, the racial demographics is mostly divided among White and Latino races. The population density of Orange is 5,501 people per square mile.

Stanton

According to statistics from the 2010 census, among the 38,186 people living in Stanton, the racial demographics is mostly divided among Latino, Asian, and White races. The population density of Stanton is 12,122 people per square mile.

As the population data suggest, the surrounding communities are very mixed and evenly divided between White, Latino, and Asian races. Population density also shows that the communities of Santa Ana, Westminster, Garden Grove, and especially Stanton, have higher densities than the other adjacent suburban communities that surround MISQ park.

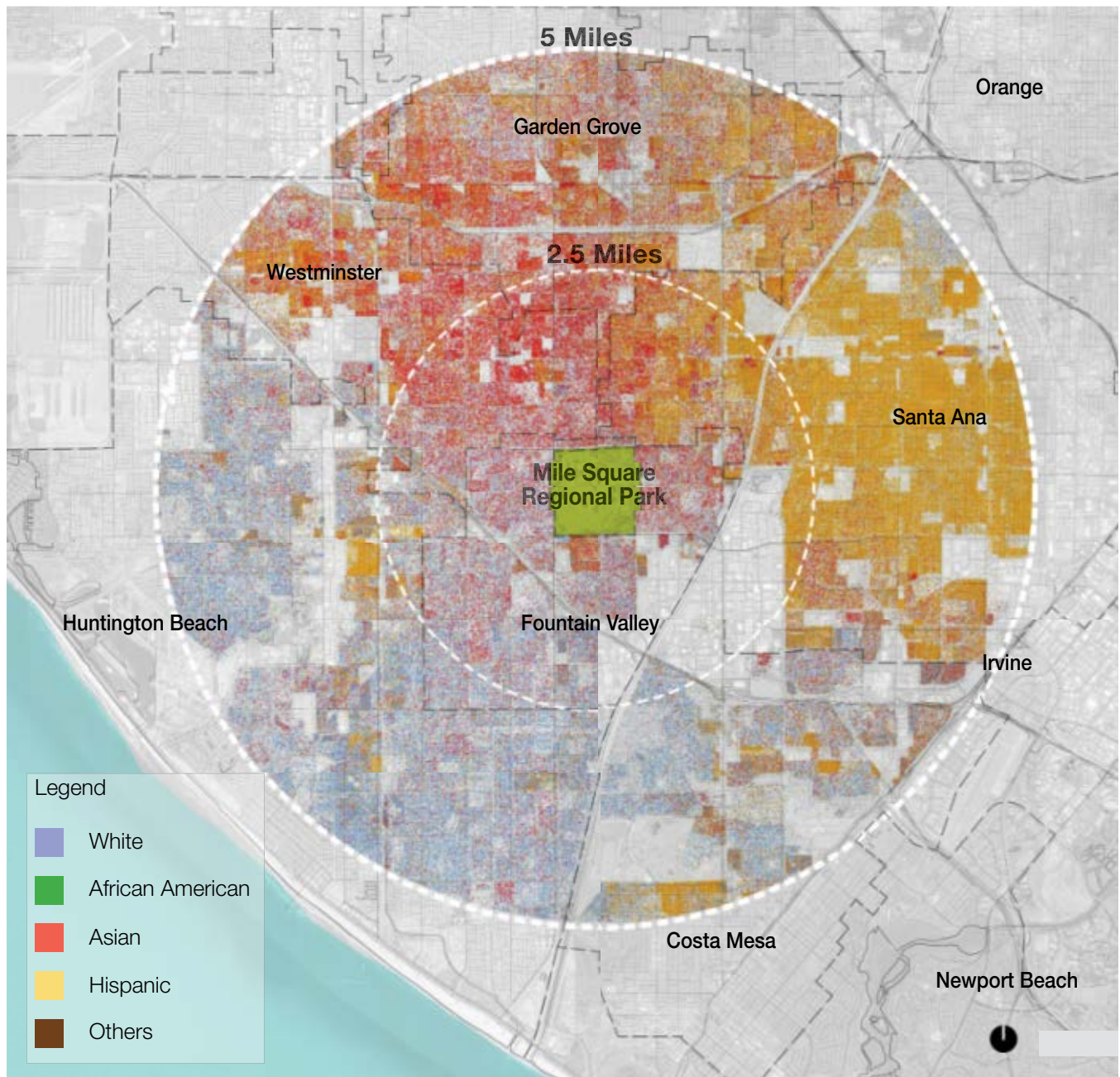


Exhibit 1.4 -GIS Demographic Map

1.9 Relationship to Other Plans

Planning and policy documents were taken into consideration during the creation of the Master Plan. Comprehensive planning requires the integration of research and public outreach processes, which is accomplished by acknowledging the surrounding context, potential opportunities, and constraints. **Exhibit 1.5** list and describes the significant documents that are relevant to MISQ.

Document	Description	Relevance
OC Parks Strategic Plan (2018)	Describes the vision, mission, values, and goals for OC Parks for 2018 - 2028.	Provides overall background and overarching strategy for ensuring high quality experience for park users during continued growth.
City of Fountain Valley General Plan Update (2019)	Describes market trends and high-level assessment of socioeconomic patterns pertaining to market demand for real estate development.	Information on local demographic trends and population growth that can provide a better understanding how proposed park improvements may be utilized.
Integrated Feasibility Report Environmental Impact Statement for Westminster & East Garden Grove, CA (2019)	A study about an 87-square mile watershed project and its existing drainage infrastructure during five- and ten-year storm events.	One focus of the study was on the flood risk of the Ocean View channel that flows through Mile Square.

Exhibit 1.5 - Table: Relevant Planning Documents



An aerial photograph of a golf course. A large, irregularly shaped pond is the central feature, surrounded by green grass and several sand traps. A winding, light-colored path or road curves through the course. In the background, more of the golf course is visible, including another smaller pond and scattered trees. The overall scene is a lush, green landscape.

CHAPTER 2

EXISTING CONDITIONS



Baseball Fields and Playground, Fountain Valley Sports Park

2.1 Introduction

This chapter details the existing conditions at Mile Square Regional Park (MISQ), which include current programmed elements, physical resources (drainage, soil, topography and vegetation), circulation, visual character, and built structures. The analysis of the site is fundamental for understanding context and the current operations that will support proposed park improvements.

2.2 Adjacent Site Amenities and Activities

As a 607-acre site, Mile Square is unique for its vast open space surrounded by suburban development. Currently, the county leases portions of Mile Square to three operators: Mile Square Golf Course, David L. Baker Golf Course, and Fountain Valley Sports Park. Fountain Valley subleases a portion of their property to the Boys & Girls Club of Huntington Valley. **Exhibit 2.1** illustrates the existing amenities within the three adjacent land uses.

Mile Square Golf Course

The Mile Square Golf Course was established in 1969 by architect, David Rainville (Chaffin, n.d.). This 36-hole public course includes a driving range, eleven ponds, a golf shop, a clubhouse, and a banquet center. In 2018, the lease for Mile Square Golf Course was amended to reduce the property by 93 acres, and convert two 18-hole courses to one 18-hole course, which will be transferred to MISQ in 2021.

David Baker Executive Golf Course

The David L. Baker Executive Golf Course is located in the northwest quadrant of Mile Square. Built in 1989, the 18-hole, par-62 course contains six lakes, a driving range, a golf shop, a clubhouse facility, and a banquet center.

Fountain Valley Recreation Center and Sports Park

Mile Square is home to the Fountain Valley Sports Park. It is a multipurpose recreational facility that is managed by the City of Fountain Valley Recreation and Community Services Division. The Recreation Center and Sports Park has served Fountain Valley residents and neighboring communities since 1974. Located in the western portion of Mile Square, it contains a multitude of functions including six softball fields, nine youth baseball fields, three soccer fields, twelve tennis courts, five racquetball courts (two indoor, three outdoor), three handball courts, six outdoor basketball courts, a playground, a gymnasium, and six restroom buildings (City of Fountain Valley, n.d). The Sports Park hosts multiple club adult and youth sports leagues for regular games and tournaments throughout the year. These leagues include AYSO Soccer Leagues, Fountain Valley Girls Fastpitch Softball, Fountain Valley Little League, Fountain Valley Pony Baseball, as well as, adult soccer, volleyball, softball, and baseball leagues. The Park also organizes events throughout the year such as summer concerts in the park, movies in the park, the Great Fountain Valley Camp Out, and Summerfest.

Regional Park Amenities

Currently, MISQ has nearly 186 acres for recreational use and offers a variety of amenities for park users. These amenities include an archery range, six baseball/softball fields, three soccer fields, one sand volleyball court, bike rentals, boat rentals, youth group camping, picnic areas for dining and barbecues, two fishing lakes, one-and-a-half-mile fitness trail with 12 Vita-Course fitness stations, three playground/tot lots, eight restroom buildings, and a 15-acre nature area.

Legend

- | | | |
|---|---|--|
|  Recreational Center |  Soccer |  Maintenance |
|  Playground |  Golf |  Fishing |
|  Baseball / Softball |  Archery Range |  Picnic Area |
|  Basketball |  Boys & Girls Club |  Nature Center Campground |
|  Tennis Court |  Club House |  Park Entry & Information Center |
|  Restroom |  Food/Concessions |  Sculpture |

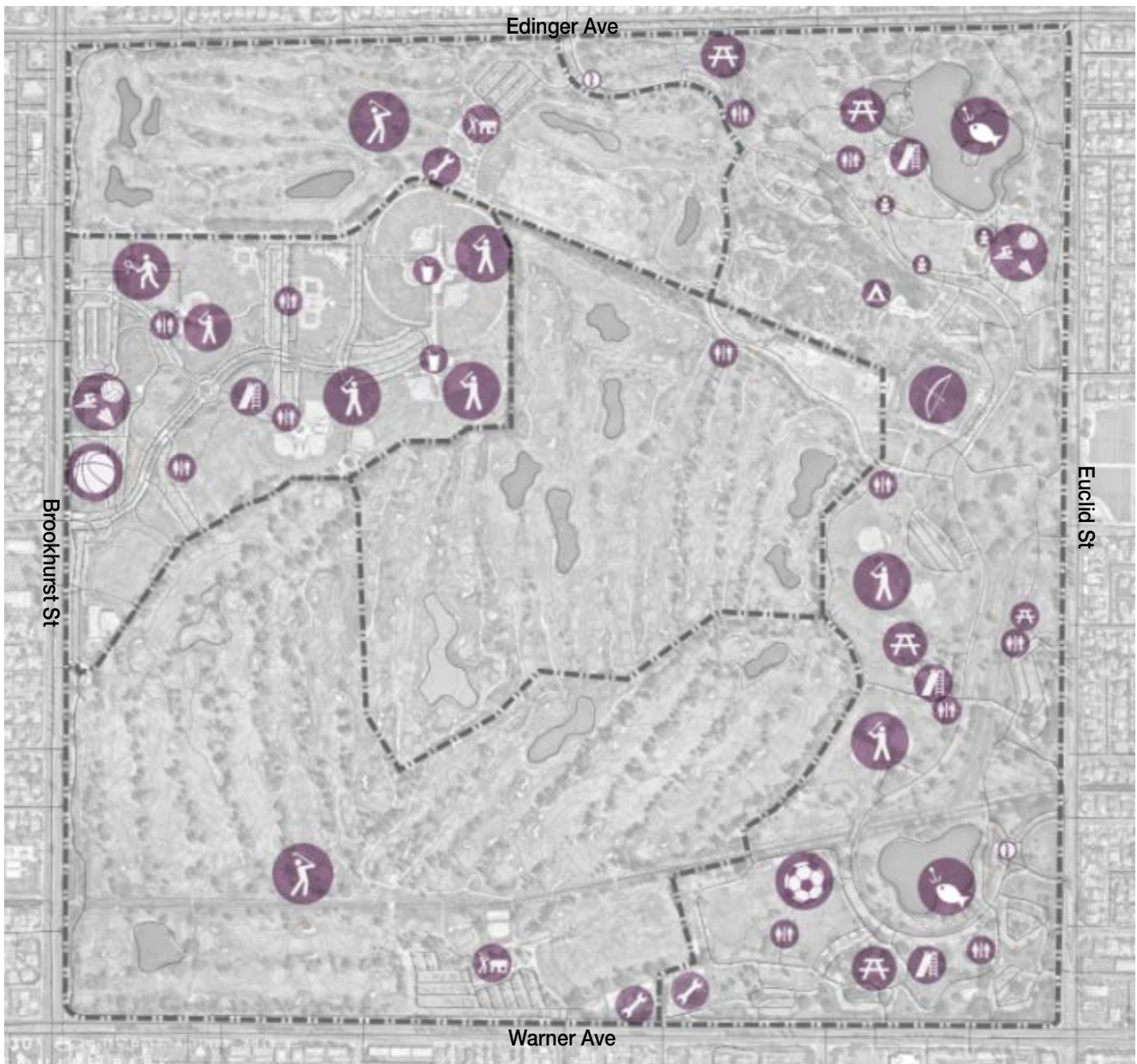


Exhibit 2.1 - Existing Amenities Plan



Amenity Image - Playground



Amenity Image - Volleyball



Amenity Image - Archery Range



Amenity Image - Baseball/Softball

2.3 Circulation

Park Access

Mile Square is located in northern Orange County, situated to the west of the Santa Ana River, north of the I-405 Freeway. It is surrounded by four arterial roadways: Brookhurst Street, Warner Avenue, Euclid Street, and Edinger Avenue. Brookhurst Street and Warner Avenue are major arterial streets. Euclid Street is an augmented arterial street and Edinger Avenue is a primary arterial street (City of Fountain Valley, 1995). There are two primary vehicular entrances to MISQ: one on Euclid Street, and the other on Edinger Avenue at Ward Street. The Edinger Avenue entrance is signalized. Public transportation routes run along all four roadways around the park with a total of approximately 14 bus stops on the perimeter streets. Bicycle access to park is from bicycle lanes off the intersections of Heil and Brookhurst and Ward and Edinger.

The entrance access fee is currently \$3 per vehicle Monday thru Friday, \$5 per vehicle on Saturday and Sunday, \$7 per vehicle on certain holidays, \$10 per vehicle for Special Events, and \$30 for buses or oversized vehicles. An annual County Regional and Wilderness parking pass is available for purchase, and a reduced-fee annual pass is available for seniors or Distinguished Veterans.

Parking and Vehicular Circulation

Existing on-site parking provides access to nine separate paved parking lots that can hold approximately 1,000 vehicles, and an unpaved Overflow Parking Lot that can accommodate upwards of 250 vehicles. Visitors also commonly parallel park along the margins of the site, which has approximately 350 additional parking spots. During weekends or peak usage of the park (roughly 30,000 visitors), on-site parking can overflow when full capacity is reached. **Exhibit 2.2** illustrates a breakdown of existing parking supply on and near the site. **Exhibit 2.3** displays where these parking lots are located inside the Park.

Area	Regular	Handicapped	Total
Roadway	109	6	115
Lot A	184	4	188
Lot B	167	9	176
Softball	36	4	40
Lot C	145	2	147
Forest	19	2	21
Lot D	82	4	86
Lot E	86	6	92
Lot F	83	6	89
Lot G	37	5	42
Subtotal	948	48	996
Overflow	250	2	252
Total	1,198	50	1,248

Exhibit 2.2 Table: Existing Parking Supply

Legend

<div style="background-color: #444; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></div> Surface Parking (Total Existing Parking 1,468)	
On-Site - Existing Park Area	
Parking Lots.....881	On-Street (Park side only)
Roadside.....115	Edinger.....67
Overflow.....250	Euclid.....90
Warner.....65	
Total On-Site..... 1,246	Total Street..... 222

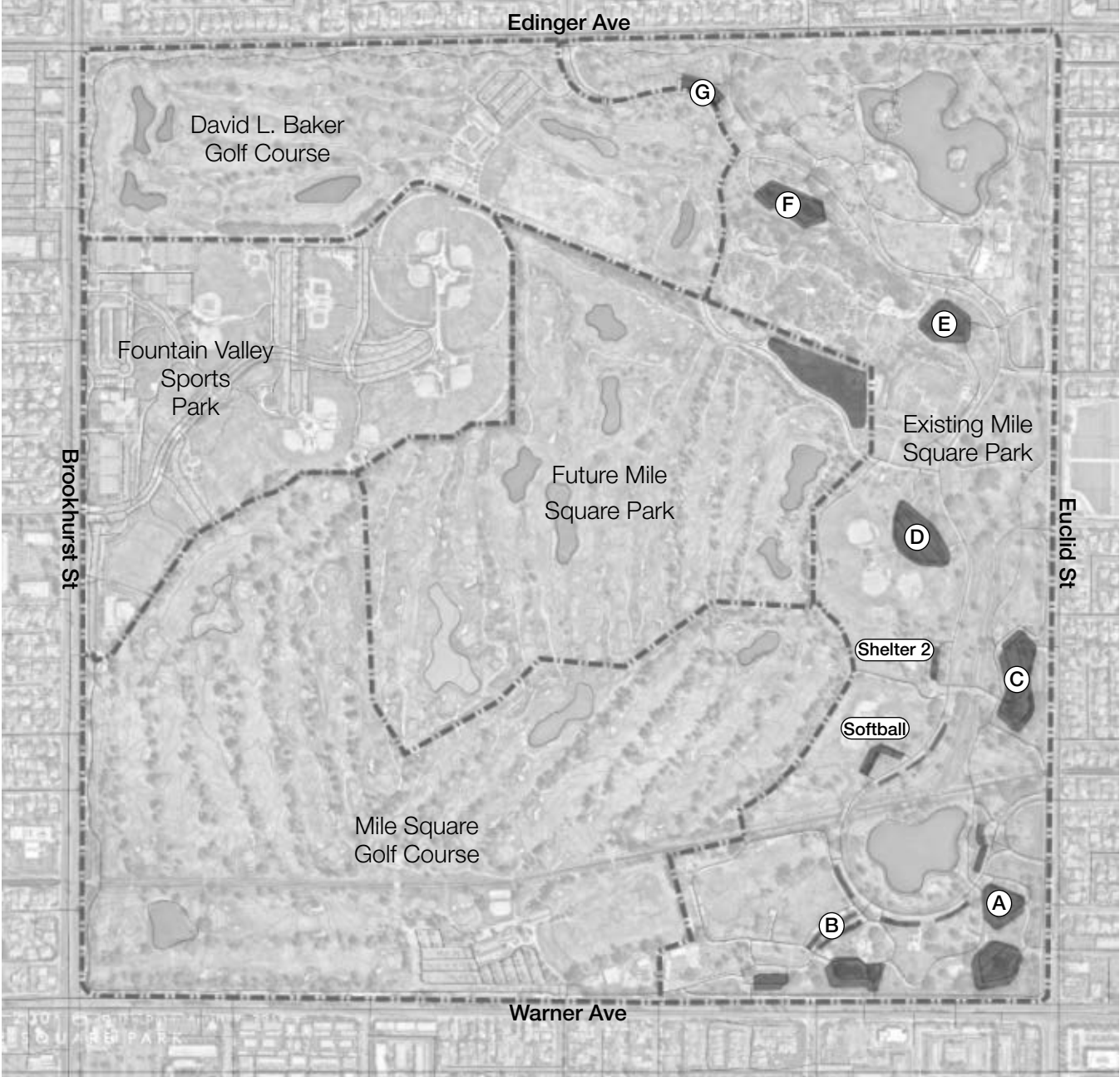


Exhibit 2.3 - Existing Parking Plan

Bicycle Circulation

Bicycle connections to MISQ run on Ward Street and Heil Avenue, which contain Class 2 bike paths through signalized intersections. Bicyclists can travel around the park by sharing the road with vehicles and within the park on non-contiguous paved paths and the vehicular road.

Pedestrian Circulation

Pedestrians can enter the park from the four surrounding streets: Edinger Avenue, Brookhurst Street, Euclid Street, and Warner Avenue. **Exhibit 2.4** highlights the Existing Site Circulation for traffic and pedestrian access points into the park. In general, there are limited legal crosswalks from the adjacent streets, which may discourage pedestrians to follow traffic laws and safety precautions. The nine signalized crossings along the perimeter of MISQ provide the best opportunities for pedestrians to access the park safely from the surrounding area. Physical connections from sidewalks into the park occur at random locations, depending on the internal pedestrian pathway alignment.

Pedestrian circulation commonly occurs on the meandering paths within the perimeter of the park. While the path system provides space for pedestrians and bicyclists alike, some segments are fragmented and do not provide a direct route for visitors to travel around the perimeter. Some areas like the 12-station Vita Course locations, are interrupted by vehicular crossings that can impact the steady flow of pedestrian circulation throughout the site. However, there is a signaled and painted crosswalk at each location where a park walkway crossed the interior loop road.












Existing Park Pedestrian Sidewalk and Crossing



Existing Park Trail

Legend

	Primary Vehicular		Trail Loop		Signalized Intersection with Crosswalk
	Second Vehicular		Dirt Trail on Turf		Bus Stop
	Perimeter Pedestrian		Park Entry		
	Internal Pedestrian				

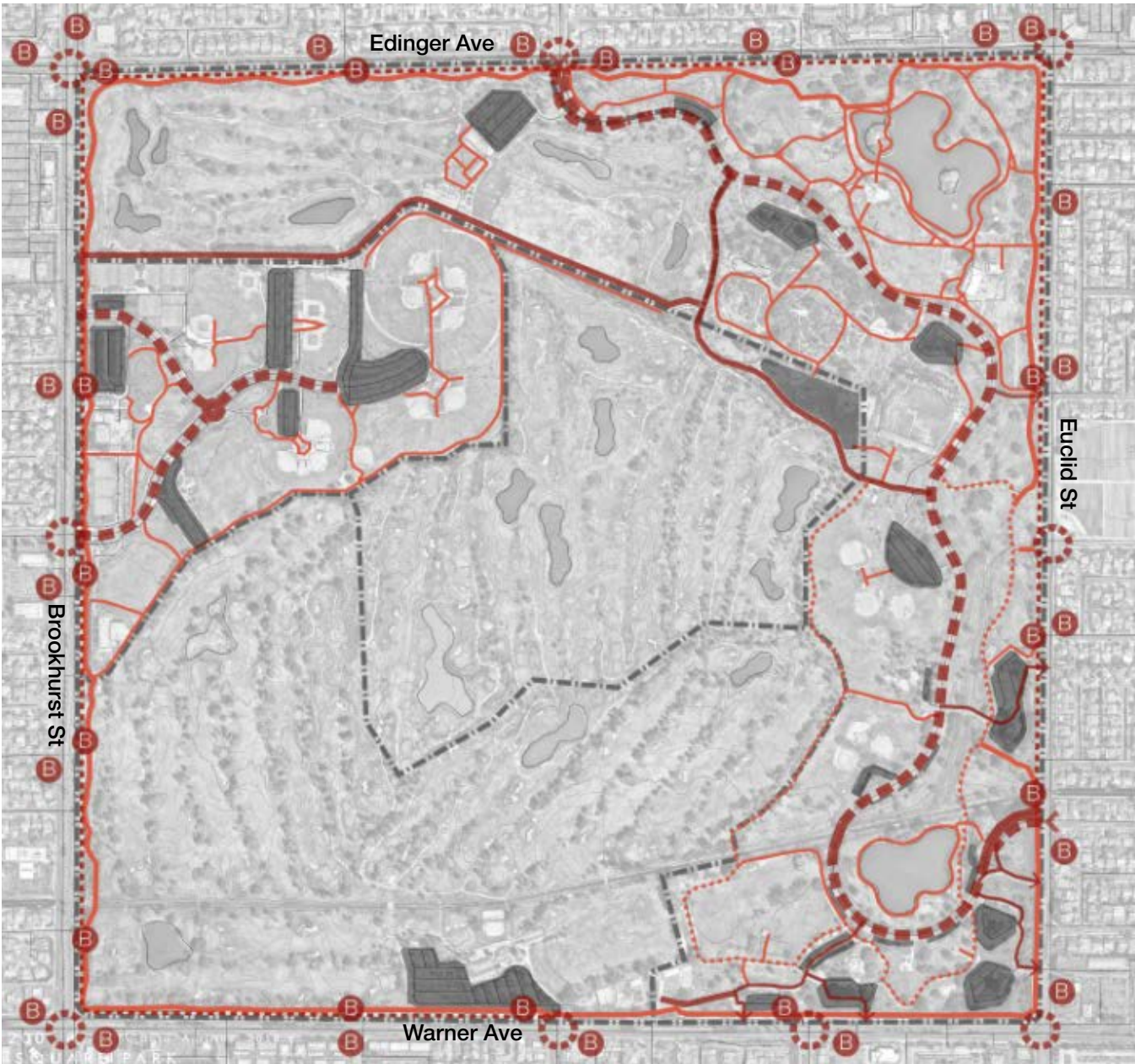


Exhibit 2.4 - Existing Site Circulation Plan

2.4 Physical Resources

MISQ is a fully developed, mixed-use facility with many existing resources. The park is mostly flat in grade with the highest point located northeast of the site and slopes downward towards the southwest. Relatively few trees were present prior to the development of the park, however, many plants have been introduced by the County or during the construction of the golf courses, including turfgrass.

Drainage

MISQ contains two lakes that collect runoff and feed into a drainage system (**Exhibit 2.5**). The expansion area from Mile Square Golf Course includes multiple ponds and open turf irrigated with reclaimed and well water. Overflow from the ponds on Mile Square Golf Course is discharged through pipes into the open-swale Ocean View Channel that exits the park at the southwest corner under Brookhurst Avenue. Other portions of the Ocean View Channel use swales to carry stormwater from on and off-site .

Water Table Depth

A geotechnical exploration was conducted on the 93-acre expansion area. Groundwater was encountered in seven of the eight borings drilled at depths ranging from 3.2 to 7.5 feet below ground surface (bgs). The variability in depth to groundwater was largely a function of the existing topography (highs/lows) related to its current use as a golf course (NMG Geotechnical, 2020).

Mapping by the California Geological Survey (Formerly California Division of Mines and Geology) indicates that historic high groundwater levels are five feet bgs (CDMG, 1997). Boring data from other prior improvement projects at MISQ also indicated that groundwater has been encountered between four to 15 feet bgs. (Geo-Etka, 2007, Geotechnical Professionals, 2011, and GeoTek, 2016).



Mile Square Regional Park - North Pond, 2021



Mile Square Regional Park - South Storm Drain, 2019

Legend

 Runoff	 Collection Basin
 Drainage Pipe	 Street Runoff Intake
 Water Channel	

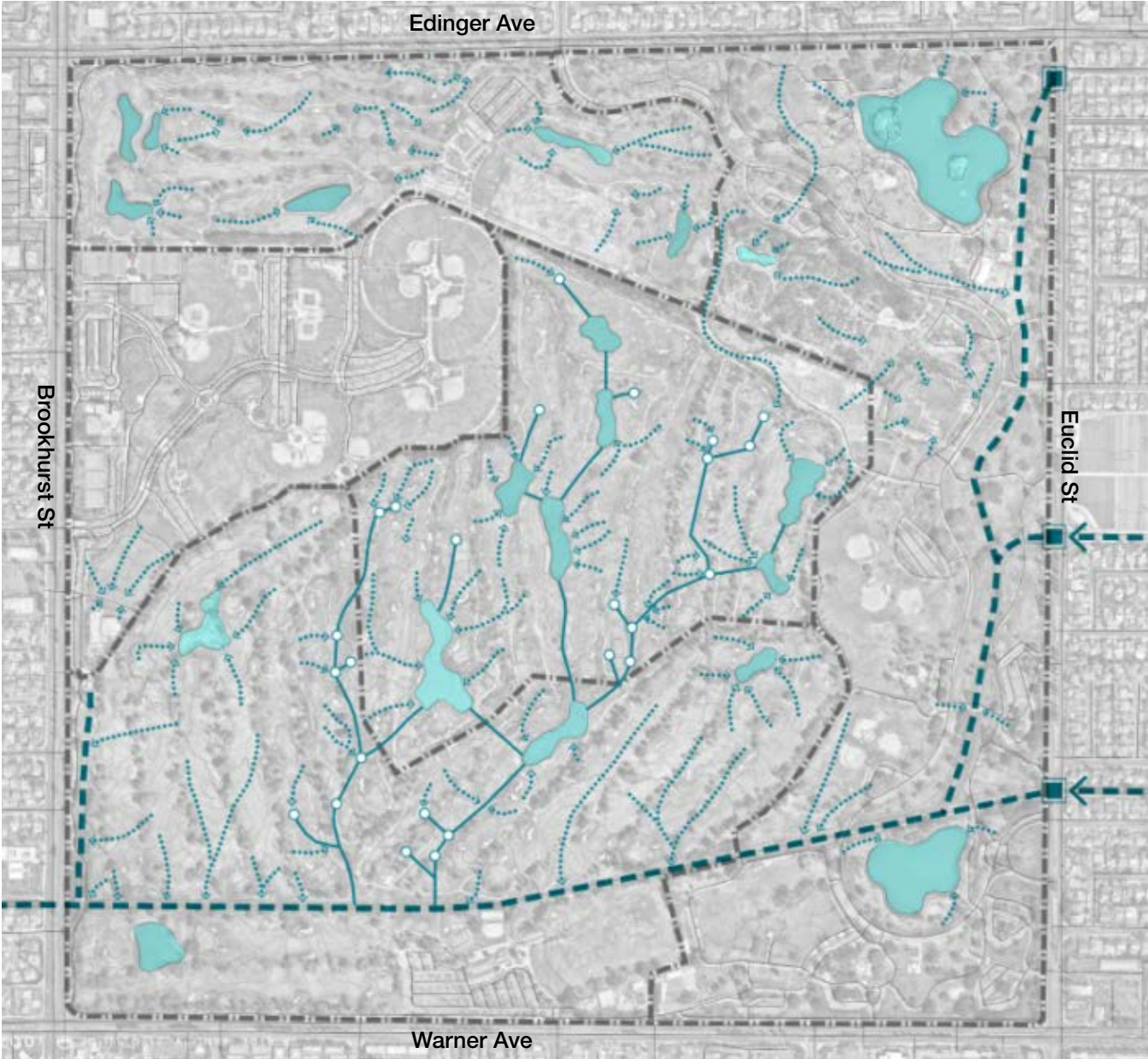


Exhibit 2.5 - Existing Drainage Infrastructure Plan

Topography

The park is historically flat in grade with a +/- 2% slope (**Exhibit 2.8**). Natural rainfall flows southwest from the northeast corner of the site. There are gentle, man-made berms designed for both MISQ and the golf course that create a functional and aesthetic appeal to the landscape. The largest man-made topographic elements are the mound in the center of the nature area and the berm at the archery range, which serves to prevent stray arrows from endangering the safety of park visitors as well as vehicles in Parking Lot E.



Exhibit 2.6 - Existing Topography Map

Soil

MISQ is within Soil Type 'A', based on the USDA Web Soil Survey, (Fusco Engineering, 2020), (**Exhibit 2.9**). Soil Type 'A' is the most stable soil for excavation and is cohesive with a high unconfined compressive strength. Based on the geotechnical exploration conducted for the 93-acre expansion area, the upper 3.5 to 6.5 feet consists of undocumented artificial fill overlying native alluvial soils. The artificial fill materials consisted of light yellowish-brown to gray clean sand and silty sands that are moist to wet and loose to medium dense. The native alluvial soils encountered below the artificial fill consisted of interlayered light yellowish-brown, brown, gray, and dark gray silty fine sand and silt that was wet to saturated. The expansion potential of the soil was very low with expansion indices of 1 and 15. The Soil Corrosivity was classified as "S0" (negligible) per Table 19.3.1.1 pf ACI -318-14 (NMG Geotechnical, 2020).

Legend

- Area of Interest (AOI)
- Project Site
- Soil Map Unit Polygons

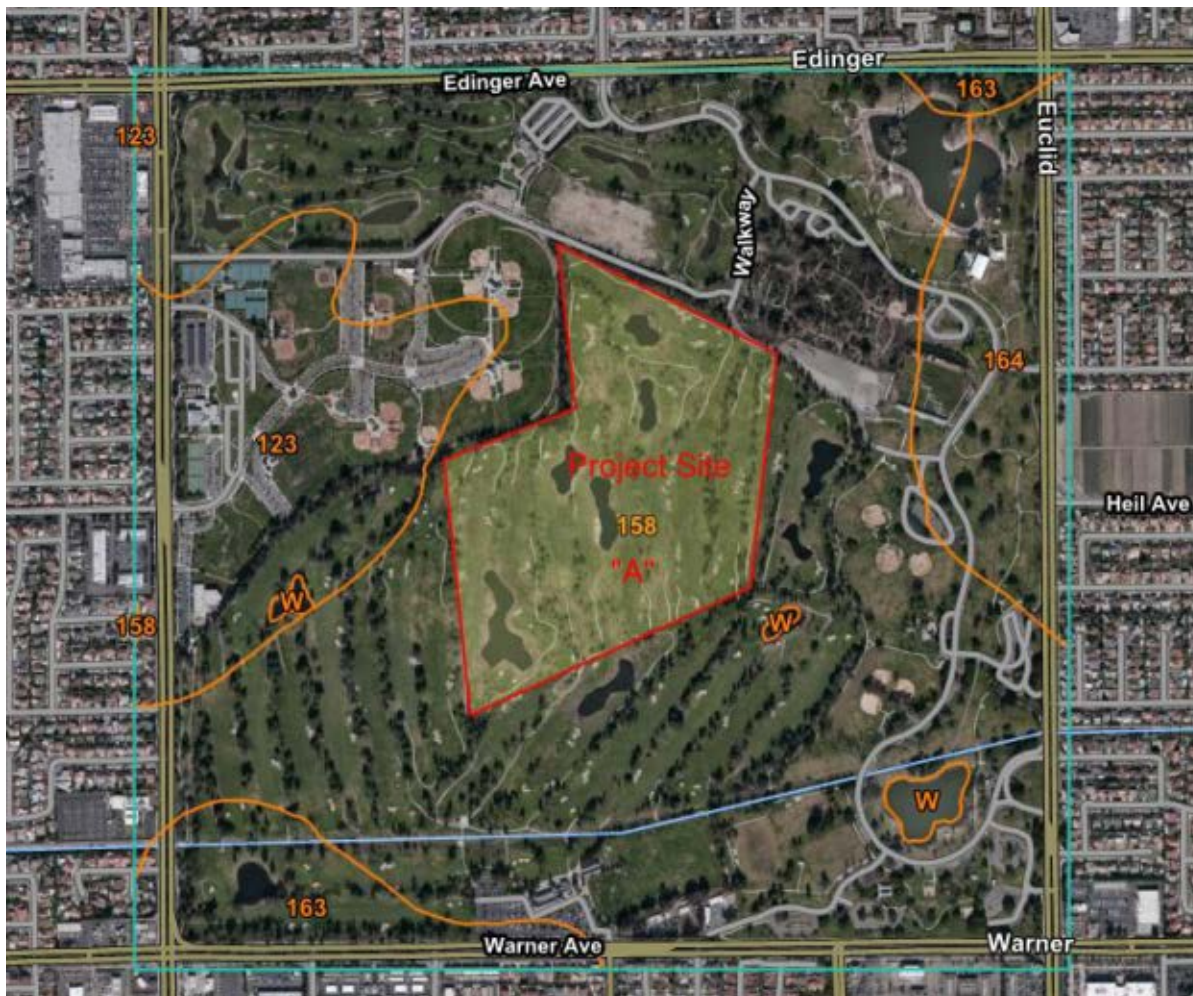


Exhibit 2.7 - Site Soils Map

2.5 Vegetation

The park is predominantly composed of turfgrass, interspersed with trees, shrubs and groundcover. Most plants are of non-native species but are suitable for the climate in Southern California. With current irrigation methods, these plants provide a cohesive habitat for both people and animals. **Exhibit 2.8** lists the types of existing vegetation within the Nature Center area of the park.

Vegetation Type	Species Name	Common Name
	Acacia saligna	Golden Wreath Wattle
	Araujia sericifera	White Bladderflower
	Artemisia californica	California sagebrush
	Atriplex prostrata	Creeping Saltbush
	Cenchrus longisetus	Feathertop
	Cylindropuntia prolifera	Coast Cholla
	Funaria hygrometrica	Bonfire Moss
	Opuntia engelmannii	Engelmann's Prickly Pear
	Phacelia-campanularia	Desert Bluebells
	Rhus ovata	Sugar Bush
	Romneya coulteri	Coulter's Matilija Poppy
	Salvia apiana	White Sagebrush
	Sambucus-cerulea	Blue Elder
	Trifolium repens	White Clover
	Vachellia farnesiana	Sweet Acacia
	Gazania rigens	Beach Gazanias

Exhibit 2.8 - Table: Existing Vegetation

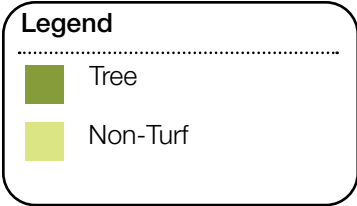


Exhibit 2.9 - Existing Landscape Plan



Eucalyptus spp., Mile Square Regional Park



Cinnamomum camphora, Mile Square Regional Park



Tipuana tipu, Mile Square Regional Park



Pinus halepensis, Mile Square Regional Park

Trees

MISQ and the area to be expanded from Mile Square Golf Course contain a range of tree species from varying generations. Older trees tend to be on the perimeter of the site and within the adjacent land use boundaries. **The Existing Landscape Plan (Exhibit 2.9)** shows a large portion of trees planted in tight groupings along the northwestern corner of the expansion area. These species include drooping she-oaks (*Casuarina stricta*), Eucalyptus species, Aleppo pines (*Pinus halepensis*), and Canary Island Pines (*Pinus canariensis*).

In addition, there is a significant number of California Pepper trees (*Schinus molle*) that are dispersed throughout the 93-acre expansion area. This tree type is noted as doing well in their current conditions due to well-draining soil despite “regular aggressive pruning” (Borer, 2018). One preliminary recommendation is that these trees may be good candidates for conservation if they are placed in areas that receive species-appropriate irrigation where they can dry out between watering cycles. Maintaining the current irrigation practice is not recommended for the long-term preservation of these trees.

According to a preliminary arborist report, one-half of these trees are favorable candidates for long-term conservation if their root zones are strategically preserved. However, some trees are currently experiencing a decline in numbers. There is an absence of foliage along the inner and lower portions of the canopy believed to be caused by the distribution of saline from reclaimed water. There is also structural degradation within the primary branches that have been intensified by persistent defects and subsequent decay in those areas.

The fairways of the golf course are lined with a diverse group of species that contribute to the site’s ecological diversity including: White Alder (*Alnus rhombifolia*), Koelreuteria, Honey locust (*Gleditsia*), Canary Island pine (*Pinus canariensis*), and Black locust (*Robinia pseudoacacia*). However, some trees are described as “immature and underperforming” because of the lack of maintenance that causes “systemic and structural decline.” For example, many Canary Island Pines (*Pinus canariensis*) trees have not responded well to the reclaimed water used for irrigation. Providing structural pruning early in their development can potentially reduce or eliminate these developmental defects. Some issues can be attributed to inappropriate application of irrigation, improper care, poor suitability, or ill-informed pruning practices. Conservation provisions are recommended to ensure that root zones are properly conserved and receive appropriate watering needs.

Challenges of Shot Hole Borer

Polyphagous shot hole borer (PSHB), *Euwallacea* sp. is an invasive beetle that attacks dozens of common native and landscape trees. The tiny beetle tunnels into host trees and spreads *Fusarium dieback* (FD), a disease known to infect over 110 tree species. FD is caused by *Fusarium euwallaceae*, a fungus that disrupts the transport of water and nutrients in the tree, leading to branch dieback and overall decline (University of California, n.d.). Relatively unknown until the early 2000s, early discovery of infestation existed primarily in fruit orchards. In 2010, PSHB was the presumptive cause of the death of a large number of Box Elder street trees in Long Beach (University of California, n.d.). The PSHB has infected many of the trees in Mile Square and has been difficult to control. It has done the most damage to California Sycamore trees within the Park. The County continues to manage the infestation as it is a major concern for the long-term health of all the trees.



American White Pelican



Fox Squirrel, Park Trail



Egyptian Goose and Canada Goose, North Lake



American Coot, North Lake

Wildlife

Mile Square is home to many different species of wildlife, some migratory and some permanent. The vibrant community of urban wildlife includes a variety of insects, birds, water fowl and mammals. Proportionally, there are more birds than any other animal type in the park. The website “iNaturalist.org” is an observation and tracking resource that uses crowdsourcing-style input to track animals. It has been observed and documented that 42 species of birds have been recorded at the park. It is unclear how many of those are migratory or inhabitants, however, a large percentage of birds are waterfowl due to habitats created by pond infrastructure. Common bird species in the park are the Egyptian Goose, Canada Goose, Mallards, American Coot, Cackling Goose, and the American Wigeon. There have been species sighted in the Park that are protected under the U.S. Migratory Bird Act, such as the Double-crested Cormorant and the Black-crowned Night Heron (U.S. Fish and Wildlife Service, 2020).

Other species in the park include squirrels, the Western Pond Turtle and the Red Eared Slider. Coyotes have been regularly spotted, with at least one den site located inside the Nature Area, with other packs likely entering the park from the Santa Ana River or other open spaces. In 1993, the California Department of Fish and Game published a study about the Red Fox population that were introduced into certain research sites in Orange County, with Mile Square as one of the areas. Approximately 10 fox were tagged for monitoring at Mile Square (Cal Fish and Wildlife, 1993). The presence of food remnants at the fox dens is evidence of an abundance of food for the fox at Mile Square. It is uncertain if the Red Fox remains at the park.

2.7 Visual Character

Set within a suburban context, Mile Square is a verdant, picturesque landscape with natural curves despite its rectilinear context. Known for its wide-open acreage, the site is unencumbered by large landforms, which allow for scenic views of the San Gabriel and Santa Ana Mountains. The vehicular road that begins on Euclid Street meanders through the park, and provides a panoramic view of the park before exiting at Ward Street.

One of the most striking features of the park is the abundance of trees in both MISQ and the golf course (see section 2.5 Vegetation for additional tree information). Uniformly spaced between the park’s flat topography, the trees offer visual transparency throughout the park while enclosed by the towering height of their canopies.

Architectural and Artistic Elements

MISQ has a number of unique and notable features in the park. In addition to the various buildings and utility structures in the park, there are also sculptures, bridges, a tunnel, and gazebos.

Cultural Elements - Typical of other public parks, MISQ has public art reflecting the community it serves. In the Freedom Field area of MISQ, there are 3 statues that were added to the park between 2015 and 2018. A bronze statue of Ronald Reagan was unveiled and dedicated on June 12, 2015 (LA Times, 2015). Following the Reagan statue, another bronze statue of 13th century Vietnamese General Tran Hung Dao was placed in the field. The statue was dedicated on January 19, 2016 (Voice of OC, 2015). The third statue that rings Freedom Field is a bronze statue of Mexican revolutionary, Reverend Miguel Hidalgo. The last of the trio of sculptures was dedicated on July 8, 2016 (New Santa Ana, 2016). The three statues, all located within Freedom Field, create the most civic of spaces in the park. Freedom Field, Freedom Hall and Freedom Lake are the central amenities used during the Tet Festival every year.

Bridges - When the park was expanded in 1976, the north lake was completed, and Palm Island, located in the lake, was created as a destination. Linking the island to the lake perimeter are two bridges made of metal and wood. In addition to providing access to the island, the bridges provide pedestrians with an experience close to the water. One bridge is approximately 60' long and the other is approximately 20' long. There are several more wooden pedestrian bridges throughout the park which span across the drainage channels. These pedestrian bridges allow pedestrians to circulate throughout MISQ utilizing interior walkways.

Palm Island Gazebo - Palm Island features a traditional gazebo that is approximately 16' across and is octagonal shaped. The structure is made from wood and has a weatherproof roof. Small groups can use the structure for gatherings, and the gazebo can be rented for wedding ceremonies.

Tunnels - In the northern part of the park, the vehicular road rises up to create a pedestrian tunnel allowing safe and free movement under the park road. The structure is steel and concrete and approximately 8' tall and 20' wide. The road slowly rises over the tunnel and the side slopes are planted with mature trees and grasses, creating a nice feature for the tunnel to pass through. The tunnel allows for surface drainage to pass through to the south.



Ronald Reagan Statue, Unveiled 2015



General Tran Hung Doa Statue, Unveiled 2016



Miguel Hidalgo Statue, Unveiled 2017



Mile Square Golf Course - North Pond Bridge, 2021



Mile Square Regional Park - Pedestrian Bridge, 2019

2.8 Built Structures and Recreational Facilities

MISQ has recreational and personnel facilities dispersed throughout the park. There are numerous picnic areas, including four large group picnic shelters each with a capacity for 500 people. A multi-use facility (Freedom Hall), is an approximately 10,000 square foot structure that can be used for meetings, gatherings, and indoor sports/recreation. This building opens onto a west facing concrete patio, which connects directly to Freedom Field. The informal field has meandering sidewalks that connect the statues of Ronald Reagan, General Tran Hung Dao, and Reverend Miguel Hidalgo. This space creates a civic quality in an informal fashion. Additional small structures scattered throughout the park, include eight public restrooms (each with 10 individual restroom stalls). A gazebo on Palm Island the northern lake has been used for weddings, gatherings and is popular for photographs. Active amenities include a world-class public archery range, 12 fitness Vita-Course stations, six baseball/softball fields, three soccer fields, a sand volleyball court, bicycle and paddle boat rental concession stands, and a splash fountain. For personnel use, there is a Ranger Station and a maintenance facility that assists park regulation and operations.



Mile Square Regional Park - Park Gazebo, 2019



Mile Square Regional Park - Freedom Hall, 2021



Mile Square Regional Park - Restroom Structure, 2019



Mile Square Regional Park - Picnic Shade Structure, 2019

2.9 Utilities

Park operations are dependent upon a consistent supply of water and electric utilities. Like any other public space, potable water is needed for drinking and cleaning, as well as sewage for water and waste disposal. Lakes, ponds, and stormwater runoff rely on an underground piping system that drains, stores, filters, and pumps water for irrigation. The drainage infrastructure conveys storm water run off into the Ocean View Channel. **Exhibit 2.12** illustrates a list of utility services and providers within the park. The presence of multiple utility suppliers ultimately requires full collaboration for existing or proposed park improvements. Any utility providers are encouraged to propose more efficient techniques to further improve existing park utilities.

Utility Provider	Utility Service
Southern California Edison	Electricity
City of Fountain Valley	Water
OC Public Works	Sewer
OC Flood District	Stormwater Drains and Stormwater Channels
OC Water District	Green Acres Program Recycled Water

Exhibit 2.10 - Table: Utility Providers

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Existing Drainage Channel and Circulation Bridge





CHAPTER 3

OPPORTUNITIES & CONSTRAINTS



Mile Square Golf Course - Border Planting, 2019

3.1 Introduction

This chapter examines the potential opportunities and constraints attained by the new development of Mile Square Regional Park (MISQ). Building on the existing conditions described in the previous chapter, this will allow OC Parks to establish new connections, amenities, and programs that will cater to the public.

3.2 Regional Agency Partnerships

MISQ is a part of a network with 25 other regional, historic, and wilderness parks and beaches in Orange County. Established in 2008 and housed within the Orange County Community Resources agency, OC Parks is well positioned to take on the challenges and opportunities of the present and to be “champions of the land for a thriving community” (OC Parks, 2018).









Water

Because MISQ is a county park, it is well-suited for collaborative partnerships with other local and regional agencies. The park is among 100 other sites and facilities in the county that has partnered with the OC Water District for the Green Acres Program (GAP). GAP is a “water-reuse program that provides recycled water for landscape irrigation at parks, schools and golf courses,” and has been servicing the cities of Costa Mesa, Fountain Valley, Huntington Beach, Newport Beach, and Santa Ana since 1991 (Orange County Water District, n.d.).

MISQ is also host to and in proximity of critical drainage infrastructure that either falls within municipal or other government jurisdiction (**Exhibit 3.1**). The drainage channel C06 (the Ocean View Channel) that runs east to west within the park is overseen by OC Flood Control. Located southwest of the park are two drainage outfalls that are operated by the City of Fountain Valley.

The Green Acres Program and the stormwater channel are two pieces of drainage infrastructure that can provide valuable collaborative opportunities to address drainage and stormwater runoff in the Master Plan and future expansion area within the park.

Legend

 Government	 Natural Reserves	 Major Access Points
 Shopping/Entertainment	 Water Drainage	 Class I Bike Trail
 Farmer's Market		 Class II Bike Trail

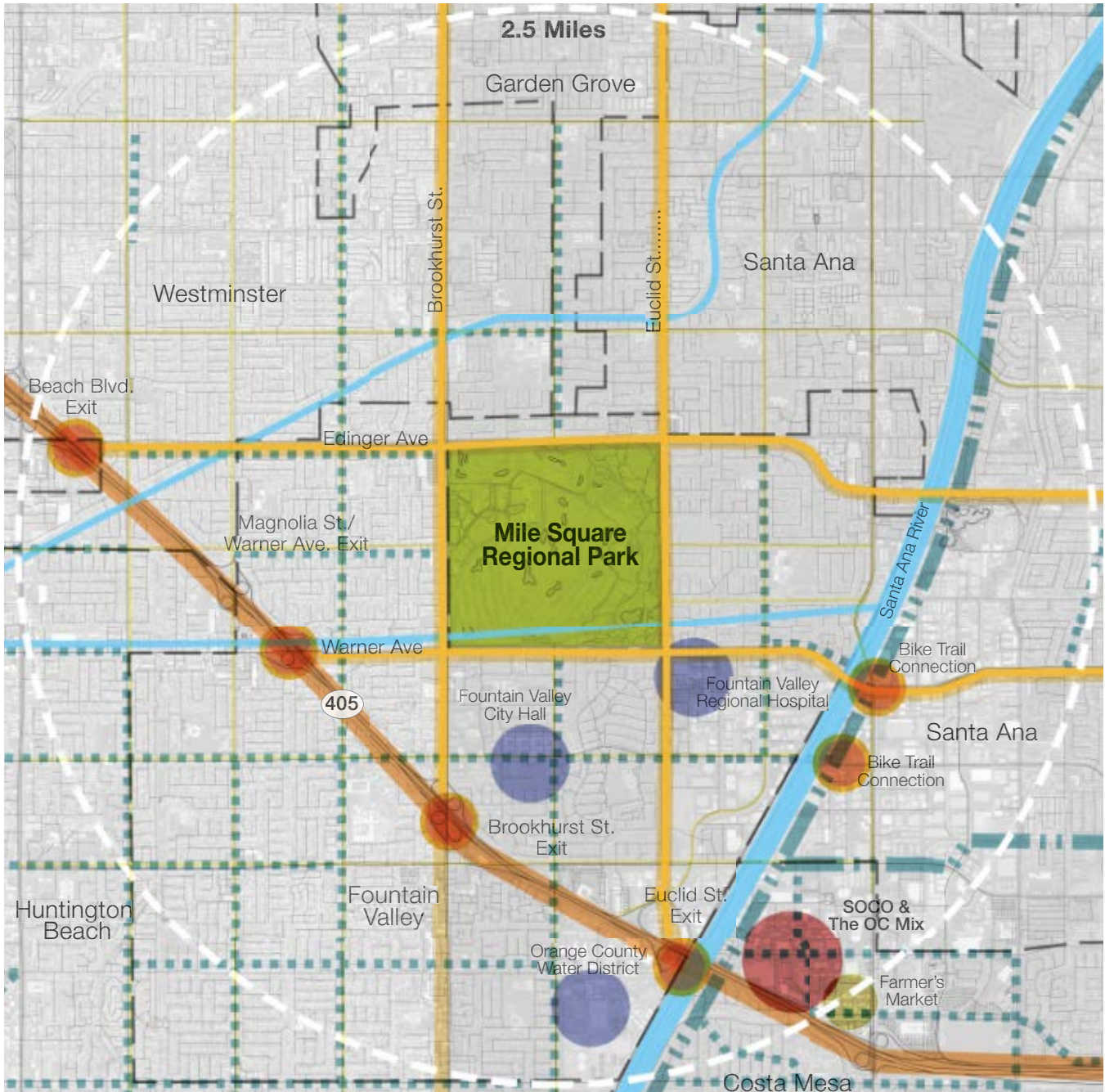














Exhibit 3.1 - Neighborhood Context Map

Local Municipalities

MISQ serves as a vast green space among other neighborhood pocket parks. It is also accompanied by two other significant municipal open spaces that are located within 10 miles of the site. Newport Upper Bay Nature Preserve, a 1,000-acre ecological preserve that consists of coastal wetlands, is eight miles away. Huntington Beach Central Park, a municipal park, is six miles away. There is also an extensive ecological preserve called Bolsa Chica wetlands, located within the City of Huntington Beach. These nearby natural areas help provide context of nearby surrounding open spaces in North Orange County.

Legend

 Government	 Natural Reserves	 Orange County Line
 Education/Institutional	 Water Drainage	 Inland Empire Line
 Shopping/Entertainment	 Transportation	 Class I Bike Trail
 Farmer's Market	 Major Access Points	 Class II Bike Trail

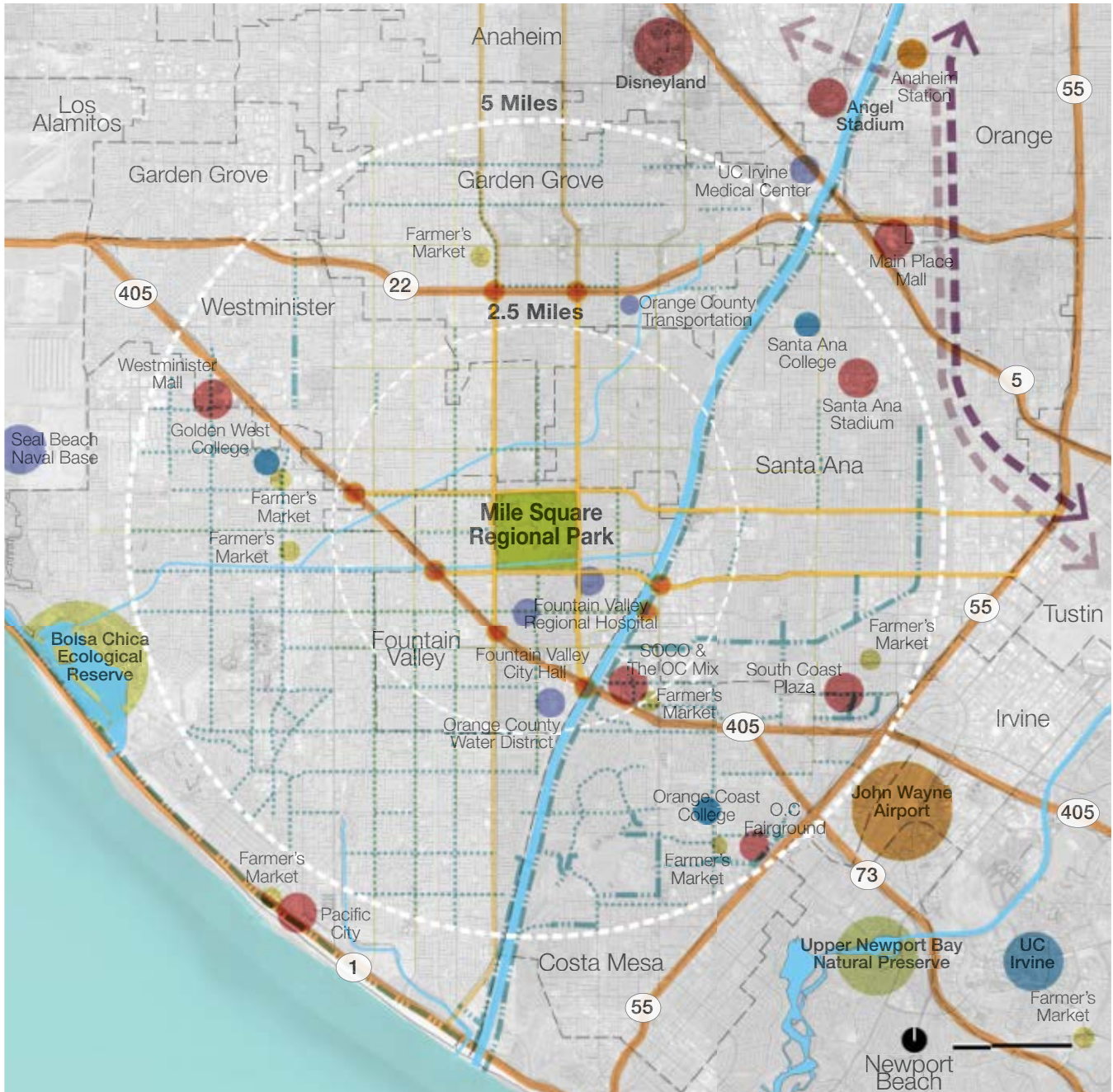


Exhibit 3.2 - Regional Context Map

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3.3 Connections

Social/Community

Since MISQ is one of the few urban regional parks in northwest Orange County, it serves many neighborhoods in multiple cities (**Exhibit 3.3**). The park is noteworthy of its physical transparency, providing usable space easily accessible for community events such as cultural celebrations and nature walks.

Bicycle

There is a visible presence of bicyclists at MISQ, who share the road with pedestrians and vehicles. The expansion will provide more diverse routes for cyclists to explore the park. MISQ is near the Santa Ana River West Trail, stretching 22.8 miles of protected bike path that currently spans from Yorba Linda to Huntington Beach (**Exhibit 3.2**). This corridor serves as both a bicycle and pedestrian trail that ultimately aims to connect Orange County to Riverside County. Understanding the surrounding networks beyond the regional park is an important facet to planning and urban design that will contribute to the overall success of the park.


Pedestrian

A cohesive pedestrian system is fundamental for an enjoyable visitor experience in the regional park. By creating new paths for pedestrians in the expansion area, the goal is to broaden walkability opportunities that builds on an established infrastructure in the park.



Mile Square Regional Park, 2019

Legend

 Primary Arterial	 Secondary Neighborhood Street
 Secondary Arterial	 Residential Area
 Primary Neighborhood	 Signalized Intersection with Crosswalk

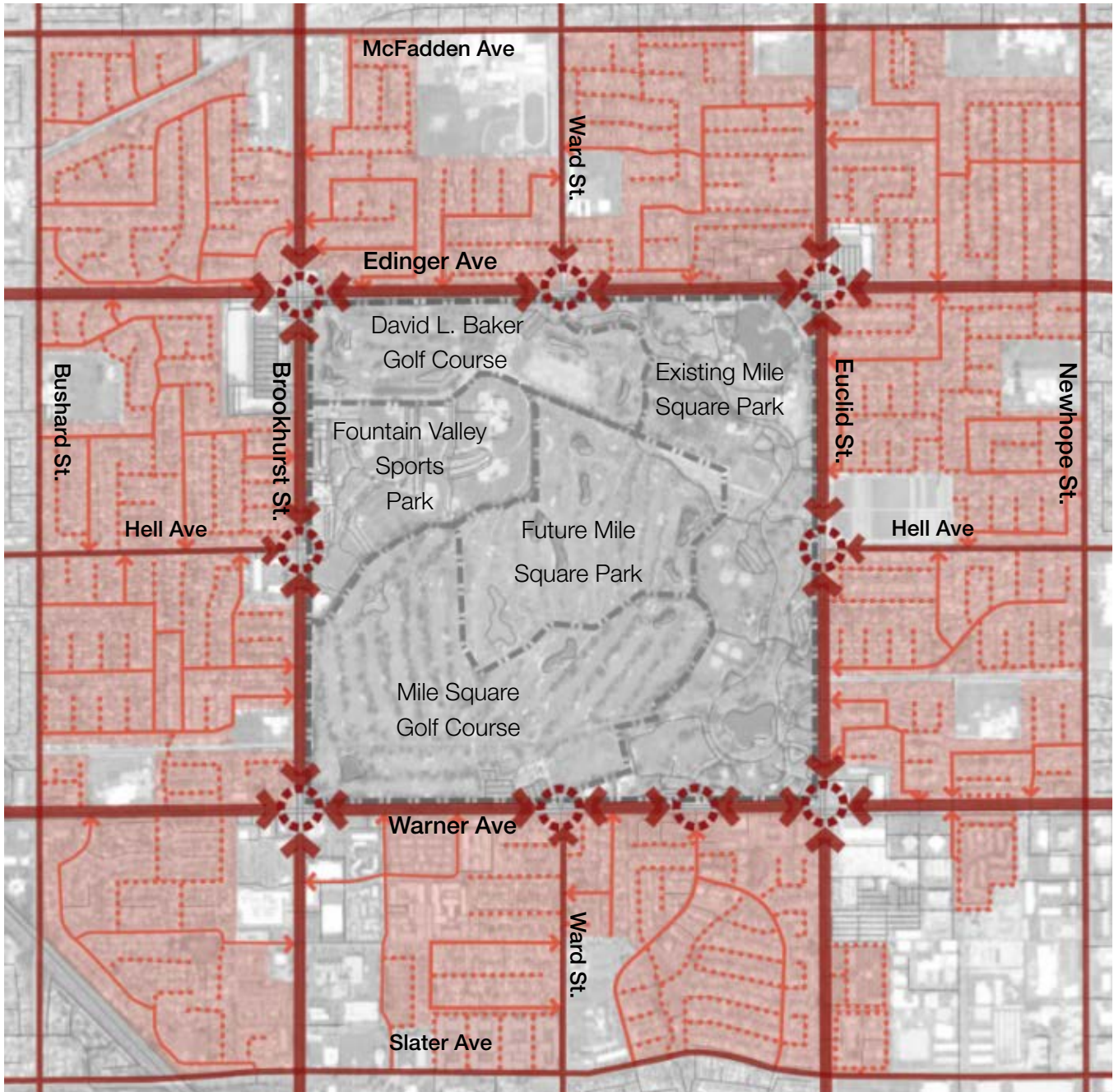


















Exhibit 3.3- Neighborhood Circulation

3.4 Opportunities and Constraints

In summary, the strengths in MISQ are in its inherent qualities, where existing elements can be improved or enhanced. **Exhibit 3.5** illustrates the locations of opportunity enhancements within Mile Square, and **Exhibit 3.6** presents a table of the opportunity and constraints of these items broken down per improvement type.

Legend

	Naturalize channel		Buffer (golf activity)		Expand existing nature center
	Utilize existing ponds		Entry infrastructure		Enhance perimeter edges
	New park entry point		Add Parking		Enhance trail
	Enhanced pedestrian connection		Connection to new park		Expand sport/athletic fields
	Relocating maintenance area		Nurture existing heritage		
	Update circulation/pedestrian paths		Great views/lookout point		

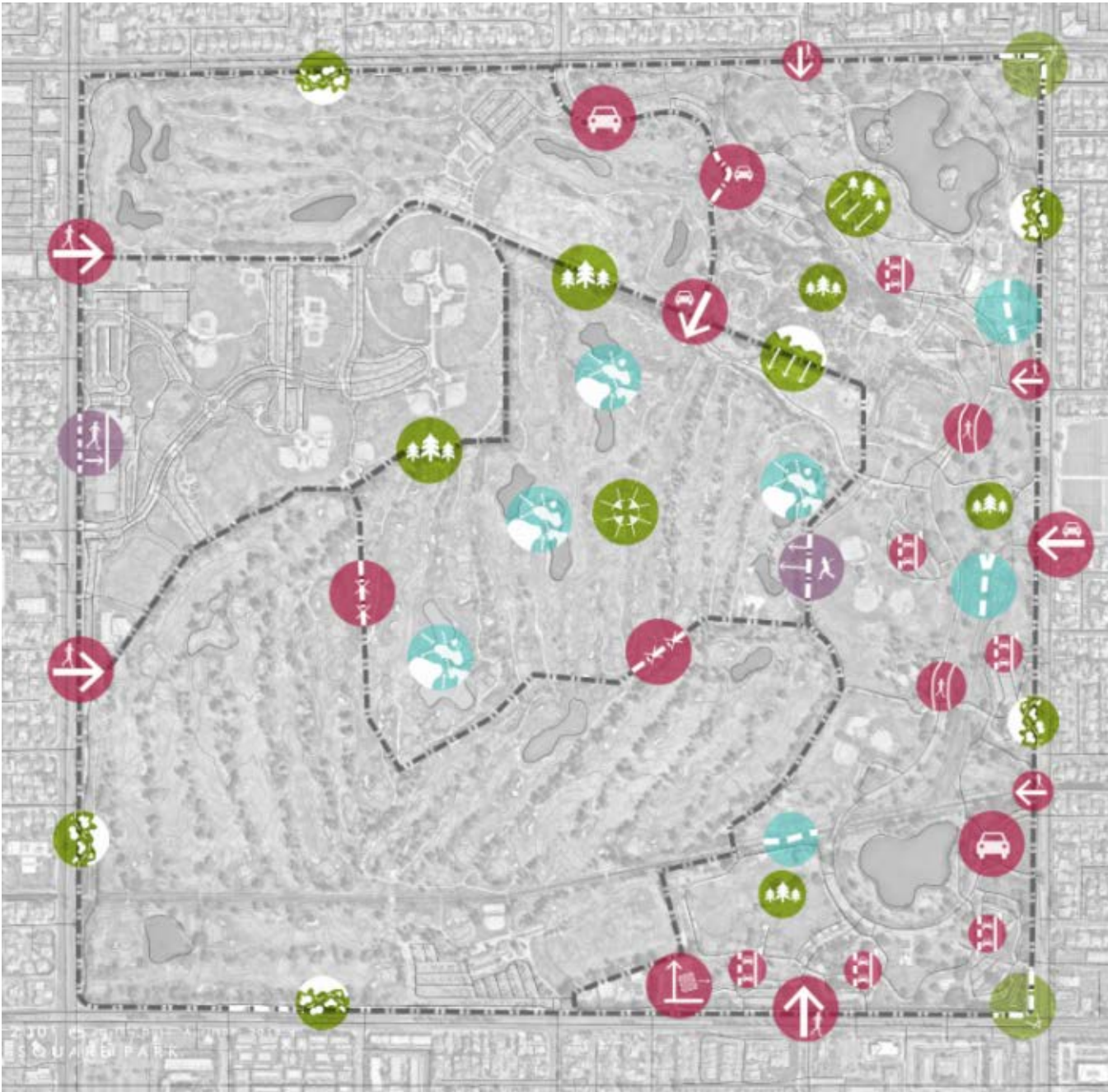


Exhibit 3.4- Site Opportunities Diagram

Type	Opportunity	Constraint
Circulation	<ul style="list-style-type: none"> • Create pedestrian connections to planned program elements from existing park circulation • Develop and promote bike connections to existing bike path networks (OC Loop, Santa Ana River trail) • Improve pedestrian circulation around the perimeter of the existing park, and integrate continuity throughout the 93-acre expansion 	<ul style="list-style-type: none"> • Disconnected pathway system throughout park • Pedestrian access to site is limited due to all four sides by major collector roads that are heavily trafficked by automobiles
Education	<ul style="list-style-type: none"> • Provide more space for OC Parks educational and interpretive programs 	
Grading and Drainage	<ul style="list-style-type: none"> • Create and enhance a visually dynamic landscape from existing golf landforms • Modify existing lake(s) or drainage channels to promote green stormwater infrastructure • Availability for the park to service the regional drainage system infrastructure 	<ul style="list-style-type: none"> • Existing pond volumes and infrastructure • Existing high water table • Flat site
Historic	<ul style="list-style-type: none"> • Celebrate historical footprint of airfields 	
OC Parks Mission & Values	<ul style="list-style-type: none"> • Advocate for key values and stakeholder input from OC Parks Strategic Plan (environmental restoration, open space, new trails/ bikeways) (refer to Chapter 4) 	

Exhibit 3.5 - Table: Opportunities and Constraints

Type	Opportunity	Constraint
Recreation	<ul style="list-style-type: none"> • Increase space for flexible events and programming • Promote connections to existing Nature Area • Improve aesthetic around the park to further invite a variety of users 	
Sustainability & Habitat / Restoration	<ul style="list-style-type: none"> • Address sustainable measures at OC Parks through reduction in turf maintenance and selection of salvaged or sustainable materials • Connect to new ground water well on-site for use of landscape irrigation at MISQ through Orange County Water District's Green Acres Program (GAP) 	
Vehicular Circulation/ Parking	<ul style="list-style-type: none"> • Opportunity to add or make existing parking more efficient • Opportunity for new park entry point 	
Arboriculture	<ul style="list-style-type: none"> • Opportunity to provide park with a tree reforestation program that will be regionally appropriate 	<ul style="list-style-type: none"> • A disarray of tree species that will require different needs • Existing infestation of Polyphagus Shot Hole Borer insect • Existing irrigation contains high levels of salts (reclaimed water)
Operations	<ul style="list-style-type: none"> • Create space for overflow parking during large community events • Expand critical OC Park facilities and infrastructure • Provide a new maintenance yard • Provide a new park office 	<ul style="list-style-type: none"> • Building multimodal connections requires multiagency support and broad community support and coalition

Exhibit 3.5 - Table: Opportunities and Constraints (Continued)

3.5 Conclusion

Opportunities and constraints will affect the phasing and timing of improvements for the MISQ expansion. Regardless of either, many factors rely on existing elements of the park. For example, the park's history as an airbase physically shaped the layout of the expansion design. Transforming the existing pedestrian network will provide opportunities for a more comprehensive plan, but may be limited based on the existing system. The current programs have offered a variety of activities for the public to enjoy, and the additional 93 acres will allow the accommodation for larger events to occur at the park. The constraints facing the expansion area will provide some challenges for new development, especially during peak demands that attract large crowds. However, the overall prospect of the expansion area will create many more exciting experiences for visitors and surrounding communities.



Existing Mile Square Regional Park Urban Nature Area



CHAPTER 4

PLANNING PROCESS





Mile Square Regional Park - Freedom Hall and South Lake, 2021

Mile Square Golf Course, 2019 (previous page)

4.1 Introduction

As part of the planning process for the Master Plan, the design team participated in three public meetings and three tabling events, which included paper surveys, written responses, and public concept sketches. Comments and suggestions were also accepted through email and the survey was available online. For nearly two years, the design team developed Master Plan alternatives that were presented at the first and second public workshops. These workshops were intended to share proposed design concepts for additional park facilities and receive input about current and desired elements of the park.

The public survey asked for feedback on different components of the existing park area and future uses for the 93-acre expansion. As a result of the outreach, the collective responses from neighbors and frequent users created a set of instrumental goals that guided design objectives. (See Appendices for additional data collected on public engagement.)

4.2 Public Meeting #1

The first community meeting for MISQ took place on the evening of January 16, 2019 at Freedom Hall. Participants were invited to the meeting through postcards mailed to surrounding neighborhoods, flyers distributed at the park, and social media outlets of OC Parks. Flyers and banners were also posted at nearby retail stores and restaurants, at the community center in Fountain Valley, and at major intersections near MISQ.

The meeting drew more than 250 participants, all of whom were greeted with a formal presentation about the research, goals, and the design concepts. The presentation focused on three main topics: park history, existing conditions, and general concept design goals. The site analysis and inventory included a “parks needs assessment” within a five-mile radius of the park (**Exhibit 4.1, 4.2, 4.3**) to highlight the need for certain types of programming within the community. Attendees were encouraged to send feedback via paper survey and were given drawing materials to sketch their ideas on a blank site plan. As a result, the data collected from this meeting and through online surveys prompted two planning design concepts, which were presented at the second public meeting.



Public Meeting #1, 2019



Public Meeting #1, 2019

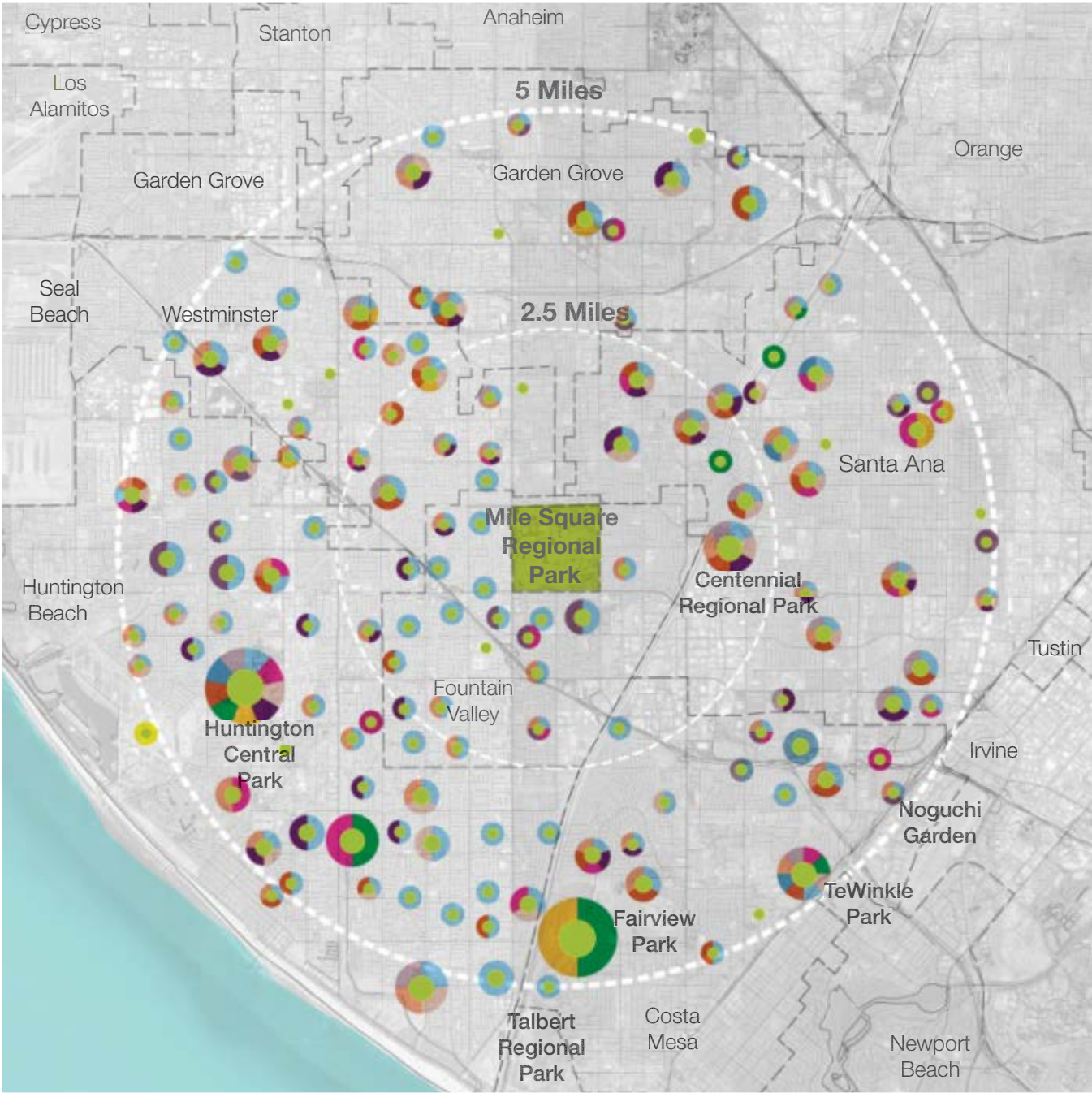
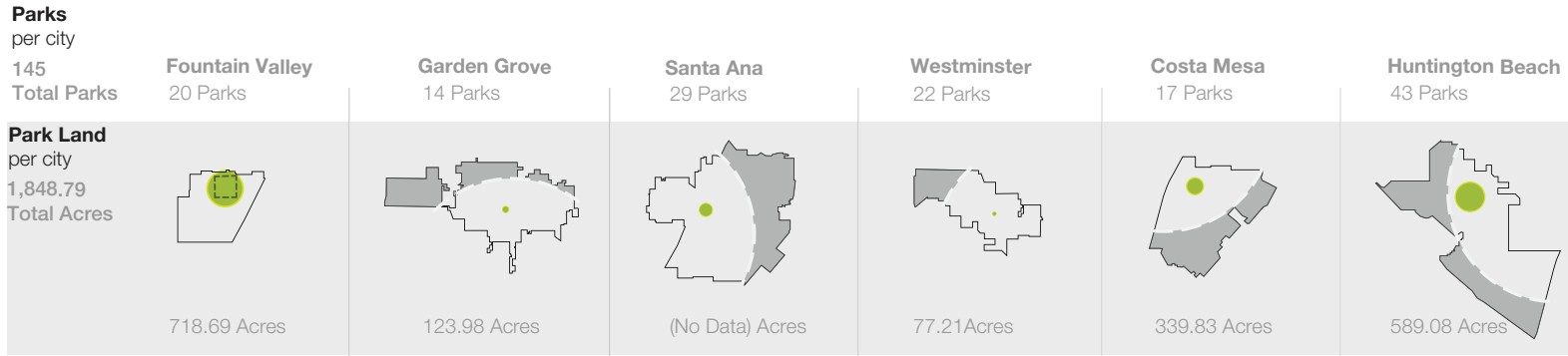


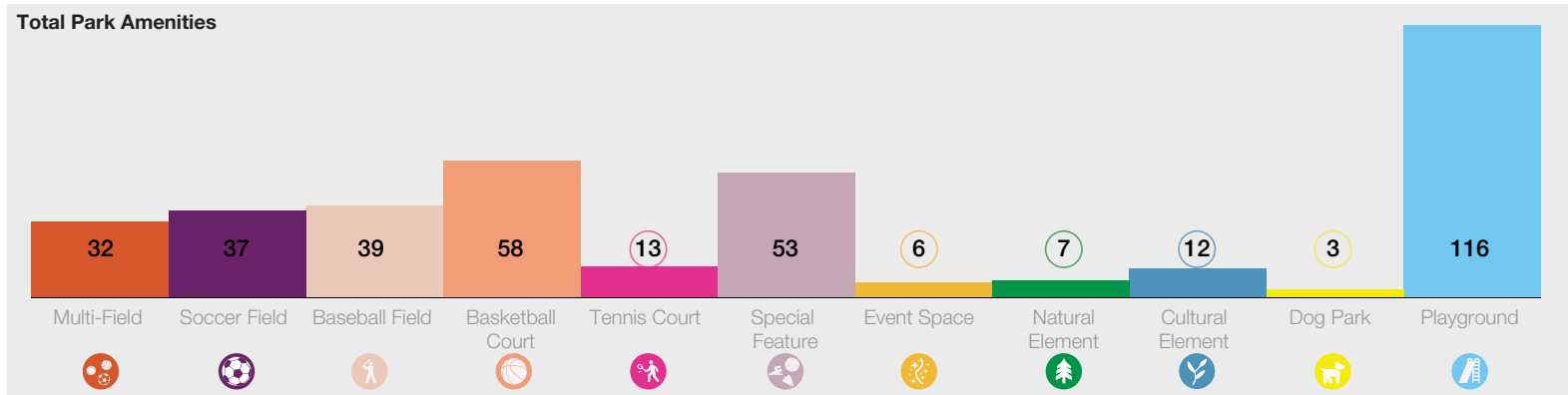
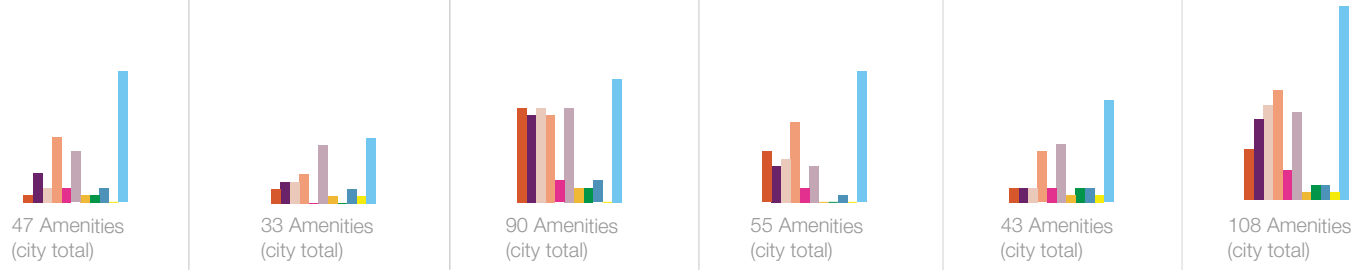
Exhibit 4.2 - Amenities Assessment by City

Legend		
● Playground	● Event Venue	● Dog Park
● Natural	● Tennis Court	● Basketball Court
● Baseball Field	● Culture	● Multiuse Field
● Soccer Field	● Special Feature	

Exhibit 4.3 - Parks Assessment by City



Park Amenities
per city



Mile Square Regional Park Expansion



The County of Orange, OC Parks is in the process of planning and designing a 93-acre expansion to the regional park. This process will provide opportunities for public input during several phases of design and development.

The process is currently in **Phase 2**, which included a public engagement event on **August 15**. The next step will be to finalize the design with consideration of the feedback from the public. A final design and Master Plan for Mile Square Regional Park will be released in spring of 2020.

Open House August 15, 2019

The second public engagement event was held in conjunction with the OC Parks Summer Concert Series. The County of Orange, OC Parks presented design options for public feedback on the 93-acre expansion to the regional park. Over 150 people attended the Open House visiting interactive stations to review proposed park improvements.

Community Meeting January 16, 2019

[View Presentation](#)

Postcard Invitation

Date: Wednesday, January 16, 2019

Time: 6:30 pm – 8:30 pm

Location: Freedom Hall, Mile Square Regional Park

For more information, please email milesquareexpansion@ocparks.com, or call (714) 973-6865.

OC Parks Website with Public Meetings Post

4.3 Public Meeting #2

The feedback from the first public meeting resulted in two concept plans that were presented to the public on August 15, 2019 in an open house-format meeting. The programming for these two plans are consistent with each other, and include an open lawn, an amphitheater, a mixed-use field, an adventure playground, a botanical garden, and a relocated youth group campground. Option 1 preserved the triangular imprint of the historic airfield, to reflect the delineation of the landing strips. Option 2 included organic forms to create a natural experience that is common in regional and wilderness parks in Orange County.

Design elements proposed in both Option 1 and Option 2 include:

- Fitness/passive garden
- Reforestation of the park boundary
- Pavilion
- Picnic areas
- Plaza
- Historical timeline promenade (Option 1 only)

The following existing elements are to remain:

- Ponds/water elements
- Trees
- Nature Center



Public Meeting # 2, 2019



Public Meeting # 2, 2019



Public Meeting # 2, 2019

4.4 Public Surveys

Community input was gathered at multiple events during the planning process: the first community meeting, on the OC Parks project webpage, on Monarch Butterfly Day, during the Fountain Valley Summerfest, and at an OC Parks Outdoor Summer Concert. Paper surveys were available to public meeting attendees for written feedback. Online surveys were available until June 17, 2019 to those who were unable to attend the public meeting. Additional public outreach occurred on Monarch Butterfly Day (May 25, 2019) at MISQ, during the City of Fountain Valley's Summerfest (June 21-23, 2019), and at the OC Parks sponsored Summer Concert (August 8, 2019) at MISQ. OC Parks' kiosks were present to answer questions regarding the expansion of MISQ and provided paper surveys for input on future design of the space. A total of 1,621 public surveys were collected and analyzed.

4.5 Workshop Summaries and Participant Feedback

The following is a summary of key design issues and concept alternatives from the park expansion planning process. Four main design goals emerged from the public meetings and community stakeholder surveys:



1

Connect with Nature



2

Create a Multiuse Open Space



3

Improve Circulation and Hierarchy



4

Promote Education & Engagement

Exhibit 4.4- Design Goals

Participant Feedback

The survey had four introductory questions that solicited participants to identify the distance from their place of residence, the age group of their household, the frequency of their visits, and their mode of transportation. The survey also asked participants to rank their top three current park activities, park amenities, and events/programs. Finally, participants were asked to select their three preferred activities, amenities, and programs for the expansion area at MISQ.

During the planning process, participants also noted that golf was a desired activity that should remain at Mile Square Golf Course. While golf is not currently an activity within the existing boundary of MISQ, many stakeholders indicated golf as an essential component, with some expressing its affordability compared to other courses in the area. This feedback was provided in the “Other” category of the survey.



MILE SQUARE REGIONAL PARK

Activities & Amenities Survey

Introductory Questions:

1. How far do you live from Mile Square Regional Park?

- .25 Mile (1 Min. Drive or 5 Min. Walk) 1 Mile (5 Min. Drive or 20 Min. Walk)
 .5 Mile (3 Min. Drive or 10 Min. Walk) 1.5 Miles (8 Min. Drive or 30 Min. Walk) Other

2. How often do you come to the park?

- Daily Weekly Monthly Occasionally Never

3. Which age groups reside in your household? (Mark all that apply.)

- 0 - 6 7 - 12 13 - 18 19 - 30 31 - 50 50 - 65 65 +

4. How do you get to the Park?

- Walk Bike Drive Public Transportation

What current activities and amenities do you like at Mile Square Regional Park?

PARK ACTIVITIES:
Select Your Top Three

- Picnics
- Walking
- Running
- Bicycling
- Relaxing
- Badminton
- Team Sports
- Tai Chi
- Fishing
- Archery
- _____
- _____

PARK AMENITIES:
Select Your Top Three

- Picnic Tables
- Benches
- Drinking Fountains
- Volleyball Courts
- Sports Fields
- Lakes
- Walking Paths
- Exercise Stations
- Playgrounds/ Tot Lots
- Restrooms
- Archery Range
- _____
- _____

EVENTS & PROGRAMS:
Select Your Top Three

- Tet Festival
- Athletic Events
- Outdoor Concerts
- Art Exhibitions
- Holiday Celebrations
- Nature Walks
- School Field Trips
- Camping
- Corporate Picnics
- Family Celebrations
- _____
- _____





MILE SQUARE REGIONAL PARK

Activities & Amenities Survey

What future activities and amenities would you like to have in the Mile Square Regional Park expansion area?

PARK ACTIVITIES:
Select Your Top Three

- Picnics
- Walking
- Running
- Bicycling
- Relaxing
- Tai Chi
- Team Sports
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

PARK AMENITIES:
Select Your Top Three

- Picnic Tables / Benches
- Drinking Fountains
- Volleyball Courts
- Soccer Fields
- Baseball / Softball Fields
- Nature Center
- Walking Paths
- Exercise Stations
- Playgrounds/ Tot Lots
- Amphitheater
- Botanic Garden
- Art
- Open Lawn
- Interpretive Center
- Lakes
- _____

EVENTS & PROGRAMS:
Select Your Top Three

- Farmers Market
- Outdoor Films
- Outdoor Concerts
- Art Exhibitions
- Holiday Celebrations
- Nature Walks
- School Field Trips
- Camping
- Corporate Picnics
- Family Celebrations
- Athletic Events
- _____
- _____
- _____
- _____

QUESTIONS:

1. Do you have any additional comments or feedback on the proposed park expansion?

Thank you for participating!



Survey Results

Total Number of Surveys: 1,621

Preferred Current Activities and Amenities with tallied votes

Activities

*Running and Walking: 218

**Bicycling: 185

Relaxing: 185

Picnics: 137

Team Sports: 86

Amenities

Walking Paths: 325

Picnic Tables: 176

Lakes: 218

Sports Fields: 171

Restrooms: 19

Preferred Future Activities and Amenities with tallied votes

Activities

*Running and Walking: 748

**Bicycling: 338

Relaxing: 378

Picnics: 404

Team Sports: 206

Amenities

Picnic Benches: 303

Walking Paths: 391

Lakes: 325

Botanic Garden: 286

Nature Center: 333

"Other" / Written Comments

Activities / Amenities

Golf

Model RC Aircraft field/space

Birding

Pickleball

Dog park

Large trees/forest

Swimming pool/splash pad

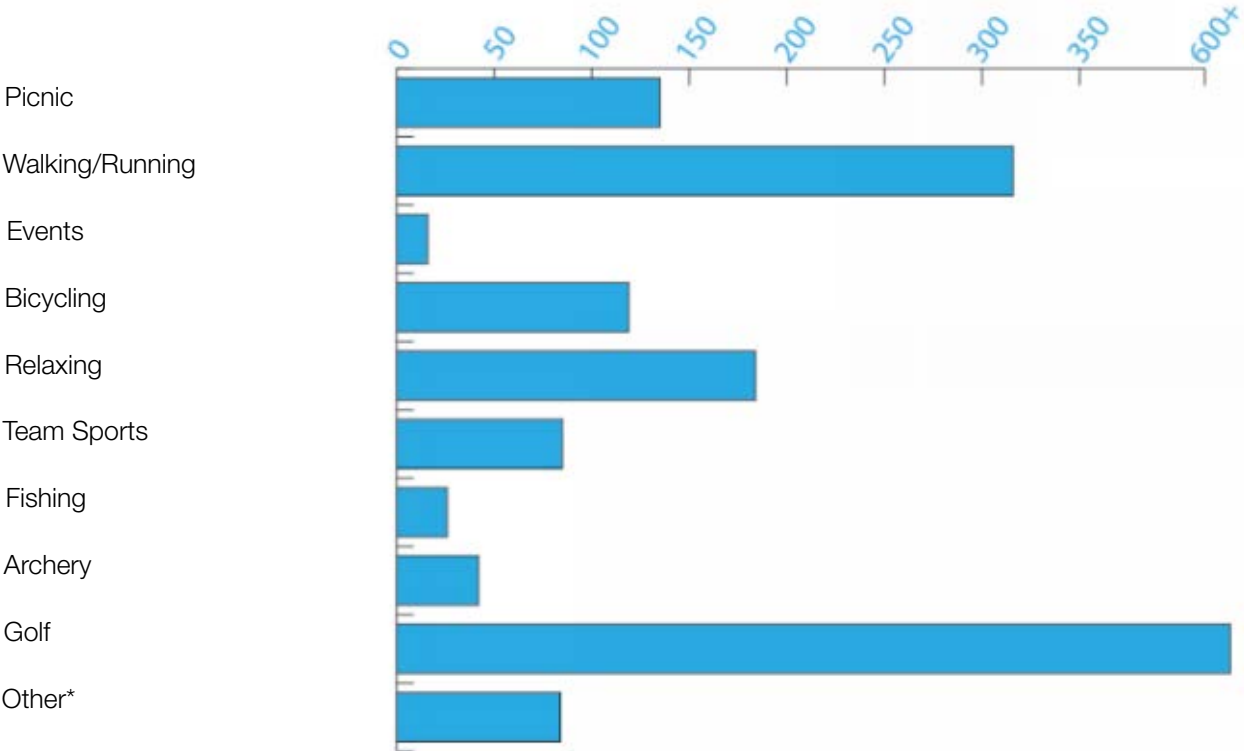
Skate Park

Natural preserve/native habitat planting

Lawn bowling

Exhibit 4.5- Table: Tabulated Survey Results

What current activities do you like at Mile Square Regional Park?



What future activities would you like at Mile Square Regional Park?

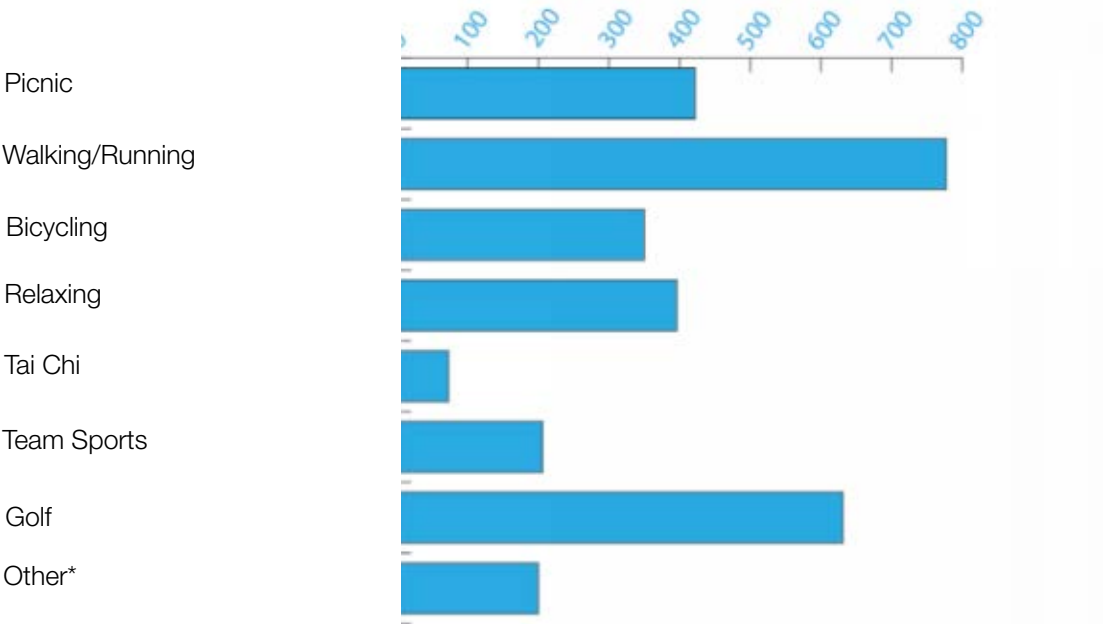


Exhibit 4.6.1 - Survey (Activities) Graph Results

What current amenities do you like at Mile Square Regional Park?

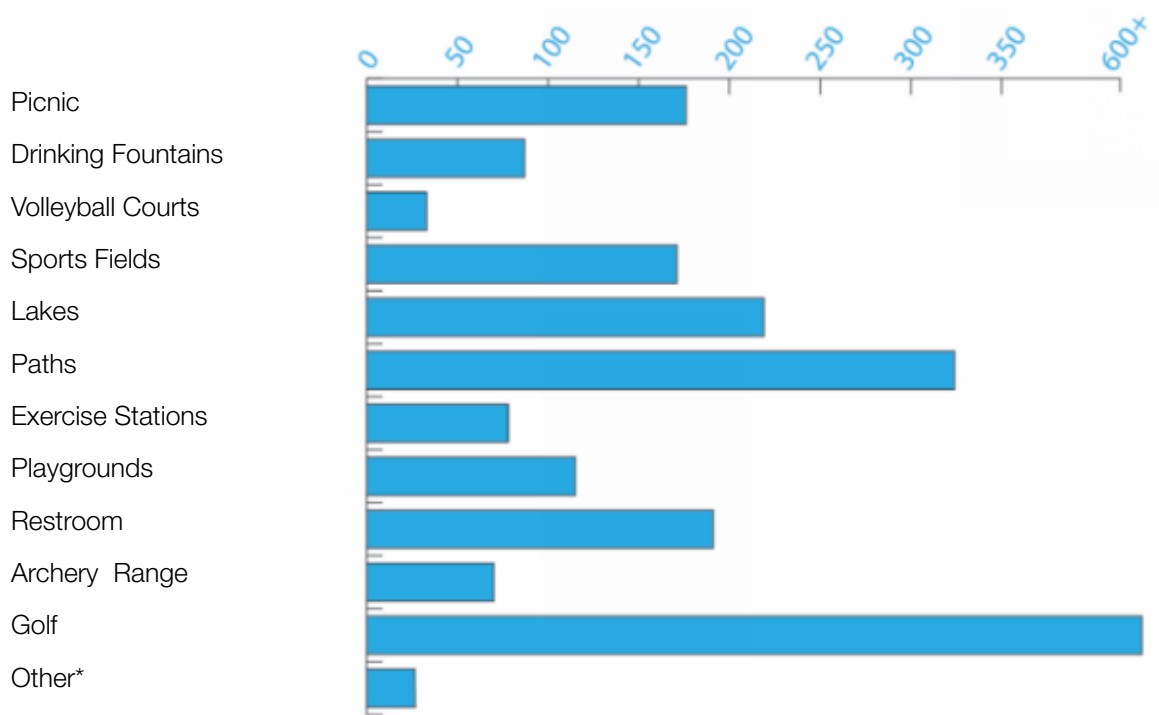


Exhibit 4.6.2 - Survey (Amenities) Graph Results

What future amenities would you like at Mile Square Regional Park?

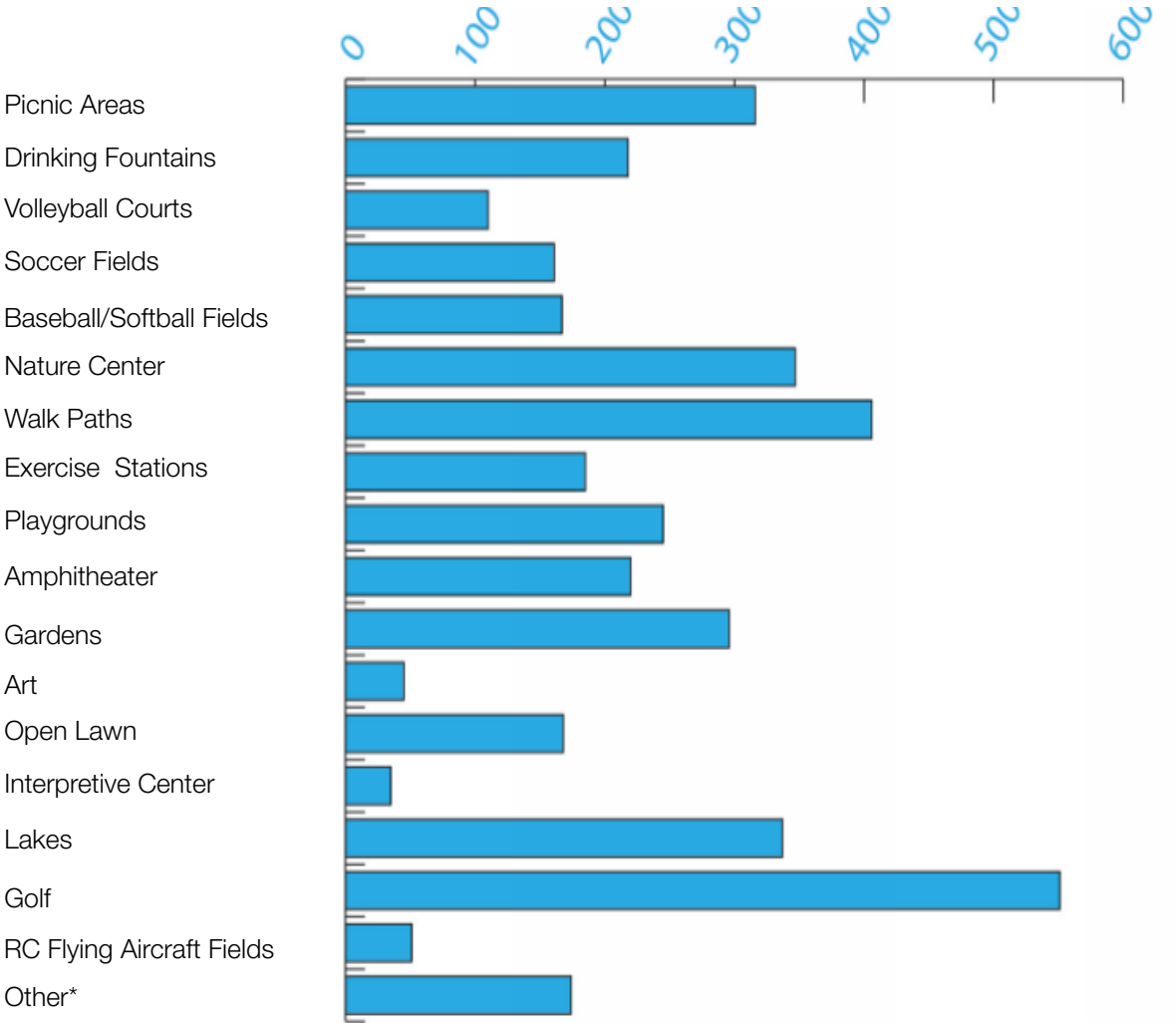


Exhibit 4.6.2 - Survey (Amenities) Graph Results

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OC PARKS | STRATEGIC PLAN OVERVIEW

2018 

OUR VISION

CHAMPIONS OF THE LAND FOR A THRIVING COMMUNITY

OUR MISSION

WE PRESERVE AND ENHANCE OC PARKS' NATURAL AND CULTURAL RESOURCES FOR RECREATION, EDUCATION AND EXPLORATION

OUR VALUES

COMMUNITY

Actively bring park users together to share the natural and cultural benefits of our parks. Understanding that every OC Parks employee plays an essential role in meeting our mission.

COMMITMENT TO EXCELLENCE

Delivering quality service for our parks. Learning from both success and challenges to continually improve.

SERVICE

Meeting the expectations of our community with innovative solutions and high standards of customer service.

STEWARDSHIP

Protecting and improving the parks, wilderness and natural and cultural heritage sites entrusted to our care as irreplaceable and invaluable assets.

GOALS AND OBJECTIVES

UNDERSTAND OUR PARK VISITORS' NEEDS

- Understand user groups and help them participate and feel connected to OC Parks
- Provide high-quality programming and services to diverse audiences
- Provide the kinds of facilities, amenities and infrastructure to meet our users' needs
- Adapt to the community we serve

PROMOTE OC PARKS

- Increase our education, marketing, and outreach efforts
- Promote a consistent identity and cohesive message
- Connect people with diverse places, spaces and experiences in OC Parks so they will return and spread the word

PROTECT OUR PARKS IN PERPETUITY TOGETHER

- Adaptively manage park use to protect natural and developed resources while preserving exceptional park experiences
- Inspire responsible park behavior
- Build public appreciation and connection to protect our park resources

SERVE AS STEWARDS OF OC PARKS' ASSETS

- Maintain safe, attractive, and enjoyable parks
- Develop systems for evaluating and prioritizing maintenance needs
- Restore, enhance, and sustain our entrusted properties and parks
- Be an industry leader and collaborative partner to share and implement new initiatives

PRACTICE SUSTAINABLE FINANCIAL MANAGEMENT

- Fund core services today
- Invest in priority restoration and park enhancement projects
- Ensure sufficient reserves for the future

ENSURE RESPONSIBLE PARK DEVELOPMENT AND EXPANSION

- Prepare or update plans for OC Parks overall and specific park sites
- Develop and implement criteria for acquisition and reallocation of park assets

IMPLEMENT THRIVING, RESILIENT ECOSYSTEMS FOR EMERGENCY MANAGEMENT

- Sustain and create alliances to address emergency incidents and safety concerns
- Maintain a responsive posture to natural disasters or potential damage
- Always be prepared for emergencies or disasters

CULTIVATE AN EFFECTIVE, DYNAMIC WORKFORCE

- Develop our people
- Implement effective recruitment and retention strategies
- Build meaningful working relationships

**OC PARKS.
YOUR BACKYARD
ADVENTURE.**

OC PARKS.COM

OC Parks 2018 Strategic Plan

In the summer of 2017, OC Parks conducted a community survey for their new Strategic Plan as an outreach effort inclusive to all residents of Orange County. The survey was available at the locations and digital platforms of OC Parks, translated in English, Spanish, and Vietnamese. A total of 4,607 responses were collected. For the next 10 years, five priorities were identified with a percentage of respondents (OC Parks, 2018):

- Invest in habitat restoration/environmental sustainability (66%)
- Purchase or acquire more parks and open space (55%)
- Build new trails/bikeways within and between parks (41%)
- Renovate or build new park amenities (32%)
- Invest in preservation/curation of cultural artifacts (25%)

4.6 Conclusion

The priorities listed under the 2018 Strategic Plan will guide the design goals in the new development of MISQ. With community feedback, new additions and improvements will cater to public needs and provide more opportunities for a growing population.



Mile Square Regional Park - South Lake, 2021



CHAPTER 5

KEY IMPROVEMENT AREAS





Mile Square Regional Park - Trail Along West Perimeter, 2019

5.1 Introduction

This chapter recognizes the public stakeholder conclusions and summarizes the key improvement areas on both existing and future amenities in MISQ. See **Exhibit 5.1** for the existing designated districts of Mile Square, including the area dedicated to the proposed 93-acre park expansion. The proposed expansion area provides the space and infrastructure needed to increase the amenities offered by MISQ. The following acknowledges the major improvement areas for the Master Plan:

- Park Access, Circulation and Parking Improvements
- Environmental and Habitat Improvements
- Proposed Park Components
- Proposed Park Core Districts

5.2 Park Access, Circulation, and Parking Improvements

The intent of the Master Plan is to renovate existing features of MISQ and propose new amenities in the expansion area. Existing entrances will be improved and a new signalized entrance will be established at Euclid Street and Heil Avenue to accommodate the increase in park visitors.

Proposed New Park Access

An increase in amenities and programming will necessitate additional parking on site. To accommodate more users, the new vehicular entrance at Heil Avenue will create a connection to the existing road within the park. The access road will also provide an efficient connection towards newly proposed amenities, parking, and operations.

Increased Parking Capacity and Distribution

The addition of new parking spaces will allow OC Parks to hold larger organized events with convenient accessibility. By upgrading all entrances and increasing the amount of parking within the expansion area, the park fulfills one of its four goals to improve circulation and hierarchy.

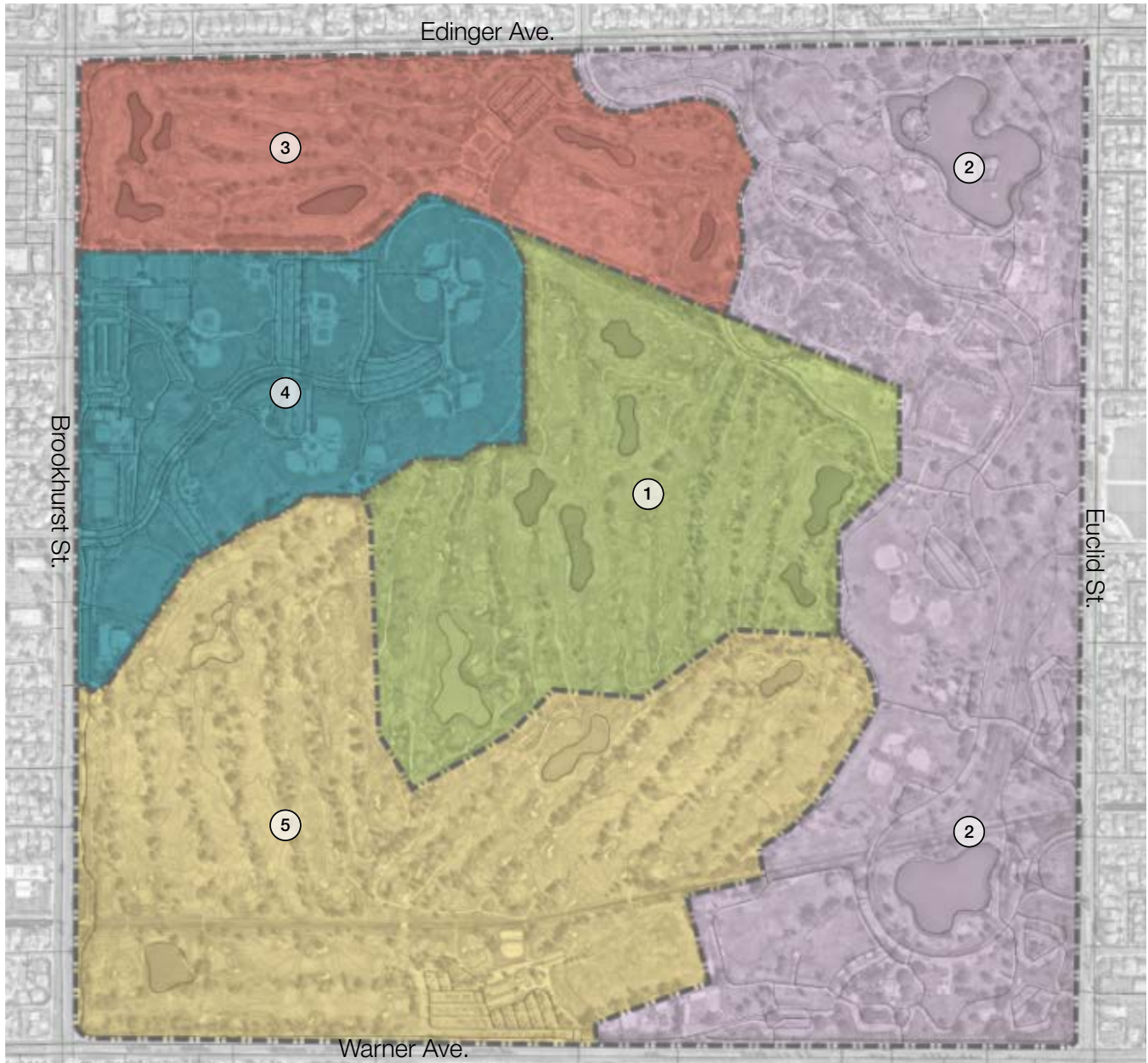


Exhibit 5.1 - District Zone Map

Legend

- | | |
|-------------------------------------|-------------------------------|
| ① Proposed Park Expansion- 93 Acres | ④ Fountain Valley Sports Park |
| ② Mile Square Regional Park | ⑤ Mile Square Golf Course |
| ③ David L. Baker Golf Course | |

Improved Pedestrian Experience

One major component to a quality pedestrian experience at MISQ is the walking path system. In the stakeholder survey, walking was a preferred activity and highly rated as an important element. The result of this feedback prompted a discussion that emphasized circulation and the experience of MISQ as one of the park goals. The new vehicular access at Heil Avenue, as well as the proposed improvements to the stormwater channels, will require some modifications to existing walking paths. Additionally, the integration of new paths will also require updates to the existing path network. An important concept of the 93-acre expansion is the awareness of general circulation throughout the park. The new path system should reflect the needs that will accommodate multiple users.

Multimodal Circulation

Currently, bicycle users in the park either use the vehicular road as a bike path or the designated walking paths. The surveys showed that biking was a desired activity and was the second highest form of transit to the park. The feedback on circulation also revealed the need to expand the path network, and the renovation of this system may provide a dual service for bicyclists in the park.

Historical Integration

While new and improved developments are key to the success of MISQ, its historic character is valuable to its urban integrity. The spatial outline of the airfield layout will be referenced in the form of the Grand Promenade which will be flanked by rows of trees providing a main spine of circulation throughout the expansion area. Historical narratives integrated into the paving system of the Promenade will create a rich and unique pedestrian experience.



Multimodal Circulation - Katy Trail, Dallas, TX



Multimodal Circulation - Brooklyn Bridge Park, New York, NY

5.3 Aesthetic, Environmental, and Habitat Improvements

Throughout the public engagement process, the connection to nature remained a consistent theme in the user experience of the park. Chapter 2 addressed some of the existing conditions within MISQ, including the expansive turf areas, water features, the Nature Area and the deterioration of the existing trees. As mentioned in Chapter 4, a stakeholder survey suggested that environmental restoration and sustainability was a top priority for the 2018 OC Parks Strategic Plan (OC Parks, 2018).

Proposed Improvements to Existing Mile Square Park

An important goal of the Master Plan is to create a more natural environment throughout the park, which will be implemented in multiple phases. The most notable environmental features at MISQ include the canopies of trees near the existing lakes and the expansive open areas of turf. To improve the environmental and aesthetic quality, the park will address the poor tree conditions in a cohesive plan that may require fortifications or replacements. Other plants such as shrubs and California natives will be introduced as appropriate. Additionally, modifications of the Ocean View Channel will provide opportunities to create suitable plant habitats within the existing park framework.

Existing 93-acre Expansion Features

During the Master Plan design process, the public engagement events revealed that lakes and ponds are enjoyable aesthetics of the existing park. The 93-acre expansion area currently contains seven ponds. These landscape features can continue to be useful for the park expansion that will provide interest and quality to the visitor experience.

In addition, many of the existing trees in the expansion area suffer from inadequate growing conditions and/or pests. Introducing appropriate plant communities into the expansion area is one of the key landscape improvements that should be implemented. Since nearly all groundcover from the golf course is turf grass, there is a strong opportunity to add adaptive and native plant material to the landscape.

93-acre Expansion Improvements

The 93-acre expansion will take full advantage of the open space and existing infrastructure to create diverse habitats. The building blocks for a thriving habitat include trees, accessibility of existing water features, and the introduction of a diverse plant palette. During the Master Plan design process, the public confirmed the lakes are an enjoyed component of the existing park. With over 90 acres of additional open space, the Master Plan retains the strength of the current tree canopy. Since trees are an integral feature at MISQ, expanding tree plantings into the new area will help improve the visual continuity of a natural environment. Another goal is to enhance plant diversity to create thriving habitats for wildlife. In addition, integrating native species will assist in the efforts of establishing native plant habitats for the surrounding urban wildlife. Implementation strategies will utilize resources from OC Parks, outside consultants, and community partners that will support the success of this rehabilitation.



*Pedestrian Trail Set Within Naturalistic Planting -
Jeffery Open Space Trail, Irvine, CA*



Nature Boardwalk - Lincoln Park Zoo, Chicago, IL

5.4 Proposed Park Components

The Master Plan process has defined a number of components and strategies based on research and survey responses. In aligning with the goals for the park, the Master Plan has established five key components that respond to the goals and input in the design process:

- Historic Acknowledgement
- Educational Features
- Mixed-Use Open Space
- Nature Facilities
- Civic Space



Discovery Green - Houston, TX



Millennium Park - Chicago, IL

Historic Acknowledgment

A key design concept to the Master Plan is the reintroduction of the site's historical imprint as an airbase into a Grand Promenade intended to embellish the alignment of the airfield runway. Proposed features of the Promenade will acknowledge other historic treasures that are unique to the MISQ character. The linear design of the Promenade recalls the history of the runways and can be powerful opportunities to reinforce an educational narrative. The context of the topics may range from prehistoric, recent, and current events.

Educational Features

One of the core goals for MISQ is to promote education and engagement through programs and/or passive narratives throughout the park.

Programs: The park expansion will offer opportunities for educational activities. Programs focusing on nature, music, archeology and other organized events by park rangers, local clubs, and hobbyists, will attract groups to the park.

Passive Narratives: There are a number of opportunities to establish an educational narrative within the park expansion, extending the program to the existing park. The park is already home to a 15-acre Nature Area, and the expansion will include a botanical garden that will be ideal for interpretive signs and graphics explaining the context of plants. This botanic garden area will provide a resource to both children and adults to educate park visitors about the native environment. Signs identifying plant material, plant communities, ecology, and Native American/the historic indigenous population's uses of plants are all potential themes for this narrative.

Mixed-Use Open Space

MISQ is established as a regional park with vast and open spaces. A primary goal of the 93-acre expansion is to combine both active and passive recreational areas with a variety of functions. However, it is important to consider that active and passive spaces should be designed to not interfere with each other. Sports will be planned adjacent to other existing active areas in the park, and social areas will be grouped with other passive programs.

Nature Facilities

One of the most enjoyed and popular attractions of MISQ is the existing 15-acre Nature Area. Many users expressed that this feature is a necessary component that should be incorporated into the expansion. A primary goal for the Master Plan is for visitors to reconnect with nature by opening more spaces for public-nature interaction. The goals for this component are further defined and identified in the Core Program Districts below.

Civic Space

The expansion of MISQ intends to add multifunctional civic spaces for public use with gatherings or in other organized events. There will be an abundance of these spaces that are anticipated to be successful and popular.

5.6 Proposed Core Program Districts

Proposed design concepts for the Master Plan largely resulted from the collaborative process between the county, public engagement efforts, and subsequent feedback from surrounding communities. The four design goals for the Master Plan were also considered as a guide to reflect coherence and transparency into the planning process. The districts below began as concepts and were ultimately designed to work with the surrounding context of the site. See **Exhibit 5.2** for the expansion area Core Program Districts.

- Great Meadow
- Civic Plaza
- Botanical Garden
- Adventure / Camp
- Mixed-Use Open Space

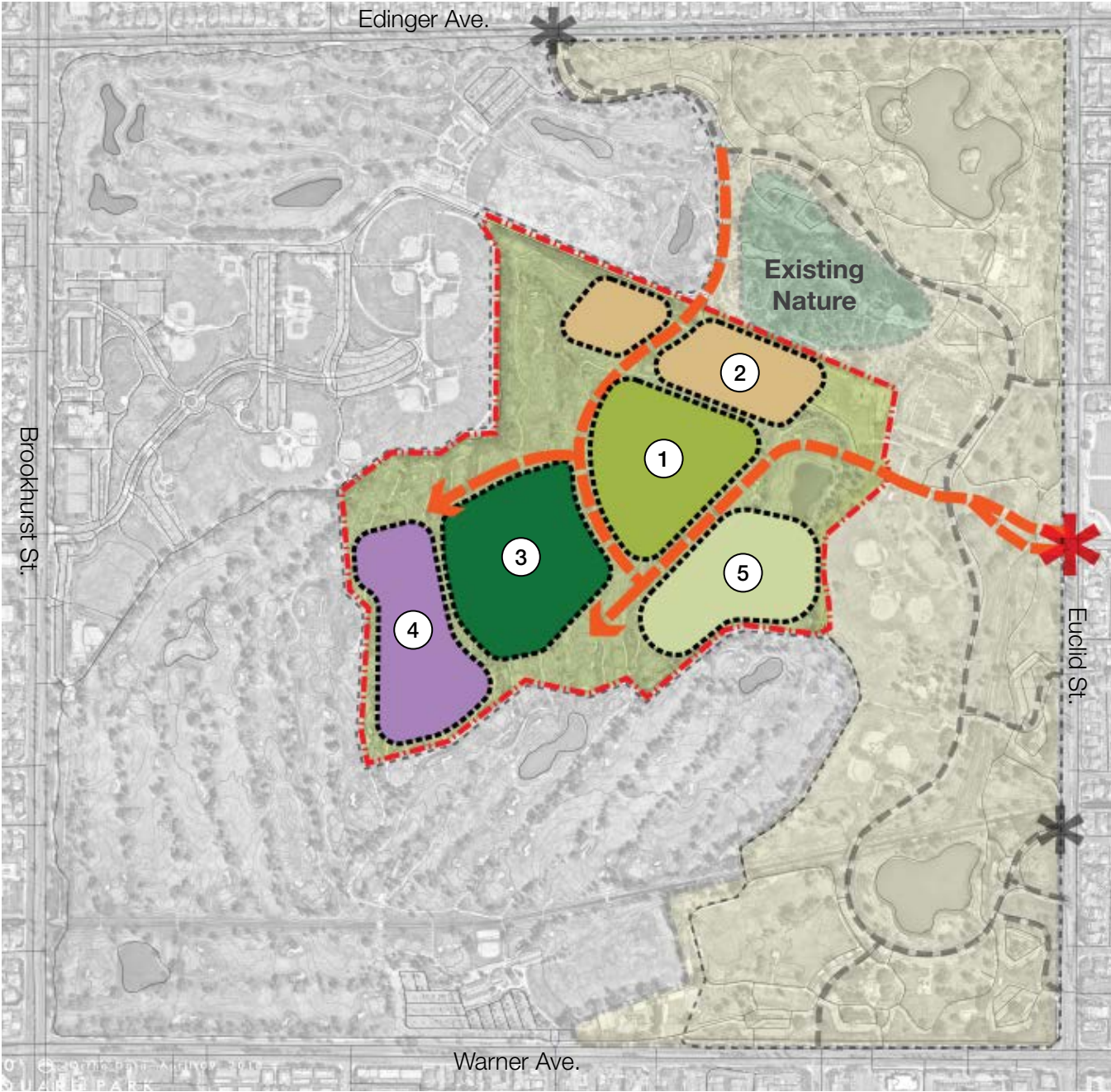


Exhibit 5.2 - 93-Acre Expansion Area - Core Program Districts

Legend

① Great Meadow	④ Adventure Play / Camp
② Civic Plaza	⑤ Mixed-Used Open Space
③ Botanical Garden	

Great Meadow

The Great Meadow is proposed as the central feature of the MISQ expansion and is also located in the center of the 93-acre space. As an open field of eight acres, the meadow is intended to be a reflection of the park's existing function—a flexible space for large events or gatherings, including public concerts and holiday celebrations.

Grand Promenade

The Great Meadow will be outlined by the Grand Promenade built on the location of the park's historic runways. The Promenade will be flanked on two sides by rows of trees. The tree canopies will ultimately provide shade to the adjacent walkways, while adding structure to the space of the meadow. The Promenade will provide a new experience for park users that will enable pedestrians to take in views of the Great Meadow and its surrounding programs. This area will be ideal for community events such as farmers markets and other pop-up fairs that host temporary installations and civic gatherings.

Civic Plaza

The Civic Plaza, at approximately five acres in size, is located directly north of the Great Meadow, and will be developed to showcase a variety of garden exhibits and open paved space for gatherings or dining. This area will be flexible and setup as either formal or informal occasions that can be segmented for multiple adaptations. The gardens within the Civic Plaza will be adjacent to the paved plaza where visitors can stroll through a variety of manicured landscapes. The two spaces can share similar programming events that provide entertainment for a variety of users and age groups. Potential programmed events include temporary outdoor art or educational exhibits, yoga or tai chi classes, food festivals, small concerts, live entertainment, health expos, farmers markets, community ceremonies such as graduations, or other smaller scale gatherings. This space provides a new opportunity to create a sense of imagination for all park users.

The Civic Plaza may also be a transitional space for visitors to congregate before they move to other sites in the regional park. It will provide markers at the entrances, and park staff can utilize this area as an information hub to educate and engage users with community-led events.

Botanical Garden

The popular Nature Area is a significant feature at MISQ. The new natural area will be an opportunity for native plant habitats and will include a botanical garden, wetlands garden, and a nature walk. The concept for the Botanical Garden stems from survey responses where “nature center” was a future desired amenity. Currently, the existing 15-acre Nature Area at MISQ contains a thriving collection of native plants that provide passive and peaceful spaces, as well as educational opportunities for visitors of all ages. The 13.5 acre Botanical Garden will be a distinct program area in the park, designed to be open and informal. The goal is to immerse visitors in a naturalized setting that reintroduces parts of the California native landscape and its biodiversity. The concept also aligns with the design goal to Connect with Nature. In addition, existing ponds also provide an ideal opportunity to develop wetland gardens adaptable to marshland environments, setting an example of the native environment that was part of the area before ranching, agriculture, and subsequent suburban development. Furthermore, a nature walk will be designed as a thread that connects the existing Nature Area outside the expansion with the proposed Botanical Garden.

Adventure / Camp

In the public survey, childhood space was expressed as a highly desired future amenity. OC Parks’ regional parks typically include age-segregated playgrounds with amenities such as swings, slides, and climbing apparatuses. However, the concept that fosters the idea of “adventure”, concentrates on tactile engagement, fine and gross motor skills development and creativity. Adventure Playgrounds are typically comprised of raw materials such as mud, sand, wood, and tools that enable children to “construct” or “engineer” an object, thus providing many tangible benefits to children.

The existing campground (Camp Sycamore) is proposed to be relocated to a quiet and remote area of the expansion that will further support the intention of a nature experience. Organized youth group camping events will continue to be offered, and due to a larger two-acre availability, expanded. The decision to join the Adventure Play and the Campground areas together in the design is intended to enhance accessibility between youth activities. While the campground will be secured with fencing for security and privacy, camp participants would have direct access to the Adventure Play area.

Mixed-Use Open Space

Mixed-use fields provide large, open flexible spaces that can accommodate different activities. This area is intended to be used for active and semi-active uses such as overflow parking, passive gatherings, event spillover, and special programming such as remote-controlled model airplanes and drone flying. The primary focus in this area is to provide opportunities for park users by maintaining multifunctional flexibility that can adapt to future recreational needs. Future parking areas are planned to cater to a larger capacity as an extension of the existing parking availability.

5.7 Conclusion

The key improvement areas defined in this section provide a framework that will allow OC Parks to carefully examine the physical details and amenities planned for the MISQ expansion.



Mile Square Regional Park - North Lake, 2021



CHAPTER 6

PLAN FRAMEWORK





Mile Square Regional Park- Drainage Channel, 2019

6.1 Introduction

In consideration of the four design goals, this chapter discusses the improvements to the existing regional park, and the added amenities for the 93-acre expansion. These improvements will provide additional opportunities for service and increased learning experiences to MISQ visitors. With the expansion of land area and an increase in amenities, the park improvements will include relocation and updates to some county facilities, such as the maintenance yard and park ranger office. This will lead to more efficient support by staff as the increase in park capacity is realized.

Adding facilities such as the mixed-use perimeter trail, tree reforestation, and new programs will actively engage park visitors. As discussed in Chapter 5, the key improvement areas led to a sum of physical amenities for the Master Plan. Both physical and programmed amenities will be discussed in the sections below.

6.2 Park Improvements Within the Existing Park Boundary

New Vehicular Entry at Heil Avenue / Euclid Street

A new signalized vehicular entry at Euclid Street and Heil Avenue, will ultimately replace the current unsignalized entrance at Euclid and Mt. Whitney Street. This new entry will provide additional capacity for vehicles entering MISQ, and will accommodate more vehicles during large events. It will also provide a more direct route to the 93-acre expansion area. The current entrance will be redesigned as a right-turn exit-only onto southbound Euclid.

Enhanced Entry at North Gate

The intersection along the North Entry Gate is another improvement for modification aimed to address increased vehicular traffic on park roads. This entry update is open to opportunity for a modified gate location based on future queuing capacity during large events. The planting along this entry area will also be updated to align with the modifications occurring at the proposed Euclid Street and Heil Avenue park entry.

Stormwater Channel Improvements

The existing stormwater channel (Ocean View Channel) is another improvement to the regional park. Scope of work will include re-grading the concrete channel with a more gradual slope, which will be covered with vegetation. This improvement will reduce turf areas and facilitate a better approach to highlight natural and aesthetic elements in the park, creating a creek-like feature in the landscape that will draw interest to park visitors. It will also restore environmental resources in MISQ.

Tree Maintenance and Succession Plan

Environmental and habitat improvements are important components to the Master Plan that will provide an integrated approach with a variety of benefits to the park. The addition of trees will increase tree canopy and shaded areas and will mitigate for trees that are in ill-health. The Master Plan intends to incorporate a similar tree palette from the existing park into the expansion area. Through a cohesive planting strategy, reforestation efforts can also provide numerous environmental education opportunities for park visitors by building community partnerships and volunteers.

Pedestrian Pathway Modification

Some existing pathways at MISQ will be impacted by infrastructural changes in the vicinity of the expansion area. The future pathway system will need to connect with existing pathways in order to create a unified network.

Signage and Wayfinding

Some of the existing signage at MISQ are currently inconsistent with the OC Parks Master Signage program, and will be updated to be consistent with the appropriate design standards.

Operations Facilities

Park office, maintenance yard buildings, and equipment storage are outdated and need to be modified. The completion of the expansion project will include updates to the operation facilities.

Lighting

Security lighting is a critical component for the updated Master Plan. Security lighting is to be installed throughout all phases, which is further described in Chapter 7. Landscape lighting will also be upgraded in order to accommodate evening community events. All proposed lighting equipment will follow appropriate OC Parks lighting design standards and will comply with local agency and state requirements.



Exhibit 6.1 - Existing Regional Park Master Plan Improvements

Legend

1 Proposed Egress Modifications	5 Enhanced Drainage Channel
2 Enhanced Entry at North Gate	6 Enhanced Perimeter Edge and Existing Trees
3 Proposed Entry at Heil and Euclid	7 Maintenance Storage
4 Enhanced Pedestrian Access	

6.3 Proposed Circulation Within 93-Acre Expansion

A significant portion of the user experience at MISQ is the walking paths within and around the park. As discussed in Chapter 5, feedback from the community reaffirmed that walking and the current path system are desirable amenities for inclusion into the expansion area. Based on this input, improvements to the park's circulation hierarchy became a necessary design goal for the Master Plan. Multiple walking pathways are proposed within the expansion area to allow efficient pedestrian circulation. Improvements include a 20-foot wide path that meanders along the perimeter of the expansion area; an 8-foot wide secondary path; and a 30-foot wide Grand Promenade.

New Vehicular Road

The 93-acre expansion will require vehicular access to new park amenities. A new road will connect the entry from Heil Avenue to the existing park road and will loop around to connect back to the North Access Road. The new road will be similar in size and function to the existing road.

Mixed-Use Trail

The proposed 20-foot trail, comprised of eight-foot wide decomposed granite and 12-foot width of asphalt, will enable park visitors to circulate through the site, and will be strategically designed to be in proximity to other proposed amenities. The increased width will accommodate pedestrians and bicyclists passing through the park.

Secondary Paths

The eight-foot walking paths are intended to serve as secondary pedestrian pathways that circulate throughout the interior of the expansion area. As a complement to the primary walkways, the secondary paths will enable visitors to engage with proposed amenities and programs in the expansion area.

Historic Timeline Walk

The expansion design is based on the historic layout from a former military airbase. This component is a 30-foot wide promenade strategically designed to acknowledge the history of the site, while also enriching the visitor experience. Lining each side of the promenade will be rows of trees framing the pathway. This layout promotes a more linear experience of the park and serves as a flexible space during public events.

Wetlands Boardwalk

The Master Plan will maintain most of the ponds from the golf course provide storm drain infrastructure. One pond will be modified into a wetland habitat to provide an educational experience for visitors. Pedestrians will be able to interact with the surrounding habitat on an elevated boardwalk that crosses over the water.

6.4 Proposed Landscape Concept

Habitat restoration was another design guiding principle to ‘Connect with Nature.’ As described in Chapter 4, the 2018 OC Parks Strategic Plan articulated one of the top priorities in the next decade is to “invest in habitat restoration/ environmental sustainability” (OC Parks, 2018). The value of environmental restoration helps establish county-wide goals that can be realized on a site-specific level. Depending on the different rates of plant maturation, restoration efforts will require a systematic approach that will be implemented in various stages of development.

At MISQ, restoration practices will include:

- Tree Reforestation
- Plant California Natives and Adaptive Species
- Installation and Monitoring of Constructed Wetland Vegetation
- Improve Water Quality

Tree Reforestation

Tree reforestation plays a significant role in the Master Plan. Trees provide numerous benefits to the ecosystem and enrich the composition of public spaces. Planting trees in early development phases will assist in acclimation and response to urban forestry challenges that cause poor health. Some trees that have remained resistant to pests such as the Polyphagous Shot Hole Borer, are *Pinus Halepensis* (Aleppo Pine), *Corymbia Citriodora* (Lemon-Scented Gum), and *Arbutus unedo* (Strawberry Tree) (OC Parks, 2018).

Plant California Natives and Adaptive Species

California native and adaptive plants in the 93-acre expansion area will be implemented in multiple phases. The existing landscape within the expansion area is composed almost entirely of turfgrasses and trees. The expansion aims to salvage some turf, especially in areas that involve mixed-use activities. Other areas will be converted to a diverse mixture of plants that will include trees, grasses, perennials, annuals, groundcovers, and shrubs. This conversion will include a major tree planting campaign, and the use of non-turf plants must be compatible with tree care requirements. A transition strategy will include fast-establishing native plants, such as grasses and wildflowers, that have historically grown within the Santa Ana River flood basin.

Riparian woodland habitats may be successful by improving topographic grading to simulate the native landscape. Trees such as *Salix Lasiolepis* (Arroyo Willow), may be helpful for short-term restoration due to their ability to establish rapidly. Coastal sage scrub and other drought-tolerant species will be considered. The integration of California native and adaptive species may help reduce the long-term reliance on current irrigation practices.

Installation and Monitoring of Constructed Wetland Vegetation

Converting the pond into a constructed wetland at the southwesterly quadrant will necessitate appropriate plantings that thrive in this type of ecosystem. The success of this effort will require the collaboration of interdisciplinary experts throughout the various stages of plant development. The construction of this landscape feature is to not only promote restoration and sustainability, but will engage visitors in environmental education and stewardship as well.

Improve Water Quality

As part of the development of the Master Plan, a Master Water Quality Management Plan (WQMP) will be developed to cover all water quality improvements related to the Park. The WQMP will include pre-treatment measures, storm water collection within the lakes, treatment of the water through the lakes and constructed wetland edges, and reuse throughout the park via irrigation. Flows up to the design capture volume (DCV) of approximately 2.2 ac-ft will be collected into the lakes while larger storm events will bypass. In addition, bioretention BMPs will potentially be incorporated associated with larger impervious areas for enhanced treatment prior to discharging into the multi-functional lakes. The estimated total SF associated water quality BMPs is approximately 217,800 SF based on the square footage of the proposed lake system and may increase dependent on high impervious areas that incorporate bioretention. In addition, the use of the lakes for stormwater capture presents an opportunity for the creation of regional stormwater BMPs to provide treatment of runoff significantly larger than the project's DCV by directing dry weather and low flows from regional storm drain lines that pass near the site. Although the lakes are not currently designed to accept additional flows from off-site for treatment, the opportunity exists dependent upon funding from stormwater grants and funds from other departments within the County (ex. H2OC Stormwater Program).



Exhibit 6.2 - Master Plan

Legend					
①	The Great Meadow	⑥	100 ft. Min. Tree Buffer	⑪	Restrooms
②	Multiuse Playfield	⑦	Botanic Garden Pavilion	⑫	Modified Pond
③	Civic Garden and Plaza	⑧	Botanic Garden	⑬	Visitor Center
④	Adventure Play Area	⑨	Grand Promenade	⑭	Parking
⑤	Nature Camp	⑩	Perimeter Trail	⑮	Maintenance Yard

6.5 Park Amenities to Expand or Maintain

The community survey results confirmed which existing amenities were deemed as successful and will be utilized in the expansion area. It is important that these amenities be integrated with the existing conditions and in proximity to other programmed elements to improve visitor access and experience of the site. The top responses for current and future amenities were ranked high in the survey and are further described below.

Parking

More parking will be integrated into the design of the 93-acre expansion area (**Exhibit 6.3**). The additional parking will accommodate visitors to the site during a variety of events and at peak hours, while also allowing for flexibility to accommodate large crowds during special events. As described in the previous chapter, seven additional parking lots and two roadside parking areas will be strategically located near the main program areas:

- Lot 1 will be located in the northwest near the Grand Promenade and opposite the Great Meadow. It will include 191 stalls.
- Lot 2 will be located near the south end of the expansion area near the Grand Promenade and mixed-use fields and will include 50 stalls.
- Lot 3 will be located adjacent to the augmented road in the easterly portion of the site near the mixed-use fields and will include 98 stalls.
- Lot 4 will be located near the northeast end of the expansion area, close to the existing Archery Range and Civic Plaza. It will include 176 stalls.
- Lot 5 will be a centrally located parking lot situated directly adjacent to the Botanical Garden and will accommodate approximately 24 stalls.
- Lot 6 will be located in the westerly most corner of the expansion boundary near the Youth Camp and Adventure Play Area. It will accommodate 56 parking stalls.
- Lot 7 will be located outside the Visitors Center and will accommodate 15 parking stalls.
- Proposed roadside parking A is located along the main augmented road near the Visitor Center and will accommodate 20 parking stalls.
- Proposed Roadside Parking B is located on the secondary road heading west toward the Youth Camp and Adventure Play Area and will accommodate 45 parking stalls.



Exhibit 6.3 - Vehicular Circulation and Parking Diagram

Legend			
	Primary Vehicular		New Entry
	Secondary Vehicular		Existing Parking Lots
	Vehicular Exit Only		Proposed Parking Lots (1-7)
	Vehicular and Pedestrian Entry/Exit		Proposed Roadside Parking Lots (A & B)
	Enhanced Vehicular and Pedestrian Entry/Exit		Proposed Overflow Parking

Maintain/Increase Access to Ponds

MISQ has two existing lakes that provide a variety of recreational activities including fishing at both lakes and paddle boat rentals at the North Lake. The ponds are an iconic fixture to the park's character. The ponds are an invaluable resource to the park, both as a recreational element and habitat for the park's many bird species. Park visitors have stated that the ponds are a popular feature of the park, and were highly ranked as both a current and future amenity in the community survey. The survey supported the need to preserve the golf course ponds for the future extension plan. However, the existing pond depth and edges are inappropriate for interactive use, and are better suited as visual elements.

As a result of this feedback, the golf course ponds will be reconstructed as a part of the Master Plan in order to provide environmental and habitat improvements within the park. These updated ponds will be utilized as habitat for plants and animals and act as a stormwater management system for the park, as well as offer opportunities to be tied into the regional infrastructure system in the future. With these modified pond layouts there will be walkways, boardwalks, and picnic areas incorporated within the pond edges that will offer park users a more immersive experience with these critical components of the park's identity. Moreover, interpretive signs will be included along the walks to provide an educational component to these areas as well.

Maintain/Increase Recreational Fields

As a desired destination for recreational activities, MISQ has a number of fields that support organized sports. The park currently has three soccer fields and six softball/baseball fields. The stakeholder survey, ranked the sports fields very high. As a result of this feedback, a mixed-use field will be located in the east edge of the expansion area, beyond ballfields five and six. The location is aimed to address the transitional boundary of the park by placing it near adjacent sports fields. This space is approximately six acres in area that could support sports such as cricket, lacrosse, ultimate frisbee, and other youth activities. It is also intended to be a flexible space used to accommodate overflow parking during peak hours and specific scheduled events.

Restrooms

Restrooms are mandatory amenities that are among the improvements within the expansion area. There are currently eight public restroom buildings with a total of 80 individual restroom stalls disbursed throughout MISQ. The survey indicated that MISQ currently contains a suitable number of restrooms. One new restroom building with 10 individual stalls is proposed in the southwest section of the expansion area near the nature camp and adventure play area. A second restroom building will be incorporated with the Visitor Center. Trees and shrubs will help blend the structures to their immediate surrounding environment.

Walking Paths

According to the survey results, the most sought-after activities voted by the public were running, walking, and bicycling. MISQ currently has a developed network of paths, but the vehicular road is also used for walking, running and bicycling. A top priority is to continue paths into the expansion area, which will support a multi-modal circulation. Expanding the path network may mitigate the number of pedestrians using the vehicular road as a pedestrian path. The new network of paths in the expansion area will significantly increase the flow throughout the park.

Benches and Picnic Tables

Public comments revealed that picnics are universally enjoyable at MISQ, promoting both formal and informal gatherings for park visitors. The provision of benches and picnic tables will greatly enhance the visitor experience and will be evenly distributed throughout the expansion area.

Maintenance Yard

The maintenance yard will be relocated and expanded to nearly four acres for better operational efficiency. Among other functions, the maintenance yard will contain equipment and storage, as well as office space and locker room facilities for park staff.

Signage

MISQ contains a variety of sign types and design styles. The current signs have been installed at different times throughout the development of the park, leading a veritable plethora of styles. Implementation of a cohesive and comprehensive sign design will be necessary to ensure proper wayfinding, education, and interpretation throughout the expansion area. Any new signage will be consistent with the OC Parks Master Signage and Graphics Plan.

6.6 New Park Amenities to Develop

Botanical Garden

Many survey respondents expressed a desire for more passive activities in a natural environment. The botanical garden will be an additional area for native plants and ecology. The space will be conceived as more informal and inclusive to the local habitat, using native plants that are suitable for the climate.

Nature Camp

MISQ currently has a youth group camping facility (Camp Sycamore) for children, typically between ages six to 12, as a first outdoor camping experience in a controlled and safe environment. Equipped with restrooms, Camp Sycamore is approximately three acres that allows for group activities, including campfires, picnics, barbeques and educational programs. Camp Sycamore will be relocated into the expansion area and coexist with the Adventure Play Area.

Adventure Play Area

In the public survey, a play space for children was a highly desired amenity for the expansion area. Adventure Play Areas are typically composed of open spaces that allow users to create their own play experience. This concept for “adventure” essentially deconstructs the standard playground. These types of play spaces provide many tangible benefits for children, providing opportunities for tactile engagement, fine and gross motor skill development, and creativity. At approximately two acres in size, the Adventure Play Area will be located near the new Botanical Garden and youth camping area.





Exhibit 6.4 - Botanical Garden, Camp, and Adventure Play Enlargement Plan

<p>Legend</p> <p>■ ■ ■ Botanical Garden</p> <p>Potential Programs:</p> <ul style="list-style-type: none"> - Garden Tours - Educational Planting Workshops - Native Planting Events - Monarch Butterfly Event - Lookout Knoll at Center of Park 	<p>■ ■ ■ Adventure Play and Nature Camp</p> <p>Potential Programs:</p> <ul style="list-style-type: none"> - Summer Camp - Walking Trails Through Nature Areas - Marsh/Lake Education Area - Picnic Areas - Playground with Opportunities for Creative Exploration and Connection to Nature - Group Campground
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Great Meadow

As the premier feature of the expansion area, the Great Meadow is located at the heart of the 93-acre site. Functioning as a mixed-use space, the Great Meadow is intended to support special events such as car shows, fairs, community events, concerts, and weekly farmer's markets. The Great Meadow will also serve as a passive recreation area that will provide space for activities that merit large expansive open space, such as free-play sports and kite flying.

Amphitheater

As an anchor and central focal point to the Great Meadow, the amphitheater will provide a stage area with necessary equipment for concerts and live performances. The elevated stage will be placed at the convergence between the two Grand Promenade walkways, and will serve as an ideal focal point that overlooks the large crowds across the Great Meadow. The stage will be a flexible space to host a wide array of special events.

Grand Promenade

As mentioned in Chapter 5, the historic runways are being honored in the expansion area. Two sides of the triangular layout will be recreated for the Grand Promenade, flanking the north and east edges of the Great Meadow. The Grand Promenade will be designed as a more formal space, with large trees that frame two pathways at nearly a quarter mile long, thereby affording expansive views into the Great Meadow. Decorated by seating, lighting and other amenities, pedestrians will be able to stroll along the Grand Promenade, and view markers that display a timeline of the park's history.

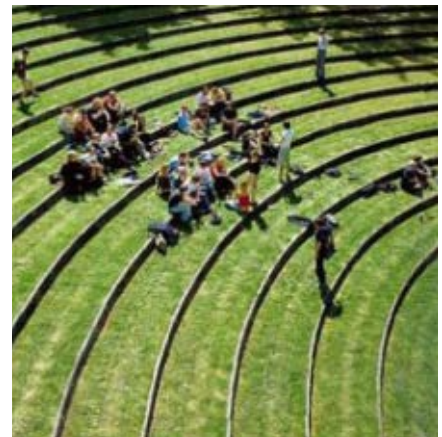




Exhibit 6.5 - Great Meadow, Amphitheater, Grand Promenade Enlargement Plan

Legend					
	Great Meadow		Amphitheater		Grand Promenade
Potential Programs: - Large Concerts, Summer Concerts or Events - Car or Dog Show - Drone Flying - Model Airplane Flying - Lawn Games		Potential Programs: - Smaller Concerts/Educational/Community Events - Graduation/Public Ceremonies - Corporate Events		Potential Programs: - Historical Elements/Plaques to Commemorate the History of Mile Square Park - Farmers Markets - Charity Walk/Events	

Civic Plaza

The Civic Plaza will be an important place for community interaction, which will showcase art and manicured garden exhibits ideal for activities and events such as art fairs, Tai Chi, or yoga. The Civic Plaza will contain tactile rooms for art or seasonal plant displays, or simply for meditation, introspection, or contemplation. Intentionally located adjacent to the Grand Promenade, the Great Meadow, and Amphitheater, large events will be able to spillover onto the Civic Plaza.

Visitor Center

The Visitor Center will be an approximately 35,000 square-foot facility with storage and spaces for the public and park staff. Public spaces include approximately 5,5000 square feet for reception, information, and exhibits and roughly 2,300 square feet for multi-purpose and conference rooms. Approximately 16,000 square feet will be for storage with the remaining square footage for staff, facility maintenance, and restrooms. Space for this new building will be incorporated into the Master Plan, but its development will be independent from the design phases.





Exhibit 6.6 Civic Plaza and Visitor Center Enlargement Plan

Legend

■ ■ ■ Civic Plaza

Potential Programs:

- Farmers Market
- Graduation/Other Ceremonies
- Food Trucks
- Outdoor Dining
- Shade Pavillion
- Festivals and Expos

■ ■ ■ Visitor Center

Potential Programs:

- Restrooms
- Park Information
- Educational Exhibits
- Seating



Exhibit 6.7 - Nature Camp and Adventure Play Area Rendering



Exhibit 6.8 - Civic Plaza Rendering



Exhibit 6.9- Grand Promenade Rendering



Exhibit 6.10- Great Meadow Rendering

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6.8 Conclusion

Chapter 6 described the framework for the existing and proposed amenities in MISQ, and how they will be integrated into the design of the expansion area.



Mile Square Regional Park - Nature Center , 2019



An aerial photograph of a sports complex. In the center, there are three baseball fields with brown dirt infields and green grass outfields. Each field is enclosed by a chain-link fence. The fields are arranged in a roughly triangular pattern. Surrounding the fields are various green spaces, trees, and paved walkways. In the background, there are more green areas, possibly golf courses, and some residential buildings. The overall scene is bright and clear, suggesting a sunny day.

CHAPTER 7

PHASING AND IMPLEMENTATION



Mile Square Golf Course Boundary, 2019

7.1 Introduction

Chapter 7 outlines a comprehensive plan for the implementation of the 93-acre expansion area. This area will present new and exciting challenges for OC Parks that would be cost prohibitive and infeasible to implement the Master Plan in a single phase. Therefore, development of the Master Plan will be organized into manageable phases allowing for appropriate investment and sustainable operations of MISQ.

7.2 Master Plan Phasing

The Master Plan is envisioned to be implemented in six phases as shown in **Exhibit 7.1**. Logical sequence and implementation of proposed improvements are depicted in **Exhibit 7.2**. The listed components of each phase reflect current park prioritization. However, the sequence of phase implementation may be altered based on changing needs, available grants, and/or alternative financing opportunities.



Exhibit 7.1 - Phasing Plan Diagram

	Component	Description of Improvements
Phase 1	Facility/Amenity	Install (2) New Portable Restrooms Update Existing Restroom as Needed Install Picnic Areas Install New 20 Ft. Security Access Trail Install 8 Ft. Secondary Trail Connecting to Existing Cart Paths Demolition Existing Trails That Are Disconnected From Existing Mile Square Park Golf Course
	Ponds	Pond 'A'-'F' Protect In Place Pond 'G' Modify to Master Plan Shape
Phase 2A	Roads	Install Main Vehicular Road New Vehicular Entry at Heil Street Modify Existing Road Alignment within Existing Regional Park
	Ponds	Remove Pond 'A' Pond 'B' - 'G' Protect in Place
	Habitat Restoration	Hydroseed Additional Key Areas Tree Reforestation
Phase 2B	Facility/Amenity	Maintenance Yard
	Parking Lots	Install Lot 1
	Habitat Restoration	Stormwater Channel Improvement
Phase 3	Facility/Amenity	Multi-Use Play Sport Field Grand Promenade Tree Allee along Promenade Great Meadow
	Roads	Install Secondary Vehicular Road to Parking Lot 2
	Parking Lots	Install Lot 2 & 3 Remove Temporary Parking
	Habitat Restoration	Establish Additional Trees
	Ponds	Remove Pond 'D' Modify Pond 'C'
	Facility/Amenity	Civic Plaza Visitor Center Install (1) New Restroom
Phase 4	Habitat Restoration	Establish Additional Trees
	Ponds	Modify Pond 'B' to Master Plan Shape
	Parking Lots	Install Lot 4
	Facility/Amenity	Nature Camp / Adventure Play Area Botanical Garden Install (1) New Restroom
Phase 5	Habitat Restoration	Install Wetland Planting at Pond 'G' Establish Additional Trees
	Ponds	Modify Pond 'E' & 'F' Install Wetland at Pond 'G'
	Roads	Install Secondary Vehicular Road to Parking Lot 6
	Parking Lots	Install Lot 5 & 6

Exhibit 7.2- Phasing Sequence Legend

7.3 Phase 1 Implementation

Phase 1 will focus on connecting the expansion area to MISQ. The current landscape of this area includes turf, sand-filled bunkers, trees, cart paths, a restroom building, and numerous ponds. This phase will be focused on the separation of the expansion area from Mile Square Golf Course, which will include modification to the existing infrastructure, pond reconstruction, pedestrian circulation improvements, and the incorporation of facility/amenities.

All existing ponds, with the exception of Pond G, will be preserved in their current locations and form. Pond G will be modified to accommodate the new walking path. Portions of the existing cart paths will remain in place and will connect to wider eight foot walking paths, creating a secondary circulatory network. These pathways will remain intact until future phases require the realignment and development of the area. The primary pedestrian path will loop around the perimeter with a width of 20 feet, in which 12 feet will be paved, and eight feet will remain a natural trail. This will allow Park Rangers to patrol the expansion area, and park staff and contractors to access the site for maintenance. The loop path will align with the overall Master Plan by allowing pedestrian circulation in the expansion area to connect with the existing MISQ network.

Moreover, amenity improvements within this phase will include updating the existing restroom building, placement of two new portable restrooms, six new picnic areas that will overlook two existing ponds, and installation of several new benches throughout the area.

7.4 Phase 2A and 2B Implementation

Phase 2 will consist of two sub-phases (Phases 2A and 2B), which will form and connect the core structure of the expansion area to MISQ. This phase will provide the foundational elements for the remaining phases.

Phase 2A will include a new vehicular entrance at the signalized intersection of Euclid Street and Heil Avenue. This will become the new main entrance to MISQ, which will include updated MISQ signage, decorative paving, entry gate, entry gate booth, Park Ranger office building, and new landscaping. This design will help define the entrance by making it easily identifiable for approaching visitors. The current main entrance off Euclid Street will be repurposed as an exit only.

Phase 2A also includes the construction of the main road, which will provide the primary circulation through the expansion area. The road will connect the existing park roadway at the westerly side of the current Overflow Parking Lot by meandering into the central core of the expansion area. The road will then continue east and converge with the existing connection adjacent to the Archery Range. In order to construct the new road, Pond A will need to be removed and disconnected from the drainage system. Ponds B and G will remain in place and their drainage systems will be retrofitted to operate without Pond A.

Phase 2B includes a new maintenance yard that will expand the maintenance and operation facilities for the park. The existing location of the maintenance yard at Warner Avenue will be relocated to a new site, approximately four-acres adjacent to the Fountain Valley Sports Park. Parking Lot 1, the first of six new parking lots in the expansion area, will be conveniently located near the future Great Meadow.

Other modifications to drainage infrastructure and existing pedestrian pathways will be modified during this phase of construction. To facilitate the new vehicular road into the expansion area, portions of the existing park road will have to be realigned and reconfigured to connect the new road.



Restroom Building - Mile Square Regional Park, 2019

7.5 Phase 3 Implementation

Phase 3 will begin to implement the details and features of the expansion area that will ultimately transform the park. With construction of the mixed-use sports field, Pond D will be removed and disconnected from the other ponds in the drainage network. Parking Lots 2 and 3 will be adjacent to the mixed-use sports field and new vehicular road. The parking lots will provide a significant number of new parking spaces that will accommodate more people. Pond C will need to be reconfigured and reshaped in order to manage construction of the parking lots. More importantly, Pond C will be one of the first visual features that will be observed as visitors enter the eastern edge of the expansion area from MISQ.

The Great Meadow, at the center of the expansion area, will also be graded and installed in this phase. Once the Great Meadow has been completed, it will be open for large events and performances. Flanking the Great Meadow will be the two Grand Promenades that will pay homage to the runway patterns of the former military air base. The Grand Promenades will celebrate and highlight the history of the site, regional events, and the Orange County community. Improvements such as new tree plantings, special paving, benches and other amenities will be installed for the Grand Promenades. The first major habitat restoration and tree planting will also take place in this phase. The installation of trees will frame the western edge of the expansion area, along with the perimeter of the golf course, and throughout other areas of the park.

7.6 Phase 4 Implementation

Phase 4 will include significant architectural projects for the expansion area. The Visitor Center and restroom facilities will be built adjacent to the maintenance yard and Pond B. The habitat restoration and tree planting campaign will continue in Phase 4 by furnishing MISQ with more native and existing tree species. Pond B will be modified to fit within the new design of the Visitor Center, and new tree planting will occur along the Grand Promenade. Across from the Visitor Center, the Civic Plaza will be constructed, which will serve as the primary civic heart of the expansion area, located adjacent to the amphitheater and Great Meadow. Parking Lot 4 will be constructed between the Civic Plaza and the Archery Range and will replace the existing Overflow Lot.



Mile Square Regional Park, 2019

7.7 Phase 5 Implementation

Phase 5 will complete the park expansion by constructing the botanical garden that will cover a large part of the park expansion. The 15-acre botanical garden will stretch from the Loop Road south westerly to Pond G, and will include Parking Lot 5, an outdoor plaza, as well as pathways that will meander through the garden. Phase 5 will also complete the master plan tree installations.

The Botanical Garden will feature a wide variety of California native and adaptive plants. One of the most critical projects within the expansion area will be the conversion of Pond G into a self-sustaining wetland to provide appropriate and thriving habitat for plants and animals native to southern California. Elevated boardwalks will be built along the edge and over portions of Pond D, which will lead visitors to educational and interpretive signs and kiosks. Final shaping and modifications to Ponds E and F will occur during Phase 5 as part of the Botanical Garden implementation that will create new paths for pedestrians.

The final amenity to be constructed will be the Nature Camp and Adventure Play Area. This facility will be designed for children to use for daily play, and as a venue for youth groups to camp overnight with prior reservation. Part of the Camp and Wilderness Area will include a new restroom building near Pond G, which will provide an amenity to the westerly portion of MISQ. Parking Lot 6, the final parking lot in the expansion area, will be constructed to primarily serve the Camp and Wilderness Area, as well as provide parking for buses during group events. A secondary vehicular road will be constructed to link Parking Lot 6 to the loop road. The Nature Camp and Adventure Play Area will be located adjacent to the Botanical Garden, and will be a critical extension of the informal, natural aesthetic of the western end of the expansion area.

7.8 Conclusion

This chapter has described the various stages of implementation that will ultimately culminate in the final construction of the Master Plan.



Mile Square Regional Park North Lake, 2021



CHAPTER 8

OPERATIONS AND MAINTENANCE





Nature Area, Mile Square Regional Park, 2020

8.1 Park Administration & Management

Operating Structure

OC Parks will prepare a detailed operations plan, which will outline how the agency will operate, maintain, and manage the additional park space. This plan will evolve over time as the project builds-out and will follow a phased approach in tandem with project development. With the addition of the 93-acre expansion, the park will grow to 280 contiguous acres under the management and operation of OC Parks.

Management Structure

The operation and management of the park will be provided through a combination of OC Parks staff and contracted resources. Onsite supervisory Park Ranger and Maintenance positions will provide oversight of staff, lessees, and contracted services.

Existing Facilities and Operations

There are two controlled access entrance booths, one park office, one maintenance facility with offices, an Archery Range, three soccer fields, six combination baseball/softball fields, four large group picnic shelters, eight public restroom buildings (totaling 80 individual restroom stalls), a youth group campground (Camp Sycamore), an 18-acre Nature Area, two pump houses, one storage building, and Freedom Hall (a 10,000 square foot multi-purpose building) located in the park. There are two fishing lakes and one stormwater channel (the Ocean View Channel) that runs north to south through much of the park until the exit near Mile Square Golf Course, where it then flows under Brookhurst Street.

Several agencies have public utility lines running through the park with recorded easements. They include but are not limited to:

- City of Fountain Valley Water District (domestic water)
- Orange County Water District (reclaimed irrigation water)
- City of Fountain Valley/OC Public Works (storm water and public utilities)
- Southern California Edison Company (electricity)
- Southern California Gas Company (natural gas)
- AT&T (telephone)

Proposed Facilities and Operations

Proposed new facilities will include a new approximately four-acre maintenance yard located adjacent to the Fountain Valley Sports Park, and a new 4,000 square foot park office located at Euclid Street and Heil Avenue. The current maintenance yard and park offices will be in use during the interim phases of development until the new facilities are constructed. The preferred phasing order for facility construction includes the park offices to be built first, and the maintenance yard subsequently. The existing maintenance yard can be repurposed to house contracted services and provide additional storage space for materials and equipment. The current park office will be converted into a small conference facility for county use.

Park Maintenance

Maintenance efforts strive to keep the park safe, functional, and attractive for residents and visitors. Stewardship and ongoing maintenance include, but are not limited to, the following:

- Facility patrol, inspection, and vandalism repair
- Natural habitat maintenance (vegetation brushing, erosion and sediment control, tree maintenance, and signage)
- Structures and facilities (restrooms, park office, archery range, Freedom Hall, lake cleaning, sports fields, signage, bridge repair and maintenance, fencing, kiosks, and maintenance yard)
- Amenities (benches, trash receptacles, signage, playgrounds, splash pad, doggie bag dispensers, drinking, fountains, parking lots, gates, lighting, Vita-Course stations, barbeques, picnic tables, benches and trash cans)
- Landscape maintenance and repair

8.2 Operations and Maintenance

Hours of Operation

The hours of operation will continue to be 7:00 a.m. to 6:00 p.m. during Fall and Winter (Standard Time), and 7:00 a.m. to 9:00 p.m. during Spring and Summer (Daylight Savings Time).

The park will not be enclosed by a fence yet will have security lighting on certain buildings and street lighting throughout the park. After-hours visitation and use of the park will not be permitted.

Staffing

Staffing level models outlined below indicate the current park operations, interim-expansion operations, and final expansion operations. The Interim phase staffing level reflects the recommended staffing level needed to manage the park expansion as a passive open recreation space while the expansion area is being built out. The full staffing level model displays the recommended staffing needed to manage the comprehensive Master Plan.

Current staffing level: 19 staff

- (1) Supervising Park Ranger II - weekdays
- (2) Park Ranger II – weekdays and weekends on rotation
- (1) Park Maintenance Supervisor II – weekdays
- (1) Park Maintenance Supervisor I – weekdays
- (3) Park Maintenance Worker II – weekdays (one position currently vacant)
- (7) Park Maintenance Worker I – weekdays and weekends on rotation
- (2) Part-Time Park Maintenance Worker I (one position currently vacant) - weekends
- (1) Staff Specialist – weekdays and Saturdays
- (1) Office Technician – weekdays

Interim expansion staffing level: 24 staff

- (1) Supervising Park Ranger II – weekdays
- (2) Park Ranger II – weekdays and weekends on rotation
- (1) Park Maintenance Supervisor II – weekdays
- (2) Park Maintenance Supervisor I – weekdays and weekends on rotation (1 additional)
- (4) Maintenance Worker II – weekdays (1 additional)
- (8) Park Maintenance Worker I – weekdays and weekends (1 additional)
- (4) Part-Time Park Maintenance Worker I – weekends (2 additional)
- (1) Staff Specialist – weekdays and Saturdays
- (1) Office Technician – weekdays

Full staffing level: 31 staff

- (1) Supervising Park Ranger II - weekdays
- (3) Three Park Ranger II – weekdays and weekends on rotation (1 additional)
- (1) One Park Maintenance Supervisor II – weekdays
- (2) Park Maintenance Supervisor I – weekdays and weekends on rotation
- (4) Maintenance Worker II – weekdays (1 additional)
- (12) Park Maintenance Worker I – weekdays and weekends (4 additional)
- (4) Part-Time Park Maintenance Worker I – weekends
- (1) Staff Specialist – weekdays and Saturdays
- (1) Office Technician – weekdays
- (1) Part-Time Office Technician – weekends (1 additional)

Vehicles and Heavy Equipment

This section includes vehicle and equipment inventories that indicate the current park operations, interim-expansion operations, and final expansion operations. The Interim phase inventory level reflects the recommended vehicles and equipment needed to manage the park expansion as a passive open recreation space while the expansion is being developed. The full development model displays the recommended vehicles and equipment needed to manage the comprehensive Master Plan.

Current on-site vehicles and equipment for maintenance and operations: 19 vehicles

- (2) full-size Park Ranger patrol vehicles
- (1) mid-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance pickup truck with hydraulic lift-gate
- (1) mid-sized Staff Specialist pickup truck
- (2) full-sized maintenance pickup trucks
- (3) full-sized stake-bed trucks, two with hydraulic lift-gate
- (6) utility vehicles
- (1) tractor
- (1) 50-foot boom lift

Interim expansion vehicles and heavy equipment for maintenance and operations: 23 vehicles

- (2) full-size Park Ranger patrol vehicles
- (1) mid-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance pickup truck with hydraulic lift-gate
- (1) mid-sized Staff Specialist pickup truck
- (2) full-sized maintenance pickup trucks (1 additional)
- (1) mid-sized maintenance pickup truck (1 additional)
- (3) full-sized stake-bed trucks, two with hydraulic lift-gate
- (8) utility vehicles (2 additional)
- (1) tractor
- (1) 50-foot boom lift
- (1) track loader (1 additional) * used for small narrow paths

Fully developed expansion vehicles and equipment for maintenance and operations: 28 vehicles

- (3) full-size Park Ranger patrol vehicles (1 additional)(1) mid-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance Supervisor pickup truck
- (1) full-sized Park Maintenance pickup truck with hydraulic lift-gate
- (1) mid-sized Staff Specialist pickup truck
- (4) full-sized maintenance pickup trucks (1 additional)
- (1) mid-sized maintenance pickup truck (1 additional)
- (3) full-sized stake-bed trucks, three with hydraulic lift-gate (1 additional)
- (9) utility vehicles (1 additional)
- (1) Kubota tractor
- (1) 50-foot boom lift
- (1) track loader * used for small narrow paths

Equipment Needs

The importance of having the correct equipment to perform maintenance tasks cannot be overstated. Identifying new equipment, upkeeping inventory, and scheduling replacements are necessary requirements for park maintenance. Even in cases of an established fleet with proper equipment, the need to continually plan and prepare for replacements is ongoing.

Contract Services

Many of the required operating and maintenance activities in the park will be provided under contract.

These may include:

- Habitat restoration—mitigation to restore native habitat and manage vegetation
- Landscape maintenance – mowing, trimming, edging of turf areas throughout the park, doggie bag dispensers, and trash collection
- Certified irrigation technicians
- Hardscape maintenance
- Lake water quality monitoring and maintenance
- Graffiti abatement
- Trash disposal
- Asphalt/concrete maintenance and repair
- Sports field and open lawn/amphitheater maintenance
- Pest control
- Street sweeping
- Tree maintenance—tree pruning along trails, large tree and stump removal, trimming, and arborist services
- Invasive plant management—removal of invasive or diseased vegetation from natural areas
- Parking—vehicle gate attendants and the collection of parking fees through controlled access gates located on-site
- Drainage maintenance—clear debris and vegetation from drains and outlets
- Utilities—accounts with typical service providers for electric, gas, sewer, potable water, reclaimed water (for irrigation), telephone, and telecommunications

Safety and Security

Visitor safety and security are provided through collaboration between OC Parks staff, the Orange County Sheriff's Department, Fountain Valley Police Department, and local emergency service providers. Orange County Park Rangers are sworn peace officers, trained to encourage voluntary compliance with the Orange County Codified Ordinances through progressive enforcement measures. They have authority to issue civil citations for ordinance violations such as off leash dogs, alcohol possession and/or consumption, and parking violations. Criminal activity within the regional parks is addressed by the Orange County Sheriff's Department and local agencies such as the Fountain Valley Police Department. Security for park office buildings, Freedom Hall, the Archery Range, and maintenance yards may include security lighting and surveillance cameras. Specific locations will be addressed during the design development phase.

Medical emergencies are addressed by Park Rangers and other staff trained as first-responders, and by various fire agencies such as the Fountain Valley Fire Department and the Orange County Fire Authority. OC Parks participates in a sophisticated dispatch network, which ensures a timely response to both public safety and health incidents in the park.



Overflow Lot, Mile Square Regional Park, 2021



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General Development Plan Framework

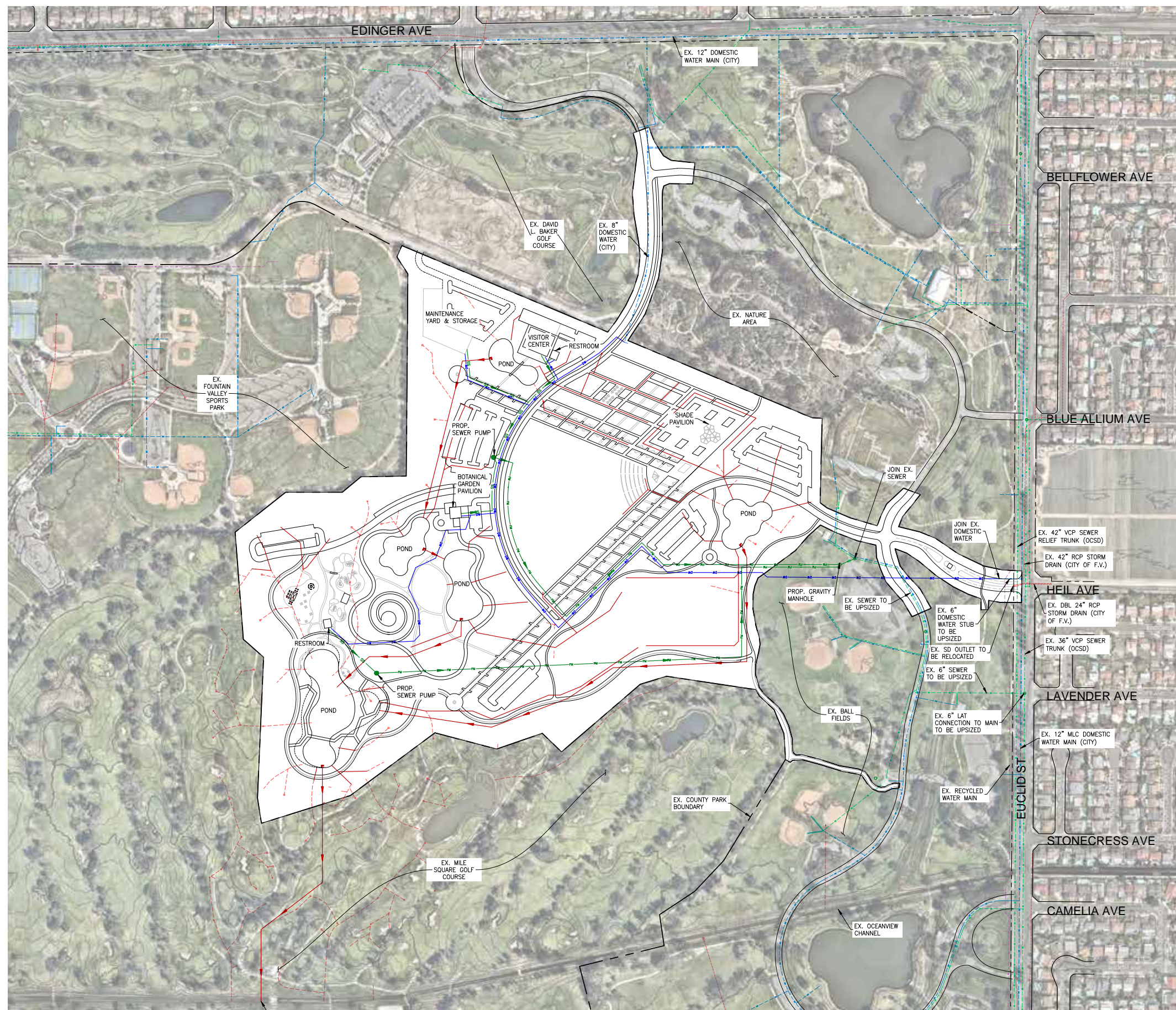
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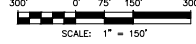
APPENDICES

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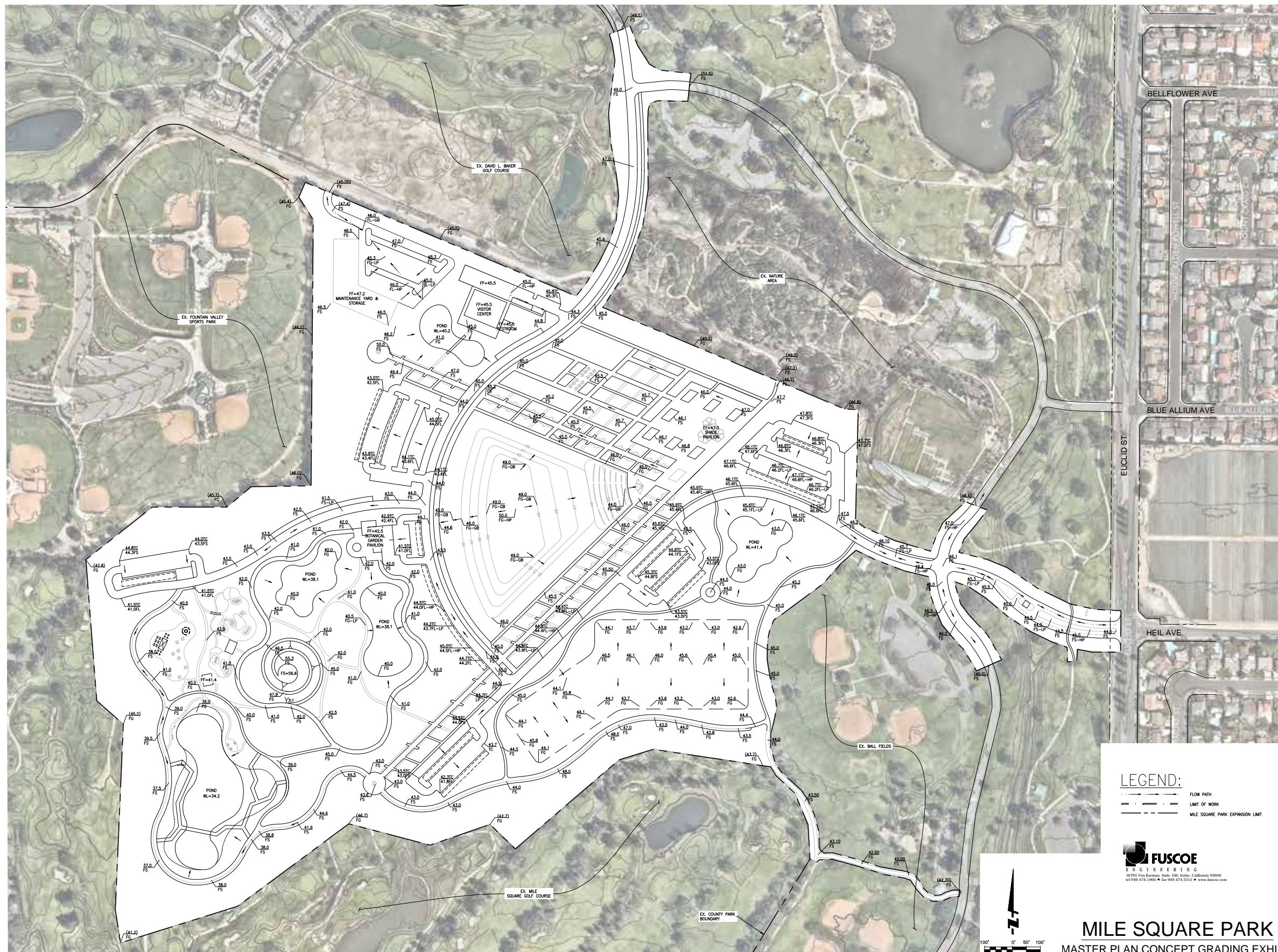


LEGEND:

-  LIMIT OF WORK
-  MILES SQUARE PARK EXPANSION LIMIT
-  PROP. DOMESTIC WATER MAIN
-  PROP. STORM/AREA DRAIN
-  PROP. OVERFLOW INLET
-  PROP. SEWER MAIN
-  PROP. SEWER FORCE MAIN
-  PROP. SEWER PUMP
-  EXIST. SEWER MAIN
-  EXIST. DOMESTIC WATER MAIN
-  EXIST. STORM/AREA DRAIN
-  EXIST. RECYCLED WATER MAIN



 SCALE: 1" = 150'
MILE SQUARE PARK
 MASTER PLAN CONCEPT UTILITIES EXHIBIT

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MILE SQUARE PARK
MASTER PLAN CONCEPT GRADING EXHIBIT

ATTACHMENT F

Draft EIR Appendices A through H

[https://www.ocparks.com/sites/ocparks/files/2021-05/2021.06.03 \(4-A\)](https://www.ocparks.com/sites/ocparks/files/2021-05/2021.06.03%20(4-A)Attachment%20F%20Draft%20EIR%20Appendices%20A%20through%20H.pdf)

[Attachment F – Draft EIR Appendices A through H.pdf](https://www.ocparks.com/sites/ocparks/files/2021-05/2021.06.03%20(4-A)Attachment%20F%20Draft%20EIR%20Appendices%20A%20through%20H.pdf)



MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021



PRESENTATION OVERVIEW

- Project Team
- Project Background
- Mile Square Regional Park Master Plan
- Environmental Impact Report (EIR)
- Next Steps

PROJECT TEAM

EPTDESIGN

LANDSCAPE ARCHITECT



GEOTECHNICAL ENGINEER



CIVIL ENGINEER

Jim Borer

ARBORIST



TRAFFIC ENGINEER



ENVIRONMENTAL PLANNING

MILE SQUARE REGIONAL PARK MASTER PLAN

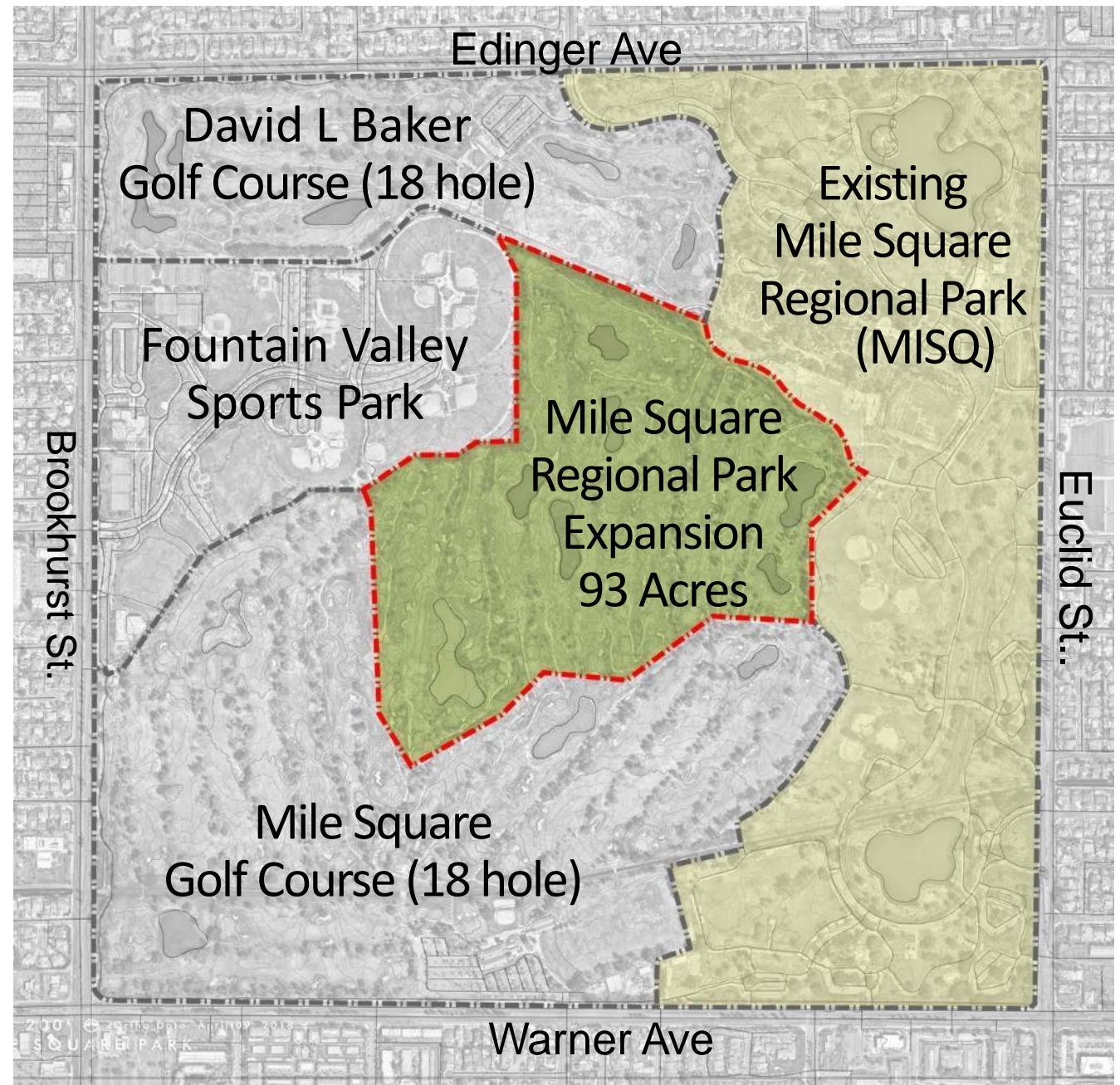
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PROJECT BACKGROUND

Completed Milestones

- Research and Analysis (2018)
- Public Workshop and Outreach Events (Jan – Aug 2019)
 - Created two alternatives
- Public Open House (Aug 2019)
 - Selected draft final design
- Initiate CEQA EIR Process
 - Public Scoping Meeting (Sept 2020)
- Public feedback of final draft (April 8 - May 24, 2021)



PUBLIC ENGAGEMENT

Workshops, Open House, Tabling, Surveys, Emails

- Public feedback
 - 6 events
 - collected 1,621 surveys
- Top choices for new amenities:
 - Walking Paths
 - Nature/Garden Areas
 - Picnic Areas
 - Lakes



MILE SQUARE REGIONAL PARK MASTER PLAN

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EXPANSION IMPROVEMENTS



MILE SQUARE REGIONAL PARK MASTER PLAN

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EXPANSION IMPROVEMENTS

Conceptual Master Plan

Legend

- ① The Great Meadow
- ② Multiuse Playfield
- ③ Civic Garden and Plaza
- ④ Adventure Play Area
- ⑤ Nature Camp
- ⑥ 100 ft. Min. Tree Buffer
- ⑦ Botanic Garden Pavilion
- ⑧ Botanical Garden
- ⑨ Grand Promenade
- ⑩ Perimeter Trail
- ⑪ Restrooms
- ⑫ Modified Pond
- ⑬ Visitor Center
- ⑭ Parking
- ⑮ Maintenance Yard



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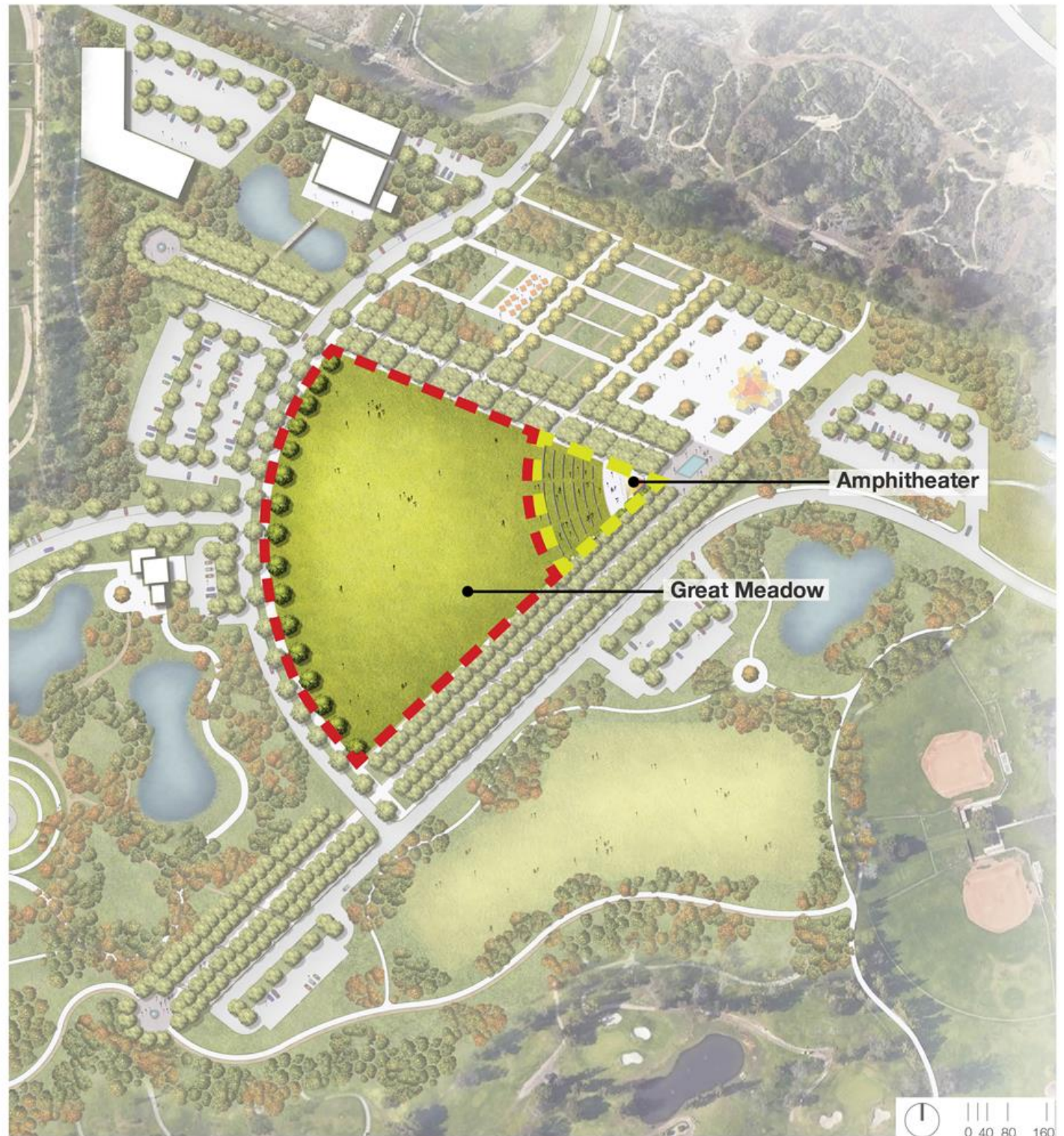


EXPANSION IMPROVEMENTS

Great Meadow and Amphitheater

Potential Activities:

- Great Meadow**
 - Large Concerts, Summer Concerts or Events
 - Car or Dog Show
 - Drone Flying
 - Model Airplane Flying
 - Lawn Games
- Amphitheater**
 - Smaller Concerts/Educational/Community Events
 - Graduation/Public Ceremonies
 - Corporate Events





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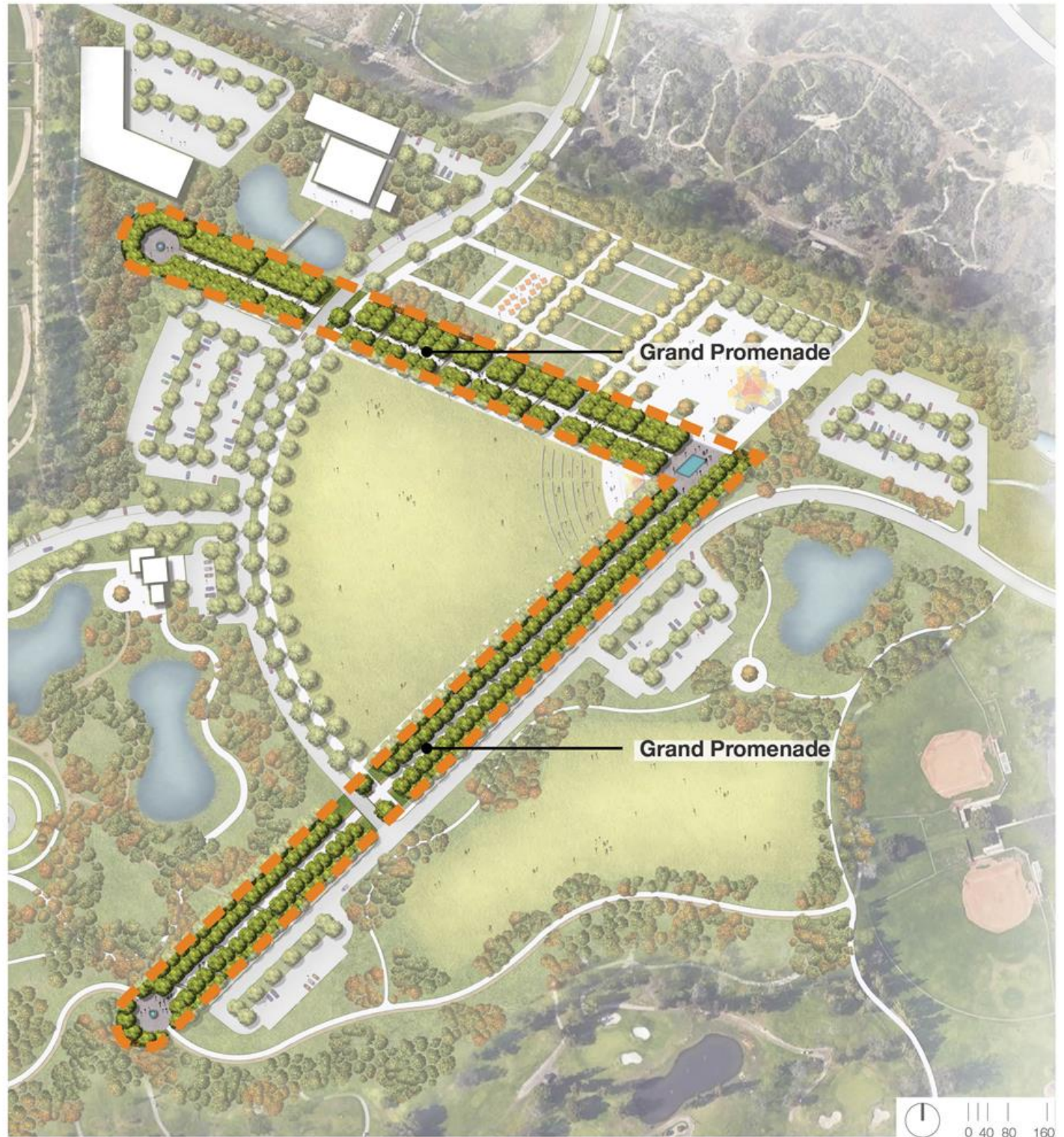


EXPANSION IMPROVEMENTS

Grand Promenade

Potential Activities:

- Grand Promenade
 - Historical Elements/Plaques to Commemorate The History of Mile Square Park
 - Farmers Markets
 - Charity Walk/Events





BENCH SEATING
AREAS

HISTORIC TIMELINE
MEMORIALIZED IN ACCENT
PAVING ALONG PROMENADE

ALEE OF SHADE TREES

30' GRAND PROMENADE
WITH DECOMPOSED GRANITE
AND CONCRETE PAVING

MILE SQUARE REGIONAL PARK MASTER PLAN

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EXPANSION IMPROVEMENTS

Civic Plaza and Visitor Center

Potential Activities:

- — Civic Plaza
 - Farmers Market
 - Graduation/Other Ceremonies
 - Food Trucks
 - Outdoor Dining
 - Shade Pavilion
 - Festivals and Expos

- — Visitor Center
 - Restrooms
 - Park Information
 - Educational Exhibits
 - Seating





ICONIC SHADE PAVILION

OPEN CIVIC PLAZA FOR LARGE GATHERINGS AND EVENTS

FLEXIBLE SEATING AREAS

SEATWALLS INTEGRATED INTO GARDEN SPACES

MILE SQUARE REGIONAL PARK MASTER PLAN

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EXPANSION IMPROVEMENTS

Botanic Garden and Adventure Play and Nature Camp

Potential Activities:

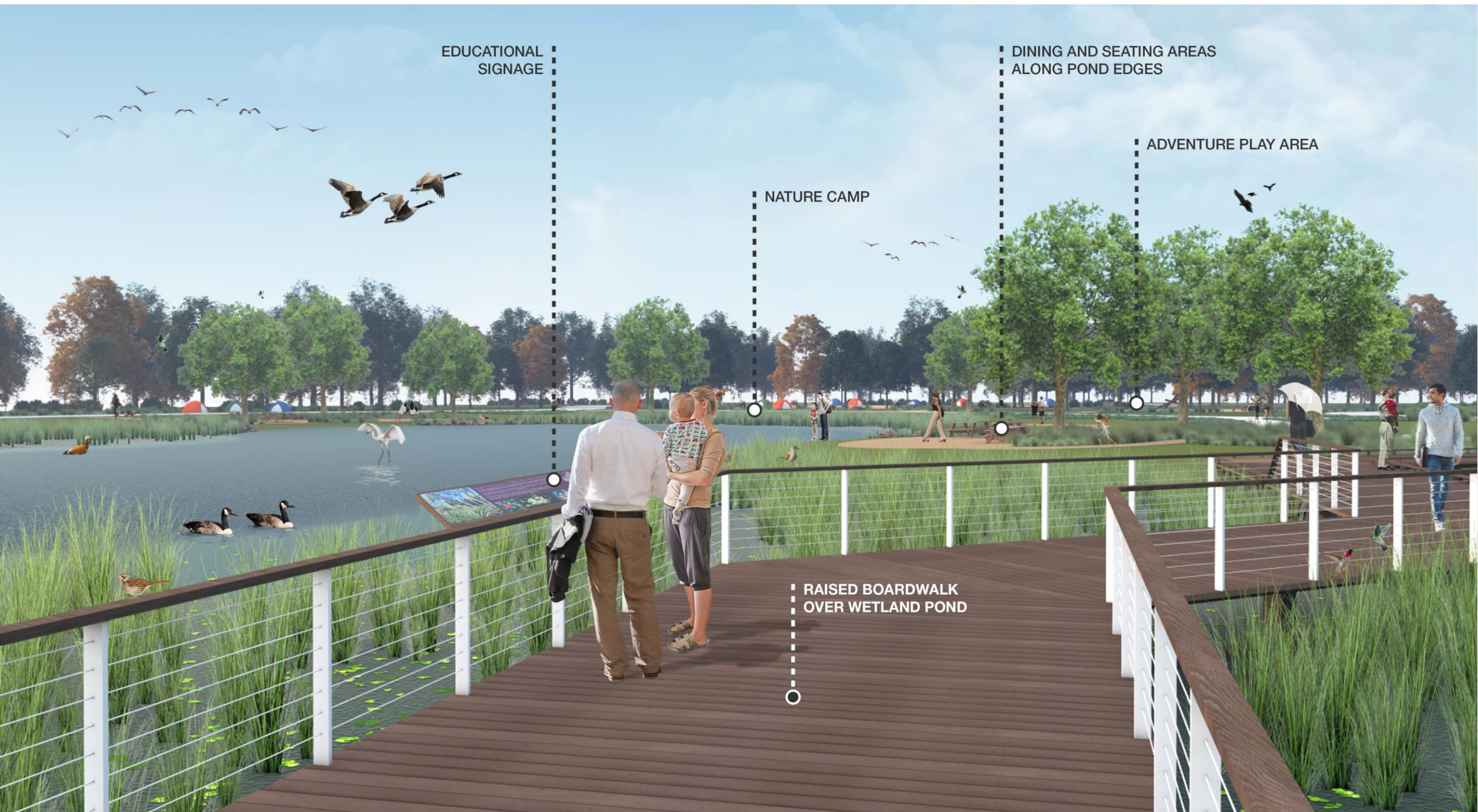
— Botanic Garden

- Garden Tours
- Educational Planting Workshops
- Native Planting Events
- Monarch Butterfly Event
- Lookout Knoll at Center of Park

— Adventure Play and Nature Camp

- Summer Camp
- Walking Trails Through Nature Areas
- Marsh/Lake Education Area
- Picnic Areas
- Playground with Opportunities for Creative Exploration and Connection to Nature
- Group Campground





EDUCATIONAL
SIGNAGE

DINING AND SEATING AREAS
ALONG POND EDGES

ADVENTURE PLAY AREA

NATURE CAMP

RAISED BOARDWALK
OVER WETLAND POND

MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021

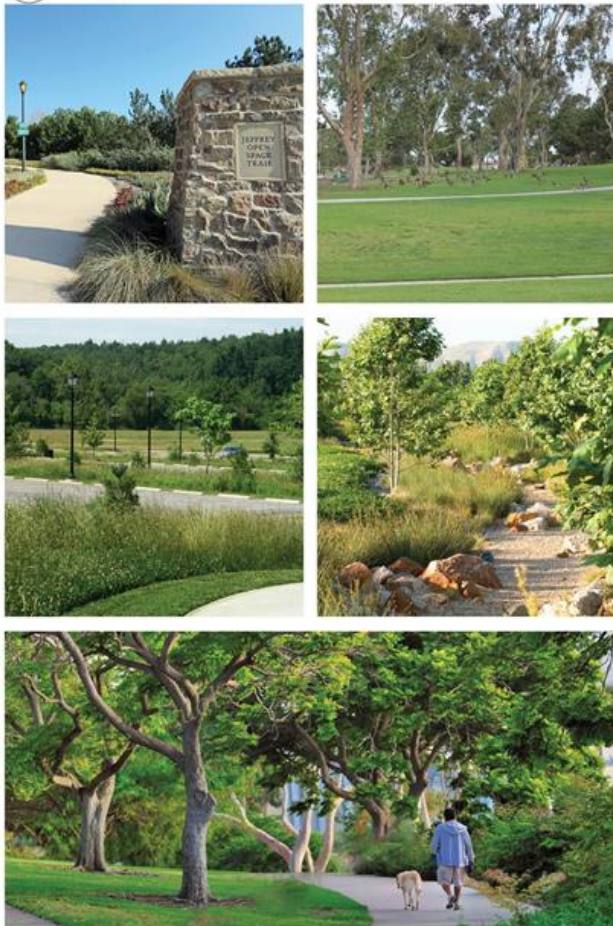


MILE SQUARE IMPROVEMENTS

Existing Regional Park Master Plan

Legend

- ① Proposed Egress Modifications
- ② Enhanced Entry at North Gate
- ③ Proposed Entry at Heil and Euclid
- ④ Enhanced Pedestrian Access
- ⑤ Enhanced Drainage Channel
- ⑥ Enhanced Perimeter Edge and Existing Trees
- ⑦ Maintenance Storage



MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021



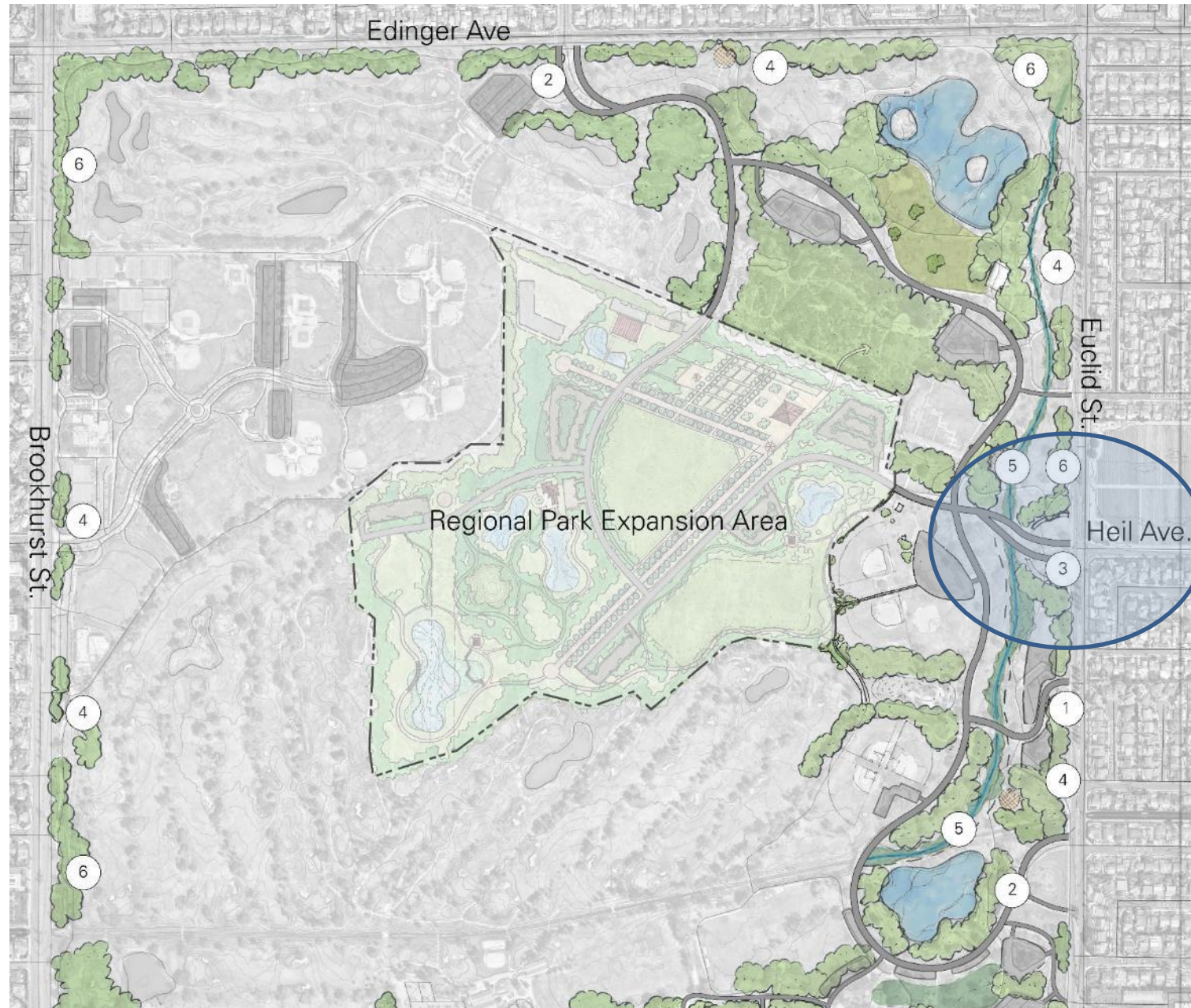
MILE SQUARE IMPROVEMENTS

Creek Channel



MILE SQUARE IMPROVEMENTS

New Park Entry and New Ranger Station



MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021



CIRCULATION

Vehicular Circulation and Parking

- Primary Vehicular
- Secondary Vehicular
- Vehicular Exit Only
- Vehicular and Pedestrian Entry/Exit
- Enhanced Vehicular and Pedestrian Entry/Exit
- Proposed Vehicular and Pedestrian Entry/Exit - Heil Ave. and Euclid St.
- Existing Parking
- Proposed Parking Lots
- Proposed Roadside Parking
- Proposed Overflow Parking

Parking Counts

Summary	
On-Site - Proposed Parking Area	
Parking Lots.....	610
Roadside.....	65
Overflow.....	1,000
Total On-Site - Proposed.....	1,675
Total On-Site Existing.....	1,246
Total Parking.....	2,728

Proposed Lots

Lot #	Quantity
1	176
2	98
3	50
4	24
5	56
6	191
7	15

Proposed Roadside

Zone	Quantity
A	20
B	45



MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021



MILE SQUARE IMPROVEMENTS

Other Improvements

- reforestation
- improved walking paths
- signage and wayfinding
- storage



MILE SQUARE REGIONAL PARK MASTER PLAN

Orange County Parks Commission – June 3, 2021



PURPOSE OF CEQA

The primary purposes of the California Environmental Quality Act (CEQA) are to:

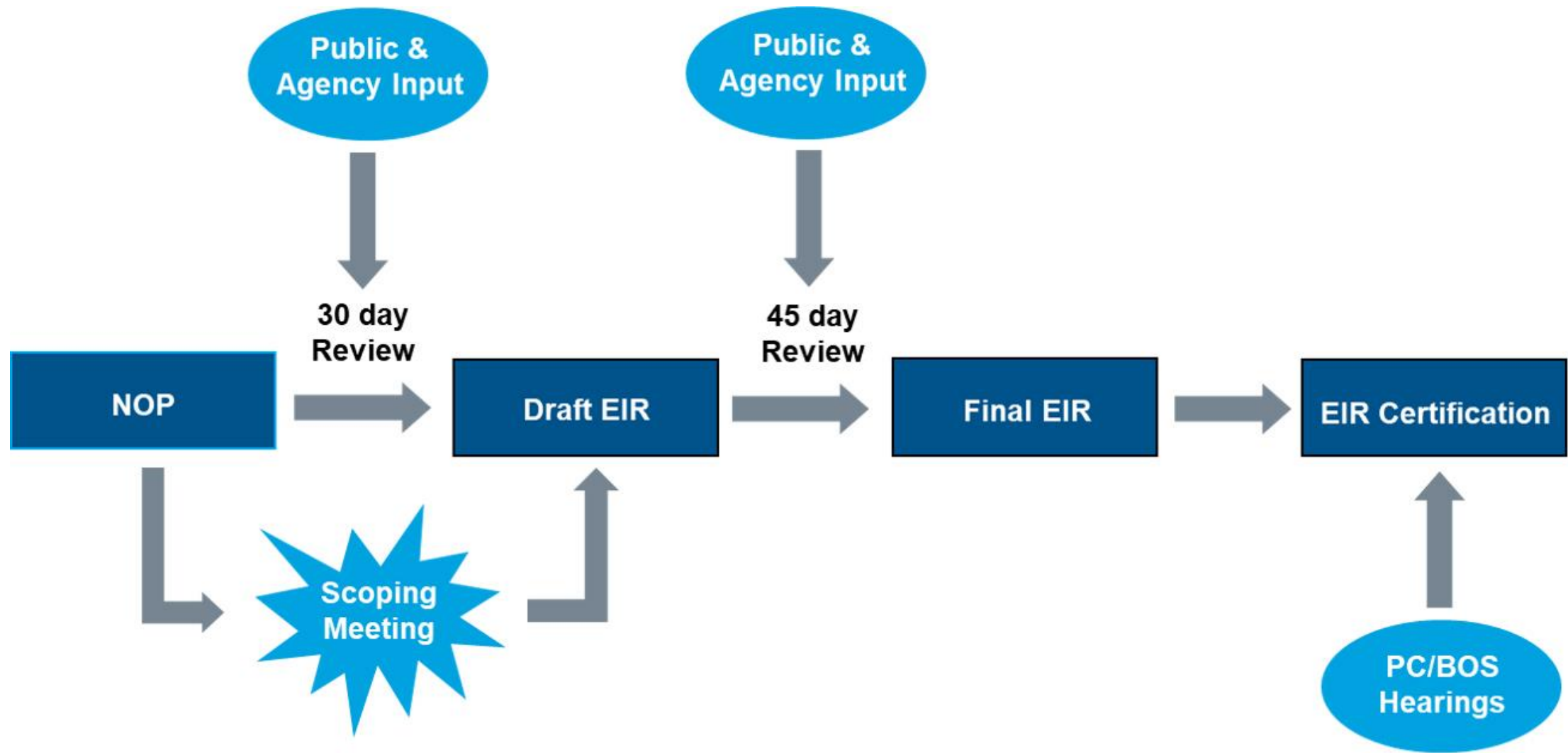
- Disclose potential environmental effects.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives
- Foster interagency coordination in review of projects.
- Enhance public participation.

ENVIRONMENTAL IMPACT REPORT (EIR)

Environmental Issues Addressed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, & Paleontological Resources
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise & Vibration
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives Analysis

CEQA ENVIRONMENTAL REVIEW PROCESS



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NEXT STEPS

- Target date for Board of Supervisors consideration: July 13, 2021.
- Orange County Parks Commission Recommended Action:
Recommend that the Board of Supervisors approve the Mile Square Regional Park Master Plan and adopt a resolution to certify Environmental Impact Report No. 633.

THANK YOU

<https://www.ocparks.com/parks/mile/expansion>

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