



October 13, 2026

Mr. David Sheegog
968 South Ladan Lane
Anaheim, CA 92808

Sent Via Email

Subject: Approval of Minor Modification 00971444-PPK to Park Plan 00501518-PPP and Park Design 00559547-PPD for Lily Park at 401 Rush Lily in Planning Area 40 (Cypress Village)

Dear Mr. Sheegog:

Community Development Department staff reviewed the request to modify the previously approved park plan and park design specific to Lily Park, an existing 5.27-acre private park located at 401 Rush Lily in the 2.4I Medium-High Density Residential zoning district of Planning Area 40 (Cypress Village).

On November 18, 2010, the Planning Commission approved Park Plan 00501518-PPP, associated with Tentative Tract Map (TTM) No. 17277 (File No. 00501514-PTT) and Master Landscape and Trails Plan (File No. 00501515-PMP) which allowed up to 3,500 residential dwelling units in Districts 1 and 2 of Planning Area 40. The park plan established the required parkland dedication requirements for the area covered by TTM No. 17277. The residential portion of the project required 24.88 acres of neighborhood park dedication, while the overall project provided 27.22 acres within ten separate neighborhood parks. Subsequent modifications to the park plan have been approved over the years, resulting in a total neighborhood park dedication of 26.23 acres.

On April 17, 2013, the Community Services Commission approved Park Design 00559547-PPD establishing the 5.27-acre private neighborhood park at 401 Rush Lily (designated as Park 'C' in the park plan). Park Design 00559547-PPD includes a list of approved amenities for the site, including a lap pool, spa, tot lot, shade structures, and restroom and pool equipment buildings within an existing gated area. Additional amenities provided as part of the park design, for which the applicant did not seek amenity credit, include a wading pool, barbeques, tetherball courts, and bocce ball courts.

Since the approval of the original entitlements, the two tetherball courts at the northwestern corner of the park near the existing playground and an approximately 1,550-square-foot turf area in the northeastern corner of the park within the gated pool area were converted into two pickleball courts, one of which is enclosed by existing

black vinyl coated chain link fencing. No approvals were granted and no permits were pulled for this work.

The scope of the proposed modification includes: 1) retaining all existing approved amenities within Lily Park per Park Design 00559547-PPD, 2) removing the unpermitted pickleball court in the northwestern corner of the park, and reverting the area back to tetherball courts (as originally approved through Park Design 00559547-PPD), and 3) properly permitting one pickleball court that replaced the turf area in the northeastern area of the park, thereby allowing it to remain in place.

Section 2-22-10 of the Irvine Zoning Ordinance contains criteria to determine when the proposed modification is classified as a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

California Environmental Quality Act

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 19 of the State CEQA Guidelines, it has been determined that the proposed modification to the approved park plan and park design specific to Lily Park is categorically exempt from the requirements of CEQA, under Section 15301, Class 1, Existing Facilities. A Notice of Exemption has been prepared by staff and is provided with this letter (Enclosure 4).

Findings

Section 2-22-10 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification to park designs or existing parks is classified a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification to the park plan and park design specific to Lily Park does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons:

- A. For park plans and park designs, a proposed change in ownership from private to public or vice versa.

The modification does not change park ownership from the original entitlement. The park spaces and amenities will continue to be privately owned and maintained.

- B. For park plans, any change that would result in an overall reduction of recreational opportunities within the park plan area as a whole, including but not limited to:

1. Any reduction in the total dedicated parkland acreage in the adopted park plan as a whole.

The modification includes removal of the unpermitted pickleball court in the northwestern corner of the park and reversion of that area back to tetherball courts, and permits a pickleball court that replaced the turf area in the northeastern area of the park, but it does not reduce the total parkland dedication provided. The total parkland area within Park C will continue to be 5.27 acres (with 0.46-acre of improvement credit), and the total neighborhood park plan area for Planning Area 40 will continue to be 26.23 acres across the existing neighborhood parks. Therefore, the modification will not result in any reduction in the total dedicated parkland acreage in the adopted park plan.

2. Any deletion or reduction in size of an amenity that received park credit and/or replacement of an amenity that received park credit with another amenity of lesser value, where such change results in a reduction of the total park improvement credit in the park plan as a whole.

The modification includes removal of the unpermitted pickleball court in the northwestern corner of the park and reversion of that area back to tetherball courts, and permits a pickleball court that replaced the turf area in the northeastern area of the park. The modification preserves the same approved and existing amenities within Park C including, but not limited to, pool facilities, shade structures, and picnic tables and barbecues. Although the modification reduces approximately 1,550 square feet of turf that received park improvement credit, the proposed conversion is nominal in terms of dollar value and would not result in a reduction in the total park improvement credit for Park C or the park plan as a whole.

Park C will continue to provide 0.46-acre of improvement credit. Therefore, the proposed modification will not delete, reduce in size, or replace an amenity that received park credit, where such change will result in a reduction of the total park improvement credit in the park plan.

3. Any deletion or reduction in size of a major recreational amenity within the park plan as a whole. Major amenities include, but are not limited to, pool(s), multi-purpose room or other assembly space(s), fitness center(s), tot lot(s), and fields or courts.

The modification permits a pickleball court which replaced turf area in the northeastern area of the park. The modification would maintain and would not impact any of the major amenities within the park plan.

4. Moving of parkland or recreation area acreage, a park amenity, or a portion of a park amenity from one park to another within the park plan and replacement of an amenity with another amenity of equal or higher value may be processed as a minor modification within the discretion of the Director of Community Development or the Director of Community and Library Services, except as provided under provision D below.

The modification includes removal of the unpermitted pickleball court in the northwestern corner of the park and reversion of the area back to tetherball courts (as approved on the original park plan), and permits a pickleball court that replaced the turf area in the northeastern area of the park. No parkland or recreation area would be moved nor would an approved major recreational amenity be removed or altered. Additionally, the modification will provide the same type of recreational opportunities throughout the site, offering both active and passive recreational opportunities for residents of the project.

- C. 1. For park design and existing parks, any change that would result in overall reduction of recreational amenities within the park or recreation area including, but not limited to:
 - a. Any reduction in park acreage.

The park design modification proposes changes to park amenities, none of which received amenity credit in the approved park plan. After approval of the modification, there would still be 5.27 acres of private parkland within Park C.

- b. Any deletion or reduction in size of an amenity that received park credit, and/or replacement of an amenity that received park credit with another amenity of lesser value, where such change results in a reduction of the total park improvement credit for the park.

The park design modification includes removal of the unpermitted pickleball court in the northwestern corner of the park and reversion of the area back to tetherball courts, and permits a pickleball court that replaced the turf area in the northeastern area of the park. The removal of the turf area would not reduce the total park improvement credit for the park, based on the nominal dollar value associated with a minor reduction in turf area. Additionally, the reestablishment of the tetherball courts is consistent

with the original approval. Following project implementation, the park will continue to maintain 0.46-acre of improvement credit.

- c. Any deletion or reduction in size of a major recreational amenity, including but not limited to pool(s), assembly space(s) such as multipurpose room, fitness center(s), tot lot(s), and any fields or courts.

The modification proposes removal of the unpermitted pickleball court in the northwestern corner of the park and reversion of the area back to tetherball courts, and permits a pickleball court that replaced the turf area in the northeastern area of the park. Therefore, the modification would not delete or reduce any major recreational amenity.

2. For park designs and existing parks, where there are existing residences within 200 feet from the park boundary, a major change also includes, but is not limited to, any change in size; replacement of an amenity with another amenity of unequal value; or the addition or deletion of an amenity, where such change could create a significant impact to the residences within 200 feet of the park facility. An example of a major modification would be addition of a shade structure, picnic/cook tables or group BBQs that creates a significant on-site and/or off-site parking impact.

The pickleball court that replaced the turf area in the northeastern area of the park is approximately 140 feet away from the nearest residence. The court is separated from existing residences by existing landscaping, a roadway (Rush Lily), and 6-foot-tall privacy block walls along the residential property lines. The pickleball court will continue to be surrounded by a 4-foot-tall fence and there is one light pole for the court.

The Irvine Municipal Code (IMC) establishes a maximum daytime hourly average noise threshold of 55 dBA Leq, which measures the average noise level over a specified period and accounts for fluctuations in noise generated by the activity. The IMC also establishes a more restrictive nighttime standard of 50 dBA Leq, reflecting the greater sensitivity to noise during nighttime hours (10 p.m. to 7 a.m.).

In addition to the Leq standards, the City also establishes hourly noise level standards for stationary noise sources in the Noise Element of the Irvine General Plan. Under this requirement, the project is also subject to a maximum noise threshold of 70 dBA Lmax. Unlike Leq, Lmax measures the highest noise level generated by an individual noise event during the measurement period. For both noise thresholds, subtext in the IMC and the Noise Element specifies noise standards shall be reduced by 5 dBA for impact noise, predominant tone noise, or for noises consisting of speech or

music. Impact noise is defined as noise produced by the collision of one mass in motion with a second mass which may be either in motion or at rest. Pickleball noise is generally considered to be an impact noise based on the intermittent and impulsive sounds associated with the activity.

A noise study was conducted by Ldn Consulting, Inc. April 22, 2026, which determined that the project complies with the City's maximum daytime hourly average noise threshold of 55 dBA Leq and a maximum noise threshold of 70 dBA Lmax (Enclosure 3). In order to comply with the more restrictive nighttime standard of 50 dBA, hours of operations are required to be outside of the City's more restrictive Noise Ordinance nighttime standard between 10 p.m. to 7 a.m.

Condition 6.41, which has been added to this approval, is more restrictive in that it would limit pickleball hours of operation to 8 a.m. to 8 p.m. Additional operational restrictions have been included through conditions of approval to ensure the proposed pickleball court operates in accordance with the City's Noise Ordinance and does not create an impact to surrounding residences. These include Condition 6.42, which requires lighting to be automatically shut off outside of permitted hours of operation, Condition 6.44, which requires informational signage to be provided regarding hours of operation, and Condition 6.46, which includes noise restrictions and requires the applicant to address mitigation if noise issues arise.

The modification also allows for the removal of an existing unpermitted pickleball court located at the northwestern portion of the park and replacement with tetherball courts, as required by the original approval. Therefore, the proposed modification does not create a major change within 200 feet of an existing residence.

3. Any change to an existing park's amenities that, at the discretion of the Director of Community Development or the Director of Community and Library Services, would negatively impact the existing residential neighborhood.

The pickleball court within the northeastern area of the park is separated from existing residences by landscaping, privacy walls at existing residences, and a roadway (Rush Lily). Additionally, the noise study completed for the project concludes the proposed pickleball court complies with the City's Noise Ordinance, which accounts for impact noise. Pickleball noise is considered an impact noise based on the intermittent and impulsive sounds associated with the activity. Project conditions have also been applied to ensure the project will not negatively impact the existing residential neighborhood. These include Condition 6.41, which requires the hours of operation to be limited to 8 a.m. to 8 p.m., Condition 6.42, which requires lighting to be automatically shut off

outside of permitted hours of operation, Condition 6.44, which requires informational signage to be provided regarding hours of operation, and Condition 6.46, which includes noise restrictions and requires the applicant to address mitigation if noise issues arise.

4. Any change in turf from natural to synthetic material.

None of the project modifications would result in changes from natural turf to synthetic material.

Based on the information submitted with this application, the Director of Community Development makes the following finding, pursuant to Section 2-19-7 of the Irvine Zoning Ordinance, as required to grant a minor modification to an approved development case:

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification will not result in a significant change that would substantially alter the intent or purpose of previous approval. The purpose of the original park plan and associated park design was to outline the design and development of parks contained within Planning Area 40 and to provide amenities for residents of Cypress Village. The proposed modification addresses evolving needs of the residents and the desire to allow one pickleball court within an existing gated pool amenity area for the community. Additionally, the modification replaces an existing unpermitted pickleball court with tetherball courts, which is consistent with the original approval. Upon implementation of the modification, Lily Park will continue to operate, as approved, as a private park for residents in Cypress Village. All previous conditions of approval will continue to apply to the project. Therefore, the modification will preserve the intent of the findings and conditions of the original approval. All applicable conditions of approval shall remain in full force and effect.

Based on the findings above, Modification 00971444-PPK to the park plan and park design specific to Lily Park is hereby approved, subject to the following conditions:

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Condition 4.23

REMOVAL OF NORTHWESTERN PICKLEBALL COURT

Prior to authorization of use of the pickleball court approved under this application, the existing unpermitted pickleball court improvements at the northwestern portion of the park shall be completely removed, including court surfacing, striping, fencing, netting, and any associated improvements not authorized by the approved plans. The area shall

be restored to its prior condition as two tetherball courts, consistent with the original approval (Park Design 00559547-PPD). Verification of completion of the restoration shall be provided to the satisfaction of the Director of Community Development.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Standard Condition 6.14

SITE PARKING ISSUES

If the Director of Community Development determines that parking issues associated with the pickleball court are negatively affecting the project site or adjacent properties or streets, the property owner or homeowners association (HOA) may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve the problem. The plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved by the Director of Community Development. The property owner or HOA shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development (*modified*).

Standard Condition 6.27

REVOCATION

Failure to abide by and faithfully comply with any and all conditions that may be attached to an application approved pursuant to the Irvine Zoning Ordinance shall constitute grounds for the revocation of such approval by the original approval body or the Irvine City Council.

Standard Condition 6.39

SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance (*modified*).

Condition 6.40

PICKLEBALL COURT MODIFICATION

This approval is limited to the following:

- a. Removal of existing turf area to permit one existing pickleball court within the existing gated pool amenity area of Lily Park; and
- b. Removal of one existing unpermitted pickleball court to allow tetherball courts.

Any future proposal to modify the pickleball court shall require a modification to Park Design 00559547-PPD.

Condition 6.41

HOURS OF OPERATION

Hours of operation for the pickleball court shall be limited to 8 a.m. to 8 p.m., daily. No pickleball activities shall occur outside of the approved hours of operation.

Condition 6.42

LIGHTING

Lighting associated with the pickleball court shall be controlled by an automatic timer. The lights shall be programmed to be turned off outside of the approved hours of operation (8 a.m. to 8 p.m., daily).

Condition 6.43

RESIDENT AND GUEST USE

Use of the pickleball court shall be limited to residents of Cypress Village and their guests only. Tournaments, organized competitive events, commercial activities, lessons, or other activities that generate additional traffic, noise, or intensity of use shall be prohibited unless separately authorized by the City.

Condition 6.44

INFORMATIONAL SIGNAGE

The property owner/homeowners association shall post at the entrance to the pickleball court rules governing its use, including hours of operation, noise-related restrictions, and prohibited activities. The posted rules shall be maintained in a legible and visible location adjacent to the court. The following verbiage shall be included in the posted signage:

“Pickleball courts are for the use of Cypress Village residents and their guests only.”

Condition 6.45

LIGHTING PERMIT

The applicant shall obtain a building permit for proposed lighting associated with the pickleball court. As part of this application, the applicant shall submit an Electrical (Photometric) Plan to demonstrate compliance with Section 3-16-1 of the Irvine Zoning Ordinance.

Condition 6.46

NOISE RESTRICTIONS

Amplified music, public-address systems, whistles, bells, or other amplified or unusually loud sound-producing devices shall not be used in conjunction with pickleball activities.

If, subsequently to the approval of this application, the Director of Community Development (“Director”) determines that noise issues are negatively affecting the project site or adjacent properties, the property owner or homeowners association (HOA) may be required to submit a plan to the Director that identifies specific measures to resolve these problems. The plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved by the Director. The property owner or HOA shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director to implement such measures, or in such time frame as directed by the Director.

Condition 6.47

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with the original approval of Park Plan 00501518-PPP and Park Design 00559547-PPD, as well as any subsequent modifications (File Nos. 00518996-PPK, 00568006-PPK, 00571147-PPK, 00589388-PPK, 00600794-PPK), shall remain in full force and effect.

Unless an appeal is filed prior to the five- business-day appeal period ending at 5 p.m. on Tuesday, October 20, 2026, the approval shall become effective on Wednesday, October 21, 2026.

Mr. David Sheegog
October 13, 2026
Page 11 of 11

The stamped-approved plans for Modification 00971444-PPK to the park plan and park design specific to Lily Park are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Please contact Senior Planner Tiffany Lin at 949-724-6361 or by email at tilin@cityofirvine.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Frady". The signature is written in a cursive, flowing style.

Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Park Design Modification
2. Approved Park Plan Modification
3. Noise Study
4. Notice of Exemption

cc: Jeremy Ficarola
Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
File(s): 00971444-PPK; 00501518-PPP; 00559547-PPD

PROGRAM SUMMARY CHART
PRIVATE NEIGHBORHOOD PARK C (5.272 AC)

ITEM	QUANTITY REQUIRED IN PARK PLAN 00568006-PPK	QUANTITY PROVIDED IN 00559547-PPD
1 7 LANE LAP POOL	2,270 SF	4,333 SF
2 SPA	150 SF	169 SF
3 RESTROOM BUILDING	800 SF	970 SF
4 POOL EQUIPMENT ROOM	800 S.F.	970 S.F
5 POOL SHADE STRUCTURE	400 SF	775 SF
6 POOL DECK	6,510 to 4,340 SF	15,017 SF
7 TOT LOT	4,000 SF	5,840 SF
8 PICNIC TABLES	2	8
9 SINGLE BARBEQUES	1	4
10 DRINKING FOUNTAINS	1	1
11 SHADE STRUCTURE	1,000 SF	1,355 SF
12 BENCHES	-	6
13 TRASH CANS	-	7
14 RECYCLE RECEPTACLES	-	6
15 WADING POOL	-	289 SF

THERE IS NO CHANGE TO EXISTING REQUIRED AMENITIES WITH THIS APPLICATION

City of Irvine

APPROVED

BY

Director of Community Development

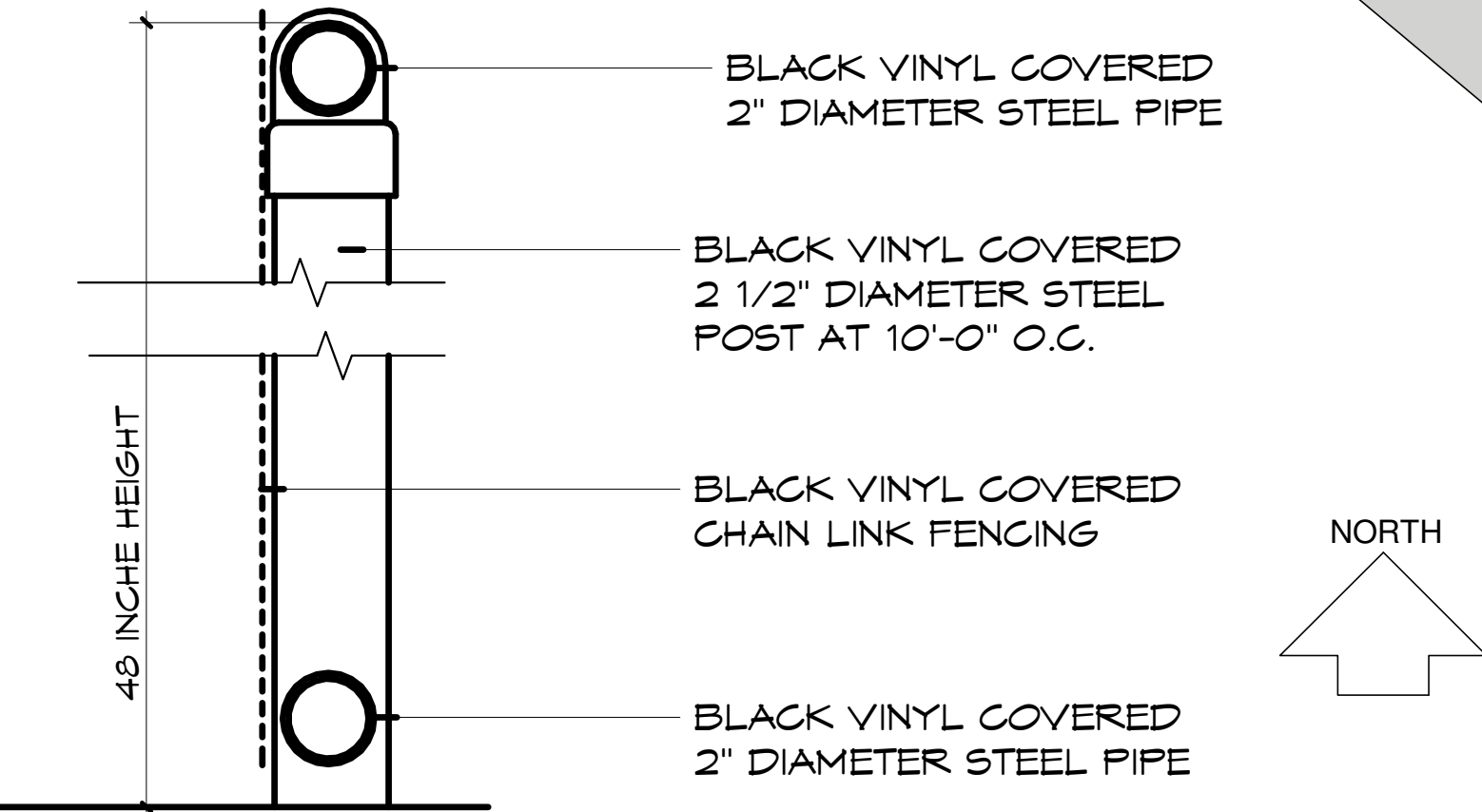
CASE # 00971444-PPK

DATE October 13, 2026

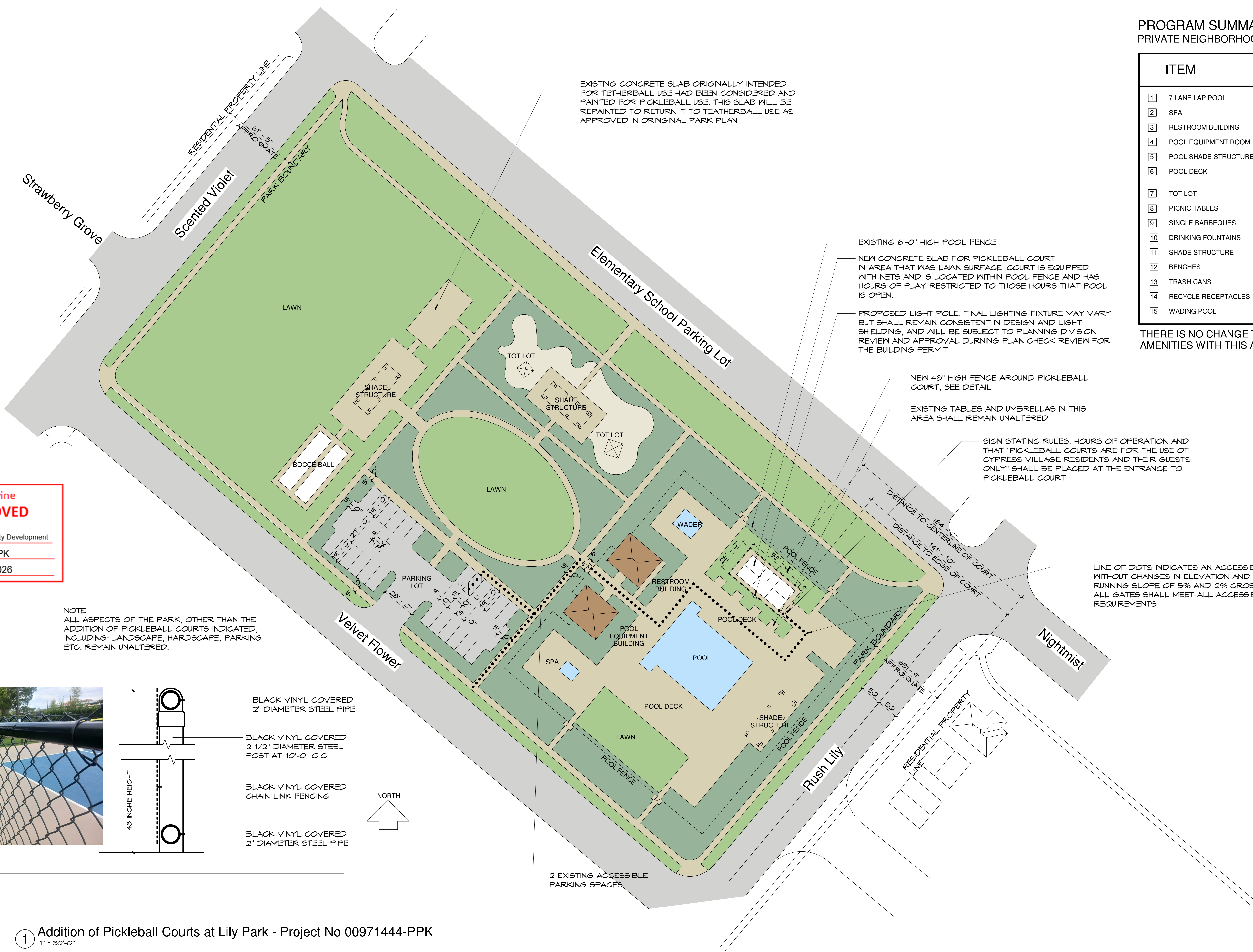
NOTE
ALL ASPECTS OF THE PARK, OTHER THAN THE ADDITION OF PICKLEBALL COURTS INDICATED, INCLUDING: LANDSCAPE, HARDSCAPE, PARKING ETC. REMAIN UNALTERED.



2 Fence Detail
3" = 1'-0"



1 Addition of Pickleball Courts at Lily Park - Project No 00971444-PPK
1" = 30'-0"



Lily Park

Site Plan-Project No. 00971444-PPK



2025-07
August 6, 2026

Planning Area 40 Park Plan

Case No 00501518-PPP

Vesting Tentative Tract Map for PA40 (No. 17277)

Irvine Community Development Company

Approved:

Minor Park Plan Modification for District 1

Case No. 00518996-PPK

Approved: October 4, 2011

Minor Park Plan Modification for District 1

Case No. 00568006-PPK

March 22, 2013

Modification for District 2

Case No. 00571147-PPK

January 28, 2014

Park Plan Modification

Case No. 00589388-PPK

March 6, 2014

Minor Park Plan Modification

Case No. 00600794-PPK

May 30, 2014

Minor Park Plan Modification

Case No. 00971444-PPK

October 13, 2026

City of Irvine
APPROVED

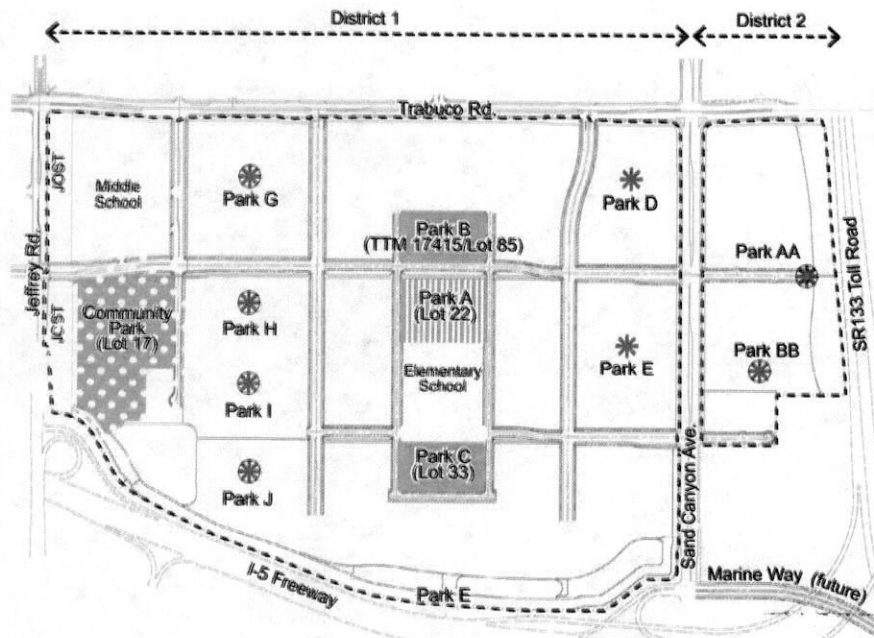
BY Director of Community Development

CASE # 00971444-PPK

DATE October 13, 2026

ENCLOSURE 2

Case No. 00971444-PPK



Not to Scale



City of Irvine
APPROVED

BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

: Community Park

: Public Neighborhood Park

: Private Neighborhood Park

* : Private Neighborhood Park, showing general location
Precise location to be determined with future Subdivision Maps and/
or Residential Master Plans

This Park Plan demonstrates how the City's park requirements are being met for Planning Area 40. As illustrated on the plan to the left, District 1 of Planning Area 40 is located on the north side of the I-5 Freeway, between Sand Canyon Avenue and Jeffrey Road. Trabuco Road borders the planning area to the north. District 2 is located immediately to the east, between Sand Canyon and State Route 133.

The original Park Plan 00501518-PPP was approved by the Planning Commission on November 18, 2010 in conjunction with Tentative Tract Map 17277. Subsequent modifications (00518966-PPK and 00568006-PPK) for District 1 were approved by the Planning Commission on October 4, 2011 and March 22, 2013, respectively. Park Plan Modification 00571147-PPK for District 2 was approved by the City Council on January 28, 2014. Park Plan Modification 00589388-PPK for District 1, approved on February 19, 2014, addressed reduced units and population count and reduced park plan and improvement credits. The modification resulted in the deletion of Park F, a 0.50-acre private passive park originally planned and located in Tract 17420 between Sand Canyon Road, Nightmist, Tulip and the I-5 Freeway..

This Park Plan Modification 00600794-PPK addresses minor modifications within District 2.

District 1 has been planned with a "village core" comprised of a combination of public and private neighborhood parks and an elementary school at the center of the planning area. This village core is approximately 30.17 acres in size. The three major neighborhood parks in the "village core", as well as the community park site are shown on the Vesting Tentative Tract Map. The lot numbers are reflected on the Exhibits 4A-1 through 4H-1. The precise location of the private recreation centers will be determined with subsequent tract maps and/or master plans. However, this Park Plan identifies the general location, minimum size, and amenity credits requested for each of these parks.

All for-sale residential units in District 1 will be part of a master homeowner's

Introduction

private recreation centers, shall be open to all members of this HOA. Private recreation centers, shall only be open to residents of the adjoining apartment complexes. The community park and public neighborhood park shall be open to all city residents. Residents of affordable housing developments shall have access to amenities provided in the community park and public neighborhood park.

District 2 is comprised of a single residential apartment community of 485 units and will meet neighborhood park requirements through provision of two on-site private parks as shown on Exhibits 6, 6A, 7, and 7B. Community Park requirements will be met through payment of an in-lieu fee as permitted by the City's Park Code.

Exhibit 1: Shows the neighborhood parks and community park requirements for District 1 and District 2 of Planning Area 40.

Exhibit 2: Outlines how the neighborhood park requirements and the community park requirements for District 1 will be met. Park requirements are met through the dedication of land within District 1 as well as through improvement credits. Locations and minimum acres have been identified for each park. Amenities for which the developer is seeking credits are identified in Exhibits 4A-1 thru 4H-2. Surplus Community Park credit may be utilized to meet community park requirements associated with the development of other districts within Planning Area 40 and/or other areas developed by the Irvine Company north of I-405, excluding Planning Area 36 and the area subject to the Northern Sphere Parks Agreement unless otherwise agreed to by the Directors of Community Development and Community Services. Surplus Community Park Credit shall not be made available to other developers to meet the required community park credits.

Exhibit 3: Provides a summary of the proposed recreational amenities for the community park and for neighborhood parks and private recreation centers within District 1.

for the neighborhood parks, private recreation centers in District 1 and the community park. Actual park designs may vary but shall meet minimum park plan requirements. It is the intent of this Park Plan to provide a balance of amenities within the community including swimming pools, tot lots, active play areas, and passive areas. The Plan identifies recreational amenities to be built within each park. The developer will improve, or cause to be improved, additional items such as hardscape, landscape, and site furniture in all of the community and neighborhood parks identified within this Plan. The page following each layout plan identifies the proposed amenities and value of improvement credits for each of the parks.

Exhibits 5 through 7B show conceptual layouts for private neighborhood parks in District 2. Similar to exhibits for District 1, Exhibits 5 through 7B identify recreational amenities to be provided in each park along with calculations demonstrating appropriate improvement value credit associated with each park.

A summary of proposed improvement credits have been indicated for each park. Consistent with recent Park Plans approved by the city, the improvement value for recreation building has been increased to \$182/sf for recreation buildings, rest rooms, and pool equipment buildings.

Administrative relief to allow on-street parking has been approved with this Park Plan and all required parking for neighborhood parks shall be within 250 ft of a park. The following parking dimensions have been assumed for all parks:

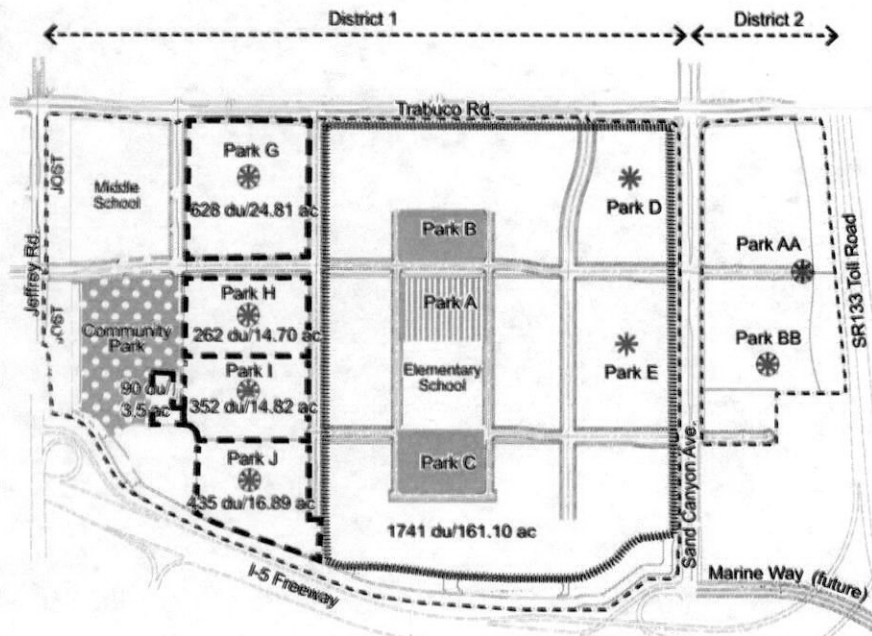
On-site: 19' x 9' On-street 22' x 8'
20' x 8' (end space)

City of Irvine
APPROVED

BY C.D. Director

CASE # 00600794-PPK

DATE 5-30-14



Not to Scale



: Master HOA Boundary



: Apartment Complex



: Community Park



: Public Neighborhood Park



: Private Neighborhood Park



: Private Neighborhood Park, showing general location
Precise location to be determined with future Subdivision Maps and/
or Residential Master Plans

City of Irvine
APPROVED

BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

District 1 Resident Calculations:

931 units (6.6 to 12.5 units per acre) x 2.57 = 2,393 persons
2,487 units (12.6 to 31.0 units per net acre) x 2.29 = 5,696 persons
3,418 units total Total: 8,089 persons

District 1 Neighborhood Park Requirements:

8,089 persons x 3.0 acres/1,000 persons = **24.27 acres**

District 1 Community Park Requirements:

8,089 persons x 2.0 acres/1,000 persons = **16.19 acres**

District 2 Resident Calculations:

485 units (12.6 to 31 units per acre) x 2.29 = 1,111 persons

District 2 Neighborhood Park Requirements:

1,111 persons x 3.0 acres/1,000 persons = **3.33 acres**

District 2 Community Park Requirements:

1,111 persons x 2.0 acres/1,000 persons = **2.22 acres**

Exhibit 1: Park Requirements

PA 40 Park Credit Analysis

District 1 Neighborhood Park

Neighborhood Park Required: **24.27 ac**

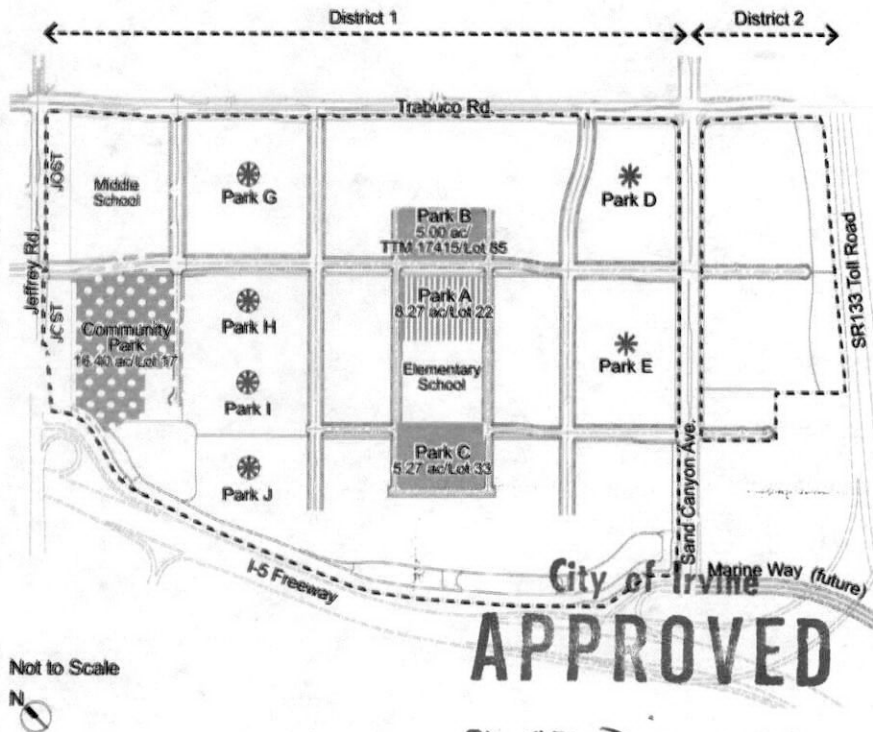
Neighborhood Park Provided	Park A	Land	9.43 ac
		Improvement	0.63 ac
	Park B	Land	5.00 ac
		Improvement	0.64 ac
	Park C	Land	5.27 ac
		Improvement	0.46 ac
	Park D	Land	0.50 ac
		Improvement	0.07 ac
	Park E	Land	0.74 ac
		Improvement	0.17 ac
	Park G	Land	0.50 ac
		Improvement	0.60 ac
	Park H	Land	0.33 ac
		Improvement	0.41 ac
	Park I	Land	0.33 ac
		Improvement	0.41 ac
	Park J	Land	0.33 ac
		Improvement	0.41 ac
	Subtotal	Land	22.43 ac
		Improvement	3.80 ac
Total			26.23 ac

District 1 Community Park

Community Park Required: **16.19 ac**

Community Park Provided:	Land	16.97 ac
	Improvement	1.65 ac
Total		18.62 ac

Exhibit 2: Satisfaction of District 1 Park Requirement



Not to Scale



: Community Park

: Public Neighborhood Park

: Private Neighborhood Park

: Private Neighborhood Park, showing general location
Precise location to be determined with future Subdivision Maps and/
or Residential Master Plans

BY: CD Director

CASE # 00600794 PPK

DATE 5-30-14

Neighborhood parks	PUBLIC	HOA				APARTMENTS				Total
	Park A (Public)	Park B (Private)	Park C (Private)	Park D (Private)	Park E (Private)	Park G (Rec Ctr)	Park H (Rec Ctr)	Park I (Rec Ctr)	Park J (Rec Ctr)	
<i>Typical Public Amenities</i>										
Picnic Tables	8	2	2	2	2	0	0	0	0	16 ea
Barbecue - Group	1	0	0	0	0	0	0	0	0	1 ea
Barbecue - Single/Family	2	1	1	0	0	2	1	1	1	9 ea
Drinking Fountain	1	1	1	0	1	2	1	1	1	9 ea
Tot Lot	5,000	3,000	4,000	0	0	0	0	0	0	12,000 sf
Shade Structure	1,000	1,000	1,000	400	0	0	0	0	0	3,400 sf
<i>Athletic Courts</i>										
Ball Field - Softball/Soccer - unit	1	0	0	0	0	0	0	0	0	1 ea
Basketball Half Court - unit	2	0	0	0	0	0	0	0	0	2 ea
Volleyball - unit	1	0	0	0	0	0	0	0	0	1 ea
<i>Pool</i>										
Junior Olympic Pool - 6 lane	0	3,375	0	0	0	0	0	0	0	3,375 sf
Junior Olympic Pool - 4 lane	0	0	0	0	0	2,325	2,325	2,325	2,325	9,300 sf
Lap Pool - 4 lane	0	0	2,270	0	1875	0	0	0	0	4,145 sf
Small Lap Pool - 4 lane	0	0	0	0	0	1,200	0	0	0	1,200 sf
Spa	0	150	0	0	0	0	0	0	0	150 sf
Wading Pool	0	115	0	0	0	100	0	0	0	215 sf
Restroom	0	800	800	0	800	1,000	700	700	700	5,500 sf
Equipment Room	0	800	800	0	800	750	500	500	500	4,650 sf
Shade Structure	0	400	400	0	400	650	400	400	400	3,050 sf
<i>Recreation Buildings</i>										
Multipurpose Room with Kitchen & Restroom	0	0	0	0	0	3,750	2,350	2,350	2,350	10,800 sf
Restroom Building	800	0	0	0	0	0	0	0	0	800 sf

Community Park

<i>Typical Public Amenities</i>	
Picnic Tables	16
Barbecue - Group	2
Barbecue - Single/Family	4
Drinking Fountain	2
Tot Lot	6,000
Shade Structure	1,000
<i>Athletic Courts</i>	
Baseball Field (Regulation with 140 seat bleacher) - lit	1
Softball Field with Soccer Overlay - lit	1
Tennis Court - lit	3
Basketball full Court - lit	1
<i>Recreation Buildings</i>	
Multipurpose Room	6,500

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BY: C.D. Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 3: Summary of Recreational Amenities for Neighborhood Parks and Community Park

Public Neighborhood Park A (Lot 22)

- Minimum Acres to be provided: 9.43 acres
(excluding Eucalyptus Windrow)

- Minimum Amenities to be provided (eligible for credit):
 - Youth Baseball Field/Soccer Field overlay (unlit) (1)
(Min. 60' or 70' baseline to be determined during Park Design Submittal)
 - Rest Rooms (800 sf)
 - "Shaded" Tot Lot (5,000 sf) with swings
 - Volleyball Court - unlit
 - Half Court Basketball (2) - unlit
 - Picnic Tables (8)
 - Group Barbecue (1)
 - Single/Family Barbecue (2)
 - Drinking Fountain (1)
 - Shade Structure at Tot Lot (500 sf, min. 50% shade)
 - Shade Structure at Picnic Area (500 sf, min. 50% shade)
 - Bench (8)
 - Trash Can (4)
 - Bike Rack (1)
 - Parking Lot

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CASE # 00600794-PPK

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- Additional Amenities to be provided (not eligible for credit):
 - Recycle Receptacles

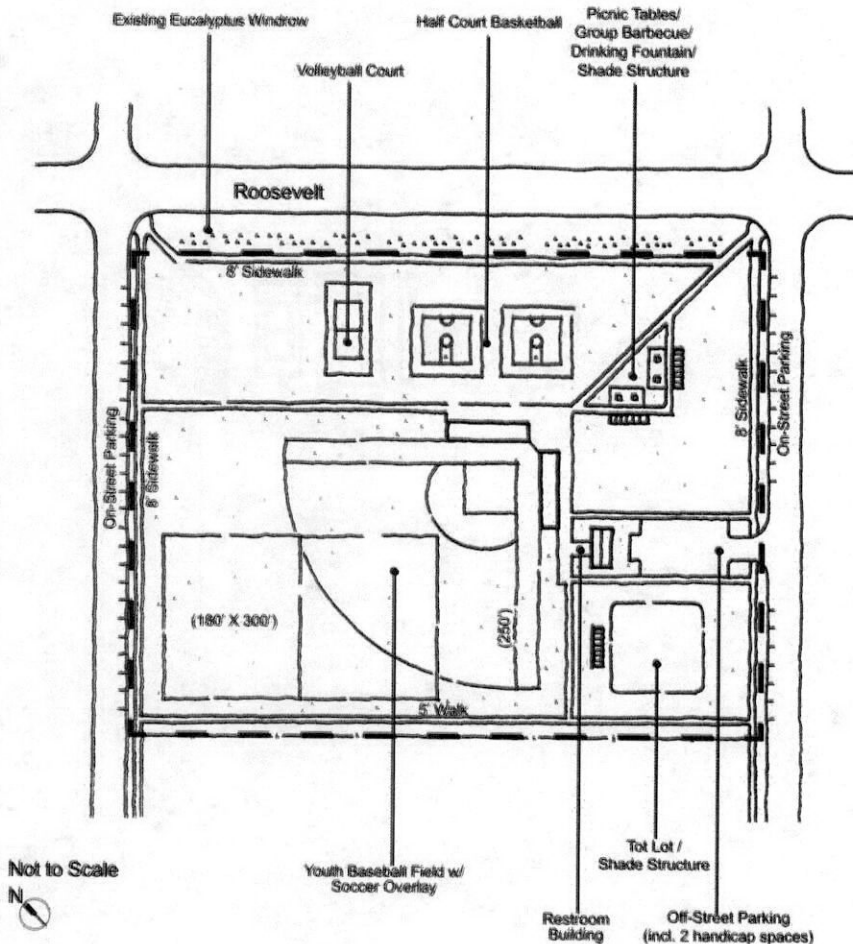
• Parking Required:

Park acreage requirement (5 +1/ac over 2 acres)	11
Athletic Field (15/1 field)	15
Total	26

Parking Provided :

Off Street	14
On-Street (within 250 ft)	12

(including 2 handicap spaces)



Not to Scale



Note: Layout of amenities program is conceptual and may be modified in association with park should change, parking provided will be modified accordingly.

Exhibit 4A-1: Conceptual Layout Plan of Neighborhood Park A

Park A (Public)

Minimum acres to be provided

9.43 AC

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	30,427 CY	\$1.63	\$49,597	100%	\$49,597
Site Grading - Fine	410,771 SF	\$0.22	\$90,370	100%	\$90,370
Site Drainage	410,771 SF	\$0.35	\$143,770	100%	\$143,770
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	24,500 SF	\$2.90	\$71,050	100%	\$71,050
Turf	261,155 SF	\$0.10	\$26,116	100%	\$26,116
Ground Cover	65,289 SF	\$2.18	\$142,330	100%	\$142,330
Shrub	4,026 EA	\$11.10	\$44,690	100%	\$44,690
Trees	75 EA	\$92.48	\$6,936	100%	\$6,936
Mulch / Soil preparation	348,207 SF	\$0.14	\$48,749	100%	\$48,749
Automatic Irrigation	348,207 SF	\$0.34	\$118,390	100%	\$118,390
Security Lighting	29 EA	\$2,663.00	\$77,227	100%	\$77,227
B. Typical Public Amenities					
Picnic Tables	8 EA	\$620.00	\$4,960	100%	\$4,960
Concrete Pad for Picnic Table	864 SF	\$3.05	\$2,635	100%	\$2,635
Barbecue - Group	1 EA	\$609.00	\$609	100%	\$609
Barbecue - Single/Family	2 EA	\$156.00	\$312	100%	\$312
Bike Rack	1 EA	\$218.00	\$218	100%	\$218
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Tot Lot	5,000 SF	\$33.29	\$166,450	100%	\$166,450
Bench	8 EA	\$381.00	\$3,048	100%	\$3,048
Trash Can	4 EA	\$462.00	\$1,848	100%	\$1,848
Monument Signs	1 EA	\$6,528.00	\$6,528	100%	\$6,528
Parking Lot - Lighted	13,000 SF	\$3.48	\$45,240	100%	\$45,240
Shade Structure 50% shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000
Athletic Courts					
Ball Field - Youth Baseball - unit	1 EA	\$71,170.00	\$71,170	100%	\$71,170
Soccer Goals	1 pair	\$2,300.00	\$2,300	100%	\$2,300
Half Court Basketball - unit	2 EA	\$10,227.00	\$20,454	100%	\$20,454
Volleyball - unit	1 EA	\$8,704.00	\$8,704	100%	\$8,704
C. Recreation Buildings					
Restrooms	800 SF	\$182.00	\$145,600	100%	\$145,600
Subtotal			\$1,395,151		\$1,395,151
D. Development Cost					
Mobilization		2%	\$27,903		\$27,903
Survey/Design Fees		7%	\$97,661		\$97,661
Plan Check & Permit Fees		2%	\$27,903		\$27,903
Contingency		7%	\$97,661		\$97,661
Landscape Maintenance	348,207 SF	\$0.03	\$10,446	100%	\$10,446
Total			\$1,656,724		\$1,656,724

City of Irvine
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BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4A-2: Park Improvement Credit / Neighborhood Park A

Private Neighborhood Park B (Lot 8)

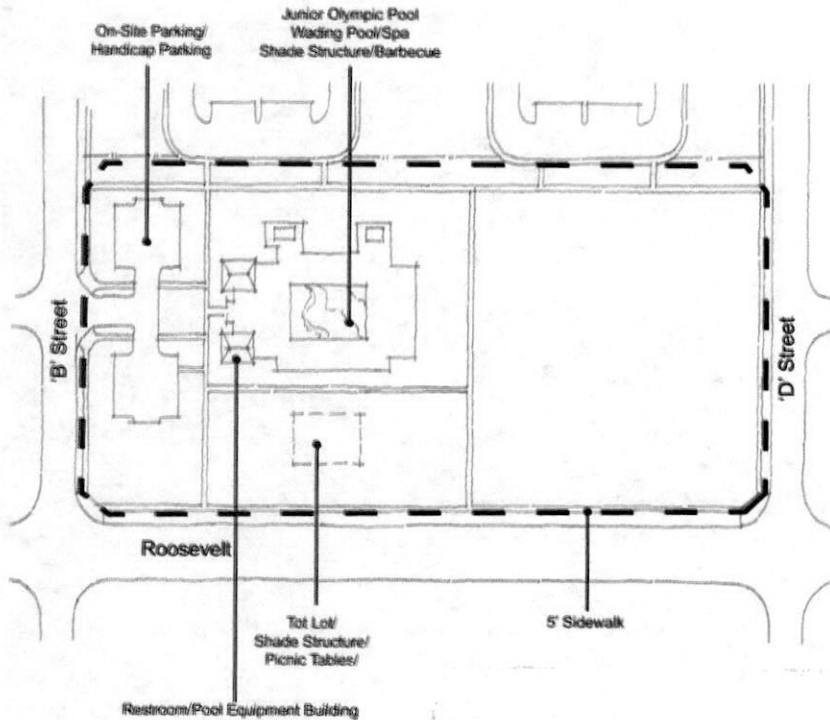
- Minimum Acres to be provided: 5.00 acres
- Minimum Amenities to be provided (eligible for credit):
 - 6 Lane Junior Olympic Pool (3,375 sf)
 - 45' wide x 75' long with entry area
 - Depth 3.5' min. to 7' max
 - Spa (150 sf)
 - Wading Pool (115 sf)
 - Rest Rooms (800 sf)
 - Pool Equipment Building (800 sf)
 - Pool Shade Structure (400 sf, min. 50% shade)
 - Pool Deck (10,125 to 13,500 sf)
 - Tot Lot (3,000 sf)
 - Picnic Tables (2)
 - Single/Family Barbecues (1)
 - Drinking Fountains (1)
 - Shade Structure (1,000 sf, min. 50% shade)

- Additional Amenities to be provided (not eligible for credit):
 - Benches
 - Trash Cans
 - Recycle Receptacles
 - Parking Lot

• Parking Required:

Park acreage requirement (5 +1/ac over 2 acres)	8
Junior Olympic Pool (1/300 sf)	12
Total	20

- Parking Provided :
(including 1 handicap space)



Not to Scale
N

Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval. If the program should change, parking provided will be modified accordingly.

City of Irvine
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BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4B-1: Conceptual Layout Plan of Neighborhood Park B

Park B

Minimum acres to be provided

5.00 AC

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	16,133 CY	\$1.63	\$26,297	100%	\$26,297
Site Grading - Fine	217,800 SF	\$0.22	\$47,916	100%	\$47,916
Site Drainage	217,800 SF	\$0.35	\$76,230	100%	\$76,230
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	16,300 SF	\$2.90	\$47,270	100%	\$47,270
Turf	80,000 SF	\$0.10	\$8,000	100%	\$8,000
Ground Cover	83,141 SF	\$2.18	\$181,247	100%	\$181,247
Shrub	8,500 EA	\$11.10	\$94,350	100%	\$94,350
Trees	250 EA	\$92.48	\$23,120	100%	\$23,120
Mulch / Soil preparation	165,000 SF	\$0.14	\$23,100	100%	\$23,100
Automatic Irrigation	165,000 SF	\$0.34	\$56,100	100%	\$56,100
Security Lighting	27 EA	\$2,663.00	\$71,901	100%	\$71,901
B. Typical Public Amenities					
Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Table	400 SF	\$3.05	\$1,220	100%	\$1,220
Barbecue - Single/Family	1 EA	\$156.00	\$156	100%	\$156
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Tot Lot	3,000 SF	\$33.29	\$99,870	100%	\$99,870
Shade Structure 50% shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000
Pool					
Junior Olympic Pool - 6 lane	3,375 SF	\$60.28	\$203,445	100%	\$203,445
Spa	150 SF	\$60.28	\$9,042	100%	\$9,042
Wading Pool	115 SF	\$60.28	\$6,932	100%	\$6,932
Pool Deck	10,125 SF	\$4.24	\$42,930	100%	\$42,930
Pool Fencing 6' high	600 LF	\$17.08	\$10,248	100%	\$10,248
Trellis/Shade Structure 50% shade	400 SF	\$24.70	\$9,880	100%	\$9,880
Restroom	800 SF	\$182.00	\$145,600	100%	\$145,600
Pool Equipment Room	800 SF	\$182.00	\$145,600	100%	\$145,600
Subtotal			\$1,427,546		\$1,427,546
D. Development Cost					
Mobilization		2%	\$28,551		\$28,551
Survey/Design Fees		7%	\$99,928		\$99,928
Plan Check & Permit Fees		2%	\$28,551		\$28,551
Contingency		7%	\$99,928		\$99,928
Landscape Maintenance	165,000 SF	\$0.03	\$4,950	100%	\$4,950
Land Value					\$2,040,595 / AC
Improvement Credit					0.64 AC

City of Irvine
APPROVED

BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4B-2: Park Improvement Credit / Neighborhood Park B

Private Neighborhood Park C (Lot 33)

- Minimum Acres to be provided: 5.27 acres
(excluding Eucalyptus Windrow)

- Minimum Amenities to be provided (eligible for credit):

4 Lane Lap Pool (2,270 sf)
-32' wide x 60' long with entry area
-Depth 3.5' min. to 5' max

Spa (150 sf)

Rest Rooms (800 sf)

Pool Equipment Room (800 sf)

Pool Shade Structure (400 sf, min. 50% shade)

Pool Deck (6,510 to 4,340 sf)

Tot Lot (4,000 sf)

Picnic Tables (2)

Single Barbecues (1)

Drinking Fountains (1)

Shade Structure (1,000 sf, min. 50% shade)

- Additional Amenities to be provided (not eligible for credit):

Benches

Trash Cans

Recycle Receptacles

Parking Lot

- Parking Required:

Park acreage requirement (5 +1/ac over 2 acres) 9

Lap Pool (1/300 sf) 8

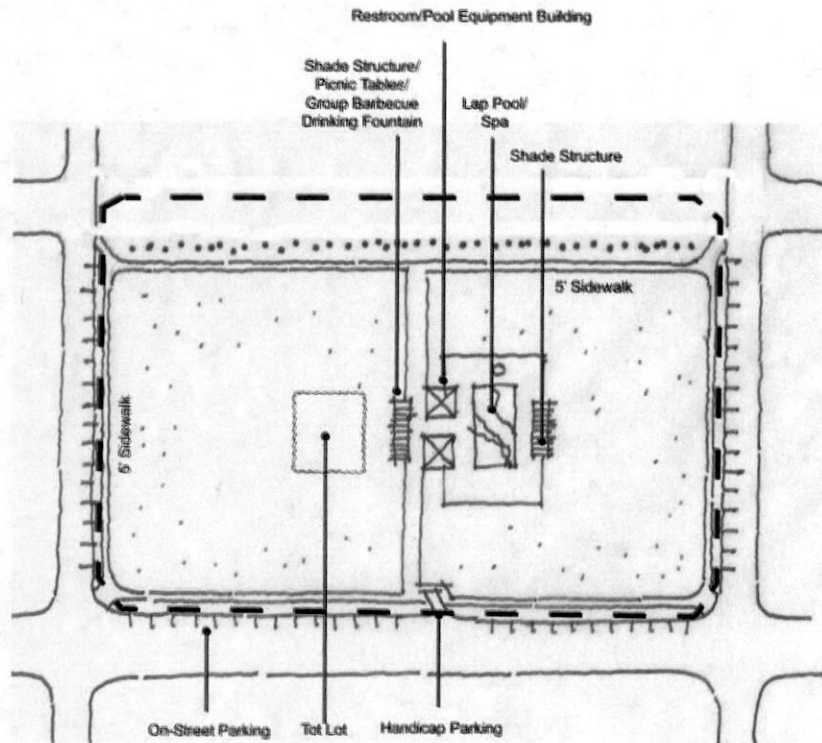
Total 17

- Parking Provided :

On-Street (within 250 ft) 17

Total 17

(including 1 handicap space)



Not to Scale



Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval. If the program should change, parking provided will be modified accordingly.

City of Irvine
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By: CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4C-1: Conceptual Layout Plan of Neighborhood Park C

Park C

Minimum acres to be provided		5.27 AC			
ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
<i>A. Minimum Improvements</i>					
Construction Water	1 L/S	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 L/S	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	17,005 CY	\$1.63	\$27,717	100%	\$27,717
Site Grading - Fine	229,561 SF	\$0.22	\$50,503	100%	\$50,503
Site Drainage	229,561 SF	\$0.35	\$80,346	100%	\$80,346
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	20,700 SF	\$2.90	\$60,030	100%	\$60,030
Turf	143,946 SF	\$0.10	\$14,395	100%	\$14,395
Ground Cover	36,368 SF	\$2.18	\$79,283	100%	\$79,283
Shrub	6,728 EA	\$11.10	\$74,683	100%	\$74,683
Trees	75 EA	\$92.48	\$6,936	100%	\$6,936
Mulch/Soil preparation	193,965 SF	\$0.14	\$27,155	100%	\$27,155
Automatic Irrigation	193,965 SF	\$0.34	\$65,948	100%	\$65,948
Security Lighting	27 EA	\$2,663.00	\$71,901	100%	\$71,901
<i>B. Typical Public Amenities</i>					
Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Tables	216 SF	\$3.05	\$659	100%	\$659
Barbecue - Single Family	1 EA	\$156.00	\$156	100%	\$156
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Tot Lot	4,000 SF	\$33.29	\$133,160	100%	\$133,160
Shade Structure 50% Shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000
<i>Pool</i>					
Lap Pool - 4 lane	2270 SF	\$60.28	\$136,836	50%	\$68,418
Pool Deck	6810 SF	\$4.24	\$28,874	50%	\$14,437
Pool Fencing - 6' high	500 LF	\$17.08	\$8,540	50%	\$4,270
Trellis/Shade Structure 50% Shade	400 SF	\$24.70	\$9,880	50%	\$4,940
Restroom	800 SF	\$182.00	\$145,600	50%	\$72,800
Pool Equipment Room	800 SF	\$182.00	\$145,600	50%	\$72,800
Subtotal			\$1,265,293		\$1,027,628
<i>D. Development Cost</i>					
Mobilization		2%	\$25,306		\$20,553
Survey/Design Fees		7%	\$88,571		\$71,934
Plan Check & Permit Fees		2%	\$25,306		\$20,553
Contingency		7%	\$88,571		\$71,934
Landscape Maintenance	193,965 SF	\$0.03	\$5,819	100%	\$5,819
Total			\$1,498,865		\$1,218,421
Land Value					\$2,640,595 /AC
Improvement Credit					0.46 AC

City of Irvine
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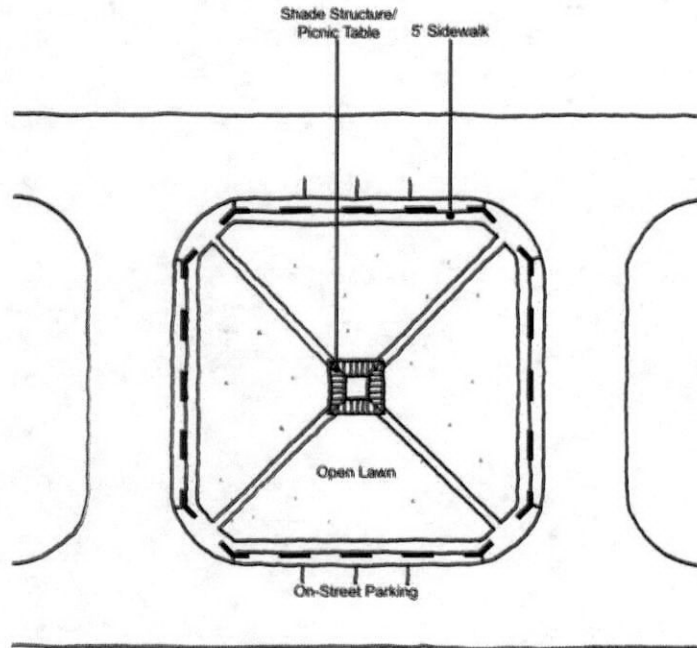
BY Director of Community Development

CASE # 00971444-PPK

DATE October 13, 2026

Private Neighborhood Park D (within Lot 10)

Minimum Acres to be provided: 0.50 acres



Not to Scale

Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval.

In the event of future changes, parking provided will be modified accordingly.

• Minimum Amenities to be provided (eligible for credit):

Picnic Tables (2)

Shade Structure (400 sf, min. 50% shade)

• Additional Amenities to be provided (not eligible for credit):

Benches

Trash Cans

Recycle Receptacles

• Parking Required:

Park acreage requirement (3 for less than 1 acre) 3

Total 3

• Parking Provided :

On Street (within 250 ft) 3

Total 3

(including 1 handicap space)

City of Irvine

APPROVED

BY: C.D. Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4D-1: Conceptual Layout Plan of Neighborhood Park D

Park D

Minimum acres to be provided

0.50 AC

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	1,573 CY	\$1.63	\$2,564	100%	\$2,564
Site Grading - Fine	21,780 SF	\$0.22	\$4,792	100%	\$4,792
Site Drainage	21,780 SF	\$0.35	\$7,623	100%	\$7,623
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	1,718 SF	\$2.90	\$4,982	100%	\$4,982
Concrete Mow Curb	180 LF	\$5.50	\$990	100%	\$990
Turf	9,048 SF	\$0.10	\$905	100%	\$905
Ground Cover	9,515 SF	\$2.18	\$20,743	100%	\$20,743
Shrub	1,484 EA	\$11.10	\$16,472	100%	\$16,472
Trees	52 EA	\$92.48	\$4,809	100%	\$4,809
Mulch / Soil preparation	21,780 SF	\$0.14	\$3,049	100%	\$3,049
Automatic Irrigation	21,780 SF	\$0.34	\$7,405	100%	\$7,405
Security Lighting	6 EA	\$2,663.00	\$15,978	100%	\$15,978
B. Typical Public Amenities					
Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Table	720 SF	\$3.05	\$2,196	100%	\$2,196
Shade Structure 50% shade	553 SF	\$47.00	\$25,991	100%	\$25,991
Subtotal			\$164,347		\$164,347
D. Development Cost					
Mobilization		2%	\$3,287		\$3,287
Survey/Design Fees		7%	\$11,504		\$11,504
Plan Check & Permit Fees		2%	\$3,287		\$3,287
Contingency		7%	\$11,504		\$11,504
Landscape Maintenance	21,780 SF	\$0.03	\$653	100%	\$653
Total			\$194,583		\$194,583
Land Value					\$2,640,595 /AC
Improvement Credit					0.07 AC

City of Irvine

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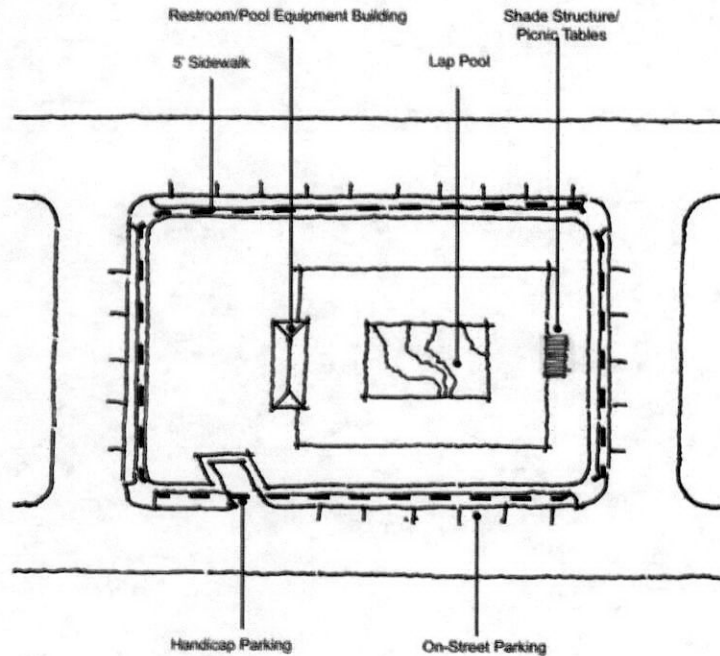
BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 4D-2: Park Improvement Credit / Neighborhood Park D

Private Neighborhood Park E (within Lot 25)



Not to Scale

Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval.

provided will be modified accordingly.

City of Irvine
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BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

- Minimum Acres to be provided: .74 acres

- Minimum Amenities to be provided (eligible for credit):

4 Lane Lap Pool (1,875 sf)

-24' wide x 60' long

-Depth 3.5' min. to 5' max

Rest Rooms (800 sf)

Pool Equipment Room (800 sf)

Pool Shade Structure (400 sf, min. 50% shade)

Pool Deck (5,760 to 7,680 sf)

Picnic Tables (2)

Drinking Fountains (1)

- Additional Amenities to be provided (not eligible for credit):

Benches

Trash Cans

Recycle Receptacles

- Parking Required:

Park acreage requirement (3 for less than 1 acre) 3

Lap Pool (1/300 sf) 7

Total 10

- Parking Provided :

On Street (within 250 ft) 10

Total 10

(including 1 handicap space)

Exhibit 4E-1: Conceptual Layout Plan of Neighborhood Park E

Park E

Minimum acres to be provided

0.74 AC

ITEM	QTY.	MAXIMUM	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	2,678 CY	\$1.63	\$4,365	100%	\$4,365
Site Grading - Fine	32,266 SF	\$0.22	\$7,099	100%	\$7,099
Site Drainage	32,266 SF	\$0.35	\$11,293	100%	\$11,293
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	3,210 SF	\$2.90	\$9,309	100%	\$9,309
Turf	4,370 SF	\$0.10	\$437	100%	\$437
Ground Cover	13,972 SF	\$2.18	\$30,459	100%	\$30,459
Shrub	1,400 EA	\$11.10	\$15,540	100%	\$15,540
Trees	20 EA	\$92.48	\$1,850	100%	\$1,850
Mulch / Soil preparation	18,342 SF	\$0.14	\$2,568	100%	\$2,568
Automatic Irrigation	18,342 SF	\$0.34	\$6,236	100%	\$6,236
Security Lighting	8 EA	\$2,663.00	\$21,304	100%	\$21,304
B. Typical Public Amenities					
Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Table	216 SF	\$3.05	\$659	100%	\$659
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Pool					
Lap Pool 4 lane	1,875 SF	\$60.28	\$113,025	50%	\$56,513
Pool Deck	5,760 SF	\$4.24	\$24,422	50%	\$12,211
Pool Fencing 6' high	450 LF	\$17.08	\$7,686	50%	\$3,843
Trellis/Shade Structure 50% shade	400 SF	\$24.70	\$9,880	50%	\$4,940
Restroom	800 SF	\$182.00	\$145,600	50%	\$72,800
Pool Equipment Room	800 SF	\$182.00	\$145,600	50%	\$72,800
Subtotal			\$607,423		\$384,316
D. Development Cost					
Mobilization		2%	\$12,148		\$7,686
Survey/Design Fees		7%	\$42,520		\$26,902
Plan Check & Permit Fees		2%	\$12,148		\$7,686
Contingency		7%	\$42,520		\$26,902
Landscape Maintenance	18,342 SF	\$0.03	\$550	100%	\$550
Total			\$717,309		\$454,043
Land Value					\$2,640,595 /AC
Improvement Credit					0.17 AC

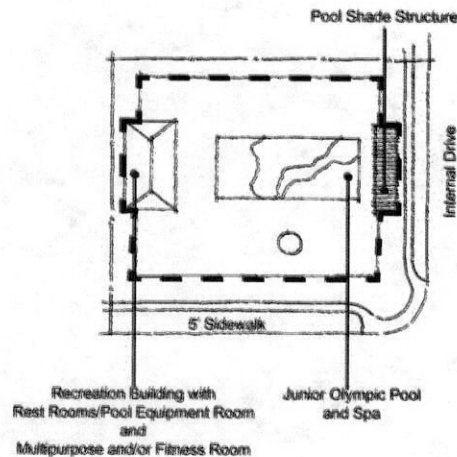
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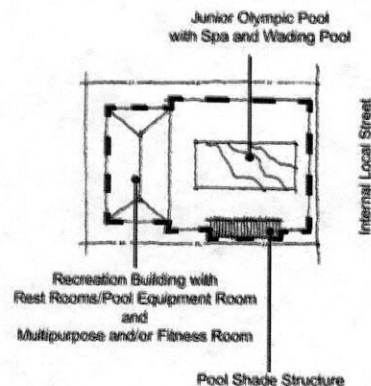
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Exhibit 4E-2: Park Improvement Credit / Neighborhood Park E



Primary Recreation Center
Not to Scale



Secondary Recreation Center
Not to Scale

NOTE: Layout of amenities program is conceptual and may be modified in association with park design review and approval.

Private Neighborhood Park G

(Recreation Centers within Lot 1/2)

- Minimum Acres to be provided: 0.50 acres

- Minimum Amenities to be provided within Primary Rec. Ctr. (eligible for credit):

4 Lane Junior Olympic Pool (2,325 sf)

- 31' wide x 75' long
- depth 3.5' min. to 7' max
- Pool Shade Structure (400 sf)
- Pool Equipment Room (500 sf)
- Rest Rooms (700 sf)
- Pool Deck (6,975 to 9,300 sf)

Multipurpose Room/Fitness Room (min 2,750 sf)

Barbeques - Single/Family (1)

Drinking Fountain (1)

- Minimum Amenities to be provided within Secondary Rec. Ctr. (eligible for credit):

3 Lane Small Lap Pool (1,200 sf)

- 24' wide x 50' long
- depth 3.5' min. to 5' max
- Wading Pool (100 sf)
- Pool Shade Structure (250 sf)
- Pool Equipment Room (250 sf)
- Rest Rooms (300 sf)
- Pool Deck (3,700 sf)

Multipurpose Room/Fitness Room (min 1,000 sf)

Barbeques - Single/Family (1)

Drinking Fountain (1)

- Additional Amenities to be provided (not eligible for credit):

Trash Can

Recycle Receptacle

parking areas. A handicap space will be located within close proximity to the rest room and pool entrance.

Exhibit 4F-1: Conceptual Layout Plan of Neighborhood Park G

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Park G

Minimum acres to be provided **0.50 AC**

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
<i>A. Minimum Improvements</i>					
Construction Water	2 LS	\$2,720.00	\$5,440	100%	\$5,440
Temporary Utilities	2 LS	\$5,440.00	\$10,880	100%	\$10,880
Site Grading - Rough	1,613 CY	\$1.63	\$2,630	100%	\$2,630
Site Grading - Fine	21,780 SF	\$0.22	\$4,792	100%	\$4,792
Site Drainage	21,780 SF	\$0.35	\$7,623	100%	\$7,623
Utility Connections	2 EA	\$36,448.00	\$72,896	100%	\$72,896
Concrete Walk 5' wide	500 SF	\$2.90	\$1,450	100%	\$1,450
Turf	0 SF	\$0.10	\$0	100%	\$0
Ground Cover	3,563 SF	\$2.18	\$7,766	100%	\$7,766
Shrub	220 EA	\$11.10	\$2,439	100%	\$2,439
Trees	16 EA	\$92.48	\$1,480	100%	\$1,480
Mulch / Soil preparation	3,563 SF	\$0.14	\$499	100%	\$499
Automatic Irrigation	3,563 SF	\$0.34	\$1,211	100%	\$1,211
Security Lighting	10 EA	\$2,663.00	\$26,630	100%	\$26,630
<i>B. Typical Public Amenities</i>					
Barbecue - Single/Family	2 EA	\$156.00	\$312	100%	\$312
Drinking Fountain	2 EA	\$4,243.00	\$8,486	100%	\$8,486
<i>Pools</i>					
Junior Olympic Pool - 4 lane	2,325 SF	\$60.28	\$140,151	100%	\$140,151
Pool Deck	6,975 SF	\$4.24	\$29,574	100%	\$29,574
Pool Fencing 6' high	300 LF	\$17.08	\$5,124	100%	\$5,124
Trellis/Shade Structure 50% shade	400 SF	\$24.70	\$9,880	100%	\$9,880
Restroom	700 SF	\$182.00	\$127,400	100%	\$127,400
Pool Equipment Room	500 SF	\$182.00	\$91,000	100%	\$91,000
Small Lap Pool - 3 lane	1,200 SF	\$60.28	\$72,336	50%	\$36,168
Wading Pool	100 SF	\$60.28	\$6,028	50%	\$3,014
Pool Deck	3,700 SF	\$4.24	\$15,688	50%	\$7,844
Pool Fencing 6' high	150 LF	\$17.08	\$2,562	50%	\$1,281
Trellis/Shade Structure 50% shade	250 SF	\$24.70	\$6,175	50%	\$3,088
Restroom	300 SF	\$182.00	\$54,600	50%	\$27,300
Pool Equipment Room	250 SF	\$182.00	\$45,500	50%	\$22,750
<i>C. Recreation Buildings</i>					
Multipurpose Room	3,750 SF	\$182.00	\$682,500	100%	\$682,500
Subtotal			\$1,443,051		\$1,341,606
<i>D. Development Cost</i>					
Mobilization		2%	\$28,861		\$26,832
Survey/Design Fees		7%	\$101,014		\$93,912
Plan Check & Permit Fees		2%	\$28,861		\$26,832
Contingency		7%	\$101,014		\$93,912
Land Value					\$2,640,595 /AC

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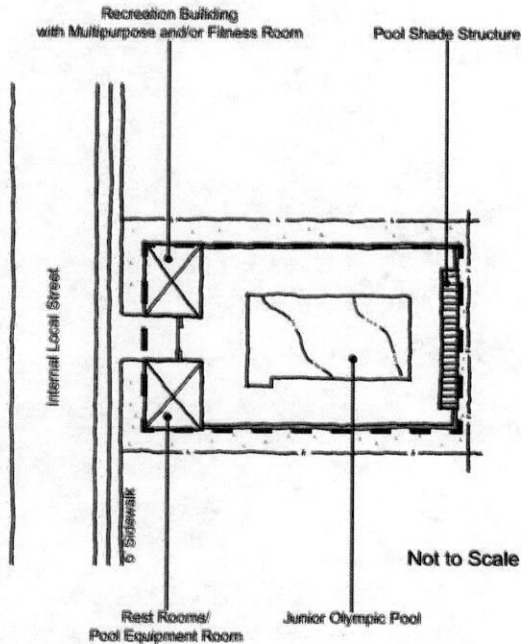
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Private Neighborhood Park H, I and J
(Recreation Center within Lot 19, 20, 32)

- Minimum Acres to be provided: 0.33 acres
- Minimum Amenities to be provided in each Rec. Ctr. (eligible for credit):
 - 4 Lane Junior Olympic Pool (2,325 sf)
 - 31' wide x 75' long
 - depth 3.5' min. to 7' max
 - Pool Shade Structure (400 sf)
 - Pool Equipment Room (500 sf)
 - Rest Rooms (700 sf)
 - Pool Deck (6,975 to 9,300 sf)
 - Multipurpose Room/Fitness Room (2,000 sf to 2,750 sf)
(total 7,050 sf provided in the three recreation centers)
 - Barbeques - Single/Family (1)
 - Drinking Fountain (1)
- Additional Amenities to be provided (not eligible for credit):
 - Trash Can
 - Recycle Receptacle



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Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval.
If the program should change, parking provided will be modified accordingly.

All parking is accommodated by parking within the adjacent complex and shared parking areas. A handicap space will be located within close proximity to the rest room and pool entrance.

Exhibit 4G-1: Conceptual Layout Plan of Neighborhood Park H, I and J

Park H, I & J

Minimum acres to be provided **0.33 AC**

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	1,065 CY	\$1.63	\$1,736	100%	\$1,736
Site Grading - Fine	14,375 SF	\$0.22	\$3,162	100%	\$3,162
Site Drainage	14,375 SF	\$0.35	\$5,031	100%	\$5,031
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	500 SF	\$2.90	\$1,450	100%	\$1,450
Turf	0 SF	\$0.10	\$0	100%	\$0
Ground Cover	3,563 SF	\$2.18	\$7,766	100%	\$7,766
Shrub	220 EA	\$11.10	\$2,439	100%	\$2,439
Trees	4 EA	\$92.48	\$370	100%	\$370
Mulch / Soil preparation	3,563 SF	\$0.14	\$499	100%	\$499
Automatic Irrigation	3,563 SF	\$0.34	\$1,211	100%	\$1,211
Security Lighting	2 EA	\$2,663.00	\$5,326	100%	\$5,326
B. Typical Public Amenities					
Barbecue - Single/Family	1 EA	\$156.00	\$156	100%	\$156
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Pool					
Junior Olympic Pool - 4 lane	2,325 SF	\$60.28	\$140,151	100%	\$140,151
Pool Deck	6,975 SF	\$4.24	\$29,574	100%	\$29,574
Pool Fencing 6' high	300 LF	\$17.08	\$5,124	100%	\$5,124
Trellis/Shade Structure 50% shade	400 SF	\$24.70	\$9,880	100%	\$9,880
Restroom	700 SF	\$182.00	\$127,400	100%	\$127,400
Pool Equipment Room	500 SF	\$182.00	\$91,000	100%	\$91,000
C. Recreation Buildings					
Multipurpose Room	2,350 SF	\$182.00	\$427,700	100%	\$427,700
Subtotal			\$908,826		\$908,826
D. Development Cost					
Mobilization		2%	\$18,177		\$18,177
Survey/Design Fees		7%	\$63,618		\$63,618
Plan Check & Permit Fees		2%	\$18,177		\$18,177
Contingency		7%	\$63,618		\$63,618
Landscape Maintenance	3,563 SF	\$0.03	\$107	100%	\$107
Land Value					\$2,040,595 / AC
Improvement Credit					0.41 AC

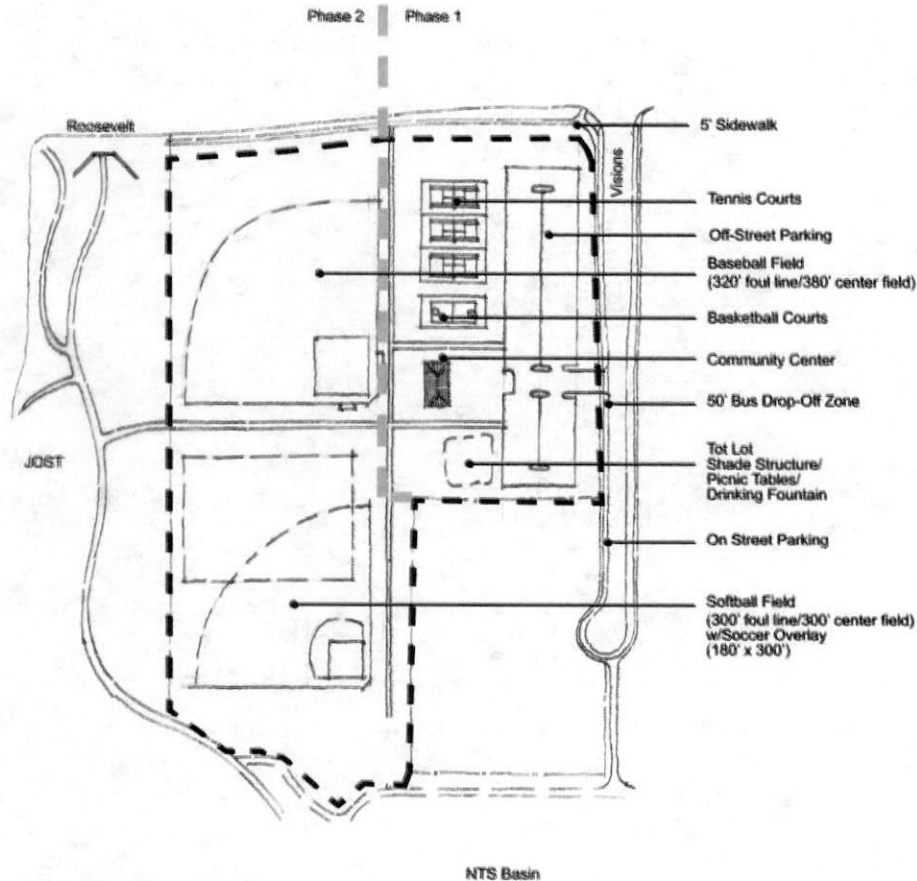
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Exhibit 4G-2: Park Improvement Credit / Neighborhood Park H, I and J



Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval.

Tennis courts may be relocated to the public neighborhood park as part of the Park Design process subject to approval of a minor modification to the Park Plan by the Director of the Community Services.

All requirements in Section 9-40-7-1-2.a of the Irvine Zoning Code shall be met.

Community Park (Lot 17)

- Minimum Acres to be provided: (17.88 Acres Gross/ 16.97 Acres Net)
(Net excludes existing Eucalyptus windrow and any lands subject to existing IRWD sewer easements and proposed City storm drain easements.)
- Minimum Amenities to be provided (eligible for credit):

Phase 1 (approximately 5.35 ac.)

- Full Court Basketball - Lighted (1)
- Tennis Court - Lighted (3)
- Community Center (6,500 sf)
- "Shaded" Tot Lot (6,000 sf) with swings
- Picnic Tables (8)
- Drinking Fountain (2)
- Shade Structure (1,000 sf, min. 50% shade)
- Group Barbeque (2) & Single/Family Barbeque (4)
- Bench (4)
- Trash Can (2)
- Bike Rack (1)

Phase 2 (approximately 12.53 ac.)

- Regulation Baseball Field - Bleachers (140) - Lighted (1)
- Softball Field with Soccer Field (180' x 300') Overlay - Lighted (1)
- Picnic Tables (8)

- Additional Amenities to be provided (not eligible for credit):

Recycle Receptacle

- Parking Required:

Park acreage requirement (5/acre)	82
Community Center	
(1/50 sf of assembly area - 3250 sf)	65
Athletic Field (15/1 field)	30
Bleachers (1/3 seats)	47
Total	224

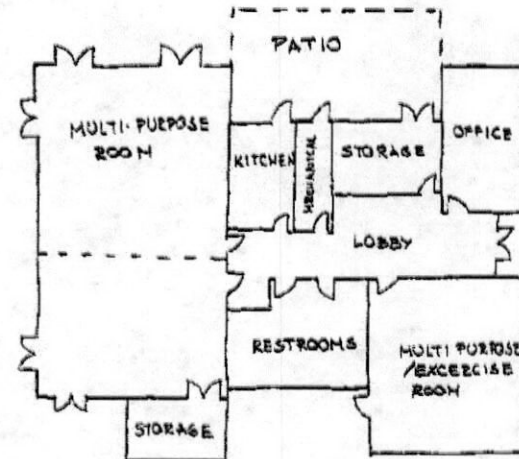
- Parking Provided:

Off Street	170
(including 6 handicap stalls)	

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Exhibit 4H-1: Conceptual Layout Plan of Community Park



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Community Center Program - 6,500 sf

- Multipurpose Room(s) - min. 3,000 sf
- Kitchen - min. 200 sf
- Storage - min 400 sf
- Staff Office - min. 400 sf
- Entry Lobby
- Restrooms
- Patio Area (s)

Note: Layout of Community Center is conceptual and may be modified in association with park design review and approval.

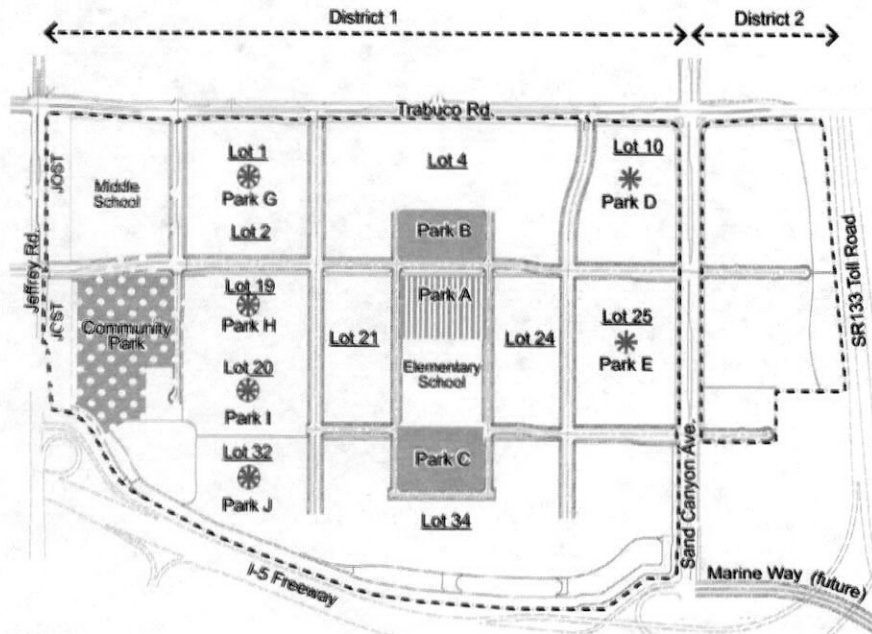
Minimum acres to be improved		17.88 AC	(includes easements)		
ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements					
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	57,693 CY	\$1.63	\$94,039	100%	\$94,039
Site Grading - Fine	778,853 SF	\$0.22	\$171,348	100%	\$171,348
Site Drainage	778,853 SF	\$0.35	\$272,598	100%	\$272,598
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	23,250 SF	\$2.90	\$67,425	100%	\$67,425
Turf	486,187 SF	\$0.10	\$48,619	100%	\$48,619
Ground Cover	121,547 SF	\$2.18	\$264,972	100%	\$264,972
Shrub	7,495 EA	\$11.10	\$83,199	100%	\$83,199
Trees	100 EA	\$92.48	\$9,248	100%	\$9,248
Mulch / Soil preparation	648,250 SF	\$0.14	\$90,755	100%	\$90,755
Automatic Irrigation	648,250 SF	\$0.34	\$220,405	100%	\$220,405
Security Lighting	40 EA	\$2,663.00	\$106,520	100%	\$106,520
B. Typical Public Amenities					
Picnic Tables	16 EA	\$620.00	\$9,920	100%	\$9,920
Concrete Pavement	1,728 SF	\$3.05	\$5,270	100%	\$5,270
Barbecue - Group	2 EA	\$609.00	\$1,218	100%	\$1,218
Barbecue - Single/Family	4 EA	\$156.00	\$624	100%	\$624
Bike Rack	1 EA	\$218.00	\$218	100%	\$218
Drinking Fountain	2 EA	\$4,243.00	\$8,486	100%	\$8,486
Tot Lot	6,000 SF	\$33.29	\$199,740	100%	\$199,740
Bench	4 EA	\$381.00	\$1,524	100%	\$1,524
Trash Can	2 EA	\$462.00	\$924	100%	\$924
Monument Signs	1 EA	\$6,528.00	\$6,528	100%	\$6,528
Parking Lot - Lighted	60,000 SF	\$3.48	\$208,800	100%	\$208,800
Shade Structure 50% shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000
Athletic Courts					
Ball Field - Baseball - lit	1 EA	\$71,170.00	\$71,170	100%	\$71,170
Ball Field - Softball - lit	1 EA	\$71,170.00	\$71,170	100%	\$71,170
Spectator Bleachers	1.25 EA	\$7,000.00	\$8,750	100%	\$8,750
Soccer Goals	1 pair	\$2,300.00	\$2,300	100%	\$2,300
Tennis Court - lit	3 EA	\$55,923.00	\$167,769	100%	\$167,769
Basketball full Court - lit	1 EA	\$46,022.00	\$46,022	100%	\$46,022
Athletic Field Lighting Poles	8 EA	\$20,000.00	\$160,000	100%	\$160,000
C. Recreation Buildings					
Multipurpose Room with Kitchen & Restroom	6,500 SF	\$182.00	\$1,183,000	100%	\$1,183,000
Subtotal			\$3,674,169		\$3,674,169
D. Development Cost					
Mobilization		2%	\$73,483		\$73,483
Survey/Design Fees		7%	\$257,192		\$257,192
Plan Check & Permit Fees		2%	\$73,483		\$73,483
Contingency		7%	\$257,192		\$257,192
Landscape Maintenance	648,250 SF	\$0.03	\$19,447	100%	\$19,447
Total			\$4,354,967		\$4,354,967
Land Value					\$2,640,595 /AC

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Not to Scale



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- : Community Park
- : Public Neighborhood Park
- : Private Neighborhood Park

* : Private Neighborhood Park, showing general location

Residential Master Plans

Phasing - District 1 Neighborhood Parks

1. Prior to the issuance of the 1,700th residential building permit in PA 40, with the exception of model homes, the applicant shall have submitted a Park Design application to the City for Public Neighborhood Park A in PA 40.
2. Prior to issuance of the 2,000th residential building permit in PA 40, with the exception of model homes, the applicant shall submit, subject to approval from the Director of Community Services, a Public Facilities Preliminary Review Application for Public Neighborhood Park A in PA 40, which shall demonstrate that all related construction plans meet all City of Irvine Design Standards for Public Recreational Facilities.
3. Prior to issuance of the 2,200th residential building permit in PA 40, with the exception of model homes, the applicant shall begin construction of Public Neighborhood Park A.
4. Prior to the issuance of the first residential building permit in Lots 4, 21, 24 or 34 with the exception of model homes, construction of Neighborhood Park B will commence.
5. Prior to the issuance of the 1,000th residential building permit in Lots 4, 21, 24 or 34, with the exception of model homes, construction of the Neighborhood Park C will commence.
6. Prior to the issuance of the first residential building permit in Lot 10, with the exception of model homes, the applicant shall commence construction of Park D.
7. Prior to with the issuance of the first residential building permit in Lot 25, with the exception of model homes, the applicant shall commence construction of Park E.

Park G (Private Recreation Center).

9. Prior to the issuance of the 500th Certificate of Occupancy in Lots 1 or 2 the applicant shall commence construction of the Secondary Recreation Center in Park G (Private Recreation Center).
10. Prior to with the issuance of the first Certificate of Occupancy in Lot 19, the applicant shall commence construction of Park H (Private Recreation Center).
11. Prior to the issuance of the first Certificate of Occupancy in Lot 20, the applicant shall commence construction of Park I (Private Recreation Center).
12. Prior to the issuance of the first Certificate of Occupancy in Lot 32, the applicant shall commence construction of Park J (Private Recreation Center).

Phasing - Community Park

1. Prior to the issuance of the 1st residential building permit in PA 40, with the exception of model homes, the applicant shall have submitted a Park Design application to the City for the community park in PA 40.
2. Prior to issuance of the 1st Certificate of Occupancy within PA 40, with the exception of model homes, the applicant shall submit, subject to approval from the Director of Community Services, a Public Facilities Preliminary Review Application for the community park in PA 40, which shall demonstrate that all related construction plans meet all City of Irvine Design Standards for Public Recreational Facilities.
3. Prior to issuance of the 1,100th Certificate of Occupancy within PA 40, with the exception of model homes, the applicant shall begin construction of Phase 1 of the community park in PA 40.
4. Prior to issuance of the 3,000th Residential Building Permit within PA 40, with the exception of model homes, the applicant shall begin construction of Phase 2 of the community park in PA 40.

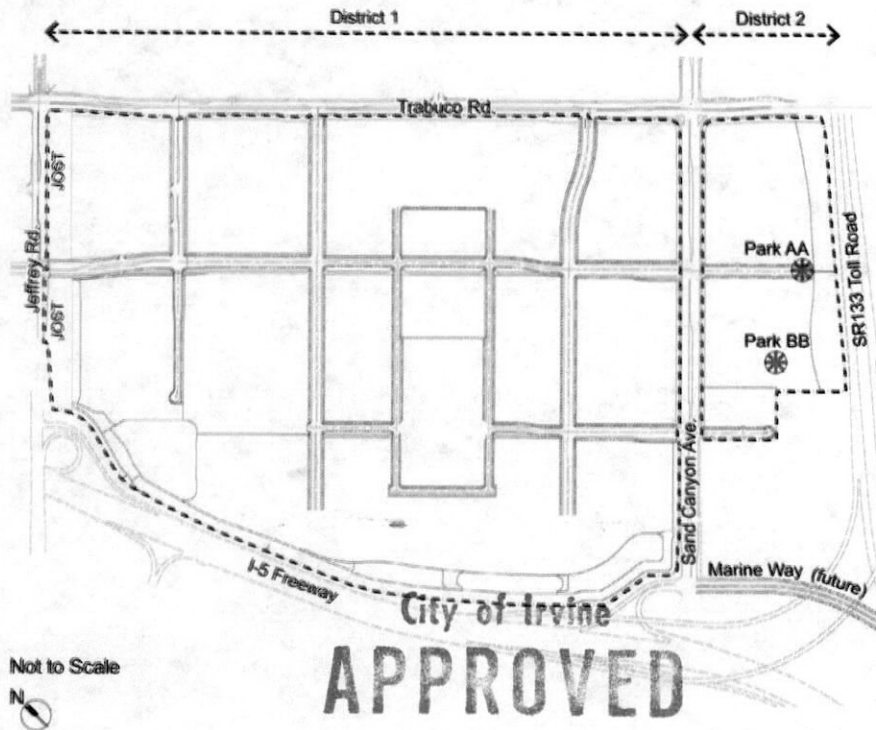
Phasing can be modified subject to the approval of the Director of Community Services.

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Precise location to be determined with future Subdivision Maps and/or Residential Master Plans

PA 40 Park Credit Analysis

District 2 Neighborhood Park

Neighborhood Park Required:			3.33 ac
Neighborhood Park Provided:	Park AA	Land	1.72 ac
		Improvement	0.59 ac
	Park BB	Land	0.75 ac
		Improvement	0.40 ac
	Subtotal	Land	2.47 ac
		Improvement	0.99 ac
	Total		3.46 ac

District 2 Community Park

Community Park Required:		2.22 ac
Community Park In-Lieu Fee Provided:		\$5,862,120
(At a land value of \$2,640,595)		
		2.22 ac

Exhibit 5: Satisfaction of District 2 Park Requirement

Private Neighborhood Park AA (Lot 6/VTM 17612)

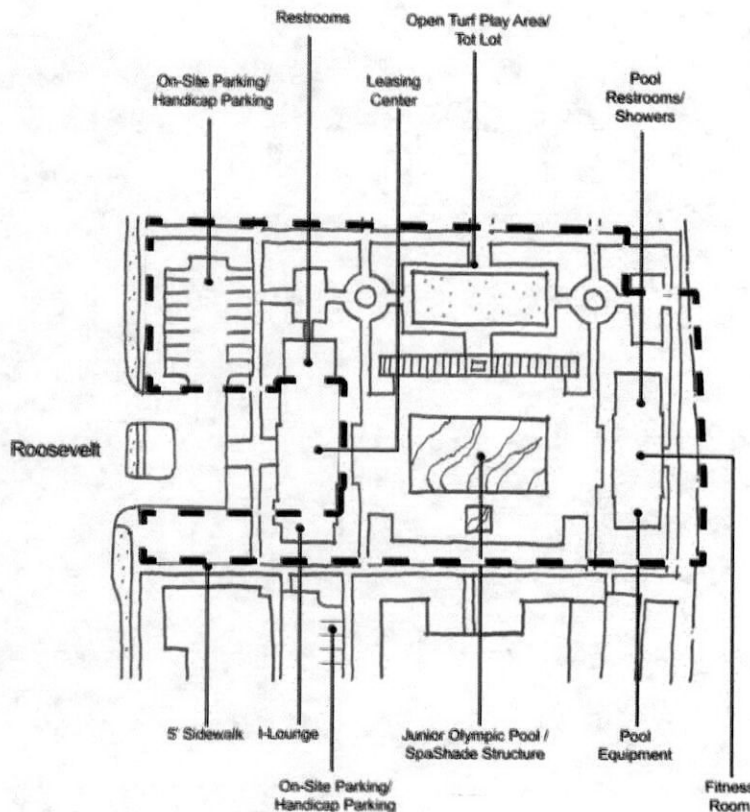
- Minimum Acres to be provided: 1.72 acres
- Minimum Amenities to be provided (eligible for credit):

6 Lane Junior Olympic Pool (4,500 sf)
-50' wide x 90' long with entry area
-Depth 3.5' min. to 7' max
Spa (200 sf)
Business Center or iLounge (970 sf)
Fitness Room (1,600 sf)
Rest Rooms/Shower (500 sf)
Pool Equipment Building (575 sf)
Pool Shade Structure (1,600 sf, min. 50% shade)
Pool Deck (7,600 sf, min.)
Picnic Tables (5)
Single/Family Barbecues (2)
Drinking Fountains (2)
Shade Structure (400 sf, min. 50% shade)

- Additional Amenities to be provided (not eligible for credit):

Tot Lot (Min. of 1,300 sf)
Benches
Trash Cans
Recycle Receptacles
Parking Lot

All Parking is accommodated by parking within the adjacent complex and shared parking areas. A handicap spaces will be located within close proximity to the restroom and pool entrance.



Not to Scale



Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval. If the program should change, parking provided will be modified accordingly.

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Exhibit 6: Conceptual Layout Plan of Neighborhood Park AA

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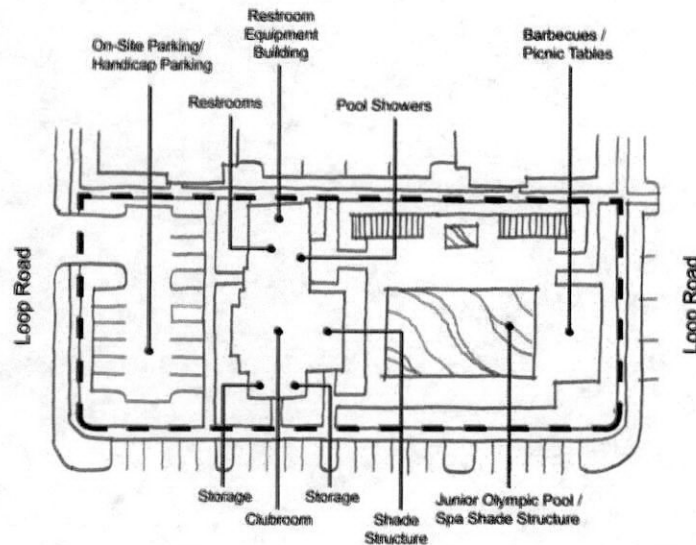
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Minimum acres to be improved		1.72 AC (includes easements)				
ITEM		QTY	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
A. Minimum Improvements						
Construction Water	1	LS	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1	LS	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	8,300	CY	\$1.63	\$13,529	100%	\$13,529
Site Grading - Fine	75,000	SF	\$0.22	\$16,500	100%	\$16,500
Site Drainage	75,000	SF	\$0.35	\$26,250	100%	\$26,250
Utility Connections	1	EA	\$36,448.00	\$36,448	100%	\$36,448
Hardscape Walk	6,225	SF	\$2.90	\$18,053	100%	\$18,053
Concrete Mow-strip	-	SF	\$5.50	\$0	0%	\$0
Turf	4,000	SF	\$0.10	\$400	100%	\$400
Ground Cover	33,750	SF	\$2.18	\$73,575	100%	\$73,575
Shrub	3,500	EA	\$11.10	\$38,850	100%	\$38,850
Trees	70	EA	\$92.48	\$6,474	100%	\$6,474
Mulch / Soil preparation	36,900	SF	\$0.14	\$5,166	100%	\$5,166
Automatic Irrigation	36,900	SF	\$0.34	\$12,546	100%	\$12,546
Security Lighting	8	EA	\$2,663.00	\$21,304	100%	\$21,304
B1. Typical Public Amenities						
Picnic Table - Permanent	5	EA	\$620.00	\$3,100	100%	\$3,100
Barbecue - Group	2	EA	\$609.00	\$1,218	100%	\$1,218
Drinking Fountain	1	EA	\$4,243.00	\$4,243	100%	\$4,243
Shade Structure	400	SF	\$47.00	\$18,800	100%	\$18,800
Trash Can (not eligible for credit)		YES	\$462.00	\$0	0%	\$0
Recycling Receptacles (not eligible for credit)		YES	\$462.00	\$0	0%	\$0
B2. Typical Private Amenities						
Drinking Fountain	1	EA	\$4,243.00	\$4,243	100%	\$4,243
Trash Can (not eligible for credit)		YES	\$462.00	\$0	0%	\$0
Recycling Receptacles (not eligible for credit)		YES	\$462.00	\$0	0%	\$0
POOL AMENITIES						
Junior Olympic Pool - 6 Lanes	4,500	SF	\$60.28	\$271,260	100%	\$271,260
Spa	200	SF	\$0.00	\$0	0%	\$0
Pool Deck	7,600	SF	\$4.24	\$32,224	100%	\$32,224
Pool Fencing 6' High	400	LF	\$17.08	\$6,832	100%	\$6,832
Shade Structures (2) - min. 50% shade	1,800	SF	\$24.70	\$39,520	100%	\$39,520
Restrooms / Showers	500	SF	\$182.00	\$91,000	100%	\$91,000
Pool Equipment Room	575	SF	\$182.00	\$104,850	100%	\$104,850
RECREATION BUILDINGS						
Fitness Room	1,600	SF	\$182.00	\$291,200	100%	\$291,200
Business Center or I-Lounge	970	SF	\$182.00	\$176,540	100%	\$176,540
Subtotal				\$1,322,084		\$1,322,084
D. Development Cost						
Mobilization			2%	\$26,442		\$26,442
Survey/Design Fees			7%	\$92,546		\$92,546
Plan Check & Permit Fees			2%	\$26,442		\$26,442
Contingency			7%	\$92,546		\$92,546
Landscape Maintenance	36,900	SF	\$0.03	\$1,107	100%	\$1,107
Subtotal				\$239,082		\$239,082
Total				\$1,561,166		\$1,561,166

Private Neighborhood Park BB (Lot 5)

- Minimum Acres to be provided: 0.75 acres
- Minimum Amenities to be provided (eligible for credit):
 - 4 Lane Junior Olympic Pool (3,375 sf)
 - 45' wide x 75' long with entry area
 - Depth 3.5' min. to 7' max
 - Multipurpose Room (1,900)
 - Rest Rooms (450 sf)
 - Pool Equipment Room (380 sf)
 - Pool Shade Structure (1,400 sf, min. 50% shade)
 - Pool Deck (5,450 sf, min.)
 - Single/Family Barbecues (2)
 - Drinking Fountains (1)
- Additional Amenities to be provided (not eligible for credit):
 - Spa (140 sf)
 - Benches
 - Trash Cans
 - Recycle Receptacles
 - Parking Lot



All parking is accommodated by parking within the adjacent complex and shared parking areas. A handicap space will be located within close proximity to the restroom and entrance.

Not to Scale



Note: Layout of amenities program is conceptual and may be modified in association with park design review and approval. If the program should change, parking provided will be modified accordingly.

City of Irvine
APPROVED

BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 7: Conceptual Layout Plan of Neighborhood Park BB

Minimum acres to be improved		0.75 AC (includes easements)				
ITEM	QTY	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT	
A. Minimum Improvements						
Construction Water	1 LS	\$2,720.00	\$2,720	100%	\$2,720	
Temporary Utilities	1 LS	\$5,440.00	\$5,440	100%	\$5,440	
Site Grading - Rough	3,600 CY	\$1.63	\$5,868	100%	\$5,868	
Site Grading - Fine	32,558 SF	\$0.22	\$7,163	100%	\$7,163	
Site Drainage	32,558 SF	\$0.35	\$11,395	100%	\$11,395	
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448	
Hardscape Walk	6,225 SF	\$2.90	\$18,053	100%	\$18,053	
Concrete Mow-strip	- SF	\$5.50	\$0	0%	\$0	
Turf	- SF	\$0.10	\$0	100%	\$0	
Ground Cover	10,120 SF	\$2.18	\$22,062	100%	\$22,062	
Shrub	1,200 EA	\$11.10	\$13,320	100%	\$13,320	
Trees	30 EA	\$92.48	\$2,774	100%	\$2,774	
Mulch / Soil preparation	10,120 SF	\$0.14	\$1,417	100%	\$1,417	
Automatic Irrigation	10,120 SF	\$0.34	\$3,441	100%	\$3,441	
Security Lighting	4 EA	\$2,663.00	\$10,652	100%	\$10,652	
B. Typical Public Amenities						
Barbecue - Single/Family	2 EA	\$156.00	\$312	100%	\$312	
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243	
Trash Can (not eligible for credit)	YES	\$462.00	\$0	0%	\$0	
Recycling Receptacles (not eligible for credit)	YES	\$462.00	\$0	0%	\$0	
POOL AMENITIES						
Junior Olympic Pool - 4 Lanes	3,375 SF	\$60.28	\$203,445	100%	\$203,445	
Spa	140 SF	\$0.00	\$0	0%	\$0	
Pool Deck	5,450 SF	\$4.24	\$23,108	100%	\$23,108	
Pool Fencing 6' High	450 LF	\$17.08	\$7,686	100%	\$7,686	
Shade Structures (2) - min. 50% shade	1,400 SF	\$24.70	\$34,580	100%	\$34,580	
Restrooms / Showers	450 SF	\$182.00	\$81,900	100%	\$81,900	
Pool Equipment Room	380 SF	\$182.00	\$69,160	100%	\$69,160	
RECREATION BUILDINGS						
Multipurpose Room with Restroom	1,900 SF	\$182.00	\$345,800	100%	\$345,800	
Subtotal			\$910,986		\$910,986	
D. Development Cost						
Mobilization		2%	\$18,220		\$18,220	
Survey/Design Fees		7%	\$63,769		\$63,769	
Plan Check & Permit Fees		2%	\$18,220		\$18,220	
Contingency		7%	\$63,769		\$63,769	
Landscape Maintenance	10,120 SF	\$0.03	\$304	100%	\$304	
Subtotal			\$164,281		\$164,281	
Total			\$1,075,267		\$1,075,267	
Land Value					\$2,640,595 /AC	
Improvement Credit					0.41 AC	

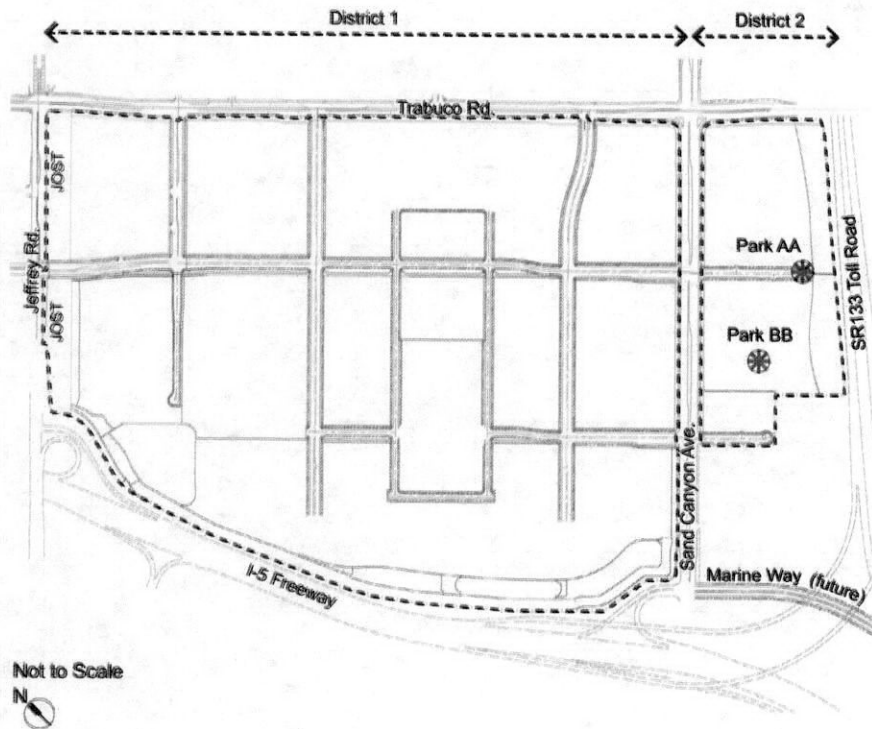
City of Irvine
APPROVED

BY: CD Director

CASE # 00600794-PPK

DATE 5-30-14

Exhibit 7B: Park Improvement Credit / Neighborhood Park BB



Phasing - District 2 Neighborhood Parks

1. Prior to the issuance of the first residential building permit in PA 40 - District 2, with the exception of model homes, the applicant shall have submitted a Park Design application to the City for Neighborhood Parks AA and BB.
2. Prior to the issuance of the first Residential Building Permit for Lots 5 and/or 6, the applicant shall commence construction of Park AA, as the first park should be in place when the first residents move in.
3. Prior to the issuance of the 300th Residential Building Permit for Lots 5 and/or 6, the applicant shall commence construction of Park BB.

Phasing - Community Park

1. Prior to the issuance of the first building permit, with the exception of model homes, the applicant shall submit to The City of Irvine a Community Park in lieu fee in the amount of \$5,862,120 on 485 units to be built. The community park in lieu fees shall be deposited into an account designated by the Fiscal Services division for funding of community parks that may serve this project, including the Great Park, as designated by the City Manager.

City of Irvine
APPROVED

BY CD Director

CASE # 00600794-PPK

DATE 5-30-14

Residential Master Plans

Redlines

Park C**Minimum acres to be provided****5.27 AC**

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
<i>A. Minimum Improvements</i>					
Construction Water	1 L/S	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 L/S	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	17,005 CY	\$1.63	\$27,717	100%	\$27,717
Site Grading - Fine	229,561 SF	\$0.22	\$50,503	100%	\$50,503
Site Drainage	229,561 SF	\$0.35	\$80,346	100%	\$80,346
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	20,700 SF	\$2.90	\$60,030	100%	\$60,030
Turf	145,474 SF	\$0.10	\$14,547	100%	\$14,547
Ground Cover	36,368 SF	\$2.18	\$79,283	100%	\$79,283
Shrub	6,728 EA	\$11.10	\$74,683	100%	\$74,683
Trees	75 EA	\$92.48	\$6,936	100%	\$6,936
Mulch/Soil preparation	193,965 SF	\$0.14	\$27,155	100%	\$27,155
Automatic Irrigation	193,965 SF	\$0.34	\$65,948	100%	\$65,948
Security Lighting	27 EA	\$2,663.00	\$71,901	100%	\$71,901

B. Typical Public Amenities

Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Tables	216 SF	\$3.05	\$659	100%	\$659
Barbecue - Single Family	1 EA	\$156.00	\$156	100%	\$156
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Tot Lot	4,000 SF	\$33.29	\$133,160	100%	\$133,160
Shade Structure 50% Shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000

Pool

Lap Pool - 4 lane	2270 SF	\$60.28	\$136,836	50%	\$68,418
Pool Deck	6810 SF	\$4.24	\$28,874	50%	\$14,437
Pool Fencing - 6' high	500 LF	\$17.08	\$8,540	50%	\$4,270
Trellis/Shade Structure 50% Shade	400 SF	\$24.70	\$9,880	50%	\$4,940
Restroom	800 SF	\$182.00	\$145,600	50%	\$72,800
Pool Equipment Room	800 SF	\$182.00	\$145,600	50%	\$72,800

Subtotal**~~\$1,265,447~~****~~\$1,027,782~~***D. Development Cost*

Mobilization		2%	\$25,309		\$20,556
Survey/Design Fees		7%	\$88,581		\$71,945
Plan Check & Permit Fees		2%	\$25,309		\$20,556
Contingency		7%	\$88,581		\$71,945
Landscape Maintenance	193,965 SF	\$0.03	\$5,819	100%	\$5,819

Total**~~\$1,499,046~~****~~\$1,218,601~~****Land Value**

\$2,640,595 /AC

Improvement Credit**0.46 AC**

City of Irvine
APPROVED

BY Director of Community DevelopmentCASE # 00971444-PPKDATE October 13, 2026**Exhibit 4C-2: Park Improvement Credit/Neighborhood Park C**

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May 9, 2014

October 13, 2026

Park C**Minimum acres to be provided****5.27 AC**

ITEM	QTY.	MAXIMUM VALUE	SUBTOTAL	% CREDIT	IMPROVEMENT
<i>A. Minimum Improvements</i>					
Construction Water	1 L/S	\$2,720.00	\$2,720	100%	\$2,720
Temporary Utilities	1 L/S	\$5,440.00	\$5,440	100%	\$5,440
Site Grading - Rough	17,005 CY	\$1.63	\$27,717	100%	\$27,717
Site Grading - Fine	229,561 SF	\$0.22	\$50,503	100%	\$50,503
Site Drainage	229,561 SF	\$0.35	\$80,346	100%	\$80,346
Utility Connections	1 EA	\$36,448.00	\$36,448	100%	\$36,448
Concrete Walk 5' wide	20,700 SF	\$2.90	\$60,030	100%	\$60,030
Turf	143,946 SF	\$0.10	\$14,395	100%	\$14,395
Ground Cover	36,368 SF	\$2.18	\$79,283	100%	\$79,283
Shrub	6,728 EA	\$11.10	\$74,683	100%	\$74,683
Trees	75 EA	\$92.48	\$6,936	100%	\$6,936
Mulch/Soil preparation	193,965 SF	\$0.14	\$27,155	100%	\$27,155
Automatic Irrigation	193,965 SF	\$0.34	\$65,948	100%	\$65,948
Security Lighting	27 EA	\$2,663.00	\$71,901	100%	\$71,901

B. Typical Public Amenities

Picnic Tables	2 EA	\$620.00	\$1,240	100%	\$1,240
Concrete Pad for Picnic Tables	216 SF	\$3.05	\$659	100%	\$659
Barbecue - Single Family	1 EA	\$156.00	\$156	100%	\$156
Drinking Fountain	1 EA	\$4,243.00	\$4,243	100%	\$4,243
Tot Lot	4,000 SF	\$33.29	\$133,160	100%	\$133,160
Shade Structure 50% Shade	1,000 SF	\$47.00	\$47,000	100%	\$47,000

Pool

Lap Pool - 4 lane	2270 SF	\$60.28	\$136,836	50%	\$68,418
Pool Deck	6810 SF	\$4.24	\$28,874	50%	\$14,437
Pool Fencing - 6' high	500 LF	\$17.08	\$8,540	50%	\$4,270
Trellis/Shade Structure 50% Shade	400 SF	\$24.70	\$9,880	50%	\$4,940
Restroom	800 SF	\$182.00	\$145,600	50%	\$72,800
Pool Equipment Room	800 SF	\$182.00	\$145,600	50%	\$72,800

Subtotal**\$1,265,293****\$1,027,628***D. Development Cost*

Mobilization		2%	\$25,306		\$20,553
Survey/Design Fees		7%	\$88,571		\$71,934
Plan Check & Permit Fees		2%	\$25,306		\$20,553
Contingency		7%	\$88,571		\$71,934
Landscape Maintenance	193,965 SF	\$0.03	\$5,819	100%	\$5,819

Total**\$1,498,865****\$1,218,421****Land Value**

\$2,640,595 /AC

Improvement Credit**0.46 AC**

City of Irvine
APPROVED

Exhibit 4C-2: Park Improvement Credit/Neighborhood Park C
Revised to remove 1,528 s.f. of turf

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May 9, 2014

BY Director of Community DevelopmentCASE # 00971444-PPKDATE October 13, 2026

October 13, 2026

Ldn Consulting, Inc.

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www.ldnconsulting.net

phone 760-473-1253
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September 15, 2026

William J. Curry, Esq.
Whitney Curry, APC
27 Orchard
Lake Forest, CA 92630

Subject: Cypress Village Pickleball Noise Assessment – Irvine CA

The firm of Ldn Consulting is pleased to submit the following noise impact analysis for the existing pickleball operations at the Cypress Village planned community in Irvine, California. The purpose of this assessment is to evaluate operational noise levels from the two existing pickleball courts within the community park and recreation center located at 401 Rush Lily. The pickleball courts are located within the community area southwest of the Cypress Village Elementary School. The first court (Court #1) is located northwest of the existing playground, within the grass field. The second court (Court #2) is located at the eastern corner of the enclosed pool area at the intersection of Rush Lily and Nightmist.

A noise test was conducted that included pickleball games occurring on each court with both games consisting of four players. Additionally, approximately 18 volunteer, most of which played, were congregating around Court #2 socializing and waiting to play. Noise measurements were taken adjacent to the pickleball courts and along the nearest residential property lines to determine if the pickleball operations were below the City of Irvine's 55 dBA Leq Daytime noise threshold.

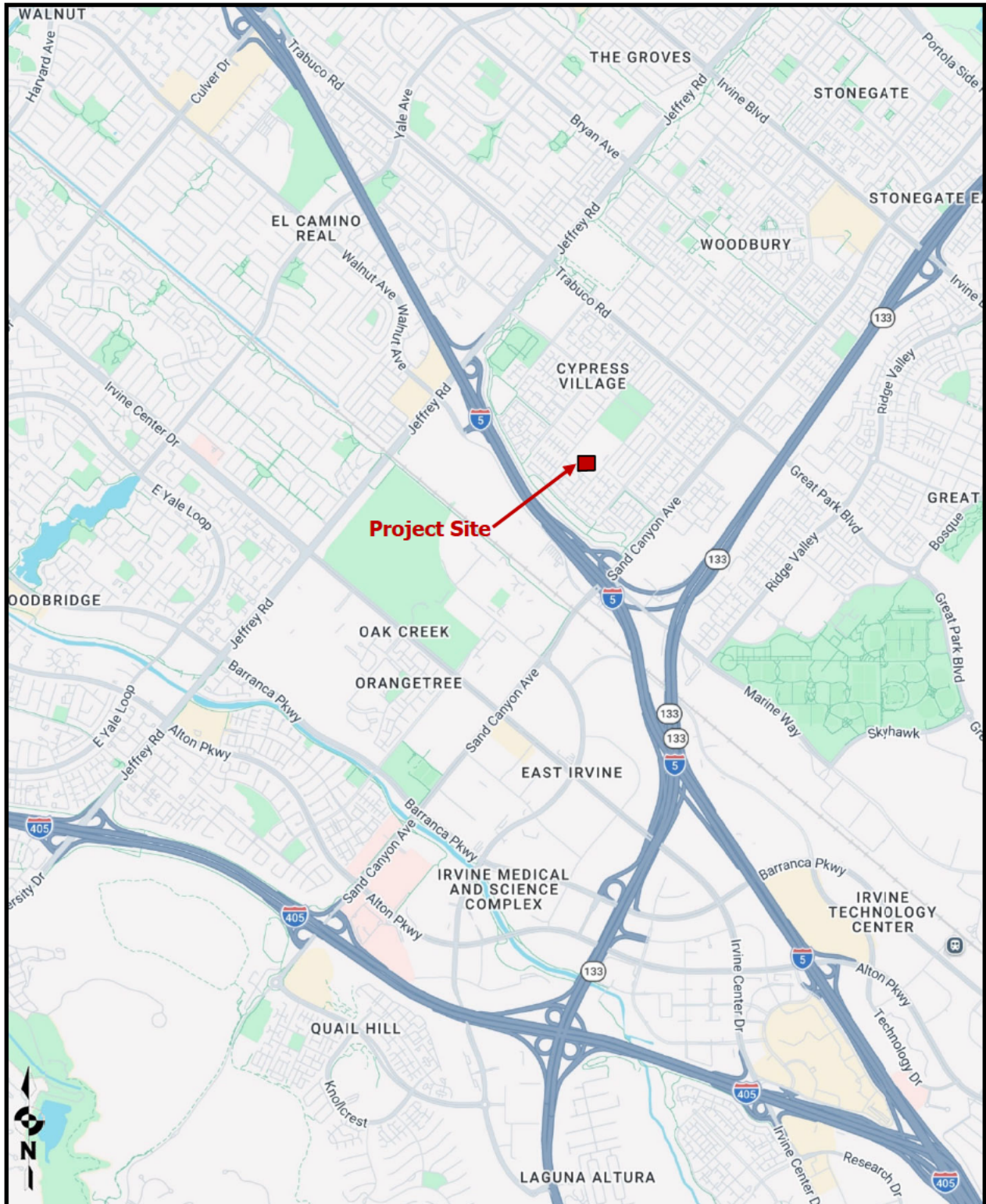
PROJECT LOCATION/DESCRIPTION

The Cypress Village Community is an existing HOA managed community in Irvine, California. The community is located east of Interstate 5 (I-5) between Jeffrey Road and San Canyon Avenue. The community recreation area includes two pickleball courts for exclusive use for residents. The project site vicinity map is provided in Figure 1.

The nearest residences to Court #1 are located across Scented Violet to the northwest and across Velvet Flower to the southwest. The nearest residences to Court #2 are located along the southeast side of Rush Lily and across Velvet Flower to the southwest. Cypress Village Elementary School and City Light Baptist Church are located to the northeast along Rush Lily.

ENCLOSURE 3

Figure 1: Project Vicinity Map



CITY OF IRVINE NOISE STANDARDS

Chapter 2 of Division 8 of the City’s Municipal Code has adopted noise regulations “in order to control unnecessary, excessive and annoying noise” (City of Irvine 2024b). The City’s Noise Ordinance establishes hourly noise level standards for various land use categories affected by stationary non-transportation noise sources as shown in Table 1 below. The ordinance also regulates the timing of construction activities and establishes noise performance standards for other sources, such as commercial deliveries and landscape equipment. Per the subtext in the table, noise associated with the pickleball activities would include impact noise and noise consisting of speech, therefore, the 60 dBA Leq daytime noise threshold would be reduced to 55 dBA Leq at the nearest residences.

Table 1: City of Irvine Exterior Noise Performance Standards

Receiving Land Use	Noise Limit (dBA Leq) (7:00 a.m. to 10:00 p.m.)	Noise Limit (dBA Leq) (10:00 p.m. to 7:00 a.m.)
Residential	60	55
Residential Portions of Properties Zoned for Multi-Use	60	55
Commercial, Industrial, Manufacturing	70	60
Office/Institutional (Hospital, School Classroom, Church, Library)	60	55
Source: Irvine Municipal Code, Title 6, Division 8, Chapter 2, Section 6-8-204 Notes: - The noise standards shall be increased by 5 dB for consecutive sound durations less than 15 minutes, by 10 dB for consecutive sound durations less than 5 minutes, and by 15 dB for consecutive sound durations less than 1 minute. - Each of the noise standards shall be reduced by 5 dB for impact noise, predominant tone noise, or for noises consisting of speech or music. - In the event the existing ambient noise level exceeds the noise standard, the maximum allowable noise level under said category shall be increased to the ambient noise level.		

The General Plan Noise Element has hourly noise level standards for stationary noise sources. The noise standards from the General Plan Noise Element are shown in Table 2. Additionally, per the subtext, the noise standard shall be increased by 15 dBA for consecutive sound durations less than 1 minute for a maximum noise level of 75 dBA L_{max} . The threshold would subsequently be reduced to 70 dBA L_{max} to account for the impact noise associated with the pickleball activities.

Table 2: City of Irvine Noise Standards, Stationary Sources

Receiving Land Use	Time of Day	Location	Noise Level (dBA) Not to Be Exceeded for Period out of 1 Hour				
			30 min.	15 min.	5 min.	1 min.	Anytime
1: Hospitals, libraries, churches, schools, and residential properties	7:00 a.m. to 10:00 p.m.	Exterior	55	60	65	70	75
		Interior	—	—	55	60	65
	10:00 p.m. to 7:00 a.m.	Exterior	50	55	60	65	70
		Interior	—	—	45	50	55
2: Professional office and public institutional properties	Anytime	Exterior	55	60	65	70	75
		Interior	—	—	55	60	65
3: Commercial properties excluding professional office properties	Anytime	Exterior	60	65	70	75	80
		Interior	—	—	55	60	65
4: Industrial properties	Anytime	Exterior	70	75	80	85	90
		Interior	—	—	55	60	65

SOUND PROPAGATION

Noise levels generated by fixed or point sources diminish rapidly with distance from the source at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 25 feet from the noise source to the receptor would be reduced to 69 dBA at 50 feet from the source to the receptor and reduced to 63 dBA at 100 feet from the source.

ANALYSIS PROCEDURES

To determine the noise level environment during the pickleball activities and potential noise impacts, noise measurements were taken at three locations, measured at a minimum height of 5 feet above ground level, at Court #1, four locations at Court #2, and at two property line locations nearest Court #2, as shown in Figure 2 and as described below:

- Monitoring Location #1 (M1): Located 60' northwest of Court #1. Noise sources at this location were from pickleball activity, traffic noise from Scented Violet, and noise from the elementary school.
- Monitoring Location #2 (M2): Located 40' northeast of Court #1. Noise sources at this location were from pickleball activity and noise from the elementary school.

- Monitoring Location #3 (M3): Located 20' southeast of Court #1. Noise sources at this location were from pickleball activity, noise from the tot lot, and noise from the elementary school.
- Monitoring Location #4 (M4): Located 20' southwest of Court #2. Noise sources at this location were from pickleball activity and noise from the community pool.
- Monitoring Location #5 (M5): Located 20' northwest of Court #2. Noise sources at this location were from pickleball activity, noise from the elementary school, and traffic noise along Rush Lily.
- Monitoring Location #6 (M6): Located 40' northwest of Court #2. Noise sources at this location were from pickleball activity, noise from the elementary school, and traffic noise along Rush Lily.
- Monitoring Location #7 (M7): Located 60' southeast of Court #2. Noise sources at this location were from pickleball activity and residents congregating around the pickleball courts to socialize and to wait their turn.
- Monitoring Location #8 (M8): Located at the nearest residential property line to the southeast along Rush Lily. Noise sources at this location were from traffic noise along Rush Lily and pickleball activity.
- Monitoring Location #9 (M9): Located northeast along Rush Lily at the nearest residential property line across from the elementary school. Noise sources at this location were from noise from the elementary school and traffic noise along Rush Lily.
- Monitoring Location #10 (M10): Located at the residences northwest of Scented Violet. Noise measurements were not taken at this location, however, based on the worst-case source levels determined at M4, anticipated noise levels from the pickleball activities at Court #1 can be calculated. Based on the increased distance, anticipated noise levels would be 12 dBA lower. It should be noted that actual noise levels at this location could be higher due to traffic noise along Scented Violet.

The noise measurements were taken on Wednesday, April 22nd, 2026 to capture the anticipated noise levels during pickleball play. The operational noise levels consisted of an active pickleball game on each court, each consisting of four players. Players arrived at approximately 11:00 a.m. with light play and warmups starting at approximately 11:20 a.m. The participants played with various levels of intensity until approximately 12:00 p.m. Play after 12:00 p.m. was intermittent. It should be noted that since noise measurements taken during elementary school hours, noise levels were found to be slightly elevated. It is anticipated that noise levels during evening, weekends, and school breaks would be lower. Therefore, the noise measurements utilized for this test are considered conservative.

C Court

M10 Meter/Receptor Location

EXISTING CONCRETE SLAB ORIGINALLY INTENDED FOR TETHERBALL HAS BEEN PAINTED FOR PICKLEBALL. THERE IS NO NET PROVIDED BY H.C.A. PLAYERS WILL BE REQUIRED TO BRING THEIR OWN NET. THERE IS NO FENCING SURROUNDING THE COURT.

EXISTING 6'-0" HIGH POOL FENCE

NEW CONCRETE SLAB FOR PICKLEBALL COURT IN AREA THAT HAS LAWN SURFACE. COURT IS EQUIPPED WITH NETS AND IS LOCATED WITHIN POOL FENCE AND HAS HOURS OF PLAY RESTRICTED TO THOSE HOURS THAT POOL IS OPEN.

NEW 48' HIGH FENCE AROUND PICKLEBALL COURT

The games consisted of various levels of intensity, with Court #1 having more intensive, competitive gameplay. To determine the worst-case noise levels, the loudest 15-minute period was used to determine the potential noise levels over an hour. It was determined that the loudest 15-minute interval at Court #1 occurred between 11:36 a.m. to 11:50 a.m., as shown

in Table 3 on the following page. The 15-minute Leq during this time period was found to be 61.3 dBA Leq at a distance of 60 feet, as measured at M2, and 65.2 dBA Leq at a distance of 20 feet, or 55.7 dBA Leq at a distance of 60 feet, as measured at M3. Although noise levels at M2 were louder, noise measurements at M3 were taken at 20 feet, which is closer and more representative of the isolated pickleball noise. Noise levels at M2 were influenced by pedestrians and traffic noise from the school.

It was determined that the loudest 15-minute interval at Court #2 occurred between 11:38 a.m. to 11:52 a.m., as shown in Table 3 below. The 15-minute Leq during this time period was found to be 64.1 dBA Leq at a distance of 20 feet, as measured at M4. As previously mentioned, noise levels generated by fixed or point sources diminish rapidly with distance from the source at a rate of approximately 6 dBA per doubling of distance. Therefore, the noise level of 64.1 dBA Leq at 20 feet would be reduced to 58.1 dBA Leq at 40 feet and 54.6 dBA Leq at 60 feet.

Although noise levels nearest Court #1 were found to be 55.7 dBA Leq at 60 feet, at a distance of 60 feet as measured at M7, noise levels were found to be approximately 60.7 dBA during the same time period. This was due to the combination of pickleball play and participants/players congregating around Court #2 to socialize and to wait their turn to play. Therefore, to be conservative, the worst-case noise level from Court #2 was determined to be 60.7 dBA Leq at 60 feet.

Additionally, due to the more intense play, comparing noise levels measured at M3 and M4, 20 feet from the pickleball activities, more intense and competitive gameplay was determined to be 1.1 dBA louder. Therefore, to account for more intense play, noise levels at Court #2 was increased from 60.7 dBA Leq to 61.8 dBA Leq at a distance of 60 feet.

It should be noted that the two courts are located over 360 feet apart, reducing noise levels by 15 dBA or more. Therefore, noise levels of the two courts would not cumulatively add together.

As shown in Table 2, for residential land uses, the City sets a threshold of 75 dBA Lmax. Per the subtext in the table, noise associated with the pickleball activities would include impact noise and noise consisting of speech, therefore, the 75 dBA Lmax daytime noise threshold would be reduced to 70 dBA Lmax at the nearest residences. As seen in Table 4, maximum noise levels did not exceed 70 dBA during the reference noise measurements.

Table 3: One-Minute Average Noise Levels (dBA Leq-1m)

Time	Court #1			Court #2				Residences	
	M1	M2	M3	M4	M5	M6	M7	M8	M9
	40'	60'	20'	20'	20'	40'	60'	180'	380'
11:31				62.6	62.2	56.7	60	54	57.5
11:32			64.1	60.7	60.1	55.3	60.2	53	56.8
11:33	57.5	59.4	63.3	64.4	63.9	55.9	60	55.7	57.8
11:34	58.9	61.1	65.9	63.1	62.5	58.1	61.3	54.4	59.6
11:35	56.4	61.1	64.1	61.6	60.4	56.2	59.3	55.6	57.7
11:36	57.8	55.5	64.7	62.8	61.8	57	58.3	56	58.9
11:37	56.9	57.2	63.7	61.7	62.4	56.2	61.1	53.7	58.8
11:38	56	59.2	63.6	61.8	61.3	55.4	58.4	53.2	61.6
11:39	57.3	61.7	63	62.8	61.1	56.6	58.3	50.2	57.6
11:40	57	63.5	65.1	65.4	63.9	56.8	59.2	53.2	56.5
11:41	59.7	62.2	65.3	64	60	54.7	59.8	52	56.7
11:42	57.9	60.9	65.8	63.1	60	56.1	60.5	55.5	57.2
11:43	58.3	61.8	65.4	62.7	63.1	56.6	61.4	53.4	55.3
11:44	58.7	63.7	66.2	60.4	54.5	52.1	57.9	51.3	54.3
11:45	58.3	58.2	64.1	67	61.6	56.6	60.5	53.4	55.9
11:46	58.7	63.1	64.7	65.2	61.9	57	62.7	55.9	57
11:47	57.3	59.9	64.1	63.8	63.2	57.3	62	56.2	58
11:48	60.5	62.5	66.2	64.7	61.9	58.5	61.4	59.1	57.1
11:49	59.9	60.5	65.9	64.6	63.1	57.8	60.8	52.5	54.7
11:50	58.9	61.3	67.7	61.9	62.3	55.9	59.7	52.7	57.2
11:51	49.4	50.2	59.5	64.6	64.4	56.2	62	53.8	57.2
11:52	53.4	54.7	55.1	64.5	62.8	58.4	62.4	58.2	58.1
11:53	51.9	52	53.8	59.7	62.4	57.9	58.9	53.2	56.2
11:54	52	52.3	53	55.6	54.1	52.8	58.2	53.6	61.7
11:55	49.3	50.4	50	60.2	57.6	53.6	57.6	50.7	58.4
11:56	51.8	53.1	51.8	62.8	59.6	54.8	60.4	56	57.7
11:57	53.8	54.1	55.5	58.9	59	55.6	59.1	55.2	56.3
11:58	53.2	53.8	54.5	61.3	60.4	56.8	59.9	52.3	58.8
11:59	51.7	51.6	53.6	61.5	58.5	54.1	59.8	55.1	58.8
12:00	51.9	52.3	54.4	61.5	60	54.2	57.5	53	58.9
15-Minute Leq	58.4	61.3	65.2	64.1	62.1	56.6	60.7	54.8	57.3

Table 4: Maximum Noise Levels (dBA Lmax)

Time	Court #1			Court #2				Residences	
	M1	M2	M3	M4	M5	M6	M7	M8	M9
	40'	60'	20'	20'	20'	40'	60'	180'	380'
11:31				73.7	70.3	64.3	67.8	59.8	64.4
11:32			74.2	68.1	67.4	63.5	67.9	58.4	63.9
11:33	66.6	71.1	75.7	75.4	75	61.2	67.1	64.8	62.4
11:34	67.4	72.8	77.3	71.1	72.3	69.2	70.4	59.9	63.4
11:35	64.3	71.7	76.4	70.7	72	63.5	67	65.9	63.7
11:36	67.4	60.1	71.3	75.6	72.1	66.4	67.6	62.2	64.3
11:37	65.6	66.4	70.6	70.7	70.4	64.4	69	59.4	63.2
11:38	63.5	68.4	74.8	73.6	74.1	64.7	68.1	60.6	67.5
11:39	68.1	74.9	73.4	72.2	70.3	66.7	66.7	55.5	62.7
11:40	64.3	75.3	77.5	77.7	77.2	68.8	67	61.1	60.2
11:41	70.7	74.2	73.2	73.7	69.1	61.2	66.6	57.5	64.1
11:42	66.9	73.5	77.1	73.8	70.8	67.4	68.6	65.9	63.6
11:43	66.8	75.4	75.9	73.8	75.9	66.9	68.7	65.2	63.5
11:44	67.7	74.6	77	70.3	68.4	58.9	69.6	56.1	58.1
11:45	70	67	74.1	78	71.5	67	67.2	58.5	58.9
11:46	66.8	76.8	75.1	75.2	71.3	65.2	74.3	62.9	61.8
11:47	66	71.4	73.5	74.5	72.7	65.9	70.6	64	64.1
11:48	70.3	69.9	74.3	73.6	70.8	68.1	71.2	66.7	60.9
11:49	69.2	68.9	74.1	76.1	74.4	66.8	69.7	57.6	58.9
11:50	67.1	72.7	77.7	70.5	73.1	65.2	72.1	58.7	64.2
11:51	53.6	52	73.9	74.1	74.4	65	72.5	58.2	64.8
11:52	57.1	57.1	61.7	75.3	71.5	66.7	70.8	63.6	65.2
11:53	55.2	54.8	61.8	71.2	72.7	66.3	65.8	56.4	61
11:54	58.2	56	61.4	64.8	60.9	57.9	66.2	59.2	66.6
11:55	54.1	53	58.6	69	63.9	59.4	64.9	55.9	61.8
11:56	55.4	58.4	55.3	74	68.3	63.5	69	62.2	63.3
11:57	56.9	57.1	63.5	65.4	69.2	61.2	67	59	58.9
11:58	57.6	58	62.1	71.1	68.5	63.4	66.8	57.6	65.9
11:59	55.6	53.4	61.6	72.4	69.5	62.8	71.2	62.5	61.7
12:00	58.4	57.5	64.6	74.3	72.5	65.8	68.1	60.2	62.5

FINDINGS

The nearest residential uses are the existing single-family homes located across Rush Lily to the southeast approximately 175 feet from the center of Court #2. At this distance, using a worst-case noise level of 61.8 dBA at 60 feet, noise levels would be reduced 9.3 dBA to a calculated noise level of 52.5 dBA Leq at the nearest residential property line. Based on distance, the noise levels at from the pickleball activities at Court #1 would be roughly 50 dBA, 12 dBA lower than the worst-case noise level of 61.8 dBA at the residential uses across Scented Violet. In addition, pickleball at Court #1 is planned to be removed. Therefore, the noise levels across Scented Violet would be reduced due to the distance separation from Court #2. The noise levels at the residences along Rush Lily are not anticipated to change due to pickleball activity at Court #2. This is consistent with noise measurements taken at other community pickleball courts.

The recreational area is enclosed by hedging that would help reduce the noise levels from the pickleball activities. Additionally, a 6-foot-high privacy wall is located along the residential property lines, which would reduce noise levels at the ground floor areas a minimum of 5 dBA.

Based on the findings, the project is in compliance with the City's Noise Ordinance which establishes a maximum daytime hourly average noise threshold of 55 dBA Leq. Therefore, hours of operations should be limited to 7:00 am to 10:00 pm, where no pickleball activities would occur after 10:00 pm to remain in compliance with the City's more restrictive nighttime standard of 50 dBA. Additionally, the project is in compliance with the maximum noise threshold of 70 dBA Lmax. It should be noted that noise levels measured at the nearest residential property lines, M8 and M9, noise levels ranged between 53 dBA and 59 dBA. It was observed at these locations that the primary source of noise was from traffic along the roadways and noise from the nearby elementary school. Noise from pickleball activities was not dominantly observed at these locations. As previously mentioned, overall noise levels outside of school hours would be lower. If you have any questions, please contact me directly at (760) 473-1253 or [REDACTED].

Sincerely,
Ldn Consulting, Inc.



Jeremy Loudon, Principal

ATTACHMENT A

MEASUREMENT DATA

Date	Time	M1	M2	M3	M4	Leq M5	M6	M7	M8	M9	M1	M2	M3	M4	Lmax M5	M6	M7	M8	M9
22-Apr-26	11:00								49.9	53.8								71.4	70.1
22-Apr-26	11:01								53.9	52.9								54	61.7
22-Apr-26	11:02								54.3	53.6								58.8	61.1
22-Apr-26	11:03								51.7	52.3								62.1	58.9
22-Apr-26	11:04								56.2	54.4								58.7	59.2
22-Apr-26	11:05								53.7	54.9								65.4	60.7
22-Apr-26	11:06								53.1	53.1								58.9	60.8
22-Apr-26	11:07								47.6	46.6								60.6	58
22-Apr-26	11:08								51.8	57.1								51.3	48.5
22-Apr-26	11:09								51.6	51.9								57.8	64
22-Apr-26	11:10								51.1	52.7								58	60.4
22-Apr-26	11:11								49.2	48.8								58.6	61
22-Apr-26	11:12								50.5	53.6								55.7	55.9
22-Apr-26	11:13								49.5	54								57.9	61.2
22-Apr-26	11:14								53.9	48.9								55.5	60.9
22-Apr-26	11:15					53.3			53.4	55.5					60			62.7	50.9
22-Apr-26	11:16					53.7			51.7	52.8					57.3			60.5	65.4
22-Apr-26	11:17					53.4	52.8		51.6	54.5					57.3	58.1		56.2	60.5
22-Apr-26	11:18					53.5	52.2		50.8	54.3					60.4	56.8		59.7	78.7
22-Apr-26	11:19					50.7	50.5		51.4	53.6					53.4	53.2		57.2	80.9
22-Apr-26	11:20				60	58	53		54	56.8				65.2	63.4	57.3		57	80.6
22-Apr-26	11:21				59.8	59.7	55.2		53	54.2				68.5	69.7	61.6	67.8	59.5	62.8
22-Apr-26	11:22				59.6	59.5	53.7	57.9	53	54.2				72.8	71.1	63.4	69	61.9	57.8
22-Apr-26	11:23				62	60.9	55.6	59.8	54.5	56.2				69.4	65.2	61.6	65.5	59.7	59.5
22-Apr-26	11:24				61.2	59.1	55.1	57.8	54.3	56.5				73.5	69.4	64.5	68.6	57.5	61.6
22-Apr-26	11:25				62.6	61.3	57.2	59.8	53.6	57.5				72.5	68.4	64	66.9	57.5	71.6
22-Apr-26	11:26				64.2	61.2	55.4	59.5	51.2	60.3				74.1	72.1	74.5	66.9	57.3	59.8
22-Apr-26	11:27				63.8	63.9	57.4	61.4	59.5	55.4				73.1	71.9	65.1	69.9	53.5	60.7
22-Apr-26	11:28				63	62.6	57.6	61	46.7	56.4				67.3	64.2	58.9	59.8	57.2	63.2
22-Apr-26	11:29				57.7	54.8	51.7	54.5	51.2	57				74.8	74.9	68.2	72	59.1	61.6
22-Apr-26	11:30				63.5	61.5	56.5	61.7	51.2	57.4				73.7	70.3	64.3	67.8	59.8	64.4
22-Apr-26	11:31				62.6	62.2	56.7	60	54	57.5				68.1	67.4	63.5	67.9	58.4	63.9
22-Apr-26	11:32			64.1	60.7	60.1	55.3	60.2	53	56.8			74.2	75.7	75.4	75	61.2	67.1	64.8
22-Apr-26	11:33	57.5	59.4	63.3	64.4	63.9	55.9	60	55.7	57.8	66.6	71.1	75.7	75.4	75	61.2	67.1	64.8	62.4
22-Apr-26	11:34	58.9	61.1	65.9	63.1	62.5	58.1	61.3	54.4	59.6	67.4	72.8	77.3	71.1	72.3	69.2	70.4	59.9	63.4
22-Apr-26	11:35	56.4	61.1	64.1	61.6	60.4	56.2	59.3	55.6	57.7	64.3	71.7	76.4	70.7	72	63.5	67	65.9	63.7
22-Apr-26	11:36	57.8	55.5	64.7	62.8	61.8	57	58.3	56	58.9	67.4	60.1	71.3	75.6	72.1	66.4	67.6	62.2	64.3
22-Apr-26	11:37	56.9	57.2	63.7	61.7	62.4	56.2	61.1	53.7	55.8	65.6	66.4	70.6	70.7	70.4	64.4	69	59.4	63.2
22-Apr-26	11:38	56	59.2	63.6	61.8	61.3	55.4	58.4	53.2	61.6	63.5	68.4	74.8	73.6	74.1	64.7	68.1	60.6	67.5
22-Apr-26	11:39	57.3	61.7	63	62.8	61.1	56.6	58.3	50.2	57.6	68.1	74.9	73.4	72.2	70.3	66.7	66.7	55.5	62.7
22-Apr-26	11:40	57	63.5	65.1	65.4	63.9	56.8	59.2	53.2	56.5	64.3	75.3	77.5	77.7	77.2	68.8	67	61.1	60.2
22-Apr-26	11:41	59.7	62.2	65.3	64	60	54.7	59.8	52	56.7	70.7	74.2	73.2	73.7	69.1	61.2	66.6	57.5	64.1
22-Apr-26	11:42	57.9	60.9	65.8	63.1	60	56.1	60.5	55.5	57.2	66.9	73.5	77.1	73.8	70.8	67.4	68.6	65.9	63.6
22-Apr-26	11:43	58.3	61.8	65.4	62.7	63.1	56.6	61.4	53.4	55.3	66.8	75.4	75.9	73.8	75.9	66.9	68.7	65.2	63.5
22-Apr-26	11:44	58.7	63.7	66.2	60.4	54.5	52.1	57.9	51.3	54.3	67.7	74.6	77	70.3	68.4	58.9	69.6	56.1	58.1
22-Apr-26	11:45	58.3	58.2	64.1	67	61.6	56.6	60.5	53.4	55.9	70	67	74.1	78	71.5	67	67.2	58.5	58.9
22-Apr-26	11:46	58.7	63.1	64.7	65.2	61.9	57	62.7	55.9	57	66.8	76.8	75.1	75.2	71.3	65.2	74.3	62.9	61.8
22-Apr-26	11:47	57.3	59.9	64.1	63.8	63.2	57.3	62	56.2	58	66	71.4	73.5	74.5	72.7	65.9	70.6	64	64.1
22-Apr-26	11:48	60.5	62.5	66.2	64.7	61.9	58.5	61.4	59.1	57.1	68.3	69.9	74.3	73.6	70.8	68.1	71.2	66.7	60.9
22-Apr-26	11:49	59.9	60.5	65.9	64.6	63.1	57.8	60.8	52.5	54.7	69.2	69.9	74.1	75.1	74.4	66.8	69.7	57.3	58.9
22-Apr-26	11:50	58.9	61.3	67.7	61.9	62.3	55.9	59.7	52.7	67.2	67.1	72.7	77.7	70.5	73.1	65.2	72.1	58.7	64.2
22-Apr-26	11:51	49.4	50.2	59.5	64.6	64.4	56.2	62	53.8	57.2	53.6	52	73.9	74.1	74.4	65	72.5	58.2	64.8
22-Apr-26	11:52	53.4	54.7	55.1	64.5	62.8	58.4	62.4	58.2	58.1	57.1	57.1	61.7	75.3	71.5	66.7	70.8	63.6	65.2
22-Apr-26	11:53	51.9	52	53.8	59.7	62.4	57.9	58.9	53.2	56.2	55.2	54.8	61.8	71.2	72.7	66.3	65.8	56.4	61
22-Apr-26	11:54	52	52.3	53	55.6	54.1	52.8	58.2	53.6	61.7	58.2	56	61.4	64.8	60.9	57.9	66.2	59.2	66.6
22-Apr-26	11:55	49.3	50.4	50	60.2	57.6	53.5	57.6	50.7	58.4	54.1	53	58.6	69	63.9	59.4	64.9	55.7	61.8
22-Apr-26	11:56	51.8	53.1	51.8	62.8	59.6	54.8	60.4	56	57.7	55.4	58.4	55.3	74	68.3	63.5	69	62.2	63.3
22-Apr-26	11:57	53.8	54.1	55.5	58.9	59	55.6	59.1	55.2	56.3	56.9	57.1	63.5	65.4	69.2	61.2	67	59	58.9
22-Apr-26	11:58	53.2	53.8	54.5	61.3	60.4	56.8	59.9	52.3	58.8	57.6	58	62.1	71.1	68.5	63.4	66.8	57.6	65.9
22-Apr-26	11:59	51.7	51.6	53.6	61.5	58.5	54.1	59.8	55.1	58.8	55.6	53.4	61.6	72.4	69.5	62.8	71.2	62.5	61.7
22-Apr-26	12:00	51.9	52.3	54.4	61.5	60	54.2	57.5	53	58.9	58.4	57.5	64.6	74.3	72.5	65.8	68.1	60.2	62.5
22-Apr-26	12:01	53.8	54.4	53.5	59.3	57.2	54.2	56.4	56	61.5	57.3	57.8	61.1	70.2	65.5	64.4	65.5	61.6	65.9
22-Apr-26	12:02	55.8	56.3	56.5	60.9	59.2	56.8	59	56.7	60.6	59.8	59.3	60.6	72.2	65.1	60.8	67.9	60.8	67.1
22-Apr-26	12:03	55.1	54.7	55.5	60.9	58.1	55	57.8	56.2	59.7	62.3	58.7	64.1	71.5	67.7	60.2	64.8	64.2	65.9
22-Apr-26	12:04	56.9	57.4	56.4	58.9	58.9	55.5	59.7	57.6	59.9	59.8	60.8	60.3	69	67	62.4	68.1	63	63.3
22-Apr-26	12:05	56.2	56.1	55.9	59.6	58.9	56.2	59.3	56.9	58.7	59.4	58.9	59.6	70.3	67.9	61.1	67.8	60.5	64.2
22-Apr-26	12:06	53.4	53.7	54.3	57.6	55.1	52.9	55.7	55.3	59.4	56.9	55.4	59	65.9	63.5	55.2	60.7	62.8	65.6
22-Apr-26	12:07	55.1	55	54.7	59.4	57.7	54.1	56	55.5	58.5	58.9	57.5	58.1	68	63.4	58.3	62.9	61.5	63.9
22-Apr-26	12:08	54.9	54.8	55.2	61	59.7	55.6	56.7	55.8	57.3	61	59.7	64.5	69.3	67.1	61	64.5	64.8	61.5
22-Apr-26	12:09	55.3	55.4	55	60.5	59.5	55.9	58.1	55.4	59	58.7	58.4	58.2	68.1	66.2	61.6	67	61.7	64.8
22-Apr-26	12:10	54.5	54.1	54.5	63.8	59.2	55.4	60.8	52.8	59.5	60.4	58.7	60.5	76.1	66.3	60.2	67.8	56.5	66.9
22-Apr-26	12:11	52.3	52.3	53.7	61.5	61.8	55.9	59.9	54.1	58.5	57.1	58	58.9	71.5	70.4	64.2	69.2	61.9	62.3
22-Apr-26	12:12	54.6	51.3	52.8	62.3	60.1	55.1	58.9	53.9	60.2	65.5	57.1	63	71.7	67.8	62.4	67.4	59.5	64.8
22-Apr-26	12:13	56.1	57.5	54.8	65.7	62.4	56.6	61.4	53.9	59.1	67.6	69.6	64.7	75.6	71.5	63.9	70.5	61.5	63
22-Apr-26	12:14	55.3	55.9	59.5	61.7	62.9	57.6	61.4	52.4	58.2	58.4	60.4	72.1	70.4	70.7	64.6	68.6	54.2	61.1
22-Apr-26	12:1																		

NOTICE OF EXEMPTION



TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

Attn: **Tiffany Lin**
Senior Planner
949-724-6361

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Modification 00971444-PPK to Park Plan and Park Design specific to Lily Park

Project Location: 401 Rush Lily, Planning Area 40, City of Irvine, County of Orange, CA

Project Description: Remove an unpermitted pickleball court in a park and revert the area back to tetherball courts and permit an existing pickleball court that replaced a turf area in the same park.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: October 13, 2026
Resolution No. N/A

Project Applicant: David Sheegog
968 South Ladan Lane
Anaheim, CA 92808
Attn: David Sheegog
714-873-7919
[REDACTED]

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: **Section 15301, Class 1, Existing Facilities**
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt:

Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project allows for the removal of an unpermitted pickleball court in a park and revert the area back to tetherball courts and permit an existing pickleball court that replaced a turf area in the same park.

Tiffany Lin, Senior Planner

Name and Title

Signature

October 13, 2026

Date

ENCLOSURE 4