

5. Environmental Analysis

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5.12.1 Environmental Setting

City of Irvine Park Standards

For new residential developments, the City requires a minimum dedication of five acres of parkland (three acres of neighborhood and two of community parkland) for every 1,000 residents. The population estimate is based on population generation factors adopted by the City consistent with the Municipal Code Subdivision Ordinance (Section 5-5-1004 [c] of the City's Municipal Code and the State Quimby Act). The park dedication requirements can be met through dedication of land acreage, construction of park improvements, payment of park in-lieu fees, or a combination.

The City's Subdivision Ordinance (i.e., Local Park Code), and Park/Public Facilities Standards Manual establish park development standards that govern acceptance of parkland, collection of park fees, provision of improvements, and development and construction standards and criteria for design of public and private parks. Specific park locations, sizes, and improvement requirements are generally determined in conjunction with the tentative tract map application processes.

The City designates parks under the following classifications, as described in Section 5-5-1004 in the City's Subdivision Code.

- **Community Parks.** Parks that serve a minimum population of 10,000 and are generally a minimum of 20 acres. Designed to serve more than one planning area.
- **Public Neighborhood Parks.** Parks that serve a minimum population of 2,500 and are a minimum of 4 acres.
- **Private Neighborhood Parks.** Parks that serve the immediate subdivision/development or specific planned community in which they are located, and are a minimum of one-third acre.



The City has landscaped public recreational trails and extensive open space areas and has regional parks and open space. The Lower Peters Canyon/San Diego Creek Trail (Class I Off-Street Trail and Riding and Hiking) is nearby. Residents of southern Irvine can also enjoy a variety of other recreational opportunities within short travel distance, such as Upper Newport Bay Ecological Reserve and Regional Park, Laguna Wilderness Park, Crystal Cove State Park, and the Pacific Ocean beaches in Newport Beach, Laguna Beach, and Huntington Beach. In addition, there are several regional parks operated by the County of Orange in or near the City of Irvine. William R. Mason Regional Park is in the City. Irvine and Peters Canyon Regional Parks and Limestone-Whiting Wilderness Park are within short travel time. Additionally, there are numerous biking and riding/hiking trails throughout the City, making up the City of Irvine trail system, as shown on General Plan Figure B-4, Trails Network. The City also has extensive areas of planned and existing open space that offer recreational opportunities such as hiking and mountain biking. A staging area was constructed off Shady Canyon Road in Planning Area 16 and is open to the public.

Current Inventory of Parks and Recreation Facilities

The City of Irvine presently has 18 community parks (listed in Table 5.12-1) and two special facilities (Central Bark dog park and an Animal Care Center), approximately 32 public neighborhood parks, 200 private neighborhood parks, and other public and private recreational facilities. There are no community parks within the Irvine Business Complex. However, Bill Barber Community Park is approximately 0.5 mile east of the IBC and Alton Athletic Park is approximately 1.3 miles east of the IBC. The remaining 16 Community Parks are all located within 1.5 to 4.4 miles of the IBC.

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*Table 5.12-1
Community Park Amenities and Facilities in Irvine*

Name	Location	Distance from IBC Boundary (miles)	Size (acres)	Amenities/Facilities
Alton Athletic Park	308 W. Yale Loop	1.3	9.8 acres	1 restroom, 2 drinking fountains, 2 lighted soccer fields, 3 lighted ball diamonds, bicycle trail access, 2 batting cages, electrical outlets
Bommer Canyon	11 Bommer Canyon Road	4.1	15 acres	2 restrooms, 1 drinking fountain, 1 open play area, 1 amphitheater, 1 volleyball court, 1 barbeque, group picnic area
Colonel Bill Barber Marine Corps Memorial Park	4 Civic Center Plaza, corner of Barranca Parkway and Harvard	0.5	42 acres	Deanna Manning Stadium, 3 additional lighted softball diamonds, 3 lighted soccer overlay fields, 4 batting cages, 6 lighted tennis courts, 2 child play areas, 1 open play area, 1 amphitheater, 2 concession stands, bicycle trail access, 4 barbeques, 6 group picnic shelters, 4 restrooms, 17 drinking fountains, electrical outlets
Deerfield Community Park	55 Deerwood West, between Culver and Yale along Irvine Center Drive	2.8	10.1 acres	1 multi-use building, 1 restroom, 5 drinking fountains, 2 child play areas, 1 open play area, 1 concession stand, 4 lighted tennis courts, 2 lighted volleyball Courts, 2 racquetball courts, 1 disc golf course, 1 fitness par course, bicycle trail access, 4 barbecues, 1 outdoor sink, 1 group picnic area, 11 picnic tables, electrical outlets
Harvard Athletic Park	14701 Harvard Ave, between Irvine Center Drive and Walnut	2	26.9 acres	1 multiuse building, 2 restrooms, 8 drinking fountains, 1 concession stand, 4 lighted soccer fields, 7 lighted ball diamonds, bicycle trail access, 4 batting cages, 5 barbeques, 1 group picnic area, 10 picnic tables
Heritage Park	14301 Yale Ave., on the corner of Walnut and Yale	4	36.5 acres	3 pools, 2 multiuse buildings, 4 restrooms, 11 drinking fountains, 2 child play areas, 1 open play area, 1 amphitheater, lake/pond, 2 concession stands, 3 lighted soccer fields, 12 lighted tennis courts, 3 lighted basketball courts, 1 volleyball court, 2 lighted racquetball courts, 2 lighted ball diamonds, 22 barbeques, 1 group picnic area, electrical outlets
Hicks Canyon Park	3864 Viewpark	4.4	16.7 acres	1 restroom, 3 drinking fountains, child play area, concession stand, 2 lighted soccer fields, 2 lighted ball diamonds, bicycle trail access, 4 barbeques, 2 group picnic areas, 6 picnic tables, electrical outlets
Las Lomas Community Park	10 Federation Way, the corner of Turtle Ridge and Federation Way	3.5	18.3 acres	1 multiuse building, 1 restroom, 6 drinking fountains, 2 child play areas, open play area, 1 concession stand, 2 lighted soccer fields, 2 lighted tennis courts, 2 basketball courts, 1 racquetball/handball court, 2 group picnic areas, 7 barbeques, 14 picnic tables
Lower Peters Canyon Community Park	3901 Farwell	3.4	10.3 acres	1 restroom, 1 drinking fountain, 1 child play area, 1 lighted soccer field, 1 softball, 8 lighted tennis courts, 2 barbeques, 8 picnic tables, electrical outlets
Northwood Community Park	4531 Bryan, at the corner of Yale and Bryan	3.9	17.7 acres	1 multiuse building, 3 restrooms, 4 drinking fountains, 1 child play area, 1 open play area, 1 amphitheater, 2 soccer fields, 2 lighted tennis courts, 2 basketball courts, 2 lighted racquetball courts, 1 ball diamond, bicycle trail access, 4 barbecues, 2 group picnic areas, 14

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Table 5.12-1
Community Park Amenities and Facilities in Irvine

Name	Location	Distance from IBC Boundary (miles)	Size (acres)	Amenities/Facilities
				picnic tables, electrical outlets
Oak Creek Community Park	15616 Valley Oak	3.8	11.7 acres	1 restroom, 2 drinking fountains, 2 child play areas, 2 lighted soccer fields, 1 ball diamond, bicycle trail access, 8 barbeques, 8 picnic tables, electrical outlets
Quail Hill Community Park	35 Shady Canyon Drive	4.05	16.7 acres	1 restroom, 2 drinking fountains, 2 lighted basketball courts, 2 lighted baseball fields with soccer field overlay, 2 barbeques, 2 picnic tables, electrical outlets, future Wilderness Center
Rancho Senior Center	3 Ethel Coplen Way, at Ethel Coplen Way between Michelson and University along Culver Drive	1.55	2.1 acres	1 multiuse building, 1 restroom, 1 drinking fountain, 1 barbecue, electrical outlets
Turtle Rock Community Park	1 Sunnyhill At the corner of Sunnyhill and Turtle Rock Drive	3.59	25.1 acres	1 multiuse building, 2 restrooms, 5 drinking fountains, 2 child play areas, 1 open play area, 1 amphitheater, 4 lighted tennis courts, 1 lighted volleyball court, 1 ball diamond, 12 barbecues, 1 group picnic area, 25 picnic tables, electrical outlets
University Community Park	1 Beech Tree Lane On Beech Tree Lane along University Drive	3.15	16.3 acres	1 multiuse building, 1 restroom, 3 drinking fountains, 2 child play areas, 1 open play area, 2 lighted soccer fields, 4 lighted tennis courts, 1 basketball court, 2 lighted volleyball courts, 1 disc golf course, 1 lighted ball diamond, 1 group picnic area, electrical outlet
Windrow Community Park	285 E Yale Loop At the corner of E Yale Loop and Barranca Parkway	3.08	18.9 acres	Ryan Lemmon Stadium (lighted), baseball field #2 (lighted, with soccer overlay), 1 lighted soccer field, 1 lighted basketball court (half-court), 4 batting cages, 1 concession stand, 4 picnic tables, 1 restroom, 3 drinking fountains, electrical outlets
Woodbridge Community Park, Lakeview Senior Center, and Adult Day Health Center	20 Lake Road	2	22 acres	2 basketball courts, 1 volleyball, 1 multi-use building, 3 restrooms, 2 drinking fountains, 1 amphitheater/stage, 2 barbeques, and 4 picnic tables



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*Table 5.12-1
Community Park Amenities and Facilities in Irvine*

Name	Location	Distance from IBC Boundary (miles)	Size (acres)	Amenities/Facilities
Woodbury Community Park	130 Sanctuary	2.69	10.7	1 soccer field (unlighted), 2 basketball courts, 2 ball diamonds (unlighted), 4 barbeques, 3 group picnic areas, 11 picnic tables, 1 multi-use building, 1 restroom, 2 drinking fountains, 2 child play area, and 1 open play area

Source: City of Irvine Web site 2008.

Currently, there are no neighborhood parks within the IBC. However, Table 5.12-2 lists all of the neighborhood parks that are within 0.5 to 1.02 miles from the IBC boundary and serve residents in the IBC.

*Table 5.12-2
Neighborhood Park Amenities and Facilities in Irvine That Currently Serve the IBC*

Name	Location	Distance from IBC Boundary (miles)	Size (acres)	Amenities/Facilities
Plaza Park	610 Paseo Westpark	0.9	7.7	1 soccer field (unlighted), 1 ball diamond (unlighted), 6 barbeques, 11 picnic tables, 1 restroom, 2 drinking fountains, and 1 child play area
San Leandro	12 Paseo	1.02	4	1 soccer field (unlighted), 1 ball diamond (unlighted), 1 restroom, 1 drinking fountain, 2 child play area, 1 open play area, 2 barbeques, 9 picnic tables
San Carlo Park	15 San Carlo	0.5	6	2 tennis courts, 5 barbeques, 12 picnic tables, 1 drinking fountain, 1 child play area, and 1 open play area.
San Marco Park	1 San Carlo	0.5	5.1	2 tennis courts, 5 barbeques, 12 picnic tables, 1 drinking fountain, 1 child play area, and 1 open play area.
Sweet Shade	15 Sweet Shade	0.61	7.9	2 volleyball courts, 2 barbeques, 4 picnic tables, 1 multi-use building, 1 restroom, 3 drinking fountains, 2 child play areas, and 1 open play area

Source: Debra Mears, City of Irvine Community Services Department.

Regional Open Space

The San Diego Creek and the San Joaquin Freshwater Marsh, which lie adjacent to the IBC, are part of the wider open space system within the city. This open space system has an array of habitats, ranging from wetlands to coastal sage scrub, and includes an important ecologically diverse ecosystem.

This open space system connects with the Santa Ana Mountains along several open space corridors, including Peters Canyon Wash and Jeffrey Open Space Trail (the Mountains to the Sea trail), and the Upper Newport Bay Nature Reserve and Ecological Reserve connects to the Pacific Ocean. This extensive open space system offers a comprehensive network of 43 miles of off-street and 132 miles of on-street trails for biking.

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The San Joaquin Marsh is adjacent to and within walking distance of the detached 40 acre parcel of the project site. The San Joaquin Marsh consists of two separately managed areas bisected by Campus Drive, within the Irvine City limits. The section to the southeast of Campus Drive is the San Joaquin Freshwater Marsh Reserve, which is part of the University of California and is managed by the University. North of Campus Drive in this former freshwater marsh lies the San Joaquin Wildlife Sanctuary, owned and managed by the Irvine Ranch Water District. The San Joaquin Wildlife Sanctuary encompasses 300 acres of coastal freshwater wetlands where IBC residents can walk along 10 miles of trails.

The San Diego Creek, which runs along the southeastern boundary of the IBC, provides an important connection to a comprehensive system of parks and open space developed within the City of Irvine. The San Joaquin Wildlife Sanctuary, which abuts the IBC, offers 10 miles of trails for walkers, joggers, bikers, and equestrian riders. The Mountains to the Sea trail is a 22-mile network of hiking, biking, and riding trails connecting the historical Irvine Ranch and the northern foothills to Upper Newport Bay and the Pacific Ocean and running along the eastern side of the San Diego Creek.

Additional Parks and Recreational Facilities That Currently Serve the IBC

William R. Mason Regional Park is at 18712 University Drive in Irvine and is approximately 1.9 miles from the IBC. The park encompasses 345 acres of open spaces, grassy knolls, a 9-acre lake, and natural areas. The Bill Barber Marine Corps Memorial Park, adjacent to the IBC, serves the area for Community Park outdoor recreation facilities as well as the San Joaquin Freshwater Marsh and San Diego Creek Trail. In addition, there are several private, internal recreation facilities that have been developed as part of the residential developments within the IBC. These facilities are predominantly gated or indoor facilities serving the individual developments as described as private neighborhood parks under Section 5-5-1004 in the City's Subdivision Code.

5.12.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- R-1 Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.12.3 Environmental Impacts

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (PPPs) that apply to the proposed project and will help to reduce or avoid potential impacts related to recreational facilities:

- PPP 12-1 All park fees shall be paid directly to the City cashier prior to issuance of any residential building permits for the building site or sites from which fees are to be derived. These fees are to be used only for the purpose of developing new or rehabilitating existing park or recreational facilities to serve the subdivision (Section 5-5-1004.E.2 of the Irvine Municipal Code).
- PPP 12-2 This development includes public trails as identified in the City's General Plan. Prior to the issuance of the first preliminary or precise grading permit, an irrevocable offer of dedication for the nonexclusive easements for public use of any public trails shall be recorded. Improvements and dedication of public trails shall be subject to the approval of the Director of Community Services (Standard Condition A.2).



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Project Design Features

Additional provisions for new parks are proposed as part of the project; however, there are no specific Project Design Features that relate to potential impacts related to park and recreational facilities.

Proposed IBC Vision Plan and Mixed Use Overlay Zoning Code

General Plan Amendment

The project proposes a new element in the City's General Plan referred to as Element N, *Irvine Business Complex Element*, found in Appendix C. The IBC Element would establish goals and objectives for any future planning for residential and mixed use development in the IBC based on the IBC Vision Plan and Mixed Use Overlay Zoning Code Planning Process conducted by the City of Irvine between 2005 and 2009. More specifically, part of the vision would be to create a system of new public parks, urban plazas, open spaces, and private or public recreation areas in the IBC that are interconnected by streets, bikeways, and trails.

Parks and Public Spaces

The element discusses the park dedication requirements in the IBC. Any development within the IBC would be required to comply with the park dedication at five acres per 1,000 residents. Within the IBC, Community Park dedication would only be provided through payment of in-lieu fees at the required two acres per 1,000 population and Neighborhood parks would be provided at three acres per 1,000. Currently, Section 5-5-1004 of the City's zoning code states that the public/private distribution of neighborhood park land shall be left to the discretion of the Planning Commission upon the recommendation of the Community Services Commission during the approval of the park plan. However, in order to provide needed public facilities within the Irvine Business Complex Residential Mixed Use Overlay, the public/private distribution of the Neighborhood Park classification within the IBC would be two acres per 1,000 population for a public neighborhood park and one acre per 1,000 for a private neighborhood park.

The element also advocates at least four additional public or private Neighborhood Parks should be provided in the IBC. The element also states that a community/civic building should be provided in the IBC. Neighborhood Parks would still be part of the continued requirements for recreational facilities for residential projects, but now urban open spaces such as plazas and squares would be able to qualify as a Public Neighborhood Park as long as they meet the design criteria stated in the Residential Mixed Use Design Criteria for the IBC (Appendix E).

San Diego Creekwalk

The existing conditions of the San Diego Creek are discussed in the Vision Plan along with various urban design opportunities to improve the Creek. The Creek would offer several opportunities to provide the City and IBC with meaningful recreational and park amenities. The proposed IBC Element includes a discussion of the long-term vision of the Creekwalk and a strategy for implementation of that vision. However, no detailed plans for the Creekwalk have been identified at this time. As a result, any future development along the Creekwalk would require additional environmental review.

Trails, Bikeways, and Bridges

The City of Irvine has an extensive trail and bikeways network throughout the City. However, the connections from the IBC to this network throughout the City are very limited. Therefore, new bridges would be proposed to create enhanced pedestrian and bicycle connections within the IBC and to the wider system of trails throughout the City. Continuous on-street bicycle lanes currently exist only along Main Street. However, bicycle lanes would be proposed along parts of Jamboree Road, Red Hill Avenue, Von Karman, Michelson Carlson Avenue, Barranca Parkway, and Alton Parkway. The major bridge widenings that would be proposed include Barranca and Alton Parkways, Main Street, and Michelson Drive. The widenings would only accommodate pedestrian and bicycle improvements and would not include additional travel lanes for vehicular traffic.

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Zoning Code and Park Standards Manual

The proposed amendment would clarify the current park requirements for other areas of the City and would state that any development in Planning Area 36 would comply with the provisions contained in the IBC Residential/Mixed Use Design Criteria and Chapter 5-8 of the City of Irvine Zoning Code.

Irvine Business Complex Residential Mixed Use Design Criteria

The City of Irvine would establish a set of Residential Mixed-Use Design Criteria to ensure a consistent standard of residential mixed-use design quality throughout the IBC. These criteria would guide the physical development of any residential or mixed-use project that contains a component of residential use located within the boundaries of the IBC. More specifically, Section 10, *Park and Recreation Criteria*, would identify the range of park types and alternative park design standards for parks to be developed in the IBC. Any development within the IBC would be required to comply with the park dedication at five acres per 1,000 residents. However, within the Irvine Business Complex Residential Mixed Use Overlay, the public/private distribution of neighborhood park land would be allocated at two acres per 1,000 residents for public and one acre per 1,000 residents for private neighborhood park. The following urban space types that would qualify under the park dedication requirements are summarized in Table 5.12-3, *Types and Requirements of Neighborhood Parks*.

Table 5.12-3
Types and Requirements of Neighborhood Parks

Park Types	Requirements and Characteristics		
	Minimum Size	Parking Required	Public Park Credit
Public Park Types			
Urban Plaza/Square	0.25 acres	No	Yes
Neighborhood Park	0.5 acres	Yes ¹	Yes ²
Community Building	750 square feet	Yes	Yes
Private Park Types			
Community Building	750 square feet	Yes	Yes
Courtyard, ungated	6,000 square feet	No	Yes
Recreational Area	0.137 acres	Yes	Yes
Roof Garden	0.137 acres	No	Yes
Neighborhood Park	0.5 acres	Yes	Yes
Urban Plaza Square	0.25 acres	No	Yes

¹ No, only if street parking is available.

² If maintained by the HOA, public access must be provided in perpetuity or the park must be publicly maintained.



The Design Criteria would further describe each park type and outline specific design and programmatic standards. Parking requirements would comply with the existing zoning code.

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.12-1: THE PROPOSED PROJECT WOULD GENERATE APPROXIMATELY 9,858 ADDITIONAL RESIDENTS, WHICH WOULD INCREASE THE USE OF EXISTING PARK AND RECREATIONAL FACILITIES. [THRESHOLDS R-1 AND R-2]

Impact Analysis: Development of additional residential units in the IBC would increase the demand for parks and recreational facilities of various types. Future residential uses would be required to dedicate parkland for a variety of public and private recreation areas to serve the future onsite population, in accordance with the City of Irvine's standard of five acres of parks for every 1,000 residents; of which two are dedicated as Community parks and three are

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Neighborhood parks. Within the IBC, the public/private distribution of neighborhood park land would be allocated as two acres per 1,000 residents for public and one acre per 1,000 residents for private neighborhood park. Based on the City's Subdivision Ordinance (Sec. 5-5-1004), each dwelling unit generates 1.3 persons, for the purpose of calculating park requirements. This is based on federal census data (2000) and is employed pursuant to the Quimby Act (Cal. Gov. Code Section 66477). A survey of IBC residents was conducted in 2005 and 2007 by Alfred Gobar Associates, which yielded higher persons per household estimates; however, figures obtained in this manner are not legally binding under state law for use in determining parkland dedication requirements. An update to the parkland dedication ordinance will occur after the 2010 federal census, which will ensure that future projects comply with the most up-to-date population data for calculating park requirements.

The proposed project would potentially add 5,985 units and 1,598 density bonus units (7,583 total), generating approximately 9,858 residents according to the City's Subdivision Ordinance. Based on the Park Code, the project would generate a need for a total of 49.3 acres of parkland at buildout, with 19.7 acres of community parkland and 29.6 acres of neighborhood parkland. Future residential development pursuant to the IBC Vision Plan and Zoning Code would be required to submit a Park Plan application to establish park dedication requirements, to be provided, the amount of in-lieu fees, if any, and the allocation of those fees.

Subsequent Development Pursuant to the Proposed Project

There are currently 2,250 pending units for which applications are currently on file with the City, and these are analyzed as part of the project to the extent that specific development project information including density bonus units is available. Table 5.12-4 lists the pending projects, their parkland requirement, and their proposed amenities.

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*Table 5.12-4
Summary of Pending IBC Residential Development Projects and Parkland Requirements*

Project Name	Location	Total Units (including Density Bonus Units)	Population	Parkland Requirement (acres)	Proposed Recreational Amenities
Martin Street Condos	2301 Martin Street	82	107	.535	The recreation area would contain pool, spa, multipurpose room, and fitness room. Additional amenities on-site would include barbecue areas with seating, entertainment terrace with a fireplace, and a fountain courtyard.
2851 Alton	Northwest corner of Alton and Murphy	170	221	1.105	The main recreation area would contain a pool, a spa, four cabanas, clubhouse, multipurpose room, and fitness facility. Other recreational facilities on-site would include a tot lot/play area, garden areas, and covered barbecue areas with seating.
Avalon Jamboree II	16901 Jamboree	179	233	1.165	The main recreation area would contain a lap pool, one spa, two shade cabanas, an entertainment terrace with a double-sided fireplace and seating, and a dining patio with two barbeques and tables.
Irvine Technology Center	Northwest corner of Jamboree and Campus	1,000	1,300	6.5	The recreation area would contain pools, spas, a multipurpose room, tot lots, and basketball courts. Additional amenities on-site would include barbecue areas with seating, an entertainment terrace with a fireplace, and landscaped courtyards.
Kilroy	17150 Von Karman	469	610	3.05	Currently, it is anticipated that the project would meet neighborhood park requirements by incorporating on-site recreational uses, including a pool spa, tot lot, fitness room, and multipurpose room. It is also anticipated that the community park requirements would be met through the payment of in-lieu fees.
Alton/Millikan Apartments	16952 Millikan	156	203	1.015	The recreation area would include a swimming pool, multipurpose room, and exercise room.
2852 Kelvin	2852 Kelvin	194	252	1.26	Currently, it is anticipated that the project would meet neighborhood park requirements by incorporating on-site recreational uses. Park amenities include a 636-square-foot exercise room, a 980-square-foot multipurpose room, a lap pool, and spa. Community park requirements would be met by payment of in-lieu fees.



The pending projects listed above would be required to submit a Park Plan application if they have not already, to establish park dedication requirements, the amount of in-lieu fees, the allocation of those fees, and any additional park amenities to be provided for the residential uses.

The pending projects would be required to meet Community Park requirements by payment of in-lieu fees. Community Park in-lieu fees would be allocated to the IBC community park account to be used to provide and/or improve community parks that will be available to IBC residents. The pending projects would meet either a portion of the Neighborhood Park requirements or the entire requirement by incorporating onsite recreational amenities including, but not limited to, a swimming pool, fitness center, tot lot play area, and passive recreation areas for residents. However, for neighborhood park requirements not met onsite, remaining Neighborhood Park in-lieu fees would be allocated to the

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general IBC Neighborhood Park account to be used to provide and/or improve neighborhood parks that would be available to IBC residents. Any Neighborhood Park and Community Park in-lieu fees would be paid to the City prior to the issuance of the first residential building permit for the corresponding portion of the development.

Potential Future Development

Any future projects in the IBC would be required to meet community park requirements by payment of in-lieu fees. Community park in-lieu fees are allocated to the IBC community park account to be used to provide and/or improve community parks available to IBC residents. Neighborhood park requirements have been met in the past by in-lieu fees and/or incorporating on-site recreational amenities such as swimming pools, fitness centers, community rooms, and tot lots. Actual amenities provided within future development would be determined through the Park Plan process. For neighborhood park requirements not met on-site, remaining in-lieu fees would be allocated to the general IBC neighborhood park account to be used to provide and/or improve neighborhood parks available to IBC residents. As stated above, neighborhood park and community park in-lieu fees are paid to the City prior to the issuance of the first residential building permit for the corresponding portion of the development. To supplement on-site neighborhood recreational facilities in the IBC, the City is attempting to create additional neighborhood-oriented park space in the IBC, as indicated by the four generalized neighborhood park spaces outlined in Figure 3-4, *IBC Vision Plan Framework*. These neighborhood-level spaces would either be developed by the City using neighborhood park in-lieu fees collected from IBC projects, or be developed for public use as part of private mixed-use developments, in which developers would receive park credit for creating public open space on the project site. Specific park locations have not been determined at this time. Proposed amendments to the Municipal Code and to the City's Park Standards would make the regulatory changes necessary to allow for this unique variety of public urban open space.

The City is also currently seeking adequate sites within the IBC for construction of a public community-level park. Funds from the general IBC community park account would be used for purchase of the site and construction of the park. Since there is insufficient available land in the IBC for a community-level park, the City is investigating opportunities adjacent to the IBC where more land for such a use may be available and convenient to nearby residents.

Impacts on Surrounding Cities Parks and Recreational Facilities

The IBC is bordered by the cities of Newport Beach to the south, Santa Ana and Costa Mesa to the west, and Tustin to the north. There are parks in each of the surrounding cities that are within close proximity to the IBC boundary, as shown in Table 5.12-5.

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*Table 5.12-5
Parks and Recreational Facilities in Surrounding Cities Close to IBC*

Name	Location	Distance from IBC Boundary (miles)	Size (acres)	Amenities/Facilities
Bonita Creek Park	Newport Beach	.6	N/A	2 softball fields, 1 multi-use field, 1 outdoor basketball court (half court), playground, picnic tables, water fountains, restrooms, and a Community Center Building with a meeting room.
Bonita Canyon Sports Park	Newport Beach	2.7	N/A	Multiple barbecues, concrete picnic tables, and 2 large play areas, water fountains, 4 youth baseball/multi-purpose fields, and 1 full basketball court, 1 soccer field, 2 tennis courts. No lights are available.
Del Mesa	Costa Mesa	1.3	4	One shelter, one restroom, four picnic tables, one barbecue, one hot coal dispenser, one drinking fountain, one playground, one volleyball court and one basketball court.
TeWinkle Park	Costa Mesa	2.09	N/A	Includes athletic fields, tennis courts, a skate park, a dog park, jungle gyms, sand pits, man-made hills and a duck pond.
Sandpointe Park	Santa Ana	1.13	7	Basketball, volleyball, hiking/exercise trail, playground, tennis courts, and a restroom
Delhi Park	Santa Ana	1.29	2.5	Ball diamonds, basketball, playground, picnic area, handball, volleyball, restroom, parking (27 stalls)
Magnolia Tree Park	Tustin	2	N/A	3 lighted tennis courts, 1/2-court basketball, picnic shelter, restrooms, and a play apparatus
Centennial Park	Tustin	2	N/A	4 Playgrounds, 1 Horseshoe Pit, 2 Half Basketball Courts, 1 Handball Court, 1 Sand Volleyball—no net, Fitness Course, Dog Bags, 7 tables, and 5 BBQs



With the exception of Bonita Creek Park, the parks within the surrounding cities are 1.13 to 2.09 miles from the IBC boundary. However, the five neighborhood parks listed in Table 5.12-2 are within 0.5 to 1.02 miles from the IBC boundary and in Irvine, which are all in closer proximity than the parks in the surrounding cities. In addition, Bill Barber Community Park is approximately 0.5 mile east of the IBC and Alton Athletic Park is approximately 1.3 miles east of the IBC.

As shown in Table 5.12-6, Irvine has a greater amount of facilities than Newport Beach and the number of persons per facility is less than Newport Beach. Additionally, Bonita Canyon Sports Park in Newport Beach does not have a lighted ball field and there are four community parks in the City of Irvine with lighted fields that are within three miles of the IBC. Due to the fact that there are several parks in Irvine that are in closer proximity than the parks in the surrounding cities, it is unlikely that the project would have a significant impact on the surrounding city's parks and recreational facilities.

*Table 5.12-6
Newport Beach and Irvine's Recreational Amenities*

Type of Facility	Number of Facilities	Number of Persons per Facility¹
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Ball Fields (Lighted and Unlighted)		
Irvine	44	4,836
Newport Beach	11	7,841
Soccer/MP Fields (Lighted and Unlighted)		
Irvine	35	6,080
Newport Beach	11	7,841

¹ The population for Newport Beach and Irvine was obtained from the Department of Finance, 2009 Web site.

San Diego Creek Creekwalk

The San Diego Creek and the San Joaquin Freshwater Marsh, which lie adjacent to the IBC, are part of the wider open space system within the IBC. They define the eastern boundary of the IBC and are integral components of the regional open space network, connecting the Orange County Great Park, Irvine Open Space Preserve, and the Upper Newport Bay Ecologic Reserve. In addition to the required fees, part of the proposed project is to create an interconnected system of streets, bikeways, and trails connecting the new streets, parks, and urban plazas within the IBC to the wider system of City open space. The IBC Mixed Use Vision, project would introduce several varieties of grass native to southern California along the Creek's edge and develop trails along the creek.

The proposed project would provide new recreational facilities, which would exceed compliance with City park dedication standards and therefore not have a significant impact on existing neighborhood and regional parks or other recreational facilities that would result in, or accelerate, substantial physical deterioration of the facilities.

5.12.4 Cumulative Impacts

At buildout, a total of 17,038 residential units are projected for the IBC (including 9,015 existing and approved residential units and 440 density bonus units), generating a total of 22,149 residents. Based on the City's Park Code, buildout of the IBC would generate a need for a total of 110.2 acres of parkland at buildout. This demand in the IBC would be met through park dedications from individual residential projects. Neighborhood park acreage, or corresponding amenities, would be provided at a rate of 3 acres per 1,000 population, and in-lieu fees would be paid for community park acreage at a land value rate for 2 acres per 1,000 population. According to the General Plan, a total of 127,311 residential units are projected for the City's buildout, generating a total of 165,504 residents. the Orange County Projections for the City in 2035, the City of Irvine is projected to have a population of 270,009 people. Based on the City's Park Code, buildout of the City of Irvine would generate a need for a total of ~~827.5~~ 1,350 acres of parkland and/or the equivalent in amenities, improvements, or fees, not including private neighborhood parkland or the equivalent in improvements or dedicated recreational amenities. Currently, there are a total of 493.7 acres of parkland throughout the City. The remainder of the 1,350 acres would be provided through neighborhood park dedication or equivalent amenities or fees in conjunction with individual residential project approvals. ~~Therefore, As such,~~ recreational needs of future residents of the IBC area, in conjunction with cumulative development in accordance with the adopted General Plan, would add to citywide and regional demand for parks and recreational facilities, and the appropriate land and/or improvements and fees for city required parks will be exacted in conjunction with approval of individual development project. However, each project within the City of Irvine is required to comply with the City's parkland dedication requirements as contained in the Subdivision Ordinance. As a result, new parklands and trails are developed as residential development occurs. Park in-lieu fees are paid to the City prior to the issuance of the first residential building permit. Park in-lieu fees for projects within the IBC would be allocated to the general IBC neighborhood and community park accounts and would be used to provide and/or improve neighborhood and community parks that will be available to IBC residents and surrounding residents. Therefore, no significant impacts related to recreational opportunities are anticipated.

5. Environmental Analysis

RECREATION

5.12.5 Level of Significance Before Mitigation

Impact 5.12-1

In accordance with PPP 12-1 and 12-1, future residential development pursuant to the IBC Vision Plan and Zoning Code would be required to submit a Park Plan application to establish park dedication requirements, to be provided, the amount of in-lieu fees, if any, and the allocation of those fees. Therefore, impacts are less than significant.

5.12.6 Mitigation Measures

No mitigation measures are required.

5.12.7 Level of Significance After Mitigation

No significant impacts have been identified and no mitigation measures are required.



5. *Environmental Analysis*

RECREATION

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