

4.12 Public Services and Recreation

This section analyzes potentially significant impacts related to public services and recreation that could result from implementation of the project.

4.12.1 Existing Conditions

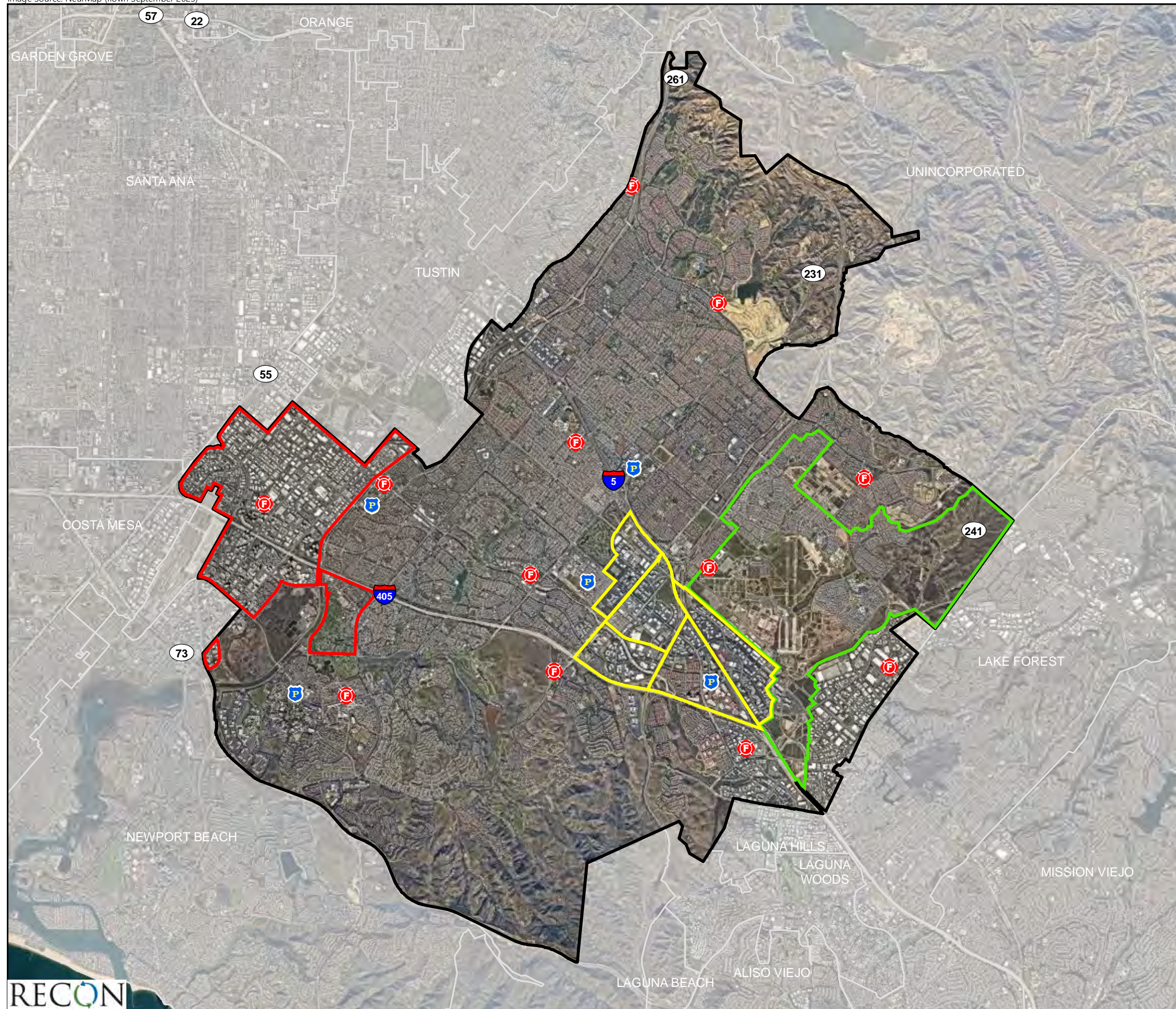
In Irvine, public services are delivered by a combination of state and local public agencies, as well as quasi-public entities and private utility companies. These services encompass a broad spectrum, including public safety, education, and more. Alongside these services, the City of Irvine places significant emphasis on ensuring the availability of essential public facilities distributed across the City.

4.12.1.1 Fire and Emergency Service

a. Service and Response

Fire protection in the City is provided by the Orange County Fire Authority (OCFA). Most of the City is served by Division 2 of the OCFA, but other portions of the City are served by Divisions 4 and 5 as well. The OCFA serves the unincorporated portions of the county and some cities within the County with which they have service agreements. Table 4.12-1 presents the OCFA fire stations that serve the City and their locations. Figure 4.12-1 presents the locations of these fire stations.

Station	Location
Station 4	2 California Avenue
Station 6	3180 Barranca Parkway
Station 20	7050 Corsair
Station 26	4691 Walnut Avenue
Station 27	12400 Portola Springs Road
Station 28	17862 Gillette Avenue
Station 36	301 East Yale Loop
Station 38	26 Parker
Station 47	47 Fossil Road
Station 51	18 Cushing
Station 55	4955 Portola Parkway
SOURCE: OCFA 2024a. All stations are in OCFA Division 2.	



- Irvine City Boundary
- Focus Area 1
- Focus Area 2
- Focus Area 3
- Fire Station
- Police Station

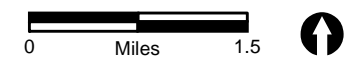


FIGURE 4.12-1
Police and Fire Stations

The OCFA has guidelines for the provision of services when an emergency call is received until the first unit is on scene:

- First-in engines should arrive on-scene to medical aids and/or fires within 5 minutes, 80 percent of the time.
- First-in truck companies should arrive on-scene to fires within 12 minutes, 80 percent of the time.
- First-in paramedic companies should arrive on-scene at all medical aids within 10 minutes, 90 percent of the time.
- Response times tie in with workload. A unit should have less than 3,500 responses per year to be a reliable asset to meet the response time guidelines.

From the time a call is received to arrival in an urban area within the OCFA service area is within eight minutes 45 seconds, 90 percent of the time. In rural areas, it is within 16 minutes 45 seconds, 90 percent of the time. In the wilderness area, it is within 14 minutes 19 seconds, 90 percent of the time. Overall, received-to-arrival time for all incidents is within eight minutes 46 seconds, 90 percent of the time.

It is important to note that the City is currently negotiating with OCFA regarding an amended contract for fire services or a potential cessation of the current contract to allow the City to operate its own fire authority. Details regarding this negotiation are ongoing and have not yet been finalized.

4.12.1.2 Police Service

a. Service and Staffing

The City of Irvine Police Department (IPD) operates out of the main headquarters at 1 Civic Centre Plaza. Table 4.12-2 describes the three geographic units that are served by IPD, as well as the neighborhoods within each geographic unit. Figure 4.12-1 presents the locations of the IPD police stations that serve the City.

Unit	Neighborhoods
Portola	This area encompasses 14 residential communities, including Cypress Village, Lower Peter's Canyon, North Park, North Park Square, Northwood, Northwood Point, Orange County Great Park, Orchard Hills, Portola Springs, Racquet Club, Stonegate, West Irvine, Woodbury, and Woodbury East. This area also includes 13 Irvine and Tustin Unified School District campuses and several private schools and pre-schools.
Crossroads	This area encompasses 22 residential communities, including College Park, Deerfield, El Camino Glen, Greentree, Harvard Square, Heritage Park, Los Olivos, Oak Creek, Old Towne, Orange Tree, Quail Hill, Shady Canyon, Smoketree, The Colony, The Meadows, The Ranch, The Spectrum, The Willows, Walnut Square, Westpark, Windwood, and Woodbridge. This area also includes 18 Irvine Unified School District campuses and several private schools and pre-schools.

Table 4.12-2 Irvine Police Department Stations	
Unit	Neighborhoods
University	This area encompasses 9 residential communities, including Rancho San Joaquin, Turtle Ridge, Turtle Rock, University Park, University Town Center, West Park Village I, Bommer Canyon Open Space Preserve, Orchard Hills Open Space Preserve, and Quail Hill Open Space Preserve. This area also includes 11 Irvine Unified School District campuses, University of California, Irvine, and several private schools and pre-schools.
SOURCE: City of Irvine 2024a.	

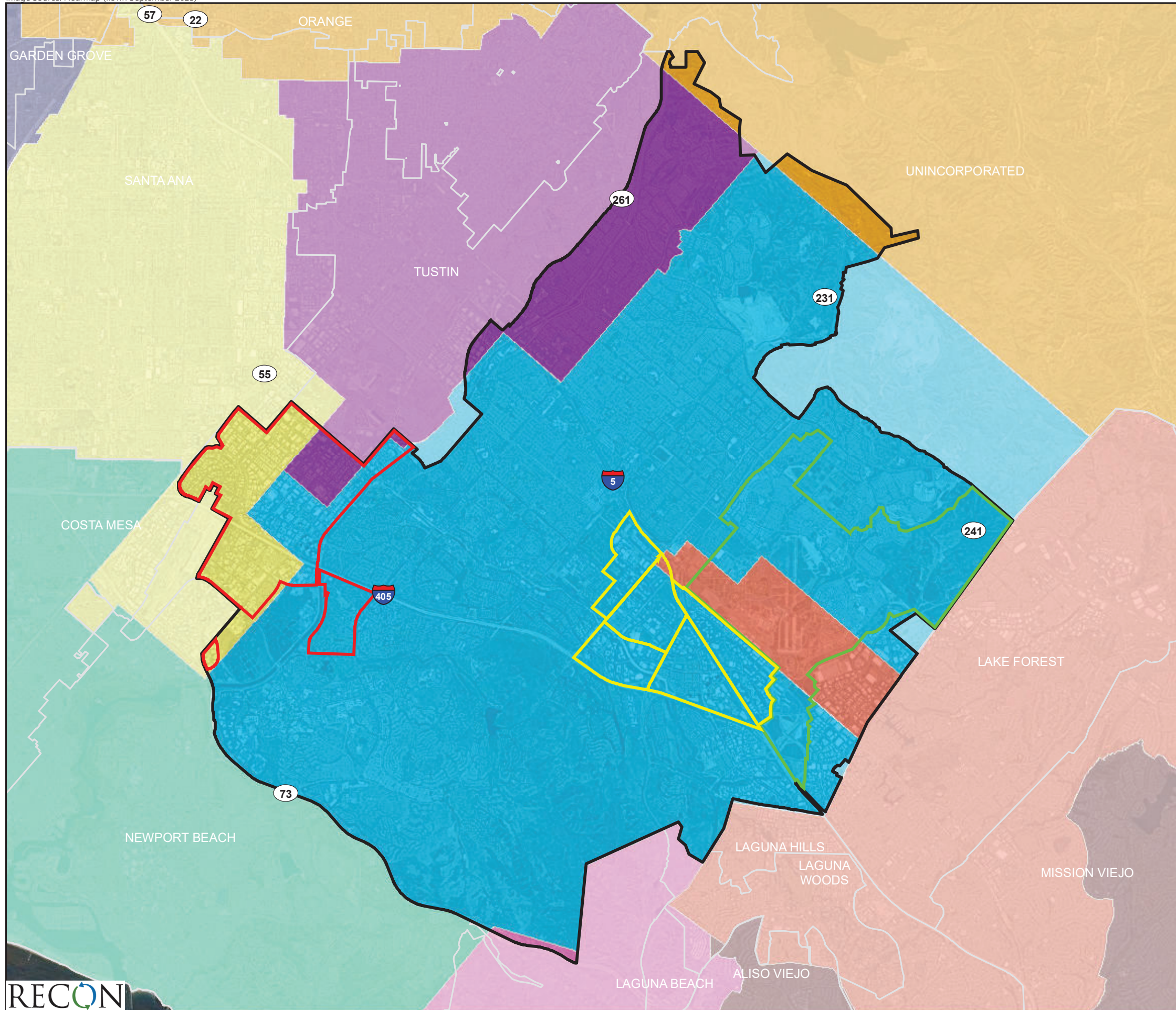
4.12.1.3 Schools

The City is located within the attendance boundaries of four school districts: Irvine Unified School District (IUSD), Tustin Unified School District (TUSD), Saddleback Valley Unified School District (SVUSD), and Santa Ana Unified School District (SAUSD). Figure 4.12-2 presents the jurisdictional boundaries of these four school districts in relation to the City.

a. Irvine Unified School District

The IUSD provides service to students in grades preschool through 12 residing within Irvine, Tustin, and a portion of the unincorporated County of Orange. IUSD schools includes one early childhood learning center, twenty four elementary schools, five kindergarten through eighth-grade schools, six middle schools, five high schools, one alternative high school, and two virtual academies (for both middle and high school students) (Irvine Unified School District 2024a).

Table 4.12-3a presents student enrollment at all IUSD schools in the 2022-2023 school year (the most current year for which student enrollment data is available) for reference. However, Table 4.12-3b presents school capacity and student enrollment data from 2021-2022 (the most current year for which student capacity data is available). Based on the total enrollment of 36,159 students during 2021-2022, IUSD schools district-wide currently have excess capacity. This excess capacity is due to projects that the school district has funded through special tax bonds.



- Irvine City Boundary
- Focus Area 1
- Focus Area 2
- Focus Area 3
- School District**
- Capistrano Unified
- Garden Grove Unified
- Irvine Unified
- Laguna Beach Unified
- Newport-Mesa Unified
- Orange Unified
- Saddleback Valley Unified
- Santa Ana Unified
- Tustin Unified



FIGURE 4.12-2
School Districts

Table 4.12-3a Irvine Unified School District Enrollment			
School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
Alternative Education-San Joaquin High	Alternative	716	182
Irvine Unified School District Virtual Academy (Middle and High School)	Virtual	1,153	188
Total Alternative Enrollment		1,869	370
Creekside High	Continuation	109	82
Total Continuation Enrollment		109	82
Alderwood Elementary	Elementary	739	812
Beacon Park K-8	Elementary	938	1,035
Bonita Canyon Elementary	Elementary	393	404
Brywood Elementary	Elementary	499	560
Cadence Park K-8	Elementary	1,022	924
Canyon View Elementary	Elementary	613	734
College Park Elementary	Elementary	573	568
Culverdale Elementary	Elementary	560	575
Cypress Village Elementary	Elementary	1,004	1,056
Deerfield Elementary	Elementary	616	640
Eastshore Elementary	Elementary	527	534
Eastwood Elementary	Elementary	576	624
Greentree Elementary	Elementary	433	449
Loma Ridge Elementary	Elementary	551	676
Meadow Park Elementary	Elementary	550	602
Northwood Elementary	Elementary	471	516
Oak Creek Elementary	Elementary	853	894
Plaza Vista K-8	Elementary	795	795
Portola Springs Elementary	Elementary	843	887
Santiago Hills Elementary	Elementary	530	548
Solis Park Elementary	Elementary	0	426
Springbrook Elementary	Elementary	483	506
Stone Creek Elementary	Elementary	479	460
Stonegate Elementary	Elementary	874	1,011
Turtle Rock Elementary	Elementary	815	835
University Park Elementary	Elementary	495	496
Vista Verde Elementary	Elementary	759	801
Westpark Elementary	Elementary	809	825
Woodbury Elementary	Elementary	1,106	1,069
Total Elementary Enrollment		18,906	20,262
Jeffrey Trail Middle	Middle	989	1,077
Lakeside Middle	Middle	601	635
Rancho San Joaquin Middle	Middle	746	807
Sierra Vista Middle	Middle	1,097	1,126
South Lake Middle	Middle	625	601
Venado Middle	Middle	554	583

Table 4.12-3a Irvine Unified School District Enrollment			
School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
Total Intermediate Enrollment		4,612	4,829
Irvine High	High School	1,795	1,862
Northwood High	High School	2,200	2,251
Portola High	High School	2,097	2,293
University High	High School	2,097	2,164
Woodbridge High	High School	2,244	2,218
Total High School Enrollment		10,433	10,788
Early Childhood Learning Center	Preschool	0	32
Total Preschool Enrollment		0	32
Irvine Adult Transition Programs	Special Education Schools	0	99
Total Special Education Enrollment		0	99
TOTAL DISTRICT ENROLLMENT		35,929	36,462
SOURCES: Irvine Unified School District 2024b; California School Dashboard 2022.			

Table 4.12-3b Irvine Unified School District Existing School Facilities Capacity and Student Enrollment			
School Level	2022/2023 Facilities Capacity ¹	2022/2023 Student Enrollment ²	Excess/(Shortage) Capacity
Elementary School (Grades K-6)	23,614	20,262	3,352
Middle School (Grades 7-8)	6,058	4,829	1,229
High School (Grades 9-12)	12,162	10,788	1,374
TOTAL	41,834	35,879	5,955
SOURCES: ¹ Irvine Unified School District, Response to Notice of Preparation, Program Environmental Impact Report, Irvine 2045 Focused General Plan Update, August 18, 2023 (see Appendix A). ² Irvine Unified School District 2024b. NOTE: Table reflects most recent figures related to existing school facilities capacity and student enrollment. Table 4.12-3a includes most up-to-date student enrollment figures.			

IUSD School Facilities and Funding

In March 2011, IUSD developed a 20-year Comprehensive Facilities Master Plan (FMP) which includes Site Master Plans for each school site. IUSD opened six new school sites from 2016 to 2022. In addition to the new school sites, IUSD scheduled improvements to existing school sites funded by Measure E, which is a bond that was passed in 2016 to provide a maximum issuance of \$319 million for facilities improvements at 28 existing schools. Improvements included the creation of collaborative learning spaces and innovation labs; improved accessibility, comfort, and safety; and modernized existing classrooms, science labs, and other school facilities (Irvine Unified School District 2022a).

In addition to Measure E, school funding consists of a contribution of local funding through a Community Facilities District (CFD), State funding, and/or other forms of mitigation negotiated with developers. School Districts rely on School Fees as a funding source for new school facilities required by new development. State law requires a nexus between the projected number of units to be constructed and the amount of fees levied. Non-mitigated units are projected future units that have not had their impacts mitigated. Per the 2022 Fee Justification Study, of the 1,205 Future Units that have not mitigated their impacts on the School District, all 1,205 are expected to be Multifamily Attached units. IUSD analyzed data to provide a student generation rate for new development which establishes a nexus between projected non-mitigated units and fees levied. Table 4.12-4 present the IUSD student generation rate for elementary, middle, and high school students for non-mitigated multi-family attached dwellings. The 2022 Fee Justification Study shows that 468 students would be generated from non-mitigated dwelling units. By multiplying this number by school facilities cost impacts per residential unit, the report estimated a total unmitigated cost of \$9,881,352. The report then establishes a cost per square foot for different uses, and these fees are levied on new development.

Non-mitigated Future Dwelling Units ¹	School Type	Student Generation Rate	Students Generated
1,205	Elementary	0.2082	251
1,205	Middle	0.0633	77
1,205	High	0.1168	141
TOTAL		0.3883	468

SOURCE: Irvine Unified School District 2022b.
¹As estimated in the Residential and Commercial/Industrial Development School Fee Justification Study for IUSD 2022.

b. Tustin Unified School District

Tustin Unified School District operates two elementary schools, one K through 8 school, and one high school in the City, with a total of 5,524 students (Table 4.12-5a). Additionally, 15 elementary schools, four intermediate schools, and three high schools are operated by TUSD but are not within City limits (Foothill, Hillview, Tustin). TUSD also operates one online school and one magnet school. Table 4.12-5a presents student enrollment at TUSD schools within the City for 2022-2023 (the most current year for which student enrollment data is available). However, Table 4.12-5b compares school capacity and student enrollment data from 2021-2022 (the most current year for which student capacity data is available). Based on the total enrollment of 22,038 students during 2021-22, TUSD schools district-wide currently has insufficient facilities to adequately house its current enrollment at both elementary and high school levels.

It is important to note that while enrollment currently exceeds capacity, school districts typically assess capacity on a district-wide basis and then implement school- or site-specific measures to address interim capacity issues (e.g., portables or temporary classrooms) and long-term solutions (i.e., new or expanded schools) for longer-term capacity issues.

Table 4.12-5a Tustin Unified School District Enrollment			
School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
Arnold O. Beckman High	High School	2,811	2,798
Hicks Canyon Elementary	Elementary	820	865
Myford Elementary	Elementary	480	488
Orchard Hills	K-8	1,351	1,373
Tustin Connect Online School	K-12	444	303
TOTAL		5,906	5,827
SOURCE: Tustin Unified School District 2024.			

Table 4.12-5b Tustin Unified School District Existing School Facilities Capacity			
School Level	2021/2022 Facilities Capacity	2021/2022 Student Enrollment	Excess Capacity Surplus
Elementary School (Grades K-5)	8,951	9,110	0
Middle School (Grades 6-8)	5,564	5,045	519
High School Grades 9-12)	7,763	7,883	0
TOTAL	22,278	22,038	519
SOURCE: Tustin Unified School District 2022.			
NOTE: Table reflects most recent figures related to existing school facilities capacity and student enrollment. Table 4.12-5a includes most up-to-date student enrollment figures.			

TUSD School Facilities and Funding

School Districts rely on School Fees as a funding source for new school facilities required by new development. State law requires a nexus between the projected number of units to be constructed and the amount of fees levied. Non-mitigated units are projected future units that have not had their impacts mitigated. Per the 2022 Fee Justification Study, of the 4,104 Future Units that have not mitigated their impacts on the School District, comprised of 1,958 Multifamily Attached units, 2,122 Single-Family Attached, and 24 Single Family Detached. TUSD analyzed data to provide a student generation rate for new development which establishes a nexus between projected non-mitigated units and fees levied. Tables 4.12-6a-c present the TUSD student generation rate for elementary, middle, and high school students for non-mitigated multi-family attached dwellings. The 2022 Fee Justification Study shows that 1,314 students would be generated from non-mitigated dwelling units. By multiplying this number by school facilities cost impacts per residential unit, the report estimated a total unmitigated cost of \$29,821,230. The report then establishes a cost per square foot for different uses, and these fees are levied on new development.

Table 4.12-6a Tustin Unified School District Student Generation Rates for Multi-Family Attached			
Non-mitigated Future Dwelling Units ¹	School Type	Student Generation Rate (SFD)	Students Generated
1,958	Elementary	0.1341	263
1,958	Middle	0.0616	121
1,958	High	0.0886	174
TOTAL		0.2843	558

SOURCE: Tustin Unified School District 2022.
¹As estimated in the Residential and Commercial/Industrial Development School Fee Justification Study for TUSD 2022.

Table 4.12-6b Tustin Unified School District Student Generation Rates for Single-Family Attached			
Non-mitigated Future Dwelling Units ¹	School Type	Student Generation Rate	Students Generated
2,122	Elementary	0.1449	307
2,122	Middle	0.0860	182
2,122	High	0.1195	254
TOTAL		0.3503	743

SOURCE: Tustin Unified School District 2022.
¹As estimated in the Residential and Commercial/Industrial Development School Fee Justification Study for TUSD 2022.

Table 4.12-6c TUSD Student Generation Rates for Single-Family Detached			
Non-mitigated Future Dwelling Units ¹	School Type	Student Generation Rate	Students Generated
24	Elementary	0.2079	5
24	Middle	0.1173	3
24	High	0.1917	5
TOTAL		0.5170	13

SOURCE: Tustin Unified School District 2022.
¹As estimated in the Residential and Commercial/Industrial Development School Fee Justification Study for TUSD 2022.

c. Santa Ana Unified School District

The Santa Ana Unified School District operates 33 elementary schools, eight intermediate schools, nine high schools, one dependent charter, one child development center, one virtual academy, a career technician education program, early childhood education programs, and deaf and hard of hearing regional programs (K through 6). Although none of these schools are within the City's

jurisdiction, residential development within the City may be incorporated into future school district boundaries. Table 4.12-7a presents student enrollment in Santa Ana Unified School District (the most current year for which student enrollment data is available). Table 4.12-7b presents existing school facilities capacity and student enrollment data from 2021-2022 (the most current year for which student capacity data is available). As illustrated by Table 4.12-7b, overall enrollment within the Santa Ana Unified School District is below the District's total capacity.

School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
John Adams Elementary School	Elementary	369	387
George Washington Carver Elementary School (Grades K-5)	Elementary	441	412
Advanced Learning Academy (TK – 8)	Elementary	331	332
Wallace R. Davis Elementary School	Elementary	424	417
Diamond Elementary School	Elementary	437	396
Thomas A. Edison Elementary School	Elementary	395	359
Manuel Esqueda Elementary School	Elementary	947	892
Benjamin Franklin Elementary School	Elementary	624	346
John C. Fremont Elementary School	Elementary	403	402
James A. Garfield Elementary School	Elementary	567	509
Carl Harvey Elementary School	Elementary	353	323
Martin R. Heninger Elementary School	Elementary	996	900
Heroes Elementary School	Elementary	471	434
Andrew Jackson Elementary School	Elementary	566	545
Jefferson Elementary School	Elementary	607	609
John F. Kennedy Elementary School	Elementary	483	441
Martin Luther King Jr. Elementary School	Elementary	506	481
Abraham Lincoln Elementary School	Elementary	580	535
James Russell Lowell Elementary School	Elementary	529	476
James Madison Elementary School	Elementary	861	825
Glenn L. Martin Elementary School	Elementary	504	496
James Monroe Elementary School	Elementary	252	250
Monte Vista Elementary School	Elementary	410	392
John Muir Fundamental Elementary School	Elementary	722	688
Pio Pico Elementary School	Elementary	452	436
Roosevelt-Walker Elementary School	Elementary	461	753
Taft Elementary School	Elementary	439	429
Jim Thorpe Fundamental Elementary School	Elementary	858	825
Santiago Elementary School	Elementary	984	944
George Washington Elementary School	Elementary	589	559
Woodrow Wilson Elementary School	Elementary	461	452
Greenville Fundamental School	Elementary	937	907
Romero-Cruz Academy (K through 8)	Elementary	958	932
Total Elementary Enrollment		18,917	18,084
Gerald P. Carr Intermediate School	Intermediate	1,195	1,026
Julia C. Lathrop Technology Magnet Intermediate School	Intermediate	775	742
Douglas MacArthur Fundamental Intermediate School	Intermediate	1,180	1,145
McFadden Intermediate School	Intermediate	1,154	1,063
Gonzalo and Felicitas Mendez Fundamental Intermediate School	Intermediate	1,384	1,293

Table 4.12-7a Santa Ana Unified School District Enrollment			
School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
Sierra Preparatory Academy	Intermediate	793	742
Raymond A. Villa Fundamental Intermediate School	Intermediate	1,214	1,082
Frances E. Willard Intermediate School	Intermediate	468	457
Total Intermediate Enrollment		8,163	7,550
Century High School	High	1,656	1,708
Cesar E. Chavez High School	High	291	229
Godinez Fundamental High School	High	2,206	2,026
Lorin Griset Academy	High	278	268
Middle College High School	High	364	405
Saddleback High School	High	1,625	1,597
Santa Ana High School	High	3,314	3,135
Segerstrom High School	High	2,523	2,489
Valley High School	High	2,251	2,197
Total High School Enrollment		14,508	14,054
Total District Enrollment		41,588	39,688
SOURCES: Santa Ana Unified School District 2024; California School Dashboard 2022.			

Table 4.12-7b Santa Ana Unified School District Existing School Facilities Capacity and Student Enrollment			
School Level	2021/2022 Facilities Capacity	2021/2022 Student Enrollment	Excess / (Shortage) Capacity
Elementary School Grades TK-6	29,276	20,476	8,800
Intermediate School Grades 7-8	8,691	6,604	2,087
High School Grades 9-12	17,900	14,706	3,194
TOTAL	55,867	41,786	14,081
SOURCE: Santa Ana Unified School District 2022.			
NOTE: Table reflects most recent figures related to existing school facilities capacity and student enrollment. Table 4.12-7a includes most up-to-date student enrollment figures.			

d. Saddleback Valley Unified School District

The Saddleback Valley Unified School District operates 23 elementary schools, four intermediate, four high schools, and four alternative schools. Although none of these schools are within the City's jurisdiction, residential development within the City may be incorporated into future school district boundaries. Table 4.12-8a presents student enrollment in Tustin Unified School District. As illustrated by Table 4.12-8b, overall enrollment within the Saddleback Valley Unified School District is below the District's total capacity.

Table 4.12-8a Saddleback Valley Unified School District Enrollment			
School Name	School Type	Enrollment (2021-2022)	Enrollment (2022-2023)
Cielo Vista Elementary School	Elementary	600	526
de Portola Elementary School	Elementary	537	595
Del Cerro Elementary School	Elementary	377	373
Del Lago Elementary School	Elementary	357	355
Foothill Ranch Elementary School	Elementary	2,171	1,056
Glen Yermo Elementary School	Elementary	1,046	303
La Madera Elementary School	Elementary	351	606
Lake Forest Elementary School	Elementary	624	679
Linda Vista Magnet Elementary School	Elementary	299	295
Lomarena Elementary School	Elementary	576	550
Melinda Heights Elementary School	Elementary	729	959
Montevideo Elementary School	Elementary	509	500
Olivewood Elementary School	Elementary	382	420
Portola Hills Elementary School	Elementary	686	742
Ralph A. Gates Elementary School	Elementary	944	940
Rancho Cañada Elementary School	Elementary	566	632
Robinson Elementary School	Elementary	463	500
San Joaquin Elementary School	Elementary	263	247
Santiago STEAM Magnet Elementary School	Elementary	506	506
Trabuco Elementary School	Elementary	81	88
Trabuco Mesa Elementary School	Elementary	686	654
Valencia Elementary School	Elementary	544	538
Total Elementary Enrollment		13,297	12,064
La Paz Intermediate School	Intermediate	734	706
Los Alisos Intermediate School	Intermediate	729	656
Rancho Santa Margarita Intermediate School	Intermediate	1,047	1,041
Serrano Intermediate School	Intermediate	1,012	977
Total Intermediate Enrollment		3,552	3,380
El Toro High School	High	2,171	2,031
Laguna Hills High School	High	1,437	1,434
Mission Viejo High School	High	1,804	1,646
Silverado High School	High	245	264
Trabuco Hills High School	High	2,676	2,579
Total High School Enrollment		8,333	7,954
Virtual Academy K-12	K-12	462	202
Total Virtual Enrollment		462	202
TOTAL DISTRICT ENROLLMENT		25,614	23,600
SOURCE: Saddleback Valley Unified School District 2024.			

Table 4.12-8b Saddleback Valley Unified School District Existing School Facilities Capacity and Student Enrollment			
School Level	2021/2022 Facilities Capacity	2021/2022 Student Enrollment	Excess / (Shortage) Capacity
Elementary School Grades TK-6	14,830	12,203	2,627
Intermediate School Grades 7-8	4,995	3,585	1,410
High School Grades 9-12	10,773	8,460	2,313
TOTAL	30,598	24,248	6,350
SOURCE: Saddleback Valley Unified School District 2022.			
NOTE: Table reflects most recent figures related to existing school facilities capacity and student enrollment. Table 4.12-8a includes most up-to-date student enrollment figures.			

e. University of California, Irvine

The University of California, Irvine (UCI), is a 1,474 acre public research university that is part of the University of California system located 50 miles south of Los Angeles and five miles inland from the Pacific Ocean. UCI developed the 2007 Long Range Development Plan (LRDP) (University of California, Irvine 2007), which serves as a comprehensive land use plan to guide physical development on the UCI campus through the 2025-2026 school year. The LRDP is based on potential enrollment projections of 37,000 students by 2025-2026. It enables an expansion of on-campus student housing from 17,637 beds to 22,000 beds, and expansion of on-campus faculty and staff housing from an existing program of 1,100 dwelling units to 1,830 dwelling units. UCI employs 27,216 staff and enrolls 36,680 students as of fall of 2022 (University of California, Irvine 2023-24).

f. Concordia University

Concordia University Irvine is a private Lutheran university with two locations in the City: the Turtle Rock campus located at 1530 Concordia West, and the newly purchased Spectrum Campus located at 16355 Laguna Canyon Road. The Turtle Rock Campus is the primary campus consisting of a 72-acre site. The Spectrum Campus is a three-story, 113,882 square foot building located in the Spectrum 4 Planning Area (Planning Area 13) and will house the university's Bachelor of Science in Nursing program. Concordia enrollment is 4,123 students and employs 90 full time faculty (Concordia University 2023).

g. Irvine Valley College

Irvine Valley College (IVC) is a two-year degree community college consisting of 60 acres of facilities located at 5500 Irvine Center Drive. IVC is part of the South Orange County Community College District (SOCCCD). The SOCCD 2020-2025 District-Wide Strategic Plan anticipated declines in enrollment, which reflect anticipated regional declines in K through 12 enrollments due to declining birth rates associated with the Great Recession. A total of 16,134 students were enrolled for the 2023-2024 school year (SOCCCD 2020).

4.12.1.4 Parks/Recreational Facilities

The City's public park system provides more than 400 public recreation facilities including community parks, neighborhood parks, and special use sites (Table 4.12-9). The City provides 22 community parks, more than 40 neighborhood parks, and 6,500 acres of preserved open space. .

The four categories of parks defined by the City are as follows:

- Community Parks are medium to large, multi-purpose parks ranging from 10 to 48 acres in size. They support a variety of recreation opportunities and provide specialized facilities. They support recreation programs, special events, and large-group gatherings.
- Neighborhood parks are smaller parks that provide access to green space and essential recreation opportunities, ranging from 1 to 10 acres in size. They support playgrounds, picnic areas, and small group gatherings.
- Special use sites offer unique amenities and stand-alone facilities such as the Irvine Animal Care Center and Sepulveda Vista Point.
- Open space includes natural resource and wildlife habitats with restricted access, as well as some preserves that allow visitor use or are designed as trail corridors for public use.

Park/Facility Name	Acres	Facilities
Community Parks		
Colonel Bill Barber Marine Corps Memorial	48	Ball diamond, Soccer field, Batting Cages, Tennis Court, Child Play Area, Open Play Area (Turf), Amphitheater/stage, Group Picnic Area
Cypress	17.9	Ball diamond, Soccer field, Basketball Court, Tennis Court, Child Play Area, Open Play Area (Turf), Community Center
David Sills Lower Peters Canyon	10.3	Soccer field, Tennis Court, Child Play Area
Deerfield	10.2	Volleyball court, Disc Golf Course, Fitness Par Course, Tennis Court, Racquetball/Handball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area, Community Center
Harvard	26.9	Ball diamond, Soccer field, Batting Cages, Group Picnic Area, Community Center
Heritage	36.5	Ball diamond, Soccer field, Volleyball court, Basketball Court, Tennis Court, Racquetball/Handball Court, Pool, Child Play Area, Open Play Area (Turf), Amphitheater/Stage, Lake/pond Group Picnic Area, Community Center, Fine arts center, Child Resource Center
Hicks Canyon	16.7	Ball diamond, Soccer field, Child Play Area, Open Play Area (Turf), Group Picnic Area
Las Lomas	18.3	Ball diamond, Soccer field, Basketball Court, Tennis Court, Racquetball/Handball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area, Community Center
Los Olivos Community Park	12.5	
Mark Daily Athletic Fields	8.4	Ball diamond, Soccer field, Batting Cages
Mike Ward – Woodbridge	22	Volleyball court, Basketball Court, Racquetball/Handball Court, Shuffleboard Court, Amphitheater/Stage, Horseshoes, Group Picnic Area, Senior Center

Table 4.12-9 Public Park System		
Park/Facility Name	Acres	Facilities
Northwood	17.7	Ball diamond, Soccer field, Fitness Par Course, Basketball Court, Tennis Court, Racquetball/Handball Court, Shuffleboard Court, Child Play Area, Open Play Area (Turf), Group Picnic Area, Community Center
Oak Creek	11.8	Ball diamond, Soccer field, Child Play Area, Group Picnic Area, Oak Creek Dog Park
Great Park	1,300	
Portola Springs	32	
Quail Hill	16.9	Ball diamond, Soccer field, Basketball Court, Group Picnic Area, Community Center
Rancho San Joaquin	2.1	Senior Center, Historical Society Museum
Trabuco Center	2.8	Senior and Multigenerational Community Center
Turtle Rock	20.6	Ball diamond, Volleyball court, Tennis Court, Child Play Area, Open Play Area (Turf), Amphitheater/Stage, Group Picnic Area, Community Center, Nature Center
University	16.3	Ball diamond, Soccer field, Volleyball court, Basketball Court, Tennis Court, Racquetball/Handball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area, Community Center
Windrow	18.9	Ball diamond, Soccer field, Batting Cages, Basketball Court
Woodbury	10.7	Ball diamond, Soccer field, Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area, Community Center
Community Parks Subtotal	1,669.1	
Neighborhood Parks & Vistas		
Alderwood	0.7	Open Play Area (Turf)
Blue Gum	2.7	Volleyball court, Child Play Area, Open Play Area (Turf)
Bommer Vista Point	0.5	
Brywood	6	Ball diamond, Soccer field, Child Play Area, Open Play Area (Turf), Group Picnic Area
Canyon	3.4	Basketball Court, Child Play Area, Open Play Area (Turf)
Carrotwood	3.1	Soccer field, Volleyball court, Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area
Chaparral	9.6	Fitness Par Course, Child Play Area, Open Play Area (Turf)
Citrusglen	3.1	Tennis Court, Child Play Area, Open Play Area (Turf), Group Picnic Area
College	7.6	Volleyball court, Child Play Area, Open Play Area (Turf)
Comstock	1	Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area
Coralwood	2.7	Child Play Area, Open Play Area (Turf)
Creekview	0.7	Off-site trail access
Cypress Grove	9.4	Ball diamond, Soccer field, Batting Cages, Basketball Court, Child Play Area, Open Play Area (Turf)
Dovecreek	7.8	Ball diamond, Soccer field, Child Play Area, Group Picnic Area
Eastwood	6.1	
Flagstone	2.3	Open Play Area (Turf), Group Picnic Area
Hoepfner	2.2	Tennis Court, Child Play Area, Open Play Area (Turf)
Homestead	2.1	Tennis Court, Child Play Area, Open Play Area (Turf), Group Picnic Area
Knollcrest	5	Tennis Court, Child Play Area, Group Picnic Area
Meadowood	10.1	Ball diamond, Soccer field, Volleyball court, Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area

Table 4.12-9 Public Park System		
Park/Facility Name	Acres	Facilities
Orchard	6	Ball diamond, Soccer field, Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area
Pepperwood	3.1	Child Play Area, Open Play Area (Turf), Group Picnic Area
Pinewood	2.1	Child Play Area, Open Play Area (Turf), Group Picnic Area
Plaza	7.7	Ball diamond, Soccer field, Child Play Area, Group Picnic Area
Presley	2.9	Volleyball court, Child Play Area, Open Play Area (Turf)
Racquet Club	2.2	Tennis Court, Child Play Area, Open Play Area (Turf)
Neighborhood Parks & Vistas IBC		
Ranch	8.7	Child Play Area, Open Play Area (Turf), Group Picnic Area,
San Carlo	6	Tennis Court, Child Play Area, Open Play Area (Turf), Group Picnic Area,
San Leandro	4	Ball diamond, Soccer field, Child Play Area, Open Play Area (Turf), Group Picnic Area,
San Marco	5.1	Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area,
Sepulveda Vista Point	1.3	
Settlers	6	Soccer field, Volleyball court, Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area,
Silkwood	3.9	Volleyball court, Child Play Area, Open Play Area (Turf),
Stonegate	6	Ball diamond, Soccer field, Volleyball court, Basketball Court, Tennis Court, Child Play Area, Group Picnic Area,
Sweet Shade	7.9	Basketball Court, Child Play Area, Open Play Area (Turf), Community Center
Sycamore	6.9	Child Play Area, Open Play Area (Turf), Group Picnic Area,
Valencia	6	Soccer field, Child Play Area, Open Play Area (Turf), Group Picnic Area,
Valley Oak	3	Basketball Court, Tennis Court, Child Play Area, Open Play Area (Turf), Group Picnic Area,
Willows	3.6	Basketball Court, Child Play Area, Open Play Area (Turf), Group Picnic Area,
Neighborhood Parks Subtotal	178.5	
Special Use Sites		
Animal Care Center	3.73	
Bommer Canyon Trail Head	12.44	
Jeffrey Open Space Trail	31.7	
Orchard Hills Trailhead	1.86	
Quail Hill Trailhead	2.8	
Special Use Sites Subtotal	52.5	
Regional Parks		
William R Mason Regional Park	345	Ball diamond, Fitness Par Course, Tennis Court, Child Play Area, Open Play Area (Turf), Amphitheater/Stage, Lake/Pond, Horseshoe, Group Picnic Area, Off-street trail access, soft-surfaced trail/nature trail, Hard Surfaced Trail, 123 acre golf course
Regional Park Subtotal	345	
City Open Space		
Southern Open Space Preserve	4,704.98	
Bommer Canyon Trailhead	3.2	
Quail Hill Trailhead	2.8	
Northern Open Space Preserve	6,872.34	

Park/Facility Name	Acres	Facilities
Orchard Hills Trailhead	1.7	
Jeffrey Open Space Trail (JOST)	69.92	
Turtle Rock Areas	699.80	
Newport Beach Parcels	60.67	
Wildlife Corridor	190.98	
Agua Chinon	77.35	
Total for Open Space	12,683.74	
TOTAL EXISTING	14,937.34	
SOURCE: City of Irvine 2017.		
¹ Developed/Undeveloped Acres		

4.12.1.5 Libraries

Library services within the City are provided by the Orange County Public Library system (OCPL), a network of 34 branches providing various services to residents throughout Orange County (Table 4.12-10). There are currently three libraries located within the City, but residents can access any of OCPL's libraries. On February 28, 2023, the City Council authorized and directed staff to send a letter of intent notifying the County of Orange that the City intends to withdraw from the OCPL system. However, negotiations are ongoing, and a decision has not yet been made. Any plans for staying with the OCPL system or withdrawing to create a City Library system will be brought before City Council for final decision (City of Irvine 2024b).

Branch	Square Footage	Ownership	Location
Heritage Park	21,000	City-owned, 55-year lease to County	14361 Yale Avenue, Irvine, CA 92604
University Park	11,411	OCPL	4512 Sandburg Way, Irvine, CA 92612
Katie Wheeler	11,250	OCPL	13109 Old Myford Road, Irvine, CA 92602
SOURCE: City of Irvine 2024b.			

4.12.2 Applicable Regulatory Requirements

4.12.2.1 State

a. California Fire Code

The 2022 California Fire Code (California Code of Regulations Title 24, Part 9) establishes regulations to safeguard against the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety for and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement,

replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas. The City has adopted the California Fire Code within Title 5, Division 9 the Municipal Code, including appendices addressing fire-flow requirements for buildings.

b. Assembly Bill 2926

Assembly Bill (AB) 2926, passed in 1986, allows school districts to collect impact fees from developers of new residential and commercial/industrial building space to assist in providing school facilities for students. Development impact fees (DIFs) are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of costs for construction, modernization, and reconstruction projects.

c. Senate Bill 50 (Statutes of 1998), State School Funding, Education Code Section 17620

Senate Bill (SB) 50, adopted in 1998, limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. It also authorizes school districts to levy statutory developer fees at levels higher than previously allowed and according to new rules. California Education Code 17620 establishes the authority of any school district to levy a fee, charge, dedication, or other requirements against any development within the school district for the purposes of funding the construction of school facilities, as long as the district can show justification for the fees.

d. Quimby Act

The City's Municipal Code Title 5, Division 5, Chapter 10 Section 5-5-1004, Park Dedication implements the 1975 Quimby Act (Government Code Section 66477). The Quimby Act authorizes only cities and/or counties, as part of the State Subdivision Map Act, to require subdividers to provide the dedication of parkland and/or fees. The fees must be paid, and land conveyed directly to the appropriate city and/or county agency, and not to a special district or homeowners association. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. Additionally, the Quimby Act requires that the fees/improvements be used only for the purpose of rehabilitating existing neighborhood parks or recreational facilities to serve the subdivision.

4.12.2.2 Local Regulations

a. Existing General Plan (2000)

Tables G-1 and G-2 of the General Plan Public Facilities and Services Element outline general guidelines and standards for the provision of public facilities and services, including police services,

fire services, school facilities, library services, child care and senior centers, community center/youth centers, and swimming pools.

The purpose of the Parks and Park Facilities Standards is to establish park development standards for guidance in acceptance of park land, collection of park fees, or provision of in lieu improvements, and criteria for design of public and private parks. The City's General Plan and Subdivision Ordinance require developers to dedicate park land and/or improvements/amenities, and/or pay fees in lieu of dedication, at a rate of five (5) acres per thousand (1,000) population (General Plan, Element K and Subdivision Ordinance, Section 5-5-1004). The City's public park system is divided into two park categories: community parks and neighborhood parks. Neighborhood parks are further divided into public and private parks. The allocation of land and improvements is apportioned at two acres to community parks and three acres to public and/or private neighborhood parks.

The following guidelines are used when planning parks:

1. To serve the community as a whole, a 20-acre improved community park for every 10,000 population is the Community Services Commission's goal when developing residential villages. Development agreements are considered when needed to vary the allocation of park credits to allow for development of community parks.
2. Public neighborhood parks are incorporated within residential developments to serve the immediate neighborhood, supplemented by private parks. Private parks and/or improvements to private parks shall be provided when they have a clear benefit to the community.
3. The Community Services Commission, working with the development community, endeavor to address the development of parks at the earliest stages of development, to communicate the City's park interests.

b. Orange County and Orange County Fire Authority Hazard Mitigation Plan

Orange County and the OCFA have partnered since 2010 to produce a Multi-Jurisdictional Hazard Mitigation Plan. Last updated in 2020, the plan outlines strategies for mitigating natural hazards including fire hazards in county unincorporated areas and areas that the OCFA services.

c. Parks Master Plan

The City's Parks Master Plan was adopted in 2017 and serves to guide maintenance, development, and operation of the City's parks and recreation system for 10 years. The plan identifies potential policy changes and opportunities for upgrading the City's 60 public parks. The plan focuses on projects for public parks, park facilities, and recreation programs that may enhance the public experience and respond to evolving needs and expectations. The Master Plan also includes criteria that assists in the identification of projects to include in the annual Capital Improvement Program budget.

d. Municipal Code

Title 3 (Community Services), Division 4 (Parks)

The parks ordinance establishes use and permitting requirements within City parks and open spaces. The code also establishes rules, procedures, policies, and regulations governing the use of parks and open spaces by the public.

Title 5 (Planning), Division 5 (Subdivisions), Chapter 10 (Dedications; Reservations).

Municipal Code Section 5-5-1004- Park Dedication, subsections C and D, authorize the Planning Commission, upon the recommendation of the Community Services Commission, to determine distribution of public/private neighborhood parks and/or fees. Additionally, the Municipal Code requires that all parks comply with the most current, applicable national and state codes, regulations, and standards. Provision of City parkland consistent with the Quimby Act requires that the City monitor the ratio of residents to parkland. Maintenance of this ratio not only ensures that the provision of park space keeps pace with demand caused by population growth, but also prevents the deterioration of existing facilities from overuse. The City established the required parkland space for subdivisions at five acres per 1,000 residents, which is consistent with the Quimby Act. The implementation of a project can affect this ratio. Therefore, individual projects have the potential to increase use of park facilities and hasten their deterioration. For this reason, it is important that environmental analysis disclose a project's potential to create such impacts and identify any need for additional facilities.

Prior to the issuance of building permits on land required as a private park by local and/or state development standards, applicants are required to submit, and the Directors of Community Development and Community Services shall approve, an instrument reserving such required park land in perpetuity.

C. Park Dedication Standards. All standards for park dedication a comply with the Quimby Act (State of California Government Code section 66477), the California Subdivision Map Act, and the City General Plan Parks and Recreation Element. The developer of residential subdivisions shall dedicate park land and/or fees in lieu, at the rate of five acres per 1,000 population, apportioned as follows:

- Two acres – Community parks
- Three acres – Neighborhood parks

E.2 Disposition of Land or Fees. All park fees shall be paid directly to the City 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.

e. Planning Commission Resolution No. 09.-2968

Standard Conditions are adopted by Planning Commission Resolution No. 09-2968. These conditions assist staff in applying standardized wording for frequently used conditions of approval for discretionary and subdivision applications. Standard conditions are applied on a case-by-case basis

depending upon the specifics of the application. Companion conditions are cross-referenced and are required to be used together. The following standard conditions related to hazards and hazardous materials apply:

Fire Protection

City Standard Condition 2.19 (Open Space Fuel Modification)

Prior to issuance of precise grading permits for any lots adjacent to open space, the applicant shall submit a fuel modification plan prepared to the satisfaction of the Director of Community Development for review and approval, in consultation with the Director of Community Services. The fuel modification plan shall be approved by the Orange County Fire Authority (OCFA). The requirements set forth in this condition do not apply to developed, irrigated park land required or provided as part of the project design for this project.

City Standard Condition 3.14 (HOA/Fuel Modification)

Prior to the issuance of building permits for any dwelling units on lots located adjacent to or within fuel modification zones, the applicant shall provide evidence that there is a requirement included in the CC&Rs that any changes to plant materials located within fuel modification zones must be approved by the Director of Community Development and be consistent with applicable OCFA requirements. For fuel modification zones adjacent to lands designated as Open Space, changes in plant materials shall also be reviewed by the Director of Community Services.

City Standard Condition 4.9 (Emergency Access Inspection)

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the OCFA, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes, key switches and Click2Enter devices as depicted on the approved plan.

City Standard Condition 4.12 (Phased Occupancy of Multi-Building Residential Development)

Phased occupancy of any portion of this multi-building development project is subject to approval by Building and Safety and the OCFA. Such phasing shall provide a clear and effective separation between the areas open to building users and occupants and construction areas including staging and access. Additionally, all fire-life-safety, security, accessibility features, parking and other applicable planning standards and conditions serving those portions of the development to be occupied shall be installed, approved and accepted by the City and/or OCFA. Such features must remain in place and fully functional throughout the remaining project build-out.

Police Protection

City Standard Condition 3.6 (Site Lighting Requirement)

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete

review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, lighting ratio, and point-by-point photometric lighting analysis overlaid onto a tree landscape plan with a legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels per the Irvine Uniform Security Code.
- c. Site plans that are full-scale and legible.

City Standard Condition 3.17 (Emergency Access Plan)

Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers per the Irvine Uniform Security Code requirements. Said plan shall be incorporated into the plan set approved for building permits.

City Standard Condition 3.18 (Wayfinding (Directional) Plan)

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional building/unit signs, vehicle directional signage, parking structure identification/directional signage, trail signage, and other signage as required by the Irvine Uniform Security Code, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

City Standard Condition 3.20 (Construction Site Security Plan)

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

City Standard Condition 4.9 (Emergency Access Inspection)

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes, key switches and Click2Enter devices as depicted on the approved plan.

Parks and Recreation

City Standard Condition 1.10 (Easement for Public Trail)

Prior to the release of a final map by the City, an irrevocable offer of dedication for nonexclusive easements for public use of any public trail(s) shall be shown on the final map. Improvements, recordation, and dedication of public trails shall be subject to the approval of the Director of

Community Services. At the discretion of the City Engineer and with consultation with the Director of Community Services, the easements may be recorded after the final map.

City Standard Condition 1.11 (Open Space Irrevocable Offer)

Prior to the release of a final map by the City for land that encompasses or lies within an Open Space Implementation Action Program District as shown on the City's General Plan and Zoning Ordinance or will be dedicated as public open space, the applicant shall submit an irrevocable offer of dedication for the preservation open space lot and/or easement, as required by the City's Phased Dedication and Compensating Development Opportunities Program. The irrevocable offer of dedication and/or easement shall be in the form approved by the City Attorney and prepared to the satisfaction of the Director of Community Development, the City Engineer, and the Director of Community Services. The offer shall be recorded concurrently with recordation of the final map.

City Standard Condition 1.12 (Public Park Dedication)

Prior to the release of the final map that includes public park land, the applicant shall submit all documents ready for recording of such dedication to the City Engineer and the Director of Community Services for review and approval. At the discretion of the City Engineer, the dedication of public park land may be recorded with the final map.

City Standard Condition 2.15 (Private Trail Reservation)

Prior to the issuance of the first grading permit on land required as a private trail, the applicant shall submit and the Directors of Community Development and Community Services shall have approved an instrument reserving such required park land in perpetuity.

City Standard Condition 2.16 (Public Trail Dedication)

Prior to the issuance of the first precise grading permit that includes public trails, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

City Standard Condition 2.17 (Public Park Dedication)

Prior to the issuance of the first precise grading permit for a lot that is to be dedicated as a public park, the applicant shall submit all documents necessary to record the public parkland dedication in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development.

City Standard Condition 2.18 (Park Construction Phasing)

Prior to the issuance of the first residential precise grading permit (with the exception of model homes), the applicant shall submit a park construction and phasing schedule to the Director of Community Development and obtain approval of the schedule from the Director of Community Services. The park construction and phasing schedule shall include the following information:

- a. Number and types of residential units to be built and estimated population count.
- b. Lot numbers and size of each public and private park.
- c. Improvements to be built within each park.
- d. A phasing plan specifying when each park will commence and complete construction.

City Standard Condition 3.11 (Park Design Consistency)

Prior to the issuance of a building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design _____-PPD.

City Standard Condition 3.12 (Private Park Reservation)

Prior to the issuance of building permits on land required as a private park by local and/or state development standards, the applicant shall submit and the Directors of Community Development and Community Services shall have approved an instrument reserving such required park land in perpetuity.

f. Existing Plans, Programs, and Policies

Compliance measures are regulations imposed uniformly by the approving agency based on the proposed action taken and are required of the project to reduce its potential environmental effects. Because these features are standard requirements, they do not constitute mitigation measures. The following measures are existing plans, programs, or policies (PPP) that apply to the project and will help to reduce and avoid potential impacts related to public services and recreation:

- PPP PS&R-1: Compliance with City Standard Condition 2.19 (Open Space Fuel Modification)
- PPP PS&R-2: Compliance with City Standard Condition 3.14 (HOA/Fuel Modification)
- PPP PS&R-3: Compliance with City Standard Condition 4.9 (Emergency Access Inspection)
- PPP PS&R-4: Compliance with City Standard Condition 4.12 (Phased Occupancy of Multi-Building Residential Development)
- Police Protection
- PPP PS&R-5: Compliance with City Standard Condition 3.6 (Site Lighting Requirement)
- PPP PS&R-6: Compliance with City Standard Condition 3.17 (Emergency Access Plan)
- PPP PS&R-7: Compliance with City Standard Condition 3.18 (Wayfinding (Directional) Plan)
- PPP PS&R-8: Compliance with City Standard Condition 3.20 (Construction Site Security Plan)
- PPP PS&R-9: Compliance with City Standard Condition 4.9 (Emergency Access Inspection)
- Parks and Recreation
- PPP PS&R-10: Compliance with City Standard Condition 1.10 (Easement for Public Trail)
- PPP PS&R-11: Compliance with City Standard Condition 1.11 (Open Space Irrevocable Offer)
- PPP PS&R-12: Compliance with City Standard Condition 1.12 (Public Park Dedication)
- PPP PS&R-13: Compliance with City Standard Condition 2.15 (Private Trail Reservation)
- PPP PS&R-14: Compliance with City Standard Condition 2.16 (Public Trail Dedication)
- PPP PS&R-15: Compliance with City Standard Condition 2.17 (Public Park Dedication)
- PPP PS&R-16: Compliance with City Standard Condition 2.18 (Park Construction Phasing)
- PPP PS&R-17: Compliance with City Standard Condition 3.11 (Park Design Consistency)
- PPP PS&R-18: Compliance with City Standard Condition 3.12 (Private Park Reservation)

Proposed General Plan Strategies and Policies

In addition to the above-listed PPPs, the following proposed goals, objectives, policies, and implementation actions are applicable to the analysis of public services and recreation and would replace existing goals, strategies, and policies outlined in the City's existing General Plan following project approval:

Land Use Element

Goal 4: Manage Growth to Ensure Balanced Residential and Nonresidential Development Throughout the City.

Objective LU-4. To achieve a balanced and sustainable distribution of land uses throughout the City by implementing equitable and inclusive land use policies that optimize the efficient use of land, promote environmental stewardship, and enhance quality of life for all residents.

- **Policy (a):** Ensure that land uses enable the City to provide necessary municipal services by:
 - Adjustments to square footage will be included in the development monitoring program and reflected in the statistical tables through annual technical updates. Institutional uses will be considered consistent with the General Plan if the following criteria are met:
 - Infrastructure capacity under existing and future (build out) conditions can accommodate additional development in the areas of circulation, fire, police, water, and flood control services.

Goal 5: Promote Economic Prosperity by Ensuring City Revenues Meet Expenditures and Provide Quality Services Without Burdensome Levels of Fees or Taxes.

Objective LU-5. To optimize the fiscal sustainability of the City of Irvine by aligning land use policies with economic development strategies to ensure that city revenues meet expenditures, provide quality services, and maintain fiscal stability without imposing burdensome levels of fees or taxes on residents and businesses.

- **Policy (a):** Maintain or improve existing service levels while extending services to newly developed areas.
- **Policy (b):** Pursue cost-saving measures while maintaining the quality of city services.

Goal LU-6: Achieve Harmonious Land Use Patterns Throughout the City.

Objective LU-6. To establish cohesive and harmonious land use patterns throughout the City by implementing integrated planning strategies that promote connectivity, sustainability, and community well-being while respecting the unique character and identity of different neighborhoods.

- **Policy (g):** Ensure residential development proposed in the Irvine Business Complex is located in areas where adequate supporting uses and public services and facilities can be provided. Housing designed for senior citizens should be located only in areas that are within reasonable walking distance or accessible by public transportation to such facilities.

Conservation and Open Space Element

Goal 6: Establish and maintain a network of parks and recreational areas that offer a wide range of leisure opportunities while promoting their sustainable development and maintenance.

Objective COS-6. Develop and maintain a network of parks and recreational areas that provide a variety of recreational opportunities, and which link and integrate other conservation and open space areas into the land use fabric of the City.

- **Policy (a):** Continue to coordinate parks and recreational opportunities through the General Plan and Parks Master Plan to ensure adequate and timely development of parks and recreational areas.
- **Policy (b):** Expand opportunities and places for casual nature-related recreation and leisure (e.g. the Jeffrey Open Space Trail) that are distinct from turf parks and protected wildlands.

Goal 10. Enhanced open space accessibility and utilization, and conservation efforts of resources.

Objective COS-10. The City commits to creating and fostering well-integrated and sustainable open space resources available to City residents and visitors..

- **Policy (a):** Provide a variety of public and private parks to meet resident needs.
- **Policy (c):** Encourage the creation of dynamic parks as special and unique places, adding or incorporating art and historic resources, innovative features, diverse landscaping, nature, varied color palettes, and welcoming amenities.
- **Policy (d):** Balance access to open space for outdoor recreation with conservation needs.

4.12.3 Significance Determination Thresholds

The City has adopted Appendix G of the State CEQA Guidelines as the significance thresholds for cultural resource impacts. A significant impact related to cultural resources would occur if the project would:

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - i. Fire Protection;
 - ii. Police Protection;
 - iii. Schools;
 - iv. Parks/Recreational Facilities; or
 - v. Other Public Facilities;
- 2) 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; or
- 3) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.12.4 Methodology

The potential for significant impacts associated with the project have been determined based upon review of existing secondary source information cited above relative to the provisions of public services (police, fire and emergency service, schools, and libraries in the City).

4.12.5 Topic 1: Public Services

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

- i. *Fire Protection;*
- ii. *Police Protection;*
- iii. *Schools;*
- iv. *Parks/Recreational Facilities; or*
- v. *Other Public Facilities?*

4.12.5.1 Impact Analysis

a. Fire Protection

Impacts associated with public services are based on how an increase in population, whether it is permanent (residents) or temporary (workers), would affect the public service providers' ability to meet their demands. If an increase in population is substantial enough to require the construction of new facilities or the addition of new service units to meet growing needs, impacts would be potentially significant.

The project would facilitate future development consisting of residential uses required to meet the City's RHNA requirement, nonresidential uses within the Great Park, nonresidential uses at the same intensities as permitted under the existing General Plan, and the extension of Ada roadway. Future development facilitated by the project may necessitate construction of additional fire stations. OCFA¹ has identified potential locations of future fire stations within the City, and future development under the project would be required to pay a DIF that would be used exclusively for future facility improvements necessary to ensure contribution of its fair share of the cost of facilities and equipment. Payment of the DIF would allow future site-specific development to contribute to its fair share cost of facilities and equipment due to the increased demand for fire protection services.

¹Details regarding the City's ongoing negotiation with OCFA regarding a contract amendment or cessation of the existing contract to allow the City to operate its own fire authority are speculative and not yet known. Therefore, this impact analysis relies on existing data available from OCFA.

Construction of additional housing units over time may impact various public services and facilities. Such growth would likely require additional fire-rescue and police personnel, equipment, and facilities to protect and serve the public. Depending on actual demographic shifts and the number of units constructed, additional fire facilities may also be needed to serve the increases in population. Actual needs and potential locations would be determined in the future by the Fire Department as part of their planning process as development occurs, but increases in demand would be greatest in all three focus areas since the majority of new housing would be located there.

However, future development would occur incrementally through 2045, based on market conditions and other factors, such that fire protection facilities and services are not overburdened at any given time. Additionally, every project applicant shall be required to comply with all applicable OCFA codes, ordinance and standard conditions regarding fire prevention, and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Future development would be required to comply with PPP PS&R-1 through PS&R-4 to further reduce impacts related to fire protection. Furthermore, Land Use Element goals and policies seeking to ensure balanced development throughout the City and s to ensure that land uses enable the City to provide necessary municipal services, including infrastructure capacity under existing and future (build out) conditions can accommodate additional development in the areas of circulation, fire, police, water, and flood control services.

Staffing levels for fire protection services within the City would continue to be established by the OCFA based on its contract with the City. Development of site-specific future housing would not directly result in sufficient demand to require construction of new fire facilities, since each incremental housing development would pay its fair share toward anticipated fire facility needs. Therefore, the project would not result in the need for new or altered fire protection facilities, and impacts would be less than significant.

b. Police Protection

The project would facilitate future development consisting of residential uses required to meet the City's RHNA requirement, nonresidential uses within the Great Park, nonresidential uses at the same intensities as permitted under the existing General Plan, and the extension of Ada roadway.

Future site-specific development could potentially increase demand for police protection facilities. Actual needs and potential locations would be determined in the future as development occurs, but increases in demand would be greatest in all three focus areas since the majority of new housing would be located there.

Future development would occur incrementally through 2045, based on market conditions and other factors, such that police protection facilities and services are not overburdened at any given time. Additionally, development site-specific future housing would not directly result in sufficient demand to require construction of new police facilities, since each incremental housing development would pay its fair share toward anticipated facility needs. Future development would also be required to comply with PPP PS&R-5 through PS&R-9 to further reduce impacts with respect to police services. Furthermore, Land Use Element Update goals and policies seeking to ensure balanced development

throughout the City and to ensure that land uses enable the City to provide necessary municipal services, including infrastructure capacity under existing and future (build out) conditions can accommodate additional development in the areas of circulation, fire, police, water, and flood control services would further the support the City in providing adequate police protection for new developments and their associated residents. Moreover, individual projects would be reviewed by City's Police Department to ensure they are designed with crime prevention features, natural surveillance, which deters unlawful behavior through the design of common spaces that are passively surveilled by building occupants and passerbys; territorial enforcement, which includes a hierarchy of spaces with the appropriate levels privacy and security; access control; and space management/maintenance to ensure maintenance and monitoring of lighting, access control hardware, and other features of the crime prevention through environmental design. Therefore, the project would not result in substantial adverse impacts associated with the need for new or altered police protection facilities, and impacts would be less than significant.

c. Schools

The project would facilitate future development consisting of residential uses required to meet the City's RHNA requirement, nonresidential uses within the Great Park, nonresidential uses at the same intensities as permitted under the existing General Plan, and the extension of Ada roadway.

Future site-specific residential development could potentially increase demand for additional school facilities. Actual needs and potential locations would be determined in the future as development occurs, but increases in demand would be greatest in all three focus areas since the majority of new housing would be located there. However, future development would occur incrementally through 2045, based on market conditions and other factors, such that school services are not overburdened at any given time. Pursuant to California Government Code Section 65995, the individual applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; payment of the adopted fees would provide full and complete mitigation of school impacts. Per AB 2626 and SB 50, school districts may impose a fee in conjunction with the construction of new commercial or residential buildings and for those projects that are adding square footage to an existing commercial or residential building. A School Facilities Fee Determination Form shall be submitted in conjunction with the submittal of an application for Code Compliance Review and fees shall be paid per the City's Community Development Department School Facilities Fee Schedule. Alternatively, the applicant may enter into a school finance agreement with the school district(s) to address mitigation to school impacts in lieu of payment of developer fees, a mechanism that is often employed to develop future schools needed as a result of large-scale residential development in the City. The agreement shall establish financing mechanisms for funding facilities to serve the students from the project. If the applicant and the affected school district(s) do not reach a mutually satisfying agreement, then project impacts would be subject to developer fees. Development of site-specific future housing would not directly result in sufficient demand to require construction of new school facilities, since each incremental housing development would pay its fair share toward anticipated facility needs. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, and impacts would be less than significant.

d. Other Public Facilities

The project would facilitate future development consisting of residential uses required to meet the City's RHNA requirement, nonresidential uses within the Great Park, nonresidential uses at the same intensities as permitted under the existing General Plan, and the extension of Ada roadway.

Future site-specific residential development could potentially increase demand for other public facilities. Actual needs and potential locations would be determined in the future as development occurs, but increases in demand would be greatest in all three focus areas since the majority of new housing would be located there. However, future development would occur incrementally through 2045, based on market conditions and other factors, such that public facilities are not overburdened at any given time. Future development would be subject to the payment of a DIF that would be used exclusively for future facility improvements necessary to ensure contribution of its fair share of the cost of facilities. Development of future site-specific housing would not directly result in sufficient demand to require construction or expansion of additional public facilities (including libraries), since each incremental housing development would pay its fair share toward anticipated needs. Furthermore, Land Use Element Update goals and policies seeking to ensure balanced development throughout the City and to ensure that land uses enable the City to provide necessary municipal services, including infrastructure capacity under existing and future (build out) conditions can accommodate additional development in the areas of circulation, fire, police, water, and flood control services would further support the City in providing adequate public facilities for future residents and visitors associated with new development projects. Based on the incremental increase in demand and the payment of DIF to address increased demand on public facilities, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, and impacts would be less than significant.

4.12.5.2 Significance of Impacts

Future site-specific development would not directly result in sufficient demand to require construction of new public service facilities, since each incremental development would pay its fair share toward anticipated facility needs. Construction of any future public facilities would require separate environmental review and approval. Future development would be required to comply with these policies to further ensure that impacts with respect to public services would be less than significant. Furthermore, the updated Land Use Element includes Goal 4, Objective LU-4, Policy (a), which aims to ensure that future land uses are provided the necessary municipal services required for such uses, Goal 5, Objective LU-5, Policy(a), which aims to maintain or improve existing service levels while extending service to newly developed areas, and Goal 6, Objective LU-6, Policy (h), which aims to ensure that residential uses in the IBC area have adequate public services and facilities. Compliance with these goals would further support the City in providing adequate fire, police and other public facilities for visitors and residents associated with new development projects.

4.12.5.3 Mitigation

Impacts would be less than significant. No mitigation is required.

4.12.6 Topics 2 and 3: Parks and Recreational Facilities

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

4.12.6.1 Impact Analysis

The City has established a parkland dedication requirement of five acres per 1,000 population, apportioned as follows: two acres for Community parks and three acres for Neighborhood parks. Based on data provided in the most recent Master Park Plan (1,847.6 acres of neighborhood and community parks, 345 acres of regional parks, and 12,683.7 acres of open space) and current population data (303,051 residents as of 2023) (City of Irvine 2024c), the City is under the required service standard. With a population of 303,051 residents, the required number of acres of park area is 1,515.3 acres, while the current total, excluding undeveloped open space, is 1,145 acres. Most of the City is built out, so future park planning efforts will include some new sites but will primarily focus on maintaining and upgrading existing sites. The Master Park Plan provides the vision for improving parks and recreational opportunities.

The project would facilitate future development consisting of residential uses required to meet the City's RHNA requirement, nonresidential uses within the Great Park, nonresidential uses at the same intensities as permitted under the existing General Plan, and the extension of Ada roadway.

Future site-specific residential development could potentially increase the use of existing neighborhood and regional parks or other recreational facilities. The existing and projected deficit in population-based parks and recreation facilities would remain upon implementation of the project. However, future development would occur incrementally through 2045, based on market conditions and other factors, such that parks are not overburdened at any given time. As such, there would not be a sudden 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. However, development under the project would be required to adhere to PPP PS&R-10 through PS&R-18, which would reduce impacts associated with increased need for park area and increased utilization of existing parks and recreation spaces. Future development under the project would also be subject to the requirements of the Quimby Act and the fee schedule established by the City for the payment of development impact fees to support the provision of new recreational facilities and the rehabilitation of existing neighborhood parks or recreational facilities. The proposed objective and policies in the update General Plan elements related to recreation would support the expansion of the City's recreational facility network as development occurs. For example, the updated Conservation and Open Space Element includes Goal 6, Objective COS-9,6 which aims to develop and maintain a network of recreational areas that provide a variety of recreational opportunities throughout the City. Policy (a) seeks to explore options to obtain lands for recreational uses, and Policy (b) seeks to continue to coordinate recreational opportunities through the General Plan to ensure adequate and timely development of recreational areas. Goal 10, Objective COS-1510 commits the City to creating and fostering integrated and sustainable open space resources for recreational purposes, and Policy (a) seeks to provide a variety of public and private parks to meet resident needs.

Development of future site-specific housing would not directly result in sufficient demand to require construction of new parks, since each incremental housing development would pay its fair share toward anticipated park needs through the payment of fees. Therefore, based on the incremental demand that would occur project buildout for park facilities and compliance with applicable regulations (such as the City's parkland standards), the project would not 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 and would not have adverse physical effect on the environment caused by expansion or construction of recreational facilities, and impacts would be less than significant.

4.12.6.2 Significance of Impacts

Development of future site-specific housing would not directly result in sufficient demand to require construction of new park facilities, since each incremental housing development would pay its fair share toward anticipated park needs. Additionally, future development would occur incrementally through 2045, based on market conditions and other factors, such that parks are not overburdened at any given time. As such, there would not be a sudden 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. Therefore, impacts associated with park and recreation facilities would be less than significant.

4.12.6.3 Mitigation

Impacts would be less than significant. No mitigation is required.

4.12.7 Cumulative Analysis

As defined in Section 15130 of the State CEQA Guidelines, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for public services and recreation. The study area for the assessment of cumulative impacts related to public services and recreation is the City. The impact analysis presented in Sections 4.12.5.1 and 4.12.5.2 above is cumulative in nature because it considers the need for future facilities to serve the entire City. As described in Sections 4.12.5 and 4.12.6 above, impacts with respect to fire, police, and other public facilities would be less than significant. However, the existing and projected deficit in population-based parks and recreation facilities would remain upon implementation of the project. However, future development would occur incrementally through 2045, based on market conditions and other factors, such that parks are not overburdened at any given time. As such, there would not be a sudden 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. Furthermore, future site-specific development would be subject to the payment of a DIF that would be used exclusively for future facility improvements necessary to ensure contribution of its fair share of the cost of facilities and equipment determined to be necessary to adequately accommodate new development in the City. Payment of the DIF would allow future site-specific development to contribute to its fair share cost of facilities and equipment. Therefore, the project would not contribute to a significant cumulative impact related to public services and recreation.