

4.14 Public Services

This section describes the existing public services conditions of the project site and vicinity, identifies associated regulatory requirements, and evaluates potential impacts related to implementation of the proposed project. This section analyzes potential project impacts related to fire, police, schools, parks, and library services. The analysis included in this section is based on the findings of publicly available information referenced throughout this section.

4.14.1 Existing Conditions

Fire Protection

Fire protection in the City is provided by the Orange County Fire Authority (OCFA). Most of the City is served by Division 2 of OCFA, but other portions of the City are served by Divisions 4, 5, and 6. OCFA serves the unincorporated portions of Orange County (the County) and some cities within the County with which they have service agreements. Table 4.14-1 presents the OCFA fire stations that serve the City and provides their locations.

Table 4.14-1. OCFA Fire Stations That Serve the City

Station	Location
Station 4	2 California Avenue, Irvine, California, 92612
Station 6	3180 Barranca Parkway, Irvine, California, 92606
Station 20	7050 Corsair, Irvine, California, 92618
Station 26	4691 Walnut Avenue, Irvine, California, 92604
Station 27	12400 Portola Springs, Irvine, California, 92618
Station 28	17862 Gillette Avenue, Irvine, California, 92614
Station 36	301 East Yale Loop, Irvine, California, 92604
Station 38	26 Parker, Irvine, California, 92618
Station 47	47 Fossil Road, Irvine, California, 92612
Station 51	18 Cushing, Irvine, California, 92618
Station 55*	4955 Portola Parkway, Irvine, California, 92620

Source: City of Irvine 2024a.

Notes: All stations are in OCFA Division 2.

* Serves the project site.

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 8 minutes and 30 seconds, 90% of the time.
- First-in truck companies should arrive on scene to fires within 11 minutes and 30 seconds, 90% of the time.
- First-in paramedic companies should arrive on scene at all medical aids within 8 minutes and 30 seconds, 90% of the time.

OCFA's goals for responding to incidents is within 8 minutes and 30 seconds, 90% of the time (Schneider, pers. comm., August 26, 2025). 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.

Police Protection

The City of Irvine Police Department (IPD) operates out of the main headquarters at 1 Civic Center Plaza. IPD is composed of six distinct divisions that operate under the direction and management of the Chief of Police. Each division contains unique and specialized bureaus, units, and sections responsible for overseeing and maintaining the programs of IPD (City of Irvine 2024a). These divisions are as follows:

- Administration, including the Office of the Chief of Police, public information officer, and support services
- Business Services, including budget/grant office, communications (9-1-1 dispatch), technology support, regulatory affairs, technical services, property, and custody
- Operations, including patrol and criminal investigations
- Support Services, including emergency management, traffic/special events, and community outreach
- Office of Professional Development, including academy and Peace Officer Standards and Training (POST) section; firearms and range section; and recruitment, personnel, and hiring section
- Office of Professional Standards, including Internal Affairs, risk management, and worker's compensation

Table 4.14-2 describes the three geographic units that are served by IPD, as well as the neighborhoods within each geographic unit. The project site is within the Portola jurisdiction.

Table 4.14-2. Irvine Police Department Stations

Unit	Neighborhoods
Portola	The 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 preschools.
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 preschools.
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 preschools.

Source: City of Irvine 2024a.

Schools

The City is located within the attendance boundaries of four school districts: Irvine Unified School District (IUSD), Tustin Unified School District, Saddleback Valley Unified School District, and Santa Ana Unified School District. The project site is located within the IUSD boundary.

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 include 1 early childhood learning center, 24 elementary schools, 5 K–8 schools, 6 middle schools, 5 high schools, 1 alternative high school, and 2 virtual academies (for both middle and high school students) (IUSD 2025a). Table 4.12-3 presents student enrollment at all IUSD schools in the 2022–2023 and 2023–2024 school year (the most current year for which student enrollment data is available) for reference. Table 4.12-4 presents school capacity and student enrollment data from 2022–2023 (the most current year for which student capacity data is available). Based on the total enrollment of 37,535 students during 2023–2024, IUSD schools District-wide currently have excess capacity. This excess capacity is due to projects that IUSD has funded through special tax bonds.

Table 4.14-3. Irvine Unified School District Enrollment

School Name	School Type	Enrollment (2021–2022)	Enrollment (2022–2023)	Enrollment (2023–2024)
Alternative or Virtual School				
Alternative Education–San Joaquin High	Alternative	716	182	111
Irvine Unified School District Virtual Academy (Middle and High School)	Virtual	1,153	188	101
<i>Total Alternative School Enrollment</i>		1,869	370	212
Continuation School				
Creekside High	Continuation	109	82	81
<i>Total Continuation School Enrollment</i>		109	82	81
Elementary School				
Alderwood Elementary	Elementary	739	812	825
Beacon Park K–8	Elementary	938	1,035	1,071
Bonita Canyon Elementary	Elementary	393	404	426
Brywood Elementary	Elementary	499	560	573
Cadence Park K–8	Elementary	1,022	924	964
Canyon View Elementary	Elementary	613	734	781
College Park Elementary	Elementary	573	568	475
Culverdale Elementary	Elementary	560	575	561
Cypress Village Elementary	Elementary	1,004	1,056	1,015
Deerfield Elementary	Elementary	616	640	619
Eastshore Elementary	Elementary	527	534	539
Eastwood Elementary	Elementary	576	624	664
Greentree Elementary	Elementary	433	449	447
Loma Ridge Elementary	Elementary	551	676	755
Meadow Park Elementary	Elementary	550	602	603
Northwood Elementary	Elementary	471	516	518
Oak Creek Elementary	Elementary	853	894	932
Plaza Vista K–8	Elementary	795	795	810

Table 4.14-3. Irvine Unified School District Enrollment

School Name	School Type	Enrollment (2021–2022)	Enrollment (2022–2023)	Enrollment (2023–2024)
Portola Springs Elementary	Elementary	843	887	955
Santiago Hills Elementary	Elementary	530	548	561
Solis Park Elementary K–8	Elementary	0	426	686
Springbrook Elementary	Elementary	483	506	533
Stone Creek Elementary	Elementary	479	460	485
Stonegate Elementary	Elementary	874	1,011	1,029
Turtle Rock Elementary	Elementary	815	835	899
University Park Elementary K–8	Elementary	495	496	495
Vista Verde Elementary	Elementary	759	801	798
Westpark Elementary	Elementary	809	825	863
Woodbury Elementary	Elementary	1,106	1,069	1,089
<i>Total Elementary School Enrollment</i>		18,906	20,262	20,971
Middle School				
Jeffrey Trail Middle	Middle	989	1,077	1,118
Lakeside Middle	Middle	601	635	652
Rancho San Joaquin Middle	Middle	746	807	878
Sierra Vista Middle	Middle	1,097	1,126	1,188
South Lake Middle	Middle	625	601	668
Venado Middle	Middle	554	583	553
<i>Total Middle School Enrollment</i>		4,612	4,829	5,057
High School				
Irvine High	High School	1,795	1,862	1,951
Northwood High	High School	2,200	2,251	2,310
Portola High	High School	2,097	2,293	2,503
University High	High School	2,097	2,164	2,226
Woodbridge High	High School	2,244	2,218	2,224
<i>Total High School Enrollment</i>		10,433	10,788	11,214
Preschool				
Early Childhood Learning Center	Preschool	0	32	N/A
<i>Total Preschool Enrollment</i>		0	32	N/A
Special Education School				
Irvine Adult Transition Programs	Special Education Schools	0	99	N/A
<i>Total Special Education School Enrollment</i>		0	99	N/A
Total District Enrollment		35,929	36,462	37,535

Sources: City of Irvine 2024b; IUSD 2025b.

Note: N/A = not applicable.

Table 4.14-4. IUSD Existing School Facilities Capacity and Student Enrollment

School Level	2022–2023 Facilities Capacity	2023–2024 Student Enrollment	Excess Capacity
Elementary school (grades K–6)	23,614	20,971	2,643
Middle school (grades 7–8)	6,058	5,057	1,001
High school (grades 9–12)	12,162	11,214	948
Total	41,834	37,535	4,592

Sources: City of Irvine 2024b; IUSD 2025b.

Note: IUSD = Irvine Unified School District.

IUSD collected developer fees for school facilities from residential and commercial/industrial development to offset impacts to school services. As of June 8, 2024, IUSD collects developer fees in the amount of \$5.17 per square foot of residential development (IUSD 2025c).

Parks

The City’s public park system provides more than 400 public recreational facilities, including community parks, neighborhood parks, and special use sites. The City maintains 22 community parks, more than 40 neighborhood parks, and 6,500 acres of preserved open space, including the forthcoming Gateway Preserve immediately north of the project site. It also contains regional parks and an extensive network of bike paths and trails, including the Jeffrey Open Space Trail.

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 resources and wildlife habitats with restricted access, as well as some preserves that allow visitor use or are designed as trail corridors for public use.

Libraries

The City of Irvine transitioned library services from the County of Orange to a new Irvine Public Library system in 2025. Three libraries from the Orange County Public Library (OC Public Library) system, including Heritage Park Library, University Park Library, and Katie Wheeler Library, transitioned to the Irvine Public Library system.

4.14.2 Relevant Plans, Policies, and Ordinances

Federal

No federal regulations related to public services are applicable to the proposed project.

State

Assembly Bill 16

In 2002, Assembly Bill 16 created the Critically Overcrowded School Facilities program, which supplements the new construction provisions within the School Facilities Program. The School Facilities Program provides state funding assistance for two major types of facility construction projects: new construction and modernization. The Critically Overcrowded School Facilities program allows school districts with critically overcrowded school facilities, as determined by the California Department of Education, to apply for new construction projects in advance of meeting all School Facilities Program new construction program requirements. Districts with School Facilities Program new construction eligibility and school sites included on a list of source schools may apply.

California Code of Regulations Title 24, Part 2 and Part 9

Part 2 of Title 24 of the California Code of Regulations refers to the California Building Code, which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety, and field inspection provisions. Part 2 was updated in 2010 to reflect changes in the base document from the International Building Code. Part 9 refers to the California Fire Code, which contains fire-safety-related building standards referenced in other parts of Title 24.

California Constitution

Section 35 of Article XIII of the California Constitution at Subdivision (a)(2) provides: “The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.” Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50% sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051–30056 provide rules to implement Proposition 172. Public safety services include fire protection. California Government Code Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992–1993 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on fire protection services, as well as other public safety services. In *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833 (*City of Hayward v. CSU Board of Trustees*), the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including fire protection and emergency medical services, and that it is reasonable to conclude that the city would comply to ensure that public safety services are provided.

California Department of Education

The California Department of Education administers California’s public education system at the state level and the state Board of Education, by statute, is the governing and policy-determining body of the California Department of Education. The Board of Education adopts rules and regulations for the government of the state’s public schools. It also adopts curriculum frameworks in core subject-matter areas, approves academic standards for content and student performance in the core curriculum areas, and adopts tests for the Standardized Testing and Reporting program and the California High School Exit Examination.

California Health and Safety Code (Section 13000 et seq.)

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code and include regulations concerning building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The state Fire Marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California.

California Public Schools Accountability Act of 1999

This act authorized the creation of an educational accountability system for California public schools. Its primary goal is to help schools improve and to measure the academic achievement of all students. The cornerstone of this act is the Academic Performance Index, which measures the academic performance and growth of schools on a variety of academic metrics.

California Strategic Fire Plan

The Strategic Fire Plan for California reflects the California Department of Forestry and Fire Protection's focus on fire prevention and suppression activities to protect lives, property, and ecosystem services, and natural resource management to maintain the state's forests as a resilient carbon sink to meet California's climate change goals and to serve as important habitat for adaptation and mitigation. The Strategic Fire Plan for California provides a vision for a natural environment that is more fire resilient, buildings and infrastructure that are more fire resistant, and a society that is more aware of and responsive to the benefits and threats of wildland fire, all achieved through federal, tribal, state, local, and private partnerships (CAL FIRE 2018).

Senate Bill 50/California Government Code Section 65995

Senate Bill 50 was signed into law in 1998, imposing limitations on 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 a higher rate for residential development than previously allowed. Senate Bill 50 amended California Government Code Section 65995(a) to provide that only those fees expressly authorized by law (Education Code Section 17620 or California Government Code Section 65970 et seq.) may be levied or imposed in connection with, or made conditions of, any legislative or adjudicative act by a local agency involving planning, use, or development of real property.

Other relevant sections of the California Government Code include the following:

- Section 65995(h), which declares that the payment of the development fees authorized by Education Code Section 17620 is "full and complete mitigation of the impacts of any legislative or adjudicative act on the provision of adequate school facilities."
- Section 65995(i), which prohibits an agency from denying or refusing to approve a legislative or adjudicative act involving development "on the basis of a person's refusal to provide school facilities mitigation that exceeds the amounts authorized [by Senate Bill 50]."

Assembly Bill 2926

The State of California has traditionally been responsible for the funding of local public schools. To assist in providing facilities to serve students generated by new development projects, the state passed Assembly Bill 2926 in 1986. Assembly Bill 2926 allowed school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which required school districts to contribute a matching share of project costs for construction, modernization, or reconstruction.

The applicable school developer fees for new residential and commercial/industrial construction projects in the IUSD, Santa Ana Unified School District, Saddleback Valley Unified School District, and Tustin Unified School District are provided in Table 4.14-5.

Table 4.14-5. School District Developer Fees

School District	Residential (per Square Foot)	Commercial/Industrial (per Square Foot)
Irvine Unified School District	\$4.79	\$0.78
Santa Ana Unified School District	\$4.79	\$0.78
Saddleback Valley Unified School District	\$4.79	\$0.78
Tustin Unified School District	\$4.79	\$0.78

Sources: City of Irvine 2022.

Local

2045 Irvine General Plan

Land Use Element

The Land Use Element of the 2045 Irvine General Plan (City of Irvine 2024c) includes the following goals, objectives, and policies that are relevant to the proposed project:

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 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.

Conservation and Open Space Element

The following goals, objectives, and policies from the Conservation and Open Space Element (City of Irvine 2024d) are relevant to the proposed project:

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. Maintain and enhance the City's 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 residents' needs.

Policy (b): Ensure that the City's park, recreation, and open space system is accessible to all residents, including users of different abilities and demographic characteristics.

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 consistent with City's Open Space management obligations and permit conditions such as the NCCP/HCP [Natural Community Conservation Plan/Habitat Conservation Plan].

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 (City of Irvine 2017).

Orange County and Orange County Fire Authority Hazard Mitigation Plan

Orange County and 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 OCFA services.

Municipal Code

Parks Ordinance (Title 3, Community Services, Division 4 of the Irvine Municipal Code)

The Parks Ordinance establishes use and permitting requirements within City parks and open spaces. The Municipal Code also establishes rules, procedures, policies, and regulations governing the use of parks and open spaces by the public.

Park Dedication (Title 5, Chapter 10, Section 5-5-1004 of the Irvine Municipal Code)

Title 5, Chapter 10, Section 5-5-1004 of the City's Municipal Code outlines the required park dedication/in lieu fee requirements for development of residential subdivisions. Part (C) explains the specific dedication requirements, which are at the rate of 5 acres per 1,000 population, apportioned as 2 acres for community parks and 3 acres for neighborhood parks.

Part (D) outlines how to calculate the required dedication/fee for a development. It states that when the requirements are complied with solely on the basis of providing park land, the minimum amount of land to be provided shall be based on the dedication standard and the density classifications and persons per dwelling unit included in Table 4.14-6. It also states that when the requirements are complied with solely on the basis of the payment of park fees, the amount of such fees shall be computed by multiplying the number of proposed dwelling units by the acres per dwelling unit shown in Table 4.14-6 and by multiplying the resultant acreage amount by the fair market value of land being developed. Lastly, it states that when the requirements are complied with by both the provision of park land and payment of a park fee, the amount of the park fee shall be computed by determining the required amount of park land and subtracting the amount of park land actually provided, with the remainder converted to a fee in accordance with the fee structure described herein.

Table 4.14-6. Park Dedication - Manner of Compliance

Dwelling Units per Net Acre	Average Number of Persons per Dwelling Unit
0 to 1.0	3.10
1.1 to 6.5	2.90
6.6 to 12.5	2.75
12.6 to 31.0	2.25
31.1 and above	1.46

Source: City Municipal Code Chapter 10, Section 5-5-1004.

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.

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 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 covenants, conditions, and restrictions (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 IPD and 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.

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 IPD. 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 IPD and 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.

Chapter 5. City of Irvine Uniform Security Code

The purpose of this code is to provide minimum standards to safeguard property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of buildings and structures subject to the provisions of this code within the City of Irvine, as specified in Section 14051 of the California Penal Code relating to building safety.

4.14.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. According to Appendix G, a significant impact related to public services 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 public services:
 - Fire protection.
 - Police protection.
 - Schools.
 - Parks.
 - Other public facilities.

4.14.4 Impacts Analysis

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

Fire protection?

Less-Than-Significant Impact. OCFA is contracted to provide fire protection and emergency services to Irvine. OCFA provides fire suppression services, emergency medical, rescue, and fire prevention services for the City, as well as for 22 additional cities and the unincorporated areas within the County. The City of Irvine is served by Fire Station No. 55, located at 4955 Portola Parkway, approximately 0.7 miles west of the project site. According to the OCFA Statistical Annual Report, the City of Irvine has a population of 303,051 as of 2023. Within the City in 2023 there were 26,635 OCFA unit responses resulting in a total of 20,195 incidents, 225 of which were fire incidents, 13,781 of which were Emergency Medical Service incidents, and 6,189 were other types of incidents (OCFA 2024). This equates to 0.9 calls for every 10 residents in the City. The proposed project involves the development of 1,360 two- to three-story homes, which could support an estimated 3,604 residents. Assuming an approximate generation of 0.9 calls per 10 residents, the proposed project would generate approximately 324 calls per year. It is anticipated that OCFA would be able to accommodate the proposed project without the need for new or physically altered government facilities. Further, the project site is located adjacent to a developed portion of the City that is in the existing service area of OCFA, which eliminates the need to extend the service area of OCFA.

The project would be required to comply with all applicable OCFA codes, ordinances, 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. Additionally, the project would be required to comply with City Standard Conditions 2.19 (Open Space Fuel Modification), 3.14

(HOA/Fuel Modification), 4.9 (Emergency Access Inspection), and 4.12 (Phased Occupancy of Multi-Building Residential Development) to further reduce impacts related to fire protection (City of Irvine 2009). 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. Should fire services be transferred over to the City, there would be no change to impacts to fire services.

Per City Municipal Code Section 2-9-604, the project would be required to pay a Systems Development Charge that would be used for future facility improvements necessary to ensure contribution of its fair share of the cost of facilities and equipment. Additionally, impacts to fire services are anticipated to be adequately funded by an increase in tax revenue over an extended time, relative to the increase in development intensity. Additional fire personnel and associated facilities and equipment would be provided through the annual Operating Budget and Capital Improvement Program review process (OCFA 2022). Additional fire stations in the City are available to assist Fire Station No. 55 with supplemental resources in an event of great need. Fire Station No. 26 (4691 Walnut Avenue) and Fire Station No. 20 (7050 Corsair) are located 2.5 miles and 2.7 miles away, respectively, from the project site. Therefore, impacts would be less than significant.

Police protection?

Less-Than-Significant Impact. IPD operates out of the main headquarters at 1 Civic Center Plaza. The project would be required to comply with the City of Irvine Uniform Security Code and City Standard Conditions 3.6 (Site Lighting Requirement), 3.17 (Emergency Access Plan), 3.18 (Wayfinding (Directional) Plan), 3.20 (Construction Site Security Plan), and 4.9 (Emergency Access Inspection) to further reduce impacts with respect to police services (City of Irvine 2009). IPD would review the project to ensure it is designed with crime prevention features; territorial enforcement, which includes the appropriate levels of privacy and security; access control; and space management/maintenance to ensure maintenance and monitoring or lighting, access control hardware, and other features of “Crime Prevention Through Environmental Design.” Per City Municipal Code Section 2-9-60, the project would be required to pay a Systems Development Charge that would be used for future facility improvements necessary to ensure contribution of its fair share of the cost of facilities and equipment. Additionally, impacts to police services are anticipated to be adequately funded by an increase in tax revenue over an extended time, relative to the increase in development intensity. Further, the project site is in a developed portion of the City that is in the existing service area of IPD, which eliminates the need to extend the service area of IPD. It is anticipated that IPD would be able to accommodate the proposed project without the need for new or physically altered governmental facilities.

Communications with Security Design Concepts Inc., a consultant of IPD’s that handles all IPD planning issues, has indicated the following (Ramm, pers. comm., 2025):

The Department’s goals responding to incidents are: respond to “emergency” events within six minutes, 85 percent of the time; respond to “crimes in progress” within 10 minutes, 85 percent of the time; respond to “less serious crimes occurring now” events within 20 minutes, 90 percent of the time; and respond to “routine calls for service” within 60 minutes, 85 percent of the time. The

authorized number of sworn personnel is 255. Based upon the estimated population for this project, about three more officers would be required to maintain current staffing levels. Existing police facilities are adequate to handle personnel and equipment that may be employed and utilized by the department for the project area. To the extent that police department resources are expanded in an efficient manner in accordance with growth trends, no significant cumulative impacts related to police protection services are anticipated. Through the City's Strategic Business Plan and annual budget review process, police department needs are assessed, and budget allocations are revised accordingly to ensure that adequate levels of service are maintained throughout the City.

As such, the project would have a less-than-significant impact on police services and ability to maintain acceptable service ratios, response times, or other performance objectives.

Schools?

Less-Than-Significant Impact. According to the 2045 General Plan Update EIR (City of Irvine 2024b), the project site is within the IUSD. In accordance with IUSD Student Generation Rates for 2025, the project would have the potential to generate approximately the following:

- 476 elementary school level students (1,360 dwelling units * 0.35)
- 136 middle school level students (1,360 dwelling units * 0.10)
- 231 high school level students (1,360 dwelling units * 0.17)

Communications with IUSD have indicated the following: “Students from this development have not yet been formally assigned to a neighborhood school. While not yet Board approved, students would likely attend a mix of the following schools depending on available capacity: Canyon View Elementary School, Eastwood Elementary School, Stonegate Elementary School, Jeffrey Trail Middle School, and Northwood High School. The schools may require expansion of the respective facilities depending on the number of students generated, timing of development, and available capacity. It is the District’s understanding that these developments would be mitigated through fees generated from Community Facilities District 09-1” (Barron, pers. comm., 2025). In compliance with Assembly Bill 2926 and Senate Bill 50, the project would be required to contribute its fair share of the cost of increasing demand for school facilities through payment of development impact fees. According to Section 65996 of the California Government Code, payment of statutory fees is considered full mitigation for new development projects. As such, upon payment of required fees, consistent with existing IUSD and state requirements, a less-than-significant impact to schools would occur.

Parks?

Less-Than-Significant Impact. The proposed project would include 1,360 two- to three-story attached and detached homes that would house approximately 3,604 residents. It is expected that the project population would use various neighborhood parks, regional parks, and other recreational facilities within the City. The proposed project would be subject to the state’s Quimby Act (California Government Code Section 66477), which requires development projects to set aside land, donate conservation easements, or pay in-lieu fees for park improvements based on

the existing neighborhood and community parkland area, which can range from 3 to 5 acres per 1,000 residents. The project would also be in accordance with the Conservation and Open Space Element of the General Plan (City of Irvine 2024d) and the Subdivision Ordinance (Chapter 10, Section 5-5-1004 of the Irvine Municipal Code), which requires developers to either dedicate park land and/or improvements, or pay fees in lieu of dedication, at a rate of 5 acres per 1,000 persons, distributed among community parks and neighborhood parks. For the proposed project, this equates to a requirement of approximately 18 acres distributed among community parks and neighborhood parks.

In addition, the proposed project includes approximately 7.2 acres of park space and the JOST. The remainder of the requirements would be paid through in-lieu fees by the individual developers developing the project. This additional park space would provide residents an alternative to off-site public parks and recreational facilities, allowing residents to recreate on the project site while incrementally reducing the project's impacts to off-site public parks and recreational facilities. Therefore, impacts associated with park facilities would be less than significant.

Other public facilities?

Less-Than-Significant Impact. It is reasonable to assume that at least a portion of the approximately 3,604 residents generated by the project would patronize public facilities such as local library branches. As mentioned in Section 4.14.1, Existing Conditions, three libraries from the OC Public Library system, Heritage Park Library, University Park Library, and Katie Wheeler Library, transitioned to the Irvine Public Library system. The closest library to the project site is the Heritage Park Library, which is 2.5 miles from the project site. Katie Wheeler Library and University Park Library are 2.8 miles and 5.9 miles, respectively, from the project site.

Additionally, the OC Public Library system includes a network of 29 libraries accessible to anyone with an OC Public Library card. Books from any branch of the OC Public Library system can be requested for delivery to any other OC Public Library branch. The OC Public Library also has a free program called Books by Mail that delivers books and audiobooks on CD through the U.S. Postal Service to eligible homebound residents in Orange County who are unable to visit the library due to physical disability, long-term illness, or lack of transportation (OC Public Library 2024). In addition, the OC Public Library participates in and provides information on the Libby/Overdrive mobile application (OC Public Library 2025), which allows library cardholders to digitally request and check out electronic books and audiobooks from the OC Public Library catalog for reading on their personal electronic devices. The Irvine Public Library and OC Public Library systems are well-resourced library networks that would be able to accommodate the additional patrons that the project could add. As such, impacts associated with other public facilities, such as libraries, would be less than significant.

Impact Summary

All project impacts relating to public services would be less than significant.

4.14.5 Mitigation Measures

No significant impacts related to public services were identified in the analysis in this section; therefore, no mitigation measures are required.

4.14.6 Level of Significance After Mitigation

No mitigation is required; therefore, impacts related to public services would remain less than significant.

4.14.7 Cumulative Impacts

Cumulative projects listed in Table 3-1 in Chapter 3, Project Description, of this Draft EIR could increase demand for public services in the City due to increases in the population.

Regarding fire and police protection and other public services, per City Municipal Code Section 2-9-604, a Systems Development Charge is imposed on new residential and nonresidential development in the City for the purpose of ensuring that the public facility standards established by the City are met with respect to the additional need created by such development. The proposed project and all cumulative projects in the City would be subject to this fee, which would be used to cover the incremental costs associated with providing police, fire, and library services to cumulative development. As such, impacts associated with fire protection, police protection, and other public facilities would be mitigated to a less-than-significant level on a project-by-project basis. Therefore, the proposed project would not contribute to a cumulatively considerable impact related to a substantial adverse physical impact on fire protection, police protection, and other public facilities.

Regarding school facilities, cumulative development within the IUSD would be subject to applicable developer fees. Per California Government Code Section 65995(h), required payment of the developer fees authorized by Education Code Section 17620 constitutes “full and complete mitigation of impacts of any legislative or adjudicative act on the provision of adequate school facilities.” As such, impacts associated with schools would be mitigated to a less-than-significant level on a project-by-project basis. Therefore, the proposed project would not contribute to a cumulatively considerable impact related to a substantial adverse physical impact on school facilities.

Regarding park facilities, all residential cumulative projects would be subject to the state’s Quimby Act, the City’s General Plan, and the Park Dedication section of the Irvine Municipal Code requiring that developers dedicate park land and/or improvements/amenities and/or pay fees in lieu of dedication, at a rate of 5 acres per 1,000 persons, apportioned at 2 acres to community parks and 3 acres to public and/or private neighborhood parks. As such, impacts associated with parks would be mitigated to a less-than-significant level on a project-by-project basis. Therefore, the proposed project would not contribute to a cumulatively considerable impact related to a substantial adverse physical impact on park facilities.

4.14.8 References

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