
5. Environmental Analysis

5.10 RECREATION

This section of the DSEIR evaluates the potential for implementation of the Modified Project to impact recreational amenities and/or facilities in the City of Irvine, as compared to the Approved Project. The potential for adverse impacts on recreational facilities as well as impacts created due to the construction of additional recreational facilities is evaluated based on current facilities and their usage.

5.10.1 Environmental Setting

City of Irvine Park Standards

For new residential developments, the City requires a dedication of five acres of parkland (three acres of neighborhood and two of community parkland) for every 1,000 residents. However, the adoption of ARDA (Ordinance No. 09-09) specified that the community park dedication requirement for residential developments in the Proposed Project Site were satisfied through the dedication of land and money for the Orange County Great Park. Only the modified neighborhood parkland dedication requirements noted below apply to residential developments within the Proposed Project Site:

- For market-rate residential development, 3 acres of neighborhood parkland for every 1,000 residents
- For affordable-rate residential development, 2 acres of neighborhood parkland for every 1,000 residents.

The population estimates for calculating parkland is based on population generation factors adopted by the City in the Municipal Code Subdivision Ordinance (Park Code, Section 5-5-1004 [c],) which implements the State Quimby Act (California Government Code Section 66477). The actual parkland dedication requirement is calculated during the review of subdivision maps for future residential developments, using the then-current City of Irvine standard.

Additionally, the City's Subdivision Ordinance (Municipal Code Section 5-5-1004) and the adopted Park/Public Facilities Standards Manual (Resolution No. 09-141) establish park and public facilities development standards that govern the acceptance of parkland, collection of park fees, provision of improvements, and development/construction standards and criteria for design of public and private parks. Specific park locations, sizes, and improvement requirements are generally determined in conjunction with the tentative tract map application processes.

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

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

5. Environmental Analysis

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Local and Regional Trails

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

Current Inventory of Parks and Recreation Facilities

Parks in the City of Irvine

City of Irvine – Public Community Parks

The City of Irvine presently has 18 community parks (listed in Table 5.10-1 below), 35 public neighborhood parks, 200 private neighborhood parks, and other public and private recreational facilities. There are no existing or proposed community parks within the Proposed Project Site. The Applicant has met its requirement for dedication of community parkland via past dedication of parkland and payment of fees to the City as set forth in the ARDA.

Table 5.10-1

City of Irvine – Public Community Park Amenities and Facilities in Irvine

<i>Name</i>	<i>Location</i>	<i>Distance from OCGP Boundary (miles)</i>	<i>Size (acres)</i>	<i>Amenities/Facilities</i>
Alton Athletic Park	308 W. Yale Loop	3.2	9.8 acres	1 restroom, 2 drinking fountains, 2 lighted soccer fields, 3 lighted ball diamonds, bicycle trail access, 2 batting cages, electrical outlets
Bommer Canyon	11 Bommer Canyon Road	4.3	15 acres	2 restrooms, 1 drinking fountain, 1 open play area, 1 amphitheater, 1 volleyball court, 1 barbeque, group picnic area, 25 picnic tables, electrical outlets, bicycle trail access
Colonel Bill Barber Marine Corps Memorial Park	4 Civic Center Plaza, corner of Barranca Parkway and Harvard	4	42 acres	Deanna Manning Stadium, 4 lighted softball diamonds, 3 lighted soccer overlay fields, 4 batting cages, 6 lighted tennis courts, 2 child play areas, 1 open play area, 1 amphitheater, 2 concession stands, bicycle trail access, 4 barbeques, 6 group picnic areas, 5 restrooms, 17 drinking fountains, electrical outlets, 24 picnic areas

5. Environmental Analysis

RECREATION

Table 5.10-1

City of Irvine – Public Community Park Amenities and Facilities in Irvine

<i>Name</i>	<i>Location</i>	<i>Distance from OCGP Boundary (miles)</i>	<i>Size (acres)</i>	<i>Amenities/Facilities</i>
Deerfield Community Park	55 Deerwood West, between Culver and Yale along Irvine Center Drive	2.5	10.1 acres	1 multi-use building, 1 restroom, 5 drinking fountains, 2 child play areas, 1 open play area, 4 lighted tennis courts, 2 lighted volleyball Courts, 2 racquetball courts, 1 disc golf course, 1 fitness par course , 4 barbecues, 1 outdoor sink, 1 group picnic area, 11 picnic tables, electrical outlets
Harvard Athletic Park	14701 Harvard Ave, between Irvine Center Drive and Walnut	3.3	26.9 acres	1 multiuse building, 2 restrooms, 8 drinking fountains, 1 concession stand, 4 lighted soccer fields, 7 lighted ball diamonds, bicycle trail access, 4 batting cages, 5 barbecues, 1 group picnic area, 10 picnic tables, electrical outlets
Heritage Park	14301 Yale Ave., on the corner of Walnut and Yale	2	36.5 acres	3 pools, 2 multiuse buildings, 4 restrooms, 11 drinking fountains, 2 child play areas, 1 open play area, 1 amphitheater, lake/pond,, 3 lighted soccer fields, 12 lighted tennis courts, 3 basketball courts, 1 volleyball court, 2 lighted racquetball courts, 3 ball diamonds (2 lighted), 22 barbecues, 1 group picnic area, 29 picnic tables electrical outlets
Hicks Canyon Park	3864 Viewpark	2.5	16.7 acres	1 restroom, 3 drinking fountains, child play area, 1 open play area, 1 concession stand, 2 lighted soccer fields, 2 lighted ball diamonds, bicycle trail access, 4 barbecues, 2 group picnic areas, 6 picnic tables, electrical outlets
Las Lomas Community Park	10 Federation Way, the corner of Turtle Ridge and Federation Way	5.2	18.3 acres	1 multiuse building, 1 restroom, 6 drinking fountains, 2 child play areas, open play area, 1 concession stand, 2 lighted soccer fields, 2 lighted tennis courts, 2 lighted ball fields, 2 basketball courts, 1 lighted racquetball/handball court, 2 group picnic areas, 7 barbecues, 14 picnic tables
Lower Peters Canyon Community Park	3901 Farwell	2.8	10.3 acres	1 restroom, 1 drinking fountain, 1 child play area, 1 lighted soccer field, 8 lighted tennis courts, 2 barbecues, 8 picnic tables
Northwood Community Park	4531 Bryan, at the corner of Yale and Bryan	2	17.7 acres	1 multiuse building, 3 restrooms, 4 drinking fountains, 1 child play area, 1 open play area, 1 amphitheater, 2 soccer fields, 2 lighted tennis courts, 2 basketball courts, 2 racquetball courts, 2 ball diamonds (1 lighted), , 4 barbecues, 2 group picnic areas, 14 picnic tables, electrical outlets, 1 fitness par course, shuffle board court, ½ mile track

5. Environmental Analysis

RECREATION

Table 5.10-1

City of Irvine – Public Community Park Amenities and Facilities in Irvine

<i>Name</i>	<i>Location</i>	<i>Distance from OCGP Boundary (miles)</i>	<i>Size (acres)</i>	<i>Amenities/Facilities</i>
Oak Creek Community Park	15616 Valley Oak	1	11.7 acres	1 restroom, 2 drinking fountains, 2 child play areas, 2 lighted soccer fields, 1 ball diamond, 1 group picnic area,, 8 barbeques, 8 picnic tables, electrical outlets
Quail Hill Community Park	35 Shady Canyon Drive	2.3	16.0 acres	1 restroom, 4 drinking fountains, 2 lighted basketball courts, 2 lighted baseball fields, 3 soccer fields, 2 barbeques, 2 picnic tables, electrical outlets, bicycle trail access
Rancho Senior Center	3 Ethel Coplen Way, at Ethel Coplen Way between Michelson and University along Culver Drive	4.4	2.1 acres	1 multiuse building, 1 restroom, 1 drinking fountain, 1 barbecue, electrical outlets
Turtle Rock Community Park	1 Sunnyhill At the corner of Sunnyhill and Turtle Rock Drive	3.9	25.1 acres	1 multiuse building, 2 restrooms, 5 drinking fountains, 3 child play areas, 1 open play area, 1 amphitheater, 4 lighted tennis courts, 1 lighted volleyball court, 1 ball diamond, 12 barbecues, 1 group picnic area, 28 picnic tables, electrical outlets, bicycle trail access
University Community Park	1 Beech Tree Lane On Beech Tree Lane along University Drive	3.7	16.3 acres	1 multiuse building, 1 restroom, 3 drinking fountains, 2 child play areas, 1 open play area, 3 lighted soccer fields, 4 lighted tennis courts, 1 basketball court, 2 lighted volleyball courts, 1 disc golf course, 3 lighted racquetball courts, 3 group picnic areas, 2 barbeques, 12 picnic tables, electrical outlet
Windrow Community Park	285 E Yale Loop At the corner of E Yale Loop and Barranca Parkway	1.9	18.9 acres	Ryan Lemmon Stadium, 2 lighted ball fields,, 1 lighted soccer field, 1 lighted basketball court (half-court), 4 batting cages, 1 concession stand, 4 picnic tables, 1 restroom, 3 drinking fountains, electrical outlets, bicycle trail access
Woodbridge Community Park, Lakeview Senior Center, and Adult Day Health Center	20 Lake Road	2.7	22 acres	2 lighted basketball courts, 1 volleyball, 1 multi-use building, 4 racquetball courts, 3 restrooms, 2 drinking fountains, 1 amphitheater/stage, 2 barbeques, and 4 picnic tables, 1 group picnic area, electrical outlets, bicycle trail access
Woodbury Community Park	130 Sanctuary	0.8	10.7	1 soccer field (unlighted), 2 basketball courts, 2 ball diamonds (unlighted), 4 barbeques, 3 group picnic areas, 11 picnic tables, 1 multi-use building, 1 restroom, 2 drinking fountains, 2 child play area, 1 open play area, bicycle trail access

Source: City of Irvine Web site 2008.

5. Environmental Analysis

RECREATION

City of Irvine – Public Neighborhood Parks

Currently, there are no public neighborhood parks within the Proposed Project Site. However, Table 5.10-2 below lists all of the City's public neighborhood parks that are within two miles of the boundaries of the Proposed Project Site.

*Table 5.10-2
Public Neighborhood Park Amenities and Facilities in Irvine
Within 2 Miles of the Proposed Project Site*

<i>Name</i>	<i>Location</i>	<i>Distance from Proposed Project Site (miles)</i>	<i>Size (acres)</i>	<i>Amenities/Facilities</i>
Blue Gum	14 Aberdeen	1.5	2.7	1 volleyball court, 3 barbeques, 2 picnic tables, 1 drinking fountain, 1 child play area, 1 open play area, 1 restroom
Carrotwood	60 Bennington	1.6	3.1	1 soccer field, 1 basketball court, 1 volleyball court, 1 drinking fountain, 1 child play area, 1 open play area, 1 barbeque, 1 group picnic area
Citrus Glen	12170 Citrusglen	1.9	3.1	4 tennis courts, 2 barbeques, 4 picnic tables, 1 restroom, 1 drinking fountain, 1 child play area, and 1 open play area, 1 group picnic area, bicycle trail access
Hoeptner	5331 Hoeptner	1.6	2.2	2 tennis courts, 2 drinking fountains, 1 child play area, and 1 open play area, bicycle trail access
Orchard	1 Van Buren	2	6.0	1 soccer field, 2 basketball courts, 1 ball diamond, 3 barbeques, 8 picnic tables, 1 group picnic area, 1 restroom, 1 drinking fountain, 2 child play areas, and 1 open play area.
Pepperwood	55 Columbus	1.9	3.1	4 barbeques, 1 drinking fountain, 1 child play area, and 1 open play area.
Ranch	5161 Royale	1.6	8.7	2 barbecues, 1 group picnic area, 1 child play area, and 1 open play area.
Sycamore	27 Lewis	1.6	6.9	3 barbecues, 2 group picnic areas, 7 picnic tables, 1 drinking fountain, 1 child play area, and 1 open play area.

Source: City of Irvine 2011; RandMcNally.com 2011

City of Irvine – Private Neighborhood Parks

There are currently no private neighborhood parks within the Proposed Project Site. Table 5.10-3 lists the location of all of the private neighborhood parks within two miles of the Proposed Project Site boundary.

5. Environmental Analysis

RECREATION

*Table 5.10-3
Existing Private Neighborhood Parks
within Two Miles of the Proposed Project Site*

Planning Area 6
31 Sacred Path
95 Ranchland
56 Ridge Valley
63 White Sage
100 Pathway
91 Scarlet Bloom
53 White Sage
Planning Area 8
40 Early Light
Planning Area 9
38 Sanctuary
53 Winding Way
52 Mapleton
42 Rolling Green
31 Hedge Bloom
223 Vintage
321 Crested Bird
355 Azurite
50 Splendor
30 Crosspointe
148 Sanctuary
40 Iceberg Rose
65 Lamplighter
108 Lamplighter
42 Enchanted
45 Talisman
61 Great Lawn
180 Great Lawn
135 Rembrandt
330 Corinthian
90 Calypso

Regional Parks Outside the City and Within Two Miles of the Proposed Project Site

Limestone Canyon and Whiting Ranch Regional Parks are north and opposite State Route 241 (SR-241, the Foothill Transportation Corridor) from the Proposed Project Site. The two parks combined contain approximately 4,300 acres of riparian and oak woodland canyons, grassland hills, and slopes of coastal sage scrub and chaparral. Amenities include hiking, bicycling, and equestrian trails, portable restrooms, and a visitor center (ocparks 2011).

Laguna Coast Wilderness Park, 1.6 miles southwest of the Proposed Project Site, spans 7,000 acres of coastal sage scrub and oak and sycamore woodlands. Amenities include hiking, bicycling, and equestrian trails, restrooms, an interpretive center, and a botanical preserve (ocparks 2011).

5. Environmental Analysis

RECREATION

5.10.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally be considered to have a significant effect on the environment if the project:

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

5.10.3 The Approved Project

Per the adopted ARDA, the Approved Project has fulfilled its community parkland dedication requirements through the transfer of land to establish the Great Park, which will provide a large regional open space amenity for the benefit of the entire Orange County region. In addition, consistent with the ARDA, residential development on the Proposed Project Site will be required to fulfill its neighborhood park requirements on-site. The Certified EIR calculated that a total of 45.1 acres of parkland would be required for the then-proposed development of the Approved Project's originally approved 3,625 residential units, detailed below in Table 5.10-4.

The Certified EIR also discussed the Implementation Agreement regarding the Natural Community Conservation Plan ("NCCP") for the Central/Coastal Orange County Sub-region of the Coastal Sage Scrub NCCP (July 1996), and that a Habitat Reserve will be established on approximately 974 acres in the northeastern portion of current Planning Area 51. That acreage was not sold by the Navy, but rather was transferred to the Federal Aviation Administration ("FAA"). The FAA has an agreement with the Department of the Interior ("DOI") for the maintenance of extant gnatcatcher habitat. There are two designated drainage corridors and one wildlife corridor on the Proposed Project Site. The wildlife corridor is located on the eastern portion of the Proposed Project Site. The Approved Project also includes opportunities for museums, theaters, gardens and other cultural facilities, as well as a sports park, an optional golf course, and network of recreational riding and hiking trails throughout the Proposed Project Site.

*Table 5.10-4
Neighborhood Parkland Demand Generated by the Originally Approved
3,625 dwelling units*

<i>Dwelling Unit Type</i>	<i>Dwelling Units</i>	<i>Estimated Persons per Household</i>	<i>Total Persons</i>	<i>Required Parkland, Acres</i>
Low-Density Residential	1,100	2.95	3,245	16.2
Medium-Density Residential	860	2.6	2,236	11.2
Medium-High Density Residential	1,665	2.13	3,546	17.7
Total	3,625	Not applicable	9,027	45.1

Note: The Applicant has met its requirement for dedication of community parkland via past dedication of parkland to the City as set forth in the Adopted and Restated Development Agreement (ARDA).

5. Environmental Analysis

RECREATION

No significant impacts to existing recreation facilities were identified in the Certified EIR.

The location of the proposed Great Park within the Proposed Project Site is shown on Figure 3-7, *Proposed Zoning*. Proposed open space/park zoning districts, and the acreage of each, within the Great Park are listed below in Table 5.10-5 and are described in Addendum 4 to the Certified EIR. In addition to the Great Park, a golf course in that part of District 5 is permitted but not required.

Impacts of development and long-term operation of these open space and recreation uses, as well as and mitigation measures for such impacts, are analyzed in topical sections of the Certified EIR. No significant impacts due to park development, and no mitigation measures, were specifically identified in Section 5.14.3 (Parks and Recreation) of the Certified EIR. The impacts of development of the Great Park are not addressed further below in Section 5.10-4, *Environmental Impacts of the Modified Project*, because the baseline used for comparison is the Approved Project, the same baseline used in the other sections of this DSEIR.

*Table 5.10-5
OCGP Master Plan Land Area Summary
(part of Approved Project as modified by Addendum 4, August 2007)*

<i>Land Use</i>	<i>Acreage</i>
Upper Canyon	151.4
Bowling Green	34.2
Great Lawn/Fields	55.4
Bosque	65.7
Trabuco Entry	13.1
Berm Garden	12.4
Memorial Site	15.2
Secondary Maintenance	7.1
Aircraft Museum	23.4
Timeline	11.5
Sports Park	158.2
Cultural Terrace	92.7
Lake	26.2
Botanical Gardens	59.0
Promenade	21.4
Orchard Parking	93.0
Linear Ramble	17.7
Agua Chinon	84.3
Wildlife Corridor (Upper)	133.0
Wildlife Corridor (Lower)	45.6
Primary Maintenance	24.8
Total	1,145.3

5.10.4 Environmental Impacts of the Modified Project

The following impact analysis addresses impacts that the Initial Study disclosed were potentially significant impacts of the Modified Project. The applicable potential impacts are identified in brackets after the impact statement.

5. Environmental Analysis

RECREATION

IMPACT 5.10-1: THE MODIFIED PROJECT WOULD NOT RESULT IN AN INCREASE IN POPULATION AS COMPARED TO THE APPROVED PROJECT, AND THEREFORE WOULD NOT INCREASE THE USE OF EXISTING PARK AND RECREATION FACILITIES. [IMPACT R-1]

Impact Analysis: Both the Approved Project and the Modified Project include 4,894 residential units, and therefore both include the same 12,405 residents. The Modified Project proposes to locate all of the 1,269 state law granted density bonus units, which were not generally located in the Approved Project, in Districts 1 South and 7. However, the location of the 4,894 dwelling units on the five Vesting Tentative Tract Maps would not affect the number of residential units or the population resulting from those units, which would remain the same as for the Approved Project.

As shown below in Table 5.10-6, the Modified Project would create demand for 35.97 acres of neighborhood park dedication, a decrease of approximately 9.0 acres compared to the Approved Project. Included in those 35.97 acres are 9.8 acres generated by demand from the 1,269 approved density bonus units that will be located in Districts 1 South and 7.

Regarding community parks, as discussed above, the Applicant has satisfied its community park requirements through the dedication of land to the City for development of the Great Park.

Development of the fore-mentioned neighborhood parkland would not have significant impacts other than those analyzed in other sections of this DSEIR.

Interim Parkland Impacts

The Modified Project will be constructed in phases. The Modified Project includes construction of required park facilities within each of the five Vesting Tentative Tract Maps which will serve future residents. However, as each of the five Vesting Tentative Tract Maps are constructed, there may be short periods of time when the residences are constructed prior to construction of the parks necessary to serve that District. During this time, there may be short-term increases in use of existing park facilities located in the vicinity of the Proposed Project Site, including the facilities listed in Tables 5.10-1 and 5.10-2. However, considering the short-term nature of the impact, the fact that residential development will occur in phases, and the number of existing facilities located in the vicinity of the Proposed Project Site, this impact is not considered significant.

5. Environmental Analysis

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Table 5.10-6
Parkland Demand Generated by Modified Project

District	Residential Unit Types	Density Category	Number of Units	Estimated Persons per Household	Total Persons	Required Parkland, Acres	
						Per 1,000 residents	Total
1 North	Single-Family Detached	Low (0-5)	203	2.94	597	3	1.79
	Single-Family Detached	Medium (0-10)	608	2.57	1,563	3	4.69
	Single-Family Attached	Medium-High (0-25)	442	2.29	1,012	3	3.04
	Apartments-Family (Affordable)	Medium-High (0-25)	196	2.29	449	2	0.90
	Apartments-Senior (Affordable)	Medium-High (0-25)	182	2.29	417	2	0.83
	Apartments (Affordable)	Medium-High (0-25)	166	2.29	380	2	0.76
1 South	Single-Family Detached	Medium (0-10)	154	2.57	396	3	1.19
	Single-Family Attached	Medium (0-10)	96	2.29	220	3	0.66
	Single-Family Attached	Medium-High (0-25)	179	2.29	410	3	1.23
4	Single-Family Detached	Low (0-5)	137	2.94	403	3	1.21
	Single-Family Detached	Medium (0-10)	541	2.57	1,390	3	4.17
	Single-Family Attached	Medium-High (0-25)	424	2.29	971	3	2.91
7	Single-Family Detached	Low (0-5)	255	2.94	750	3	2.25
	Single-Family Detached	Medium (0-10)	585	2.57	1,503	3	4.51
8	Single-Family Detached	Low (0-5)	213	2.94	626	3	1.88
	Single-Family Detached	Medium (0-10)	513	2.57	1,318	3	3.95
Total			4,894	Not applicable	12,405	Not applicable	35.97

5. Environmental Analysis

RECREATION

Comparison to Approved Project

The Certified EIR concluded that the Approved Project's originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development would not result in a significant impact with respect to physical deterioration of existing parks or recreation facilities. It also stated that project level environmental review would occur at the time that the specific location of new park and recreational facilities was known, and when specific development plans would be prepared. This DSEIR provides that analysis.

The 1,269 density bonus residential units approved density bonus units, which are included in both the Approved Project and the Modified Project, would create a demand for 9.8 acres of neighborhood parkland per the ARDA requirements. Total development under both the Approved Project and the Modified Project (4,894 units) would create demand for 35.97 acres of neighborhood parkland. And, as discussed below under Impact 5.10-2, the Modified Project would dedicate neighborhood parkland acreage in an amount that exceeds the ARDA requirements. The impact on parks resulting from the Modified Project is considered less than significant.

Mitigation Program and Net Impact

No mitigation measures are introduced in this DSEIR as impacts related to existing parks and recreation facilities are already less than significant without mitigation.

IMPACT 5.10-2 THE MODIFIED PROJECT WOULD INVOLVE DEVELOPMENT AND/OR DEDICATION OF APPROXIMATELY 38.24 ACRES OF PUBLIC NEIGHBORHOOD PARKS AND 15.01 ACRES OF PRIVATE AMENITY AREAS, TOTALING APPROXIMATELY 54 ACRES. THE IMPACT OF SUCH DEVELOPMENT IS DISCUSSED THROUGHOUT CHAPTER 5 OF THIS DSEIR [IMPACT R-2].

Impact Analysis: The Modified Project proposes development of 38.24 acres of public neighborhood parkland, and 15.01 acres of private amenity areas, within the five proposed VTTMs. The proposed public neighborhood parkland would be offered for dedication pursuant to the adopted ARDA. The total acreage that would be offered for dedication to the City, 38.24 acres, exceeds the 35.97 acres of parkland required for dedication pursuant to the ARDA. Proposed public neighborhood park acreage and amenities are described below in Table 5.10-7.

The impacts of development of the proposed parks are part of the impacts of the Modified Project as a whole which are analyzed throughout the various sections of Chapter 5 of this DSEIR. For example, activities such as grading and construction would result in impacts that are analyzed in other sections of this DSEIR including 5.2, *Air Quality*, 5.3, *Greenhouse Gas Emissions*, 5.7, *Noise*, and 5.11, *Transportation and Traffic*. Development of the afore-mentioned neighborhood parkland would not have significant impacts other than those identified in other sections of this DSEIR.

5. Environmental Analysis

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Table 5.10-7

Parks to be Developed as part of Five Proposed VTTMs

<i>District</i>	<i>Required Neighborhood Parkland</i>	<i>Proposed Public Park</i>	<i>Acres Offered for Parkland Dedication</i>	<i>Amenities</i>
Proposed Neighborhood Parks				
1 North		1A	7.82 ²	Amphitheater (300 seat capacity), community building, basketball court, tot lot, barbecues
		1B	4.22	Tot lot, 2 basketball courts, barbecues
Subtotal	12.01		12.04	
1 South		Central Park	4.10	Tot lot, basketball court, barbecues
Subtotal	3.08		4.10	
4		4A	4.17	2 Basketball courts, tot lot, barbecues
		4B	4.14	Tot lot, basketball court, barbecues
Subtotal	8.29		8.31	
7	6.76	7	7.12	2 Basketball court, sand volleyball court, tot lot, barbecues
8	5.83 ²	8	6.67	Tot lot, basketball court, barbecues
Total	35.97		38.24	

Notes:

¹ Consistent with the approved Amended and Restated Development Agreement (ARDA), required park acreage has been calculated at 3 acres per 1,000 population, except affordable units which are calculated at 2 acres per 1,000 population.

² This table assumes that the 166 affordable apartments are located in District 1. If the 166 affordable apartments are located in District 8, 37.48 acres of parkland will be provided.

Comparison to the Approved Project

The Certified EIR contained mitigation measures in several sections of its environmental analysis that would apply to the construction and operation of parks and recreational facilities, and determined that impacts would be less than significant. Those mitigation measures are incorporated into this DSEIR. The Modified Project would develop approximately 38.24 acres of neighborhood parks and 15.01 acres of private amenities. Impacts of construction of parks proposed by the Modified Project are discussed throughout the various sections of Chapter 5 of this DSEIR.

Mitigation Program and Net Impact

No mitigation measures are introduced herein this DSEIR as any impacts related to the development of parks and recreational facilities are already less than significant or are addressed in the other sections of Chapter 5 of this DSEIR.

5.10.5 Cumulative Impacts

According to OCP-2010, the City of Irvine is projected to have a population of 309,977 people in 2035. Based on the City's Park Code, buildout of the City of Irvine would generate a need for a total of 1,550 acres of parkland and/or the equivalent in amenities, improvements, or fees.

5. Environmental Analysis

RECREATION

The City of Irvine's residential population in 2010 was estimated at 223,024 by OCP-2010. As such, consistent with the City of Irvine's Municipal Code, 1,115 acres of parkland is required to meet the City's current estimated population. Currently, there are a total of 493.7 acres of public parkland and 617.7 acres) within private parkland. The remainder of the 1,550 acres projected to be needed in 2035 (435 acres) would be provided through City-required neighborhood park dedication or equivalent amenities or fees made in conjunction with individual future residential project approvals.

During the buildout period for the Modified Project, it is anticipated that completion of the previously approved 1,145.3 acre Orange County Great Park would also occur. In addition, construction of the 54 acres of neighborhood parks located on the five proposed VTTMs would be completed. The Great Park would provide park space and amenities for residents of the Modified Project as well as for residents of other parts of the City of Irvine and of surrounding communities, and would serve to alleviate the effects of population growth on existing parks and park facilities. Overall parks and open space that would be developed as part of the Modified Project would contribute toward meeting the need for parkland in the City at buildout. Project development would have a favorable impact on supply of parkland in the City and the project would not contribute to an adverse cumulative impact on parks and recreation facilities.

Cumulative impacts of construction of parks and park amenities by the Modified Project are analyzed in other sections of this DSEIR. No further net incremental cumulative impact is identified in this section.

5.10.6 Level of Significance Before Mitigation

Impacts 5.10-1

The Modified Project proposes to develop approximately 54 acres of parkland within the five proposed VTTMs, 38.24 acres of which would be offered for dedication to the City. The Modified Project would also develop amenities on that parkland. The acreage of parkland offered for dedication would comply with the requirements in the ARDA. Thus, development of the Modified Project is not expected to cause or accelerate deterioration of existing park facilities. Impacts of the Modified Project on existing parkland and park facilities would be less than significant.

Impact 5.10-2

The Modified Project would develop approximately 54 acres of additional parkland, the impacts of construction of which are analyzed throughout the various sections of Chapter 5 of this DSEIR. No additional significant impacts are identified in this Section.

5.10.7 Mitigation Measures

Applicable Mitigation Measures from the Certified EIR

No mitigation measures other than compliance with the requirements of the City's Local Park Code and Subdivision Ordinance (Section 5-5-1004 (C)) were identified in the Certified EIR.

Additional Mitigation Measures for the Modified Project

The Modified Project will meet the parkland dedication requirements set forth in the ARDA. No additional mitigation measures are required.

5. Environmental Analysis

RECREATION

5.10.8 Level of Significance After Mitigation

Impacts associated with parks would be less than significant without further mitigation.