

4.14 RECREATION

4.14.1 Introduction

This section provides an overview of the existing park and recreational facilities in the City of Newport Beach and its Sphere of Influences (collectively referred herein as the “City”) that could potentially be indirectly physically affected by implementation of the Project.

4.14.2 Regulatory Setting

State

Quimby Act

The Quimby Act (California Government Code §66477) states that “the legislative body of a City or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative or parcel map.” Requirements of the Quimby Act apply only to the acquisition of new parkland and do not apply to the physical development of new park facilities or associated operations and maintenance costs. The Quimby Act seeks to preserve open space needed to develop parkland and recreational facilities; however, the actual development of parks and other recreational facilities is subject to discretionary approval and is evaluated on a case-by-case basis with new residential development. The Quimby Act requires the provision of 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case a city may adopt a higher standard not to exceed 5 acres per 1,000 residents.

Mitigation Fee Act

California Government Code Sections 66000 through 66008, the Mitigation Fee Act, gives cities the authority to impose a fee, other than a tax, that is charged to the applicant in connection with approval of a development project for the purpose of offsetting all or a portion of the cost of public facilities related to a development project, such as wear and tear of public recreational facilities. In order to comply with the Mitigation Fee Act, a city must follow four primary requirements: 1) make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee; 2) segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds; 3) for fees that have been in the possession of the city for five years or more and for which the dollars have not been spent or committed to a project, the city must make findings each fiscal year describing the continuing need for the money; and 4) refund any fees with interest for developer deposits for which the findings noted above cannot be made.

State Public Park Preservation Act

The primary instrument for protecting and preserving parkland is the State Public Park Preservation Act (Public Resource Code [PRC] §5400 – 5409). Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Landscaping and Lighting Act

The Landscaping and Lighting Act (California Streets and Highways Code §22500 et seq.) enables cities, counties, and special districts to acquire land for parks, recreation, and open space. A local government may also use the assessments to pay for improvements and maintenance to these areas. In addition to local government agencies (i.e., counties and cities), park and recreation facilities may be provided by other public agencies, such as community service districts, park and recreation districts, etc. If so empowered, such an agency may acquire, develop, and operate recreational facilities for the public.

California Coastal Act

The intent of the California Coastal Act (PRC §30000 et seq.) is to protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources. The California Coastal Commission regulates land and water use in the coastal zone, and the California Coastal Act includes specific policies that address issues, including visual resources, land/water uses, and the protection and provision of shoreline public access and recreation.

State of California Open Space Standards

State planning law provides a structure for the preservation of open space by requiring every city and county in the State to prepare, adopt, and submit to the Secretary of the Resources Agency a “local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction” (Government Code §65560). The following open space categories are identified for preservation:

- Open space for public health and safety, including, but not limited to, areas that require special management or regulation due to hazardous or special conditions.
- Open space for the preservation of natural resources, including, but not limited to, natural vegetation, fish and wildlife, and water resources.
- Open space for resource management and production, including, but not limited to, agricultural and mineral resources, forests, rangeland, and areas required for the recharge of groundwater basins.
- Open space for outdoor recreation, including, but not limited to, parks, and recreational facilities, areas that serve as links between major recreation and open space reservations (such as trails, easements, and scenic roadways), and areas of outstanding scenic and cultural value.
- Open space for the protection of Native American sites, including, but not limited to, places, features, and objects of historical, cultural, or sacred significance such as Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property (further defined in California Public Resources Code §§5097.9 and 5097.993).

Local

City of Newport Beach General Plan

The primary purpose of the *City of Newport Beach General Plan 2006 Update* (General Plan) Recreation Element is to ensure that the “balance between the provision of sufficient parks and recreational facilities are appropriate for the residential and business population of Newport Beach. Specific recreational issues and policies contained in the Recreation Element include parks and recreational facilities, recreational

programs, shared facilities, coastal recreation and support facilities, marine recreation, and public access.” As addressed in the General Plan Recreation Element, the City is divided into service areas for the “purposes of park planning and to equitably administer parkland dedications and fees provided by residential development.” Currently, the City uses the following service areas:

- West Newport
- Newport Heights/Upper Bay
- Lower Bay
- Corona del Mar
- Newport Center
- Harbor View
- Eastbluff/Newport North
- Santa Ana Heights/Airport
- Newport Coast
- Balboa Island
- Balboa Peninsula

The following General Plan goals and policies that have been adopted by the City for the purpose of avoiding or mitigating an environmental effect are applicable to future development projects associated with the proposed Project.

Recreation Element

Goal R 1 **Provision of Facilities—Provision of adequate park and recreation facilities that meet the recreational needs of existing and new residents of the community.**

Policy R 1.1 **New Residential Subdivisions.** Require developers of new residential subdivisions to provide parklands at five acres per 1,000 persons, as stated in the City’s Park Dedication Fee Ordinance, or to contribute in-lieu fees for the development of public recreation facilities meeting demands generated by the development’s resident population, as required in the City’s Park Dedications Fees Ordinance.

Policy R 1.2 **High-Density Residential Developments.** Require developers of new high-density residential developments on parcels eight acres or larger, to provide on-site recreational amenities. For these developments, 44 square feet of on-site recreational amenities shall be provided for each dwelling unit in addition to the requirements under the City’s Park Dedications and Fees Ordinance. On-site recreational amenities can consist of public urban plazas or squares where there is the capability for recreation and outdoor activity. These recreational amenities can also include swimming pools, exercise facilities, tennis courts, and basketball courts. Where there is insufficient land to provide on-site recreational amenities, the developer shall be required to pay the City of Newport Beach cash in-lieu that would be used to develop or upgrade nearby recreation facilities to offset user demand as defined in the City’s Park Dedications and Fees Ordinance.

The acreage of on-site open space developed with residential projects may be credited against the parkland dedication requirements where it is, for example, accessible to the public during daylight hours, visible from public rights-of-way, and of sufficient size to accommodate recreational use by the public.

Policy R 2.1 Use funding from the City’s Park Dedication Fee Ordinance to enhance existing parks and recreational facilities.

Policy R 2.2 Protect public parkland from non-recreational uses; any loss of parkland through governmental action shall be replaced in-kind.

Land Use Element

The following goals and policies are applicable to the Banning Ranch.

Goal LU 6.3 Preferably a protected open space amenity, with restored wetlands and habitat areas, as well as active community parklands to serve adjoining neighborhoods.

Goal LU 6.4 If acquisition for open space is not successful, a high-quality residential community with supporting uses that provides revenue to restore and protect wetlands and important habitats.

The General Plan Land Use Element identifies that the following policy is applicable to Banning Ranch under Goal LU 6.3 and Goal LU 6.4

LU 6.5.2 **Active Community Park.** Accommodate a community park of 20 to 30 acres that contains active playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and residents of Banning Ranch, if developed.

The following policies are applicable to the Airport Area.

Policy LU 6.15.13 To provide a focus and identity for the entire neighborhood and to serve the daily recreational and commercial needs of the community within easy walking distance of homes, require dedication and improvement of at least 8 percent of the gross land area (exclusive of existing rights-of-way) of the first phase of development, or ½ acre, whichever is greater, as a neighborhood park. This requirement may be waived by the City where it can be demonstrated that the development parcels are too small to feasibly accommodate the park or inappropriately located to serve the needs of local residents, and when an in-lieu fee is paid to the City for the acquisition and improvement of other properties as parklands to serve the Airport Area.

In every case, the neighborhood park shall be at least 8 percent of the total Residential Village Area or one acre in area, whichever is greater, and shall have a minimum dimension of 150 feet. Park acreage shall be exclusive of existing or new rights-of-way, development sites, or setback areas. A neighborhood park shall satisfy some or all of the requirements of the Parkland Dedication Ordinance, as prescribed by the Recreation Element of the General Plan.

Policy LU 6.15.16 **On-Site Recreation and Open Space Standards.** Require developers of multi-family residential developments on parcels 8 acres or larger to provide on-site recreational amenities. For these developments, 44 square feet of on-site recreational amenities shall be provided for each dwelling unit in addition to the requirements under the City's Park Dedication Ordinance and in accordance with the Parks and Recreation Element of the General Plan. On-site recreational amenities can consist of public urban plazas or squares where there is the capability for recreation and outdoor activity. These recreational amenities may also include swimming pools, exercise facilities, tennis courts, and basketball courts. Where there is insufficient land to provide on-site recreational amenities, the developer shall be required to pay cash in-

lieu that would be used to develop or upgrade nearby recreation facilities to offset user demand as defined in the City's Park Dedication Fee Ordinance.

The acreage of on-site open space developed with residential projects may be credited against the parkland dedication requirements where it is accessible to the public during daylight hours, visible from public rights-of-way, and is of sufficient size to accommodate recreational use by the public. However, the credit for the provision of on-site open space shall not exceed 30 percent of the parkland dedication requirements.

City of Newport Beach Local Coastal Program: Coastal Land Use Plan¹

The Coastal Act requires each local jurisdiction wholly or partly within the coastal zone to prepare an LCP, which is used to carry out California Coastal Act policies and requirements. The City lies partly within the coastal zone. The City's LCP sets forth goals, objectives, and policies that govern the use of land and water in the coastal zone within the City and its Sphere of Influence, with the exception of Newport Coast and Banning Ranch. The City's Coastal Land Use Plan includes the following policies applicable to recreational facilities:

- Policy 3.2.1-3** Provide adequate park and recreational facilities to accommodate the needs of new residents when allowing new development.
- Policy 3.2.1-4** Continue to cooperate with the State Department of Parks and Recreation, the State Department of Fish and Game, and Orange County to protect, expand and enhance opportunities for recreational activities at County and State beaches and parks.
- Policy 3.2.2-3** Maintain the ability to distribute, remove and relocate support facilities and services in coastal areas in response to changes in demographics and recreational interests while continuing to provide comparable facilities and levels of service.

Newport Beach Municipal Code

Municipal Code Chapter 19.52: Park Dedications and Fees.² Parkland dedication standards associated with the Quimby Act and the Newport Beach Subdivision Code are applicable to development in the City. Chapter 19.52, Park Dedication and Fees of the City's Municipal Code provides for the dedication of land, the payment of fees in lieu thereof or a combination of both, for park or for recreational purposes in conjunction with the approval of residential development. Newport Beach's park dedication requirement is 5 acres per 1,000 persons. In-lieu fees are placed in a fund earmarked for the provision or rehabilitation of park and recreation facilities that can serve the subdivision. The park dedication ordinance also provides for credit to be given, at the discretion of the City Council, for the provision of private recreation facilities within a new residential development or for the provision of park and recreation improvements to land dedicated for a public park. If allowed, the private facilities or public improvements are credited against the dedication of land and/or the payment of in-lieu fees.

¹ City of Newport Beach (2016). *City of Newport Beach Coastal Land Use Plan*. <https://www.newportbeachca.gov/government/departments/community-development/planning-division/general-plan-codes-and-regulations/local-coastal-program/coastal-land-use-plan>. Accessed November 2023.

² City of Newport Beach (2021). *City of Newport Beach Municipal Code – Park Dedications and Fees*. Retrieved from: <https://www.codepublishing.com/CA/NewportBeach/#!/NewportBeach19/NewportBeach1952.html#19.52>. Accessed March 2023.

City of Newport Beach Circulation Improvement and Open Space Agreement

In 1993, the City of Newport Beach and the Irvine Company entered into the Circulation Improvement and Open Space Agreement (CIOSA). CIOSA pertains to 12 parcels and granted vested development rights for 11 projects. In consideration of the vested rights granted, the Irvine Company prepaid “fair share” road improvement fees, constructed road improvements, and granted the City of Newport Beach an interest-free loan. The value of these traffic improvement benefits totaled approximately \$20 million. In consideration of the vested right, approximately 140 acres of property were also conveyed to the City for open space and park purposes. Seven sites have been dedicated under the CIOSA: Back Bay View Park, Newport Center Park (formerly Newport Village), Newporter Knoll, Freeway Reservation, Upper Castaways, Harbor Cove, and Jamboree Road and MacArthur Boulevard.

4.14.3 Existing Conditions

The City has both passive and active recreation including parks, beaches, walking and bike trails, and athletic facilities located throughout the City. School facilities also provide indoor and outdoor recreational opportunities in the City, while greenbelts and open space areas provide passive recreational opportunities or open space relief. Additionally, bikeways, jogging trails, pedestrian trails, recreation trails, and regional equestrian trails are also available in Newport Beach.

Parks

The City has approximately 370 acres of passive and active parks. This total is exclusive of approximately 304 acres of undeveloped parkland associated with Upper Buck Gully (approximately 300 acres) and Castaways Park (approximately 4 acres).

The City’s General Plan categorizes the different types of parks based on size and amenities.³

Community Park. Community parks serve the entire City and are easily accessible via arterial roads. Community parks are those with improvements such as community buildings, parking, swimming, facilities for picnicking, active sports, and other facilities that serve a larger population. Community parks may have a particular theme or orientation such as active sports or aquatic facilities.

Mini Park. Mini parks are smaller parks which may take one of two different forms. Most mini parks are less than 1 acre in size, serve a quarter-mile radius and are located within a neighborhood, separate from major or collector roads. Some mini parks serve the entire City and are located as urban trail heads along major trails or streets.

Neighborhood Park. Neighborhood parks serve all ages and are generally 1 to 8 acres in size. They are located adjacent to public schools when possible. Neighborhood parks contain a wide variety of improvements which can include turf areas, active sport fields and courts, community buildings, play apparatus, and picnic facilities. Other improvements might include senior centers, youth centers, and aquatic facilities.

View Park. View parks are smaller passive parks designed to take advantage of a significant view. They are often located on coastal bluffs to focus upon ocean or bay views. Most view parks are between 1.5 to

³ City of Newport Beach. (2006) *City of Newport Beach General Plan Update Draft EIR – Recreation and Open Space*. Pages 4.12-2. Retrieved from: https://newportbeachca.gov/PLN/General_Plan/GP_EIR/Volume_1/17_Sec4.12_Recreation_and_Open_Space.pdf. Accessed March 2023.

3 acres in size and serve the entire City. View parks are generally improved with landscaping, walkways and benches.

Greenbelt. Greenbelts in public or private ownership are included in this category. They may include areas with some recreational facilities, although the primary function of the area is passive open space.

Open Space. Open space includes passive and active open space areas which do not function as public parks but do provide open space relief. Such areas may or may not be accessible to the general public.

Public Beach. Public beaches serve a number of local and regional functions. In some neighborhoods, beaches function as neighborhood or community parks. Public beaches all include sandy beach areas adjacent to the bay or ocean and may include active sports, snack bars, showers, drinking fountains, restrooms, walkways, docks, benches, shade trees, and parking areas.

School. Public schools are a part of the recreation system in the City because field and playground areas can serve the general public during weekends and after school.

Table 4.14-1: Public Parks and Recreational Facilities includes City public park and recreational facilities, as well as joint use agreement facilities, and County and State recreational locations. The City has approximately 370 acres of improved/developed parkland as well as undeveloped open space and beaches.^{4, 5} The City's parks contain a variety of recreational facilities, with areas available for organized sports including soccer fields, baseball diamonds, tennis courts, volleyball courts, pickleball courts, and basketball courts. Children's play areas are in many of the parks. Swimming pools are available to the public at aquatic facilities at the Marian Bergeson Aquatic Center and Newport Harbor High School through joint use agreements with the Newport-Mesa Unified School District. Additional recreational resources in the City include three community centers, several multipurpose recreation centers, a senior center, and two gymnasium facilities. The table identifies recreational facilities by park and recreation service area and whether the facilities are within a housing site Focus Area.

Shared Park and Recreation Facilities

Public schools within the City under the jurisdiction of the Newport-Mesa Unified School District contain a number of recreational facilities. Currently, after-school recreational use of these facilities is used by youth and adult residents through joint use agreements between the School District and the City.

⁴ This acreage calculation includes City-operated beaches.

⁵ City of Newport Beach. *Newport Beach Demographics and Statistics*. Retrieved from: <https://www.newportbeachca.gov/i-am-a-visitor/about-newport-beach/demographics-and-statistics>. Accessed March 2023.

Table 4.14-1: Public Parks and Recreational Facilities		
Name	Location	Facilities
West Newport Service Area		
West Newport Focus Area Housing Sites Within the West Newport Service Area: 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 342		
Banning Ranch Focus Area Housing Sites Within the West Newport Service Area: 110, 111, 112, 113, 114, 115, 116, 117, 118, 120, 121, 122, 123, 124, 126, 127, 128, 129, 130		
Dover-Westcliff Focus Area Housing Sites Within the West Newport Service Area: 133, 134, 334		
West Newport Park	Seashore Dr and Prospect St	Basketball courts, tennis courts, handball court, play equipment, picnic table and barbeque, restrooms, parking
Sunset View Park	Superior Ave, north of West Coast Highway	None
Channel Place Park	4400 Channel Place	Basketball court, play equipment, picnic tables and barbeque, restrooms
38 th Street Park	3600 Balboa Blvd	Basketball court, picnic tables, restrooms.
Newport Shores Park	220 61 st St	Play equipment
Rhine Wharf Park	Lido Park Dr	None
Newport Island Park	3809 Marcus Ave	Basketball court, play equipment, picnic table and barbeque
Gateway Park	Newport Blvd and Via Lido	None
Lido Park	Via Lido and Lafayette Ave	None
Lake St Park	Lake St and 37th St	None
Sunset Ridge Park	4850 West Coast Highway	Athletic field, ball diamond, play equipment, picnic table and barbeque, restrooms, parking
West Newport Community Center	883 15 th St West	Basketball court, gymnasium, restrooms, parking
Newport Heights/Upper Bay Service Area		
Dover-Westcliff Focus Area Housing Sites Within the Newport Heights/Upper Bay Service Area: 132, 135, 136, 137, 138, 139, 142, 143, 144, 355, 361		
North Star Beach**	1 White Cliffs Dr	None
Westcliff Park	Polaris Dr and Morning Star Lane	Parking
Bob Henry Park	900 Dover Dr	Athletic field, ball diamonds, play equipment, picnic tables and barbeque, restrooms, parking
Castaways Park	700 Dover Dr	Parking
Bolsa Park	Bosa Ave and Old Newport Blvd	Play equipment, picnic table, parking
Kings Road Park	1801 Kings Rd	None
Newport Aquatic Center*: **	1 White Cliffs Dr	Rowing/canoeing/kayaking, showers, restrooms, parking
Galaxy View Park	1398 Galaxy Dr	None
John Wayne Park & Theater Arts Center	2501 Cliff Dr	Picnic table, parking

Table 4.14-1: Public Parks and Recreational Facilities		
Name	Location	Facilities
Mariners Park & VJ Community Center	1300 Irvine Ave	Athletic fields, ball diamonds, tennis courts, basketball court, handball court, play equipment, picnic tables and barbeque, restrooms, parking
Cliff Drive Park & Community Center	301 Riverside Ave	Basketball court, community room, play equipment, picnic tables and barbeque, restrooms
Lower Castaways Park	100 Dover Dr	None (undeveloped)
Newport Harbor High School Pool*	600 Irvine Ave	Swimming pool, showers, restrooms, parking
Lower Bay Service Area		
Newport Center Focus Area Housing Sites Within the Lower Bay Service Area: B		
Myrtle Park	End of Harbor Island Dr	None
Corona del Mar Service Area		
Dover-Westcliff Focus Area Housing Sites Within the Corona del Mar Service Area: 337		
Inspiration Point	Ocean Blvd and Orchid Ave	None
Old School Park	Dahlia Ave and Fourth Ave	Parking
Bayside Park	Bayside Dr and Heliotrope Ave	Play equipment
Irvine Terrace Park	721 Evita Dr	Athletic field, basketball courts, tennis courts, play equipment, picnic table and barbeque, restrooms
Begonia Park	Begonia Ave and First Ave	Play equipment, picnic table and barbeque
CDM Pocket Park	Jasmine Ave and Coast Highway E	None
Lookout Point	Ocean Blvd and Heliotrope Ave	None
Corona del Mar State Park**	3001 Ocean Blvd	Volleyball courts, picnic tables and barbeques, restrooms, showers, parking
Newport Center Service Area		
Newport Center Focus Area Housing Sites Within the Newport Center Service Area: 148, 149, 152, 153, 154, 155, 157, 158, 159, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170, 172, 173, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 240, 257, 339, 340, 341, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 362, 368, C, D, E		
Civic Center Park and Dog Park	100 Civic Center Dr	Dog park, picnic tables, restrooms, parking
Back Bay View Park	1900 Back Bay Dr	None
Civic Center Community Room	100 Civic Center Dr	Community room with kitchen, restrooms, parking
Harbor View Service Area		
Newport Center Focus Area Housing Sites Within the Harbor View Service Area: 141, 146, 147		
Bonita Canyon Sports Park	1990 Ford Rd	Athletic field, ball diamond, basketball court, pickleball court, tennis court, play equipment, picnic tables and barbeque, restrooms, parking

Table 4.14-1: Public Parks and Recreational Facilities		
Name	Location	Facilities
Grant Howald Park & Community Youth Center	3000 Fifth Ave	Athletic field, basketball court, tennis court, community room, play equipment, picnic table and barbeque, restrooms, parking
Harbor View Nature Park	San Miguel Dr, east of Pacific View Dr	None
San Miguel Park	San Miguel Dr at Spyglass Hill Rd	Athletic field, ball diamond, basketball court, handball court, play equipment, picnic table with barbeque, restrooms, parking
San Joaquin Hills Park & Lawn Bowling Center	1550 Crown Dr North	Tennis courts, lawn bowling, picnic table and barbeque, community center with kitchen, restrooms, parking
Lincoln Athletic Center	3101 Pacific View Dr	Athletic field, ball diamonds, volleyball court, basketball court, gymnasium, restrooms, parking
Buffalo Hills Park	1891 Port Provence Place	Athletic field, ball diamond, basketball court, play equipment, picnic tables and barbeque, parking
Spyglass Hill Park	Spyglass Hill Rd at El Capitan Dr	Play equipment, picnic table
Arroyo Park	1411 Bayswater Dr	Night lit fields, ball diamonds, basketball courts, picnic table and barbeque, play equipment, restrooms, parking.
Spyglass Hill Reservoir Park	21 Muir Beach Cir	Play equipment, picnic table
Jasmine Creek Park	Harbor View Dr at Marguerite Ave	None
Upper Buck Gully (partially within service area)	San Joaquin Hills Rd and Newport Coast Dr	None
OASIS Senior Center	801 Narcissus Ave	Community room with kitchen, picnic table, restrooms, parking
Eastbluff/Newport North Service Area		
Newport Center Focus Area Housing Sites Within the Eastbluff/Newport North Service Area: 145		
Eastbluff Park & Boys and Girls Club*	2555 Vista Del Oro	Athletic field, ball diamond, play equipment, picnic table and barbeque, restrooms, parking
Bonita Creek Park & Community Center	3010 La Vida	Athletic field, ball diamond, basketball court, community room with kitchen, picnic tables, play equipment, parking
Big Canyon Park	Back Bay Dr, north of San Joaquin Hills Rd	None
Marian Bergeson Aquatic Center*	2101 Eastbluff Dr	Swimming pool, showers, restrooms, parking

Table 4.14-1: Public Parks and Recreational Facilities		
Name	Location	Facilities
Santa Ana Heights Service Area		
Airport Area Focus Area Housing Sites Within the Santa Ana Heights Service Area: 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 46, 47, 49, 50, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 100, 103, 104, 105, 106, 107, 108, 109, 335, 338, 343, 344, 356, 357, 358, 359, 360, 363, 364, 365, 366, 370, A		
Bayview Park	Mesa Dr and Bay View Ave	Basketball court, barbecue, play equipment,
Mesa Birch Park	2081 Mesa Dr	Picnic table
Uptown Park	4201 Uptown Newport Dr	Play equipment, picnic table and barbeque, restrooms, parking
Upper Newport Bay Nature Preserve (County)**	Irvine Ave and University Dr	Peter and Mary Muth Interpretive Center, bicycle, equestrian and hiking trails, restrooms, parking
Newport Coast Service Area		
Coyote Canyon Focus Area Housing Sites Within the Newport Coast Service Area: 131, 336		
Los Trancos Canyon View Park (Lower)	Newport Coast Dr	Picnic table, parking
Los Trancos Canyon View Park (Middle)	Newport Coast Dr	None
Los Trancos Canyon View Park (Upper)	Newport Coast Dr	None
Harbor Watch Park	San Joaquin Hills Rd, east of Spyglass Hill Rd	None
Canyon Watch Park	San Joaquin Hills Rd, east of Spyglass Hill Rd	None
Upper Buck Gully (partially within service area)	San Joaquin Hills Rd and Newport Coast Dr	None
Coastal Peak Park	20403 East Coastal Peak	Athletic field, ball diamonds, play equipment, picnic tables and barbeque, restrooms, parking
Newport Coast Community Center	6401 San Joaquin Hills Rd	Basketball courts, volleyball courts, community room with kitchen, restrooms, parking
Buck Gully Reserve	Poppy Ave or San Joaquin Hills Rd	Trails, bridges
Balboa Island Service Area		
There are no housing sites within the Balboa Island Service Area		
Carroll Beek Community Center & Balboa Island Park	115 Agate Ave	Basketball court, community room with kitchen, play equipment, restrooms
Balboa Peninsula Service Area		
There are no housing sites within the Balboa Peninsula Service Area		
Marina Park	1600 Balboa Blvd W	Basketball court, community rooms with kitchen, sailing center, restrooms, play equipment, picnic tables, parking
Miramar Park	Miramar Dr and Balboa Blvd East	Play equipment
Veteran's Memorial Park	215 15 th St	Barbeque

Name	Location	Facilities
Peninsula Park	A St and East Ocean Front	Athletic field, play equipment, picnic table and barbeque, restrooms, showers, parking
Newport Junior Guard Center	Adjacent to Peninsula Park	Headquarters facility, public restrooms
West Jetty View Park	2300 Channel Rd	Picnic table
L Street Park	327 L St	None
M Street Park	M St and Serrano Ave	None

Notes:
 * Joint use agreement facility
 ** County of Orange or State facility
 Source: City of Newport Beach. *Newport Beach Parks and Facilities*. Retrieved from: [Parks and Facilities - Newport Beach \(newportbeachca.gov\)](https://www.newportbeachca.gov/parks-and-facilities). Accessed December 2023.

Beaches and Coastal Recreation Opportunities⁶

Public beaches serve a number of local and regional functions, while providing the largest coastal recreation opportunity within Newport Beach. Public beaches all include sandy beach areas adjacent to the bay or ocean. The City has and partially operates approximately eight miles of beaches that extend from the Santa Ana River jetty to Crystal Cove State Park and border Newport Bay.⁷ City beaches provide a wide range of recreational activities and amenities, which include but are not limited to surfing, swimming, beach volleyball, fire rings for barbeques, beach trails for walking, running, and bicycling, and other beach activities. There are three State beaches in the City: Crystal Cove State Park – Moro Beach, Crystal Cove State Park – Little Treasure Cove, and Corona del Mar State Beach.⁸

Other coastal recreation opportunities include two recreational piers. Newport Pier is located at the end of Newport Boulevard in McFadden Square. Balboa Pier is located at the end of Main Street in Balboa Village. Additionally, the City provides ten public docks in the harbor, which can be used for boat launching and fishing.

The Newport Aquatic Center property is co-owned by the City and County but is leased and privately operated by the Center. Located on Northstar Beach, the Newport Aquatic Center provides an opportunity for the public and members to use human-powered watercraft in Upper Newport Bay as well as advanced training facilities for world-class athletes.

The County and the State own four recreational areas in Newport Beach. The privately operated 100-acre Newport Dunes Aquatic Park provides camping, boating, canoeing, kayaking, swimming and other water and beach activities. The 752-acre Upper Newport Bay State Marine Park and 140-acre Upper Newport Bay Nature Preserve provide opportunities for canoeing, kayaking, stand up paddleboarding, horseback riding, biking, and hiking. Crystal Cove State Park provides coastal recreation opportunities with 3.5 miles of beach and 2,000 acres of undeveloped woodland which is popular for biking, hiking, and horseback riding.

⁶ Ibid Page 4.12-9.

⁷ City of Newport Beach. *Beach Information*. Retrieved from: <https://www.newportbeachca.gov/how-do-i/find/beach-information>. Accessed March 2023.

⁸ California Dept of Parks and Recreation. (2023). *Find A California State Park*. Retrieved from: [Find a Park \(ca.gov\)](https://www.parks.ca.gov). Accessed March 2023.

Walking and Bike Trails⁹

The City has an extensive trail system that has been developed for commuting and recreation. The trail system includes bicycle trails, pedestrian corridors, and equestrian trails. As identified in **Table 4.14-2: Walking and Bike Trails**, the City has over 18 miles of pedestrian and bicycle trails throughout the City. The longest trail is Upper Bay Trail, which is located around the northern edge of the Upper Newport Bay Nature Preserve and provides views of the bay.

Recreation Amenities	Name	Trail Length (Miles)
Biking and Walking Trails	Pier to Pier	1.74 (One Way)
	Balboa Island Loop	1.70
	Corona del Mar Loop	1.72
	Fashion Island Loop	1.22
	Castaways Trail	1.02 (One Way)
	Back Bay Trail	2.89 (One Way)
	Upper Bay Trail	2.34 (One Way)
	Bonita Creek Trail	0.91 (One Way)
	Arroyo Trail	0.61 (One Way)
	Bonita Canyon Sports Park Trail	1.23 (One Way)
	Buffalo Hills Trail	1.28 (One Way)
	Newport Ridge Trail	1.73

Source: City of Newport Beach. *Newport Beach Walking Trail Maps*. Retrieved from: <https://www.newportbeachca.gov/government/departments/recreation-senior-services/bike-walking-trails/walking-trail-maps>. Accessed March 2023.

4.14.4 Thresholds of Significance

The City uses the thresholds of significance specified in *State CEQA Guidelines, Appendix G* concerning recreation. Impacts to recreation would be significant if the Project would:

- Increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.14.5 Methodology

This analysis considers the *State CEQA Guidelines, Appendix G* thresholds, as described above, in determining whether the proposed Project would result in a substantial temporary or permanent impact to the City’s recreation amenities. The analysis evaluates increases in demand that would generate the need for new and expanded facilities and determines whether the potential environmental impacts would occur. This analysis uses the anticipated change in the resident population as identified in **Section 4.12: Population and Housing**. The determination that the Project would or would not result in "substantial"

⁹ City of Newport Beach. *Newport Beach Walking Trail Maps*. Retrieved from: <https://www.newportbeachca.gov/government/departments/recreation-senior-services/bike-walking-trails/walking-trail-maps>. Accessed March 2023.

temporary or permanent impacts to recreation considers the relevant policies and regulations established by local and regional agencies and the future housing development's compliance with such policies.

4.14.6 Project Impacts and Mitigation

Threshold 4.14-1:	Would the Project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? and
Threshold 4.14-2:	Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As addressed in this Program EIR, the impact analysis is conservative because it accounts for additional housing units as a buffer to address future "no net loss" to preclude the need to identify replacement sites during 6th Cycle RHNA implementation. Therefore, this Program EIR conservatively analyzes a total development capacity of 9,914 units including future development capacity of up to 9,649 units on 247 housing sites, 25 units associated with pipeline projects, and 240 accessory dwelling units (ADUs). Further, this EIR analysis does not consider any loss of existing on the ground development which may be displaced to accommodate 9,914 housing units; no net change is assumed.

An increase in City residents associated with the future development of housing sites within the Focus Areas would result in an increased demand for recreational facilities. Newport Beach's park dedication requirement is 5 acres per 1,000 persons (Municipal Code Chapter 19.52: Park Dedications and Fees). Based on the City's estimated 2023 population of 83,411, the City has approximately 4.4 acres of improved/developed parkland for every 1,000 residents.¹⁰ The future 9,914 housing units (RHNA plus buffer) facilitated by implementation of the 2021-2029 Housing Element would generate a population growth of approximately 21,811 persons in the City, which would increase the City's demand for parkland by approximately 109 acres. This acreage amount assumes that every housing unit is constructed.

The Project would not result in direct construction of residential uses. Individual housing developments and the location of the housing in the City would occur over time dependent upon market demand, economic, and planning considerations, among other factors. Future development on identified housing sites would be subject to project-specific review and would be required to comply with the goals and policies in the City's General Plan and Municipal Code. The General Plan and the General Plan Program EIR cross reference the Park Dedication Fee Ordinance to the mandates of the Quimby Act, which only apply to residential subdivisions. The Park Dedication Fee would be applicable to all residential uses in the City, inclusive of the Focus Areas, only if the residential developments include a subdivision (most typically for for-sale residential). However, where a subdivision is not required or proposed, which is typically the case for for-rent residential developments, the fee would not apply.

Where any future housing development would include the subdivision of land, the housing project would be required to provide land or in lieu fees for parks or recreation purposes to bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants pursuant to Municipal Code Section 19.52.030 (Use of Park Dedications and Fees). Any land, fees, or combination thereof

¹⁰ City of Newport Beach. *Newport Beach Demographics and Statistics*. Retrieved from: <https://www.newportbeachca.gov/i-am-a-visitor/about-newport-beach/demographics-and-statistics>. Accessed March 2023.

contributed would be required to be used for developing new or rehabilitating existing park and recreational facilities to serve the subdivision. With respect to the maintenance and preservation of existing parks and recreation facilities (General Plan Goal R 2), General Plan Policy R 2.1 states “Use funding from the City’s Park Dedication Fee Ordinance to enhance existing parks and recreational facilities.”

In addition to compliance with Policy R 2.1 to enhance existing park facilities, the General Plan places additional park and recreational requirements on high-density residential developments in the City (Policy R 1.2) and for residential development in the Airport Area (Policy LU 6.15.13 and Policy LU 6.15.16). These policies include provisions for recreational amenities in addition to where new residential projects require a subdivision and would, therefore, also be subject to the Park Dedication Fee Ordinance. Policy R 1.2 applies to new high-density residential developments throughout the City and Policy LU 6.15.16 applies to multi-family residential developments in the Airport Area, both where the parcels are 8 acres or larger. For sites that are 8 acres or larger, the housing developments would be required to provide 44 square feet of on-site recreational amenities for each residential unit. If the project also requires a subdivision, the housing project would also be subject to the Park Dedication Fee Ordinance. In the Airport Area, Policy 6.15.13 is also applicable. This policy requires the dedication and improvement of at least 8 percent of the gross land area (exclusive of existing rights-of-way) of the first phase of development, or 0.5 acre, whichever is greater, as a neighborhood park. This requirement may be waived by the City where it can be demonstrated that the development parcel is too small to feasibly accommodate the park or inappropriately located to serve the needs of local residents, and when an in-lieu fee is paid to the City for the acquisition and improvement of other properties as parklands to serve the Airport Area. This requirement is in addition to, as applicable, the requirements of the Parkland Dedication Ordinance.

Specific to Banning Ranch, LU Policy 6.5.2 is applicable whether the City is in open space or is development. LU Policy 6.5.2 requires the accommodation of an active community park of “20 to 30 acres that contains active playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and residents of Banning Ranch, if developed.” The future development of a community park would be subject to separate development review and evaluation of potential environmental impacts.

With respect to the Coyote Canyon Focus Area, the proposed Housing Opportunity Overlay Zone for Subarea HO-5 requires any future residential development within this subarea to include a public park that is no less than 3.5 acres, in aggregate. Any future residential development would also be required to include public trails for the entire subarea that accommodate multiple modes of transit (i.e., walking and bicycling) and connect to nearby community resources, as well as the existing trail system. As part of the review for future development of the Coyote Canyon Focus area, the project applicant would be required to provide a detailed description of the public park and the trail system, including timing, dimensions, and location within the project site. The future development would be subject to separate development review and evaluation of potential environmental impacts.

As previously addressed, the City is divided into service areas for the "purposes of park planning and to equitably administer parkland dedications and fees provided by residential development." The proposed Project has housing sites in nine of the service areas; no housing sites are located in the Balboa Island or Balboa Peninsula service areas (**Table 4.14-1**). Where park fees are applicable, payment of fees would help offset the costs associated with the physical deterioration of existing facilities that may necessitate the construction of new facilities or and construction or construction or expansion of existing facilities.

Although all of the housing units assumed in this EIR may be constructed, it is reasonable to assume that not all of the future housing projects would be subject to payment of park fees because not all projects would require a subdivision. Although the City exceeds the Quimby Act provision of 3 acres of park area per 1,000 persons residing within a subdivision, the City has approximately 4.4 acres of improved/developed parkland for every 1,000 residents, the latter is less than the City's park dedication requirement of 5 acres per 1,000 persons (Municipal Code Chapter 19.52: Park Dedications and Fees). Although many of the future residential development projects would be required to provide either parkland or pay in-lieu fees, the increase in residential population has the potential to reduce the ratio of parkland to resident. It should be noted, that in addition to City parks, other recreational amenities are accessible to residents including but not limited to beaches, trails, and joint-use facilities. While there would be an increased use of parkland and recreational facilities resulting from the increase in residential population, the City provides for the maintenance and enhancement of parks and recreational facilities through various funding sources. These existing funding sources currently include, in addition to the Park Dedication Fee Ordinance, property taxes, and long-term Facility and Park Plans funding sources. Because of the City's commitment to the maintenance and enhancement of such facilities and exploration of potential future funding sources, increased use of existing parks and recreational facilities would not result in substantial physical degradation. Impacts would be less than significant. The potential construction of new facilities would be subject to CEQA review in the future either as a part of a future residential development project or potential new municipal recreational facilities proposed by the City.

Impact Summary: **Less Than Significant Impact.** The Project would increase the use of existing neighborhood, community and regional parks or other recreational facilities but would not result in the substantial physical deterioration of park and recreational uses. The construction of new or expansion of existing recreational facilities would be subject to subsequent environmental review.

4.14.7 Cumulative Impacts

Future housing development facilitated by the proposed Project, in conjunction with cumulative development within the City, would increase demands for recreational facilities, as indicated in the discussion above. Potential increased demands for recreational facilities from cumulative development would be evaluated on a case-by-case basis at the project level when future development is proposed. The increased use of parkland and recreational facilities resulting from the increase in residential population would not result in the physical deterioration of these facilities because of the commitment of the City to maintain and enhance park and recreational facilities. The proposed Project in combination with other future cumulative projects would not result in a cumulatively considerable impact.

4.14.8 Mitigation Program

All future housing development facilitated by the Project would be subject to the City's development review process, which may include review pursuant to CEQA, and would be assessed on a case-by-case basis for potential effects concerning recreation. Future housing development would be subject to compliance with relevant federal, State, and local requirements including requirements set forth in the Newport Beach General Plan and Newport Beach Municipal Code.

General Plan Policies

See **Section 4.14.2: Regulatory Setting** for complete policy text.

- Policy LU 6.15.13
- Policy LU 6.15.16
- Policy R 1.1
- Policy R 1.2
- Policy R 2.1

Coastal Land Use Plan Policies

See **Section 4.14.2: Regulatory Setting** for complete policy text.

- Policy 3.2.1-3
- Policy 3.2.1-4
- Policy 3.2.2-3

Mitigation Measures

No additional mitigation is required.

4.14.9 Level of Significance After Mitigation

Impacts related to parks and recreational facilities would be less than significant. .

4.14.10 References

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