

portions of the base bikeways and trails located within the City of Irvine are dependent upon the availability of funding.

2.7 PARKS/RECREATION/OPEN SPACE PLAN

The Specific Plan provides for a variety of public parklands, private recreation facilities, and trails to serve the residents of the Plan as well as the larger community. The Land Use Plan, Figure 2-1, identifies a variety of public parks including three neighborhood parks, a community park, and a regional park. Private recreation facilities will consist of an 18-hole publicly accessible golf course in the Golf Village and an extensive system of existing recreation facilities within the existing housing areas.

The City of Tustin has established standards for determining land requirements for future park sites within the Conservation/Open Space/Recreation Element of the General Plan and in Tustin's City Code. The adopted standard for neighborhood and community parks is three (3) acres of usable parkland per one thousand (1000) potential population. In typical residential developments, a developer has the option of dedicating parkland, providing an equivalent value of park improvements, and/or paying in lieu fees based on the formulas contained in the City Code. For the MCAS Tustin Specific Plan/Reuse Plan area, the City of Tustin will be requesting that community and neighborhood parklands be conveyed to the City by the federal government. Therefore, as a condition of approval for a final tract map or parcel map, a developer will be required to pay fees or provide an equivalent value of park improvements for the conveyed parkland, in accordance with the Tustin City Code. The Specific Plan proposes a combination of public neighborhood parks and a community park to meet the overall MCAS Tustin Specific Plan/Reuse Plan park requirement, as described below.

The City of Irvine's Local Park Code also establishes standards for determining land requirements and improvements for park sites within the City. The Specific Plan identifies a neighborhood park site, described below. Irvine will also be requesting that this park site be conveyed to the City of Irvine by the federal government. The park would be developed in accordance with the applicable requirements of Irvine's Local Park Code.

2.7.1 Neighborhood Parks

Three neighborhood parks are generally located on the Land Use Plan. Two of the parks are within Tustin and one is located in the City of Irvine.

The two parks in Tustin are within the Golf Village, which will contain the majority of new residential development within the Plan. One of the parks is to be located adjacent to a planned elementary school in the southern

portion of the Golf Village. The parks may contain active recreation facilities such as ball fields, multi-purpose fields, game courts, tot lots, and picnic facilities, as well as passive open space areas. Ancillary structures, such as restrooms, will also be permitted. Pedestrian and bicycle access will also be provided to surrounding residential areas. The parks in Tustin are estimated on the Land Use Plan Summary as five (5) acres each. The minimum neighborhood park size is three (3) acres per City of Tustin standards. The final location, size, and configuration will be determined prior to final subdivision map approval.

The neighborhood park in the City of Irvine will be located adjacent to a planned elementary (K-8) grade school, in the southeastern corner of the Plan. The park may contain active recreation facilities, similar to those described above for the Tustin parks and may also include child care facilities. Pedestrian and bicycle access to surrounding residential areas will also be provided. The park is estimated on the Land Use Plan as eight acres in size.

2.7.2 Community Park

The Specific Plan provides for a 24.1 acre community park located in the northwestern portion of the Plan area, adjacent to housing, the Learning Village, and a proposed elementary school site. The community park will be owned, operated and maintained by the City of Tustin. The park will include the reuse of many existing recreation facilities, particularly ballfields. Upon completion, the community park will contain a wide range of recreational facilities including softball, football, soccer, tennis, basketball, racquetball, and volleyball facilities. The park will also contain picnic areas, community center buildings, multi-purpose rooms, and supporting uses. The community park is intended to serve an approximate population of 10,000 residents, which will include the Plan area as well as a significant number of households in the southern and western portions of Tustin.

2.7.3 Urban Regional Park

A significant open space and cultural amenity within the Plan will be an 84.5 acre urban regional park to be owned, operated and maintained by the County of Orange, Harbors, Beaches and Parks. If financially feasible to preserve, the landmark wooden blimp hanger will be the focal point of the park. The hangar is listed on the National Register of Historic Buildings and measures 1,088 feet in length, 297 feet in width, and 178 feet in height. The federal Section 106 process requires consultation with the State Office of Historic Preservation to establish mitigation measures, including the possibility of providing an interpretive center in the park, if the hangar is not retained. In either event, the park will have an historic

emphasis overall, and include outdoor recreation and the adaptive reuse of a number of existing buildings. The park is in close proximity to the community park and is situated to support and complement other adjacent proposed uses.

The park may also contain general purpose turf areas, extensive tree forestation, ballfields, meandering paths for walking and bicycling, tot lots, courts for basketball, volleyball, and tennis and commercial recreational uses and concessions. Existing buildings within the park site will be reused to provide park programs, recreational classes, training, educational and interpretive programs, park maintenance/administration, park ranger office, snack bar, children's playhouse, and garage facility.

2.7.4 Golf Course

The Specific Plan/Reuse Plan will include an 18-hole publicly accessible golf course as part of the Golf Village. Located in the northern quadrant of the Plan area, the golf course will be the focus of a master planned development that will include new residential enclaves and a tourist and business-serving hotel complex. It is anticipated that the golf course would be developed and owned by a private operator and may include a driving range, golf school, and club house. The golf course should also be designed to provide view windows from adjacent roadways and trails.

2.8 SCHOOLS

Four local school sites are reserved on the Land Use Plan to accommodate the student population growth estimated by the affected school districts in Tustin and Irvine. The location, size, and configuration on the Land Use Plan is generalized. The actual school sites will be determined when the land is conveyed to the school districts by the Department of the Navy or LRA (in the event of an Economic Development Conveyance).

Within the Tustin Unified School District, two 10-acre elementary schools (K-6) and one 40-acre high school are planned. Within the Irvine Unified School District, a 20-acre elementary school (K-8) is planned at the corner of Barranca Parkway and Harvard Avenue. If any school shown on the Land Use Plan is not needed or if the site acreage allocated is less than the amount used for the school, then the unused acreage will be reallocated to the underlying designation, as specified in the Statistical Analysis. Should an acreage adjustment occur, the maximum number of dwelling units or maximum square footage identified for the affected Planning Area would remain the same.

An additional elementary school site for the Santa Ana Unified School District (SAUSD) may also subsequently be established on a 22 acre site