
Recreation Element Existing Conditions and
Background Analysis

City of Newport Beach General Plan Update

APRIL 2024

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The logo for DUDEK, consisting of the word "DUDEK" in a bold, blue, sans-serif font. The background of the entire page features a dark blue pattern of overlapping geometric shapes, including squares and rectangles, some of which are slightly offset or rotated, creating a grid-like effect.

Table of Contents

SECTION	PAGE NO.
Acronyms, Abbreviations, Key Terms	iii
1 Executive Summary.....	1
2 Introduction	2
2.1 Overview.....	2
2.2 Recreation Element Purpose and Process	2
3 General Plan and Regulatory Review.....	3
3.1 Recreation Element.....	3
3.2 Natural Resources Element.....	3
3.3 Land Use Element	4
3.4 Harbor and Bay Element.....	4
3.5 Arts and Cultural Element.....	4
3.6 Regulatory Framework	5
3.6.1 State	5
3.6.2 Regional/Local.....	6
4 Existing Conditions.....	8
4.1 Planning Framework	8
4.1.1 Park Types.....	8
4.1.2 Planning Service Areas.....	10
4.2 Existing Parks and Recreational Facilities	13
4.2.1 Public Parks and Recreational Facilities	13
4.2.2 Park and Recreation Access	26
4.2.3 Recreation and Community Services.....	30
4.2.4 Summary Park Conditions.....	32
4.3 Private Parks and Recreational Facilities	33
4.4 Planned Park and Recreation Improvements.....	35
4.5 Current and Future Population-Based Park and Open Space Needs	37
4.5.1 Demographics Overview	37
4.5.2 Current Utilization	39
4.5.3 Needs Assessment	41
5 Issues and Opportunities.....	43
6 Recommendations.....	44
6.1 Create a Methodology to Identify Park Needs by Service Area	44
6.2 Develop a Process for Strategic Planned Improvements.....	45

6.3 Coordinate with School Districts..... 46
 6.4 Engage the Community 46

TABLES

1 Parks and Recreation Areas by Type9
 2 Existing Public Parks and Recreational Facilities..... 13
 3 City Park Walk Access 27
 4 Sport Offerings, Facilities, and Locations 32
 5 Parkland Acreage Needs 33
 6 Private Parks by Facility Type 34
 7 Planned Improvements by Service Area 36
 8 Newport Beach Population by Service Area 38
 9 Newport Beach Population Age..... 38
 10 Household Formation 39
 11 Age Cohort by Service Area..... 41
 12 Population Projections by Age 42

EXHIBIT

A Senior Transportation Services Participation. Annual Comprehensive Financial Report from fiscal year 2005 to 2022 information on senior transportation services participation in absolute terms and on a per capita basis. 40

FIGURES

Figure 1. Service Areas in Newport Beach 12
Figure 2. Parks and Open Space in Newport Beach 24
Figure 3. City Pedestrian Park Access..... 28
Figure 4. Residential Pedestrian Park Access 29

APPENDIX

A Newport Beach General Plan Update Recreation Element Economic Support Year 2023

Acronyms, Abbreviations, Key Terms

Acronym/Abbreviation/Term	Spelled Out Form
ADA	Americans with Disabilities Act
City	City of Newport Beach (administrative body)
Coastal Land Use Plan	Coastal Land Use Plan of the City of Newport Beach Local Coastal Program
County	Orange County
FY	fiscal year
Newport Beach	City of Newport Beach
OC Parks	Orange County Parks Department
report	existing conditions and background analysis

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1 Executive Summary

Recreational spaces create opportunities for people to take a break from work or walk out of their homes to enjoy the sunshine, breathe fresh air, run or cycle along trails, enjoy the trees and nature, play sports, spend time with family and pets, and get some exercise, while connecting to their community. These spaces are important land use components in an urban environment, providing both visual relief from the built environment and contributing to residents' quality of life through recreation and aesthetic value. The primary purpose of the City of Newport Beach's (City) Recreation Element is to provide sufficient park and recreational facilities that are balanced with the residential and business population.

This existing conditions and background analysis (report) provides an overview of recreation in Newport Beach, including adopted recreation policies and the regulatory framework, and inventories existing and planned recreational areas. Recreational areas assessed in this report include parks and recreation facilities, marine protected areas adjacent to parks, and beaches. This report considers current and future recreational demands based on population, demographic, and development trends. These trends are explored in detail in **Appendix A: Newport Beach General Plan Update Recreation Element Economic Support Year 2023**, which includes information on the City's current and projected population growth and demographic information. The appendix also includes information on the utilization of services and programming offered by the City's Recreation and Senior Services Department. Regulatory and programmatic requirements are also considered and include state, regional, and local regulations such as the City of Newport Beach (City) Park Dedication Ordinance, which requires a parkland dedication of 5 acres for every 1,000 persons.

The City divides Newport Beach into 12 service areas for the purposes of park planning and to administer parkland dedications and fees provided by residential development. Newport Beach has a surplus of parkland to meet the current and projected future population for the year 2045 based on the City's parkland dedication requirement, but most service areas experience a deficit. In addition to acreage disparities across service areas, park types are also unequally distributed.

To plan for and manage the Newport Beach's parkland land equitably, the City should engage the community to revise the approach for identifying park needs. The methodology for identifying parkland needs should consider access, physical geography, and developmental constraints and opportunities for each service area to identify feasible parks types the environment supports, adequately identify resident's needs, and capitalize on Newport Beach's vast and uniquely varying natural resources and landforms. Additional opportunities for community engagement are included to understand the community's recreation needs, as projected population trends indicate a large aging population and a declining population of children, which may have a significant impact on the City's ability to adequately serve the needs of residents given that different age groups require different programming, services, and recreational facilities. The City should develop a process to identify community needs on an ongoing basis to strategically plan for improvements that address the rapidly changing environmental, economic, and social conditions. The City should partner with local school districts to support the use of school facilities' recreational areas, because they play an important role in providing recreational opportunities in Newport Beach.

2 Introduction

Parks, bicycle and pedestrian trails, recreational facilities, and coastal resources such as beaches play an important role in the physical, mental, social, and environmental health of Newport Beach residents. As the community continues to grow, sufficient access to recreational facilities will be needed to maintain a high quality of life. Planning for and implementing measures that ensure that existing and projected populations have access to recreational opportunities will greatly enhance the way residents and visitors interact with the built environment.

2.1 Overview

This report provides an overview of the provisions of the Recreation Element from the adopted City General Plan. This includes a description of the framework for consistency with State and Federal regulations, the existing parks and recreation facilities within Newport Beach, and a high-level overview of service needs and key issues and opportunities for providing adequate park and recreational opportunities to all residents.

The City's adopted Recreation Element fulfills the requirements of an Open Space Element, in accordance with Government Code 65302. The element specifically addresses the required recreational provisions of the Open Space Element, which includes information on open spaces for outdoor recreation. Such open spaces include spaces intended for recreational purposes such as parks and beaches and areas that serve as links between major recreation and open-space reservations. The Open Space Element must also include information that pertains to the preservation and conservation of a jurisdiction's open-space resources, which are addressed by the City's adopted Natural Resources Element.

2.2 Recreation Element Purpose and Process

The purpose of the Recreation Element is to plan for recreational opportunities and address issues and policies concerning parks and recreational facilities, recreation programs, shared facilities, coastal recreation and support facilities, marine recreation and public access, and the provision of parklands and recreation programs within the City boundary for Newport Beach's residents. More specifically, the primary purpose of the Recreation Element is to ensure an appropriate balance between the provisions of sufficient parks and recreation facilities and the current and future residential and business population of Newport Beach.

As a city's population grows and the demand for more recreational space increases, developable land typically becomes scarcer, often limiting the amount of open space available for recreational opportunities. For this reason, this analysis considers the adequacy of dedicated parkland and recreational opportunities through two perspectives: the first analyzes the number of amenities and acres of land per person, and the second views the issue through the lens of the quality of amenities, accessibility, and meeting the needs of existing and projected residents.

Newport Beach's landscape is made up of coastal, beach, tideland, reserve, and urban areas, creating an opportunity for a diverse range of parkland and recreation types. However, additional consideration of the other General Plan elements is also required, because recreational amenities and facilities may overlap with uses and land regulated by the Harbor and Bay Element, Natural Resources Element, Land Use Element, and the Safety Element, as well as the Local Coastal Program.

3 General Plan and Regulatory Review

Federal, State, regional, and local policies and programs influence recreation in Newport Beach and must be considered in the General Plan Update process (see Section 2.2, Recreation Element Purpose and Process). This chapter identifies where recreation is addressed in the adopted General Plan, relevant regulations, and local programs.

The City's adopted General Plan is organized into 10 chapters, or "elements." Each element of the General Plan presents an overview of its scope, summary of conditions, and planning issues, goals, and policies. However, while the General Plan consists of individual elements, each of which addresses a specific area of concern, it also embodies a comprehensive and integrated planning approach for Newport Beach. As such, this chapter provides an overview of the adopted Recreation Element and other elements of the adopted General Plan that have goals or policies that overlap with those of the Recreation Element.

3.1 Recreation Element

California state law requires that recreational uses, including recreational needs and opportunities, be inventoried and assessed in the General Plan to determine present and future demand based on population, demographic, and development trends. Starting in 1973, the General Plan had a Recreation and Open Space Element, which was amended in a 1998 update to the General Plan. However, with the most recent 2006 update of the General Plan, the adopted 2006 Recreation Element was prepared as a separate element to reflect its importance. The adopted Recreation Element, which under statute is a component of the Open Space Element, contains only policies related to recreation, while open space policies were contained within the Natural Resources Element.

The nine goals contained in the adopted Recreation Element address the provision of facilities, maintenance and preservation, accessibility of facilities, provision of recreation programs, joint use facilities, and the provision of coastal recreational opportunities, adequate support facilities, marine recreation facilities, and public access. Specific recreational issues and policies contained in the Recreation Element include parks and recreation facilities, recreation programs, shared facilities, coastal recreation and support facilities, marine recreation, and public access.

3.2 Natural Resources Element

In the 2006 General Plan, only policies related to recreation were included in the Recreation Element, while conservation and open space policies were contained within the adopted Natural Resources Element. However, some policies in the Natural Resources Element provide some general guidance for parks and recreation as they pertain to the conservation, development, and utilization of natural resources. These policies include designing and siting recreation areas to avoid impacts to dune habitat areas (Policy NR 12.2); managing public access to the Upper Newport Bay Ecological Reserve (Policy NR 16.4); maintaining public uses of the Upper Newport Bay Ecological Reserve (Policy NR 16.5); promoting facilities within Upper Newport Bay for educational purposes (Policy NR 16.6); and providing public trails, recreation areas, adjacent to public view corridors (Policy NR 20.5).

3.3 Land Use Element

The Land Use Element guides land use and development in the City, which includes land use policies and strategies related to the use of open space. The element focuses on balancing residential, commercial, and recreational needs, maintaining Newport Beach’s coastal character, and promoting and preserving open space. It also addresses issues related to sustainable development, transportation, and community aesthetics to guide Newport Beach’s future growth and development. Some aspects of the adopted Land Use Element address promoting and preserving open space and supplement policies in the Recreation Element. These policies include implementing a conservative growth strategy that enhances the quality of life of residents and balances the needs of all constituencies with the preservation of open space and natural resources (Policy LU 1.4); protecting and enhancing significant scenic and visual resources, including open space, mountains, canyons, ridges, ocean, and harbor, from public vantage points (Policy LU 1.6); accommodating uses that support the needs of Newport Beach’s residents including recreation and civic engagement (Policy LU 2.1); providing uses that serve visitors to Newport Beach’s ocean, harbor, open spaces, and other recreational assets, while protecting neighborhoods and residents (Policy LU 2.6); and prioritizing the acquisition of Banning Ranch as an open space amenity for the community and region (Policy LU 3.4).

3.4 Harbor and Bay Element

California State law permits a General Plan to incorporate other elements that pertain to a municipality’s unique characteristics or visions outside of the seven mandated elements. Although optional by statute, once adopted they hold equal weight under the law as the mandated elements. As such, the adopted General Plan also includes a Harbor and Bay Element. The goals and policies of the adopted Harbor and Bay Element are intended to guide the content of regulations related to development and activities conducted on the water, as well as land use decisions related to waterfront property around Newport Harbor and a wide range of recreational boating activities, and a diversity of commercial and recreational uses. Some aspects of the Harbor and Bay Element that address public access and administration overlap with policies in the Recreation Element. These policies include encouraging the provision of visitor facilities in Newport Harbor (Policy HB 6.3); enhancing guest and public facilities, including those that provide beach recreation opportunities (Policy HB 6.4); and providing adequate public coastal access (Policy HB 6.1). In addition, the Harbor and Bay Element shares a common goal with the Recreation Element aimed to maintain public access to Newport Beach’s coastal resources for recreational purposes (Goal HB 6; Goal R 9).

3.5 Arts and Cultural Element

Another element that pertains to a municipality’s unique characteristics or visions outside of the seven mandated elements is the Arts and Cultural Element. The goals and policies of the adopted Arts and Cultural Element are intended to be a guide for meeting the future cultural needs of the community by providing improved and expanded arts and cultural facilities and programs to the community. The Arts and Cultural Element and the Recreation Element overlap through various programming aspects, including the City’s Department of Recreation and Senior Services, which provides year-round educational programs for adults and children in music, dance, arts and crafts, and drama, as well as various festivals and events that occur throughout the year in Newport Beach, such as Concerts in the Parks hosted by the City Arts Commission and other events held at public beaches and facilities. In addition, some policies of the Arts and Cultural Element that overlap with aspects of the policies in the Recreation element include encouraging the incorporation of public art into major public projects (Policy CA 1.1); promoting

public awareness of and participation in the City’s cultural arts (Policy CA 1.3); encouraging the continuation and expansion of cultural arts events and programs, such as Concerts in the Parks (Policy CA 1.4); partnering with the community to strengthen arts education for children, youths, adults, and seniors in the City (Policy CA 1.5); and exploring opportunities to accommodate cultural arts programs within existing and new facilities and considering the potential for new facilities (Policy CA 2.1).

3.6 Regulatory Framework

The regulatory setting for parks and recreation can be found in California State law, the adopted General Plan (as noted previously in Section 3.1, Recreation), and various local ordinances, as summarized below.

3.6.1 State

SB 1425 (2022)

SB 1425 (2022) requires all local jurisdictions to update the open space element of their General Plan by January 1, 2026. Specifically, this bill requires the open space element to include plans and action programs that address the following:

- Access to open space for residents in a manner that considers social, economic, and racial equity, and aligns with environmental justice policies
- Climate resilience and other cobenefits of open space, that are to be coordinated with the safety element
- Rewilding opportunities aligned with the land use element that aim to preserve, enhance, and expand natural ecosystems.

Public Park Preservation Act

The primary instrument for protecting and preserving parkland is the State Public Park Preservation Act. Under the California Public Resources 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.

State Street and Highway Code

The State Street and Highway Code includes provisions for equestrian and hiking trails within the rights-of-way of county roads, streets, and highways.

Quimby Act (Parkland Provisions)

The Quimby Act (California Government Code Section 66477, as amended by Assembly Bill 1359) authorizes the legislative body of a city or county to require the dedication of land or impose fees for park or recreational purposes as a condition to the approval of a tentative or parcel subdivision map, if specified requirements are met. For projects that do not involve a subdivision, impact fees may be collected to pay for a range of applicable uses, including parkland, park improvements, community centers, recreation facilities, trails, or open space.

Parkland dedication standards associated with the Quimby Act require 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 the city may adopt a higher standard not to exceed 5 acres per 1,000 residents.

3.6.2 Regional/Local

City of Newport Beach Park Dedication Ordinance

Chapter 19.52, Park Dedication and Fees, of the Newport Beach Municipal Code requires the dedication of land or the payment of in lieu fees, or a combination of both, for park or recreational purposes as a condition to the approval of residential subdivisions. In accordance with the Newport Beach Municipal Code, the park dedication standard is 5 acres per 1,000 persons. Where a fee is required to be paid in lieu of land dedication, the fee is calculated by multiplying the acreage of land that would otherwise have been required to be dedicated times the fair market value per acre.

In lieu fees collected may only be used for park or recreational facilities that serve the residential subdivision, either through the purchase of land for the purpose of developing new parks or facilities or, if the City Council determines that there is sufficient land available, for the improvement or rehabilitation of existing neighborhood or community park or recreational facilities. The park dedication ordinance also provides for credit to be given against the required dedication of land or payment of fees, 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 dedicated parkland. If allowed, the private facilities or public improvements are credited against the dedication of land and/or the payment of in lieu fees.

City of Newport Beach Circulation and Improvement Open Space Agreement

Another important agreement that contributes to the City's development and acquisition of parkland and open space areas is the Circulation and Improvement Open Space Agreement in conjunction with the Irvine Company. In exchange for various building entitlements, the City of Newport Beach receives pre-payment of required "fair-share" road improvement fees, a commitment to construct road improvements adjacent to the proposed projects, an interest-free loan, and land for recreation and open space areas and potential senior housing sites.

2018 Orange County Parks Strategic Plan

The Orange County Parks Department (OC Parks) Strategic Plan was adopted by the Orange County (County) Board of Supervisors in 2018.¹ The Strategic Plan is a regional planning document that defines goals and objectives to guide the extensive regional park system in the County for the next 10 years. The Strategic Plan highlights OC Parks' core identity and values: Community, Commitment to Excellence, Service, Stewardship; provides a clear set of objectives to guide planning and decision-making processes; and better positions OC Parks to take on the challenges and opportunities of the present and in the years to come. Similar to city parks departments, OC Parks provides significant, dynamic, and diverse parklands listed in the Strategic Plan, two of which are located in Newport Beach, including the 140-acre Upper Newport Bay Nature Preserve (surrounding the Upper Newport Bay Ecological Reserve), and Bayside Beach within Newport Harbor. These County-owned park and recreational areas in Newport Beach provide opportunities to advance policies in the Recreation Element that are focused on utilizing

¹ OC Parks, 2018, *OC Parks Strategic Plan 2018*, accessed at <https://www.ocparks.com/sites/ocparks/files/import/data/files/82682.pdf>.

non-City recreational facilities and open space to supplement the park and recreational needs of the community and interagency coordination to protect, expand, and enhance opportunities for recreational activities at County and State beaches and parks.

Coastal Land Use Plan of the City of Newport Beach Local Coastal Program

The Coastal Land Use Plan of the City of Newport Beach Local Coastal Program (Coastal Land Use Plan) sets forth goals, objectives, and policies that govern the use of land and water in the coastal zone within Newport Beach and its sphere of influence, with the exception of Newport Coast and Banning Ranch.² The Coastal Land Use Plan addresses the California Coastal Act of 1976 in three chapters: Land Use and Development, Public Access and Recreation, and Coastal Resource Protection. The Coastal Land Use Plan was derived from the Land Use Element of the General Plan and is intended to identify the distribution of land uses in the coastal zone. The California Coastal Act Goals for the coastal zone include the following:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.³

Randall Preserve (formerly Banning Ranch)

The Randall Preserve is an important open space resource for Newport Beach residents. Several policies for the acquisition and preservation of Banning Ranch (known today as the Randall Preserve) are included in the adopted General Plan Natural Resources and Land Use Elements. Within the adopted Natural Resources Element, one policy is included for the protection of sensitive and rare resources, and for consideration of the natural resources within Banning Ranch if development were to occur (NR 10.9 Development on Banning Ranch). Policies within the adopted Land Use Element also identify Banning Ranch as a priority site for acquisition of and preservation as an open space amenity for Newport Beach residents (LU 3.4, 6.3.2) and several policies include considerations and direction for the uses allowed, development and design priorities, and prohibited activities in the event the site would be annexed and/or if acquisition of the property for the preservation of open space was unsuccessful (LU 2.7, 6.4.5, 6.4.10, 6.4.11, and 6.5.2). The open space relief Banning Ranch provides for Newport Beach is not included as part of the total parkland acreage identified in the adopted Recreation Element or in this analysis as the focus of the Recreation Element is for parkland that falls within the City's boundary. Banning Ranch falls outside of the City's

² City of Newport Beach, 2018, *City of Newport Beach Local Coastal Program Coastal Land Use Plan*, accessed at <https://www.newportbeachca.gov/government/departments/community-development/planning-division/general-plan-codes-and-regulations/local-coastal-program/coastal-land-use-plan>.

³ California Coastal Act, 2023, California Public Resources Code, Division 10, Chapter 1: Findings and Declarations and General Provisions, Section 30001.5: Legislative Findings and Declaration; Goals, accessed at <https://www.coastal.ca.gov/coactact.pdf>.

boundary and within the City's Sphere of Influence (SOI), which is required to be considered in the Land Use Element as is reflected by the policies included in adopted Land Use Element, discussed above.

As of 2022, the 13-acre oil field within Banning Ranch was acquired by the Coastal Alliance Corridor (previously Banning Ranch Conservancy) and the Trust for Public Land⁴ renamed as the Banning Ranch Remainder⁵; and the remaining 387-acre property is under the stewardship of the Mountains Recreation and Conservation Authority and is now known as the Frank and Joan Randall Preserve.⁶ The site continues to remain as part of the City's SOI and therefore is analyzed as part of the update to the adopted Land Use Element. The SOI is considered in the development of the Land Use Element because it encompasses the area most likely to be the ultimate physical boundary and service area of local government agencies, as determined by the Local Agency Formation Commission of Orange County (Orange LAFCO). While cities do not have jurisdiction within the SOI, a city may pre-zone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city (Cal. GOV. 65859). See the Land Use Element Existing Conditions and Background Analysis for a full discussion and review of the City's SOI.Existing Conditions

This chapter describes the existing conditions for the City's parks and recreational facilities, including the park planning framework, existing public and private parks and recreational facilities, planned park and recreational improvements, and an overview of current and future park needs based on existing and projected population and demographics.

3.7 Planning Framework

3.7.1 Park Types

The adopted Recreation Element defines seven park types classified by the type of amenities and facilities available, and, in some cases, the population they are intended to serve. School park facilities are also included in this discussion because they can serve the general public during weekends and after school. The park types are as follows:

- **Community Park.** Community parks serve the entire City of Newport Beach and are easily accessible via arterial roads. Community parks typically include community buildings, parking, swimming, facilities for picnicking, active sports, and other facilities that serve a larger population.
- **Mini Park.** Mini parks are smaller parks and have two general purposes. Most mini parks typically less than 1 acre in size, serve a 0.25-mile radius, and are located within a neighborhood, separate from major collector roads. Some mini parks serve the entire City of Newport Beach 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 amenities such as turf

⁴ Los Angeles Times, 2024, *Banning Ranch Conservancy rebranded as Coastal Corridor Alliance, January 2024*. Accessed at <https://www.latimes.com/socal/daily-pilot/news/story/2024-01-31/banning-ranch-conservancy-gets-rebrand-as-coastal-corridor-alliance>

⁵ Trust for Public Lands, Randall Preserve. Accessed at <https://www.tpl.org/our-work/randall-preserve>

⁶ Coastal Corridor Alliance, Randall Preserve. Accessed at <https://coastalcorridor.org/coastal-corridor/randall-preserve/>

areas, active sport fields and courts, community buildings, play apparatus, and picnic facilities. Some neighborhood parks may also include senior centers, youth centers, and aquatic facilities.

- **View Park.** View parks are smaller passive parks at significant vistas or viewpoints. They are often located on coastal bluffs and highlight ocean and bay views. Most view parks are between 0.5 and 3 acres in size and serve the entire City of Newport Beach. View park amenities include improved landscaping, walkways, and benches.
- **Greenbelt.** Greenbelts are public or semi-public park types that include areas with limited recreational facilities and primarily function as passive open space.
- **Open Space.** Open space includes passive and active open space areas that do not function as public spaces but do provide open space relief. Some open space areas are open to or accessible by 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. Easy accessibility, lack of entrance fees, and a lack of other available parks has contributed to this function. 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. Active beach area acreage is measured 100 feet from the observed water edge into the water area based on the standard for shoreline swimming and previous observations from the Newport Beach Technical Report.⁷
- **School.** Public schools are a part of the recreation system in the City of Newport Beach because field and playground areas can serve the general public during weekends and after school.⁸

Table 1 summarizes the acreage and number of public facilities by park type. The most common park type is view park, followed by community and neighborhood parks; and while open space and public beaches are less common park types, combined they account for more than half of the total park and open space acreage in Newport Beach. No data was available to identify the greenbelt park type; therefore, this park type is excluded from Table 1. See Section 4.2 for a comprehensive list of parks and recreation facilities offering passive and recreational opportunities in Newport Beach.

Table 1. Parks and Recreation Areas by Type

Parks and Recreation Type	Number	Acres
Community park	18	131.6
Mini park	14	5.84
Neighborhood park	18	71.1
View park	22	100.02
Open space	6	2,477.72
Public beach	6	250.53
School	10	66.1
Total	94	3,102.91

⁷ American Planning Association, 1965, Standards for Outdoor Recreational Areas, January 1965, accessed at <https://www.planning.org/pas/reports/report194.htm>.

⁸ City of Newport Beach, 2004, "Technical Background Report," Volume 3 in *City of Newport Beach General Plan Update*, June 2004, accessed at [https://www.newportbeachca.gov/PLN/General_Plan/Technical_Background_Report/NB_Final_TBR_\(2004-06-03\).pdf](https://www.newportbeachca.gov/PLN/General_Plan/Technical_Background_Report/NB_Final_TBR_(2004-06-03).pdf). GreenInfo Network, 2021, *California Protected Areas Database*, accessed September 7, 2021, at <https://www.calands.org/cpad/>.

Source: City of Newport Beach 2004; Urban Footprint Parks and Open Space GIS data.⁹

3.7.2 Planning Service Areas

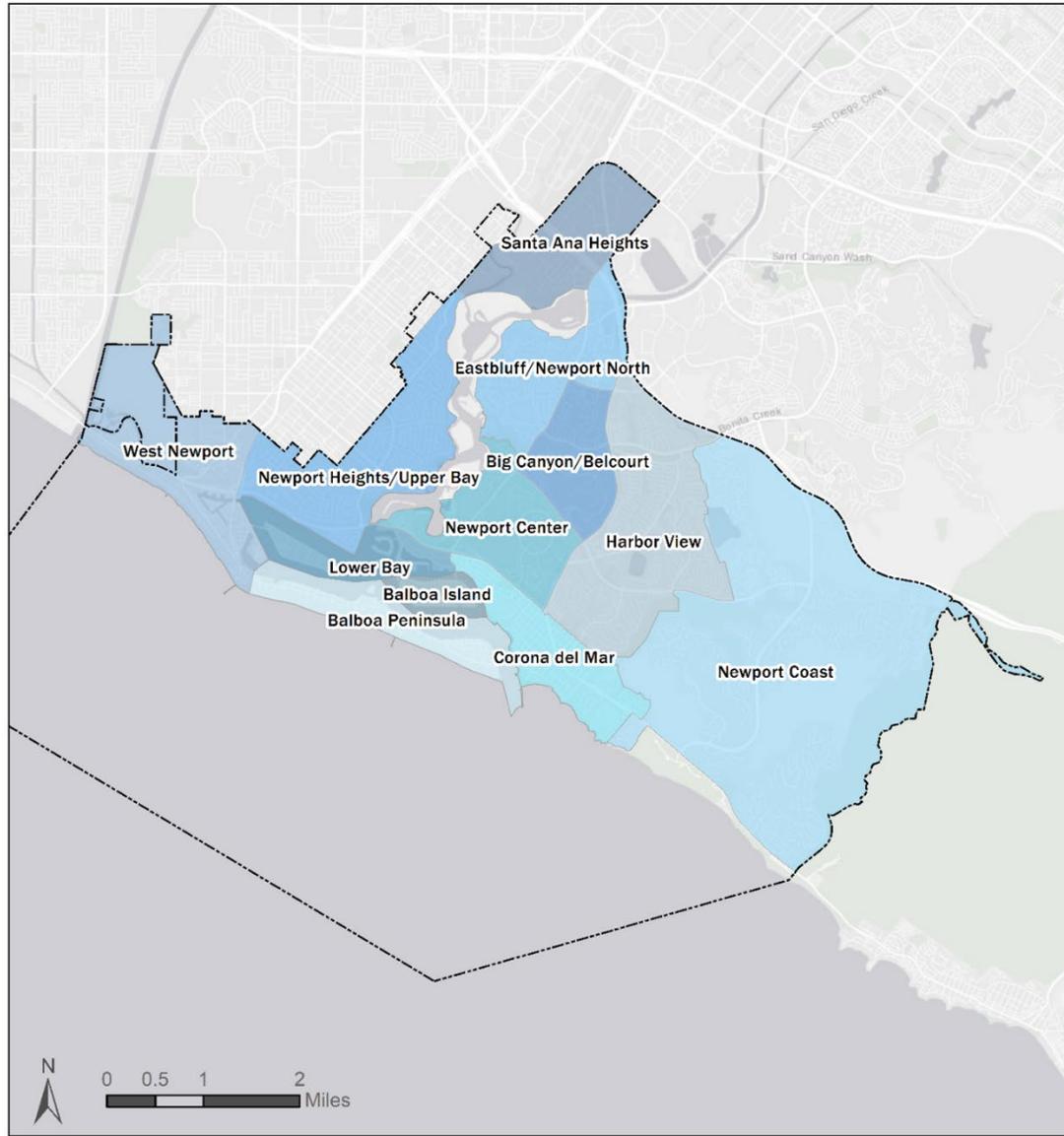
The Recreation Element divides Newport Beach into 12 service areas for the purposes of park planning and to administer parkland dedications and fees provided by residential development. The 12 park planning service areas are as described below, and Figure 1, Services Area in Newport Beach, illustrates the service area boundaries. A description of park types and recreational facilities within the service areas is provided in Section 4.2, Existing Parks and Recreational Facilities.

- **Service Area 1, West Newport.** The area covered by West Newport Service Area is generally bounded by the Santa Ana River to the west, West 19th Street to the north, State Route 55 to the east, and the Pacific Coast to the south.
- **Service Area 2, Balboa Peninsula.** The area covered by Balboa Peninsula Service Area is generally bounded by 19th Street to the west, the Pacific Ocean to the south, the harbor entrance to the east, and Newport Channel to the north.
- **Service Area 3, Newport Heights/Upper Bay.** The area covered by the Newport Heights/Upper Bay Service Area is generally bounded by State Route 55 to the west, Lido Channel to the south, and Back Bay to the east, and the northern boundary follows the city boundary to Monte Vista Avenue.
- **Service Area 4, Santa Ana Heights.** The area covered by the Santa Ana Heights Service Area is generally bounded by the city boundary to the west along Irvine Avenue, Upper Back Bay to the south, Jamboree Road to the east, and Campus Drive to the north.
- **Service Area 5, Lower Bay.** The area covered by the Lower Bay Service Area is generally bounded by the West Lido Channel on the western boundary and northern boundary, along the southern edge of Lido Isle, and Jamboree Road to the east.
- **Service Area 6, Balboa Island.** The area covered by the Balboa Island Service Area is the entirety of Balboa Island, with boundaries extending approximately 380 feet around the island into the surrounding Newport Channel.
- **Service Area 7, Eastbluff/Newport North.** The area covered by the Eastbluff/Newport North Service Area is generally bounded by Back Bay Drive to the west, the southern boundary of Big Country Park to the south, with Jamboree Road forming a portion of the eastern boundary south of Bison Avenue and along the city boundary; the northern boundary of the service area generally extends to the intersection of Jamboree Road and MacArthur Boulevard.
- **Service Area 8, Big Canyon/Belcourt.** The area covered by the Big Canyon/Belcourt Service Area is generally bounded by Jamboree Road to the west, San Joaquin Hills Road to the south, MacArthur Boulevard to the east, and Sison Avenue to the north.
- **Service Area 9, Newport Center.** The area covered by the Newport Center Service Area is bounded generally by the eastern edge of Back Bay on the west, by Pacific Coast Highway on the south, by MacArthur Boulevard on the east, and by San Joaquin Hills Road on the north.

⁹ City of Newport Beach, 2004, "Technical Background Report," Volume 3 in *City of Newport Beach General Plan Update*, June 2004, accessed at [https://www.newportbeachca.gov/PLN/General_Plan/Technical_Background_Report/NB_Final_TBR_\(2004-06-03\).pdf](https://www.newportbeachca.gov/PLN/General_Plan/Technical_Background_Report/NB_Final_TBR_(2004-06-03).pdf). Greeninfo Network, 2021, *California Protected Areas Database*, accessed September 7, 2021, at <https://www.calands.org/cpad/>.

- **Service Area 10, Corona del Mar.** The area covered by the Corona del Mar Service Area is generally bounded by Jamboree Road to the west, the coastline abutting the harbor entrance south of Pacific Coast Highway to the south, the eastern boundary extends generally to Cameo Shores Road, and the northern boundary is along Pacific Coast Highway west of MacArthur Boulevard and along 5th Avenue east of MacArthur Boulevard.
- **Service Area 11, Harbor View.** The area covered by the Harbor View Service Area is generally bounded by MacArthur Boulevard to the west, 5th Avenue to the south, Upper Buck Gully to the east, and the city boundary to the north.
- **Service Area 12, Newport Coast.** The area covered by the Newport Coast Service Area is generally bounded by Buck Gully and San Joaquin Reservoir to the west, Pacific Coast Highway to the south, the city's eastern boundary, and San Joaquin Hills Transportation Corridor to the north.

Figure 1. Service Areas in Newport Beach



Legend

----- Newport Beach City Boundary

Park Service Areas

- | | | |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  1. West Newport |  5. Lower Bay |  9. Newport Center |
|  2. Balboa Peninsula |  6. Balboa Island |  10. Corona del Mar |
|  3. Newport Heights/Upper Bay |  7. Eastbluff/Newport North |  11. Harbor View |
|  4. Santa Ana Heights |  8. Big Canyon/Belcourt |  12. Newport Coast |

3.8 Existing Parks and Recreational Facilities

This section describes the existing parkland in Newport Beach offering recreational opportunities, access to parks and recreation facilities, services provided by the City Recreation and Senior Services Department, and an overview of existing park conditions summarizing the deficit or excess parkland in each planning service area.

3.8.1 Public Parks and Recreational Facilities

The City has approximately 559 acres of existing parkland in Newport Beach, including 250 acres of beach recreation acreage; approximately 66 acres of School District land under joint use agreements offering recreational opportunities; and 2,478 acres of other recreational areas on open space and preserves. Table 2 lists public parks and recreation facilities, including beach recreation, schools with joint use facilities, and other recreational areas in Newport Beach by planning service area. The park/facility name, park types and facilities, acreage, Americans with Disabilities Act (ADA) access, and general conditions and observations are provided in Table 2 and illustrated in Figure 2, Parks and Open Space in Newport Beach.

Additional private recreational facilities that serve residents of Newport Beach, such as aquatic facilities, yacht clubs, and golf courses are discussed in Section 4.3, Private Parks and Recreational Facilities.

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Service Area 1: West Newport				
Parks				
38th Street Park	Neighborhood park: active sports facilities, basketball courts, play area, picnic tables, restrooms	0.93	Yes	No electricity: use is limited to daylight hours; street parking only
Channel Place Park	Neighborhood park: 2 barbecue areas, basketball court, 2 picnic tables, play area; restrooms, view of bay	1.28	Yes	Street parking only
Gateway Park	Mini park: limited to passive recreation	0.28	Yes	Street parking only
Lake Avenue Park	Mini park: limited to passive recreation	0.06	Yes	Street parking only
Lido Park	View park: view of bay	0.16	Yes	Street parking only
Newport Island Park	Neighborhood park: 1 barbecue, basketball court, 2 picnic tables, play area, view of bay	0.33	Yes	Street parking only
Newport Shores Park	Mini park: small play area	0.21	Yes	Street parking only
Rhine Wharf Park	View park: view of Newport Bay	0.01	Yes	Street parking only; no landscaping

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Sunset Ridge Park	Community park: 2 athletic fields, 1 ball diamond, 2 barbecue areas, 4 picnic tables, play area, restrooms, view of ocean	1.08	Yes	Parking lot with 64 parking spaces.
Sunset Ridge View Park	View park: view of bay and ocean	0.80	Yes	Street parking only
West Newport Park Lower	Neighborhood park with a barbecue area; basketball court; handball court; parking lot; picnic tables; play area; 4 tennis courts	3.23	Yes	—
West Newport Park Mid	Neighborhood park: play area; parking lot; and picnic tables	1.61	Yes	—
West Newport Park Upper	Neighborhood park: with a play area; parking lot and picnic tables.	1.55	Yes	—
Beach Recreation Site				
Beaches	Public beach: swimming; beach recreation; volleyball; sunning; benches (calculated from a 2+ mile stretch and 200 feet width of observed passive and active recreation within shallow water edge), and Newport Beach Pier	58.9	—	—
School Recreation Site				
Pacifica Christian High School	Community center gym: basketball court gym leased from school	0.4	—	Open for public recreation use in the evenings; parking lot
<i>Service Area Subtotal</i>		<i>70.83</i>	<i>—</i>	<i>—</i>
Service Area 2: Balboa Peninsula				
Parks				
L Street Park	Mini park: limited to passive recreation	0.29	Yes	Street parking only
M Street Park	Mini park: limited to passive recreation	0.06	Yes	Street parking only
Marina Park	Community park: basketball court, community room, kitchen, picnic table, play area, restrooms, view of bay	8.94	Yes	Parking lot capacity for 145 vehicles; minimal tree coverage
Miramar Park	Mini park: play area	0.12	Yes	Street parking only
Peninsula Park	Neighborhood park: athletic field; 3 barbecue areas, 5 picnic tables, play area, restrooms, showers, view of ocean	4.53	Yes	Parking lot

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Veterans Memorial Park	Neighborhood park: 1 barbecue, view of bay	1.46	Yes	Street parking only
West Jetty View Park	View park: 1 picnic table, view of bay and ocean	0.85	Yes	Street parking only; maximum capacity of 20 in the grass area, and 20 in the picnic area
Beach Recreation Sites				
Beaches	Public beaches: 3 basketball courts, sports field, blacktop recreation area, play area, volleyball courts, swimming, beach play, sunning, walking and biking trail, Balboa Pier, restrooms (approximate 2.6-mile stretch encompassing sandy area and 100 feet from the water edge)	163.26	—	Parking lots accesses from Palm Street and Oceanfront and from Mc Fadden Place and W. Oceanfront
School Recreation Sites				
Newport Elementary School	Active facilities include a turf area, basketball court, and play area (located on beachfront sand area leased from City since 1950)	3.3	—	—
<i>Service Area Subtotal</i>		<i>182.81</i>	—	—
Service Area 3: Newport Heights/Upper Bay				
Parks				
Bob Henry Park	Neighborhood park: active facilities include an athletic field, 2 ball diamonds, play area, and a parking lot, 4 picnic tables	5.10	Yes	Landscaping around the park perimeter; sparse shade due to the wide coverage of the athletic field
Bolsa Park	Mini park: passive facility with picnic table and play area	0.19	Yes	Picnic area capacity of 20 people
Castaways Park	View park: passive facility with numerous trails, view of bay and ocean	16.78	Yes	Shared parking lot with Newport Harbor Lutheran Church and School.
Lower Castaways Park	View park: passive parkland with view of bay	5.53	—	Parking lot; rough terrain with access to Castaways Park

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Cliff Drive Park East	View park: barbecue area, basketball court, community room, picnic table, play area, view of bay	3.02	Yes	Street parking only
Cliff Drive Park West	View Park: View of bay	1.20	No	Street parking only
Galaxy View Park	View park: view of bay	0.94	Yes	Street parking only; maintained grass landscaping
John Wayne Park & Theatre Arts Center	View park: passive facility adjacent to community center, picnic table, view of bay and ocean	2.13	—	Accessible from two parking lots; maintained grass landscaping
Kings Road Park	View park: passive facility with a view of bay, view of ocean	0.4	No	Street parking only; minimal shade; maintained grass landscaping
Mariners Park & JV Community Center	Community park: active sports facilities including athletic field, ball diamond, basketball court, handball court, 2 tennis courts, play area, 4 barbecues, community center, kitchen, 4 picnic tables	7.15	Yes	Adjacent to Mariners Branch Library and Mariners Elementary School; parking lot; adequate tree coverage
Westcliff Park	View park: passive facility; view of bay	2.99	No	Maintained grass landscaping; fence around perimeter as a buffer for parking lot
Beach Recreation Sites				
North Star Beach	Public beach: swimming, beach recreation, sunning, kayak and surf equipment rentals at adjacent facility	11.25	No	Parking lot; adjacent to Newport Aquatic Center
School Recreation Sites				
Mariners Elementary School	Basketball and play areas to accommodate overflow from Mariners Park	1.67	—	—
Newport Heights Elementary School	Play areas and open space	4.9	—	—
Ensign Intermediate School (formerly Horace Ensign Jr. High School)	Active facilities including volleyball nets, basketball courts, gymnasium, and athletic field	7.6	—	—
Newport Harbor High School	Active facilities including tennis courts, basketball courts, swimming pool, and play area	19.9	—	—

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
<i>Service Area Subtotal</i>		90.75	—	—
Service Area 4: Santa Ana Heights				
Bayview Park	Neighborhood park: basketball court, play area, barbecue area, and view of bay	2.00	Yes	Street parking only; surrounded by residential uses; maintained grass landscaping
Mesa Birch Park	Mini park: passive recreation area with a picnic table	0.69	Yes	Street parking only; located on a heavily trafficked area; maintained grass landscaping
Uptown Park	Mini park: passive and active facilities including barbecues, picnic table, play area, restrooms	0.98	Yes	Small parking lot
<i>Service Area Subtotal</i>		3.67	—	—
Service Area 5: Lower Bay				
Myrtle Park	Mini park: passive amenities	0.05	Yes	Street parking only
<i>Service Area Subtotal</i>		0.05	—	—
Service Area 6: Balboa Island				
Balboa Island Park & Carroll Beek Community Center	Neighborhood park: 1 basketball court, play area, community center with kitchen, and passive amenities	0.28	Yes	Street parking only; maintained grass landscaping
<i>Service Area Subtotal</i>		0.28	—	—
Service Area 7: Eastbluff/Newport North				
Parks				
Eastbluff Park & Boys and Girls Club	Community park: active sports facilities including athletic field, ball diamond, play area, and barbecue and picnic table	13.71	Yes	Adjacent to Eastbluff Elementary; tree coverage and maintained grass landscaping; additional facilities in Boys and Girls Club; parking lot
Bonita Creek Park & Community Center	Neighborhood park: athletic field, 2 ball diamonds, 1 basketball court, play area, picnic tables, and community center with kitchen	14.25	Yes	Parking lot capacity for 103 vehicles; substantial tree coverage; maintained grass landscaping

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Big Canyon Park	View park: view of Newport Bay with walking trails in environmentally sensitive area	39.10	No	—
School Recreation Sites				
Corona del Mar High School & Marian Bergeson Aquatic Center	Active facilities include basketball courts, tennis courts, volleyball nets, athletic field, and swimming pool	22.35	—	—
<i>Service Area Subtotal</i>		<i>89.41</i>	<i>—</i>	<i>—</i>
Service Area 8: Big Canyon/Belcourt				
There are no public parks or recreation facilities located in the Big Canyon/Belcourt Service Area.				
Service Area 9: Newport Center				
Back Bay View Park	View park: passive facility with trail and a view of Newport Bay	10.64	Yes	Street parking only; open space with limited tree canopy
Civic Center Park Lower & Civic Center Community Room	Community park: passive facility with picnic tables, parking lot, and view of bay and ocean, walking trail, and community center	6.26	Yes	Landscaped grass and features works of public art; parking for the lower park located in Civic Center
Civic Center Park Upper & Dog Park	Community park: passive facility with picnic tables, parking lot, and view of bay and ocean, as well as a dog park and walking trail	3.18	Yes	Landscaped grass and features works of public art; parking lot capacity for 16 vehicles only for park use
<i>Service Area Subtotal</i>		<i>20.08</i>	<i>—</i>	<i>—</i>
Service Area 10: Corona del Mar				
Parks				
Bayside Park Lower	Neighborhood park: passive facility with a play area and walking path	1.51	Yes	Street parking only; park divided by a street
Bayside Park Upper	Neighborhood park: passive facility with a play area and walking path	1.16	Yes	Street parking only; park divided by a street
Begonia Park	Neighborhood park: passive facility with 2 barbecues, 2 picnic tables, play area, view of bay, view of ocean	2.13	Yes	Street parking only; limited tree coverage; maintained grass landscaping

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
CDM Pocket Park	Mini park: passive facility with benches	0.02	Yes	Street parking only; majority covered in concrete
Inspiration Point	View park: passive facility with benches and ocean view	1.39	Yes	Street parking only
Irvine Terrace Park	Neighborhood park: athletic field, 1 basketball court, play area, 2 tennis courts, 4 barbecues, 4 picnic tables, view of bay and ocean	8.55	Yes	Street parking only; adequate tree coverage outside of active recreational areas
Lookout Point	View park: passive facility with benches, a telescope, and views of bay and ocean	0.84	Yes	Street parking only; maintained grass landscaping
Old School Park	Mini park: limited to passive recreation	0.62	Yes	Maintained grass landscaping; adequate tree coverage
Beach Recreation Sites				
Corona Del Mar State Beach	Public beach: 3 barbecues, 5 picnic tables, showers, volleyball courts	17.12	No	Municipal parking lot
<i>Service Area Subtotal</i>		33.34	—	—
Service Area 11: Harbor View				
Parks				
Arroyo Park	Community park: active facilities including an athletic field, ball diamond, basketball court, play area, 8 picnic tables, and 2 barbecues	7.59	Yes	Parking lot capacity for 53 vehicles
Bonita Canyon Sports Park East	Community park: active facilities including 4 ball diamonds, play area, barbecue area, and picnic tables	13.72	Yes	Parking lot, maintained grass and various plant landscaping; adequate tree coverage
Bonita Canyon Sports Park Mid	Community park: athletic field and trails	4.77	Yes	Parking lot, maintained grass and various plant landscaping; adequate tree coverage
Bonita Canyon Sports Park West	Community park: active facilities including athletic fields, 1 basketball court, play area, 2 tennis courts,	8.84	Yes	Parking lot, maintained grass and various plant landscaping;

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
	4 pickleball courts, picnic tables, and barbecue area			adequate tree coverage
Buffalo Hills Park Lower	Community park: active facilities including a basketball court, athletic field	6.39	Yes	Parking lot available in upper portion of park; street parking also available
Buffalo Hills Park Upper	Community park: play area, picnic tables, and barbecue area	11.15	Yes	Adjacent to Andersen Elementary School; picnic area capacity for 75 people
Grant Howald Park & Community Youth Center	Community park: active facilities including an athletic field, basketball court, play area, tennis court, barbecue, picnic tables, and community youth center	9.01	Yes	Several parking lots
Harbor View Nature Park	Neighborhood park: passive recreation with trails	10.04	Yes	Street parking only; several entrances around the park's perimeter.
Jasmine Creek Park	View park: passive recreation with view of ocean	0.21	Yes	Street parking only; maintained grass landscaping
Lincoln Athletic Center	Community park: active facilities including athletic field, ball diamond, 1 basketball court, gymnasium, 2 volleyball courts	11.87	Yes	Parking lot capacity for 55 vehicles; minimal tree coverage; landscaped turf on fields; adjacent to Lincoln Elementary School
OASIS Senior Center	Community center: passive and active senior center with fitness facility, recreation classes, and public garden	5.6	—	Parking lot
San Joaquin Hills Park & Lawn Bowling Center	Community park: active facilities including 4 tennis courts, barbecue area, picnic table, and community center with kitchen	4.06	Yes	Parking lot; minimal tree coverage; maintained grass landscaping
San Miguel Park	Community park with active facilities including an athletic field; 1 ball diamond; 2 basketball court;	7.32	Yes	Parking lot; picnic area capacity for 150 people

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
	handball court; play area; 4 racquetball courts; and 2 barbecues; parking lot; 5 picnic tables			
Spyglass Hill Park	Mini park: passive recreation facility with 2 picnic tables and play area	1.31	Yes	Street parking only
Spyglass Hill Reservoir Park	Mini park: passive recreation facility with a picnic table and play area	0.96	Yes	Street parking only; adequate tree coverage; maintained grass landscaping
School Recreation Sites				
Andersen Elementary School	Active facilities including basketball courts; volleyball nets; and athletic field.	1.68	—	—
Harbor View Elementary School	Capacity for field sports	3.0	—	—
Lincoln Elementary School	Capacity for field sports	1.3	—	—
<i>Service Area Subtotal</i>		<i>108.82</i>	<i>—</i>	<i>—</i>
Service Area 12: Newport Coast				
Canyon Watch Park	View park: passive recreation facility with trails and view of ocean	3.67	No	Small parking; maintained grass landscaping; no electricity; part of the Buck Gully Canyon
Coastal Peak Park	Neighborhood park: active facilities including an athletic field, ball diamond, basketball court, play area, and barbecue	11.16	Yes	Parking lot capacity for 39 vehicles; picnic area capacity for 35 people; maintained grass landscaping
Harbor Watch Park	View park: passive recreation facility with trails and view of harbor and ocean	1.53	No	Street parking only; no electricity; part of the Buck Gully Canyon
Los Trancos Canyon View Park (Lower)	View park: passive recreation facility with a picnic table and view of ocean	4.06	No	Parking lot capacity for 30 vehicles.
Los Trancos Canyon View Park (Middle)	View park: limited to passive recreation	1.15	No	Limited street parking off Newport Coast Drive

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Los Trancos Canyon View Park (Upper)	View park: limited to passive recreation	2.62	No	Parking available on Lower Los Trancos Canyon View Park
Newport Coast Community Center	Community center: basketball court, community room, gymnasium, restrooms, and 2 volleyball courts	0.96	—	Parking lot with 122 spaces
<i>Service Area Subtotal</i>		<i>25.15</i>	<i>—</i>	<i>—</i>
Open Space and Preserves				
Upper Newport Bay Regional Park/Upper Newport Bay Preserve	Nature preserve, passive recreation on a nature preserves; offers walking and biking trails, learning center	140.56	—	Managed by the County; separate parking lot for trails and learning center; located within several service areas including: Santa Ana Heights, Newport Heights/Upper Bay, and Eastbluff/Newport North
Upper Newport Bay Ecological Reserve	Wildlife viewing, fishing, hiking, kayaking, canoeing, birdwatching, tidepool viewing, biking (acreage included from the State description)	752	—	Managed by the CFW; located within several service areas including: Santa Ana Heights, Newport Heights/Upper Bay, and Eastbluff/Newport North
Newport Dunes Aquatic Park	Kayaking, canoeing rentals and-up paddleboards, pedal boats, and Duffy boats	66.6	—	Private managed on County-owned land; located within the Newport Center Service Area
Upper Buck Gully/Buck Gully Reserve	Nature reserve with walking trails	296.56	—	Small parking lot associated with Canyon Watch Park; located within the Harbor View/Newport Coast Service Areas

Table 2. Existing Public Parks and Recreational Facilities

Park/Recreational Facility	Park Type and Facilities	Acres	ADA Access	Conditions
Laguna Coast Wilderness Park	Coastal Canyon offering more than 40 miles of trails through oak and sycamore woodlands; over 7,000 acres (approx. 982 falls within the City)	982	—	Managed and owned by the County; located within the Newport Coast Service Area
Crystal Cove State Park & Marine Conservation Area	Backcountry and beach recreation including mountain biking and hiking trails, offshore underwater activities such as scuba and skin divers and 3.2 miles of beach access (State Park encompasses 2,400 acres of backcountry wilderness and 240 acres of Marine Conservation area that fall within the City boundary)	240	—	State owned and managed; while a portion of the Marine Conservation Area falls within City boundary, it is not within a service area; abuts Newport Coast and Corona del Mar Service Areas
<i>Subtotal</i>		<i>2,477.72</i>	<i>—</i>	<i>—</i>
Subtotals per Park/Facility Type				
Parks		308.56	—	—
Beach Recreation		250.53	—	—
Schools (Under Joint Use Agreements)		66.1	—	—
Other Recreation Areas		2,477.72	—	—
Total Parks and Recreational Facilities		3,102.91	—	—

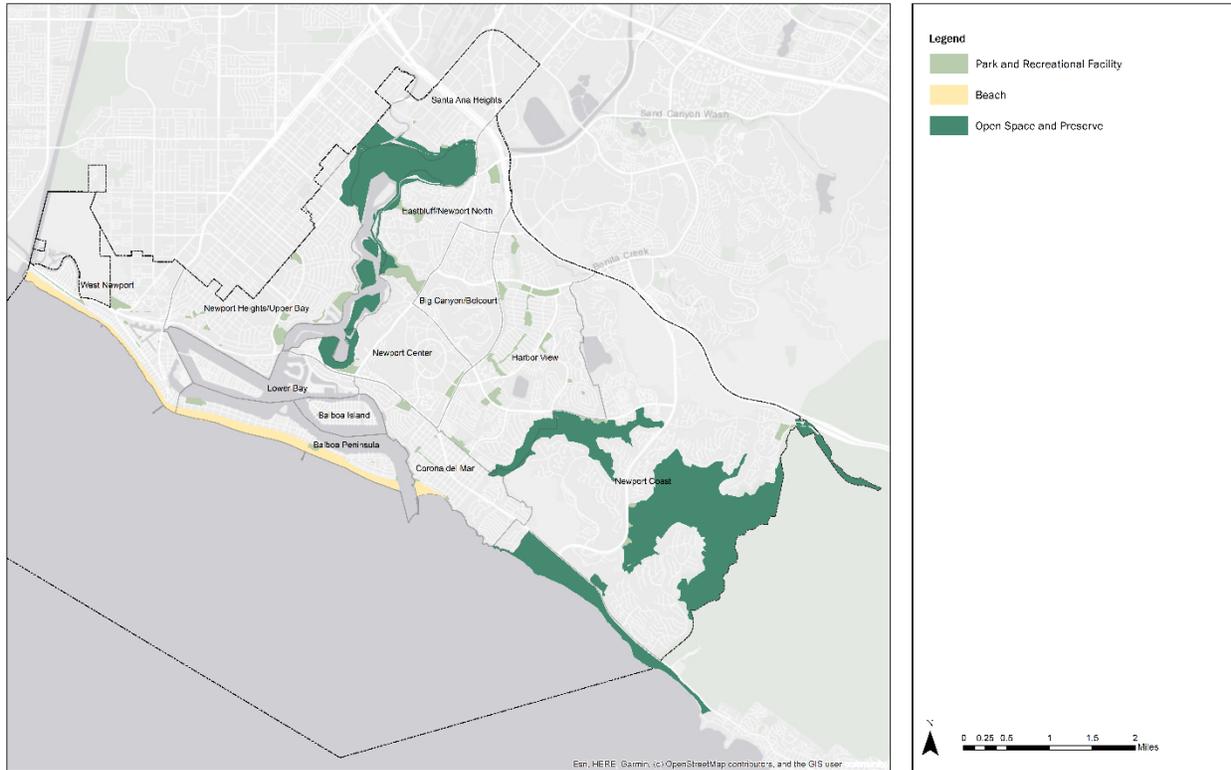
Source: City of Newport Beach.¹⁰

Notes: ADA = Americans with Disabilities Act.

Open space and school acreages are not included in calculation of the population-to-parkland acreage needs. Refer to Table 5, Park Acreage Needs, for a summary of park acreage calculated to meet the parkland dedication.

¹⁰ City of Newport Beach, 2023, Parks and Service Area GIS data, accessed from <https://www.newportbeachca.gov/government/departments/city-manager-s-office/information-technology-city-division/gis-mapping/data-catalog>.
 City of Newport Beach, 2023, Parks and Facilities Dashboard, Urban Footprint Parks and Open Space GIS data, accessed from <https://nbgis.newportbeachca.gov/gispub/Dashboards/RecreationFacilitiesDash.htm>.

Figure 2. Parks and Open Space in Newport Beach



Parks and Recreational Facilities

The City has approximately 308 acres of parks and recreational facilities. Parks in Newport Beach range in size from the 0.01-acre Rhine Wharf View Park to the 39.1-acre Big Canyon View Park and contain a variety of recreational facilities offering opportunities for active and passive recreation, including walking trails, benches, picnic tables, and barbecues. Recreational facilities in parks available for active recreation and organized sports include soccer fields, baseball diamonds, tennis courts, volleyball courts, and basketball courts, as well as biking trails and play areas for children. Other recreational resources in Newport Beach include seven community centers, several multipurpose recreation centers, two gymnasium facilities, and a senior center.

Beach and Coastal Recreation Facilities

The City has approximately 250 acres of public beach recreation area, offering numerous opportunities for passive and active beach and coastal recreation. There are more than 8 miles of sandy beaches in Newport Beach that provide public facilities and opportunities for sunbathing, volleyball, swimming, surfing, windsurfing, and other recreational activities. As discussed in Section 4.1.1, Park Types, public beaches 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. Additionally, the City has two piers that provide coastal

recreation opportunities, the 800-foot-long Newport Pier located at the end of Newport Boulevard (McFadden Place) in McFadden Square and the 950-foot-long Balboa Pier located at the end of Main Street in Balboa Village.

In addition to the public beach recreation areas included in Table 2, a wide variety of other marine recreational activities are available in Newport Bay and Harbor, including 13 City-owned public docks, which can be used for boat launching and fishing, and substantial private recreational and boating facilities, such as private residential piers, commercial slips and side ties, and bay moorings. Other recreational activities in the bay and harbor include boating, diving, excursions, fishing, kayaking, paddle boarding, parasailing, rowing, sailing, and windsurfing. Private bay and harbor facilities are discussed in Section 4.3.

School Facilities with Joint Use Agreements

School facilities also provide indoor and outdoor recreational opportunities in Newport Beach on approximately 66 acres of Newport–Mesa Unified School District land available to the public under joint use agreements. School facilities are typically open to the public during non-school hours and provide recreational opportunities for youth and adult residents. Typically, elementary schools provide adjunct recreation opportunities to surrounding neighborhoods, while junior high and high schools provide adjunct community-wide facilities. Recreational facilities available on school sites include basketball courts, volleyball nets, gymnasiums, tennis courts, turf areas and athletic fields, and children’s play areas, as well as a swimming pool and aquatic sporting facilities at Newport Harbor High School and the Marian Bergeson Aquatic Center at Corona del Mar High School. Additional swimming pool facilities and aquatic sporting activities are available through private facilities, discussed in Section 4.3. The Newport–Mesa Unified School District also currently leases “dormant” school sites to the City for recreational purposes.

Other Recreational Facilities

Open spaces and preserves offer outdoor recreational opportunities in Newport Beach on approximately 2,477.72 acres of City, State, and County land. These open spaces and preserved land are open to the public and provide walking and hiking trails and water and marine activities such as kayaking and scuba diving. Upper Buck Gully/Buck Gully Reserve is City-owned land preserved as a nature reserve with walking trails. State-owned open space lands and reserves include Upper Newport Bay Ecological Reserve, which offers wildlife viewing, fishing, hiking, kayaking, canoeing, birdwatching, tidepool viewing, and biking and is managed by the California Department of Fish and Wildlife.¹¹ The Crystal Cove State Park and Crystal Cove State Marine Conservation Area are managed by two State agencies. Crystal Cove State Park, managed by the California Department of Parks and Recreation, encompasses 2,400 acres of backcountry wilderness,¹² and Crystal Cove State Marine Conservation Area, managed by the California Department of Fish and Wildlife, includes 240 acres and 3.5 miles of beach that fall within the city boundary.¹³ Open space and preserves owned by OC Parks include Upper Newport Bay Regional Park, which is a nature preserve with a learning center and recreational areas.¹⁴ The Laguna Coast Wilderness Park is a coastal canyon over 7,000 acres, 982 acres of which falls within Newport Beach, and forms part of the South Coast Wilderness area,

¹¹ California Department of Fish and Wildlife, 2023, “Upper Newport Bay Ecological Reserve,” web page, accessed at <https://wildlife.ca.gov/Lands/Places-to-Visit/Upper-Newport-Bay-ER>.

¹² California Department of Fish and Wildlife, 2023, “Crystal Cove Marine Conservation Area,” web page, accessed at <https://wildlife.ca.gov/Conservation/Marine/MPAs/Crystal-Cove>.

¹³ California Department of Parks and Recreation, 2023, “Crystal Cove State Park,” web page, accessed at https://www.parks.ca.gov/?page_id=644.

¹⁴ OC Parks, 2023, “Upper Newport Bay Nature Preserve,” web page, accessed at <https://www.ocparks.com/parks-trails/upper-newport-bay-nature-preserve>.

which encompasses other parks and open spaces totaling almost 20,000 acres.¹⁵ The Newport Dunes Aquatic Park encompasses 66 acres of private managed aquatic facilities and rentals on County-owned land.¹⁶

Summary of Existing Parks and Recreation Facilities by Service Area

No one park type dominates across the 12 service areas. The number of park types within a service area varies based on the nature of the physical geographic area; for example, a service area with a canyon or bay may have more view parks than a more urbanized and developed service area. The following list highlights the dominant park types by service area, excluding open space and schools:

- Service Area 1, West Newport: neighborhood parks
- Service Area 2, Balboa Peninsula: mini parks and public beaches
- Service Area 3, Newport Heights/Upper Bay: view parks
- Service Area 4, Santa Ana Heights: no significant trend; 1 neighborhood and 1 mini park
- Service Area 5, Lower Bay: no significant trend; 1 mini park
- Service Area 6, Balboa Island: no significant trend; 1 neighborhood park
- Service Area 7, Eastbluff/Newport North: no significant trend; 1 neighborhood park; 1 community park; 1 view park
- Service Area 8, Big Canyon/Belcourt: none
- Service Area 9, Newport Center: community park
- Service Area 10, Corona del Mar: neighborhood park
- Service Area 11, Harbor View: community park
- Service Area 12, Newport Coast: view park

Service areas where schools offer a relatively significant acreage to total parkland and recreational facilities include Balboa Peninsula, Newport Heights/Upper Bay, and Eastbluff/Newport North.

3.8.2 Park and Recreation Access

Parks are a great public amenity, and the ability for residents to access parks without driving provides an outlet for exercise, reduces traffic and air pollution. Promoting equitable access to parks can improve quality of life for residents. To further understand park accessibility, a walkability analysis was conducted that connected each parcel in Newport Beach with the nearest park entrance using the roadway network. This provided the length of time it would take to walk to the nearest public park for each parcel, assuming sidewalks are adequate and the person is moving at a speed of 3 mph. This type of analysis provides a more accurate portrayal of walk times than an analysis that looks at walkability based on how the crow flies, using a mileage buffer around parks to understand how close residents are to the park.

Table 3 identifies the percentage of the population and residential land within walking distance of a City park based on five different time brackets. As you can see, many residents are able to walk to a park in under 10 minutes and

¹⁵ OC Parks, 2023, "Laguna Coast Wilderness Park," web page, accessed at <https://www.ocparks.com/lagunacoast>.

¹⁶ Visit Newport Beach, 2023, "Back Bay: Newport Dunes Water Park," web page, accessed at <https://www.visitnewportbeach.com/activities-and-attractions/newport-dunes-water-park/>.

almost 50% of residential land in Newport Beach is within a 10-minute walk to a park. While about 30% of residential land in Newport Beach is 15 minutes’ walking distance or more from a park, less than 15% of residents live within these areas.

Table 3. City Park Walk Access

Walking Time to a City Park	Percentage of Population Citywide	Percentage of Residential Areas
0–5 minutes	36.4%	26.2%
5–10 minutes	29.4%	23.6%
10–15 minutes	19.8%	19.5%
15–30 minutes	11.8%	20.9%
30+ minutes	2.6%	9.8%

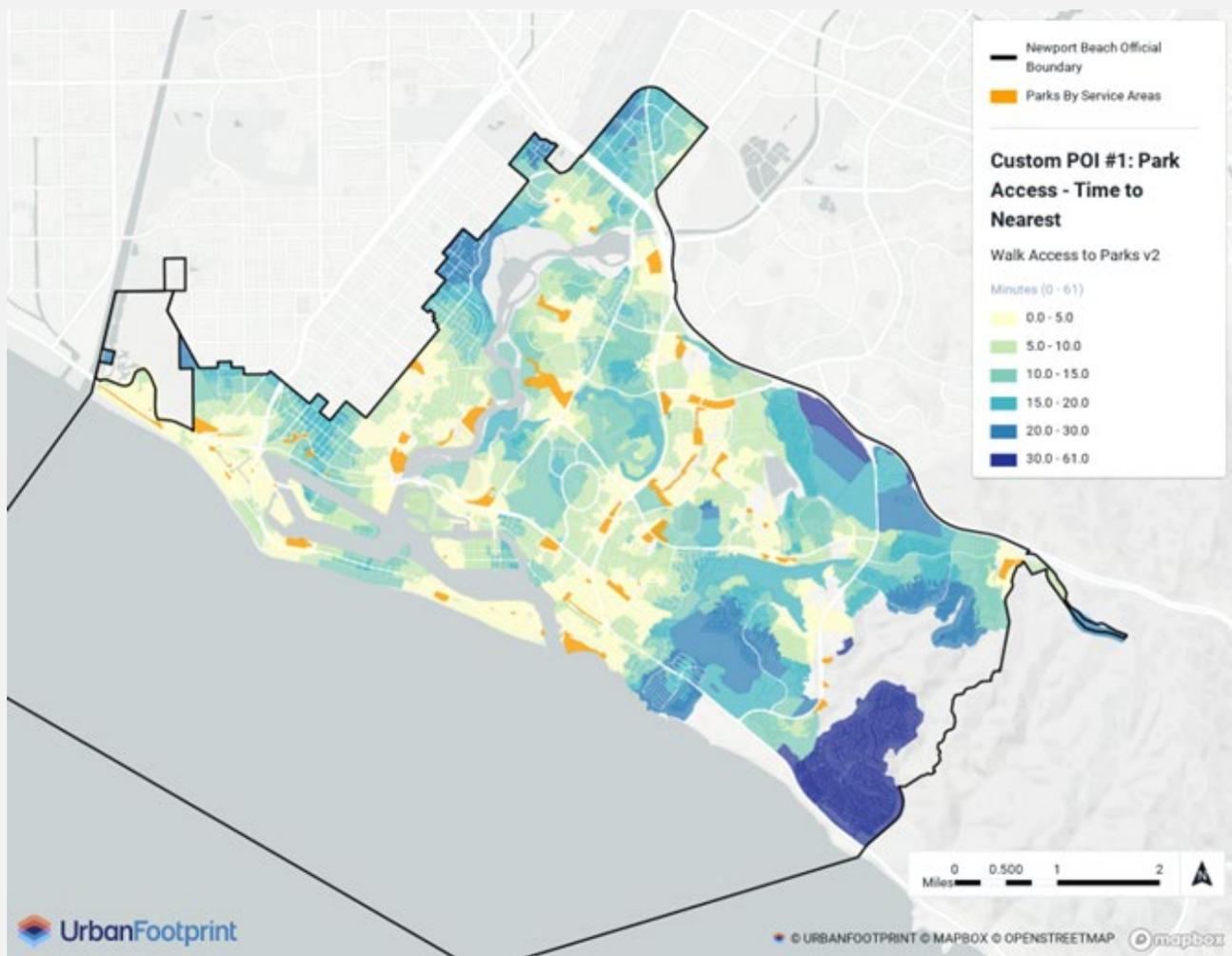
Source: Urban Footprint Parcel data; Newport Beach Parks data.¹⁷

Figure 3, City Pedestrian Access, depicts park access across Newport Beach and Figure 4, Residential Pedestrian Access, highlights park access from residential areas of Newport Beach. It should be noted that these figures are not a perfect representation of park access, because private parks, schools with open recreation access, or parks outside the city limits may provide additional access for some Newport Beach residents, and some land uses such as open space, preserves, golf courses, or beaches may not count as a park for this assessment but can provide overlapping benefits for residents.

The most pronounced pocket of reduced access is in the southeastern portion of Newport Beach; however, as previously noted, this area is an example of access to parks that fall outside the city limits because it abuts Crystal Cove State Park. There are other pockets throughout Newport Beach with less park access, generally falling within the Newport Coast Service Area and in the Newport Heights/Upper Bay Service Area because those locations include large swaths of conserved land and open space that may not be directly accessed by surrounding residents and access points may fall within a farther walking distance. Overall, residents have very good city park access within Newport Beach and as noted in Table 3, most of the residential land in Newport Beach is within 10 minutes’ walk of a park, as illustrated by Figure 4, and where park access is more limited according to the walkability analysis there are generally nearby proxies that offer similar amenities to a park.

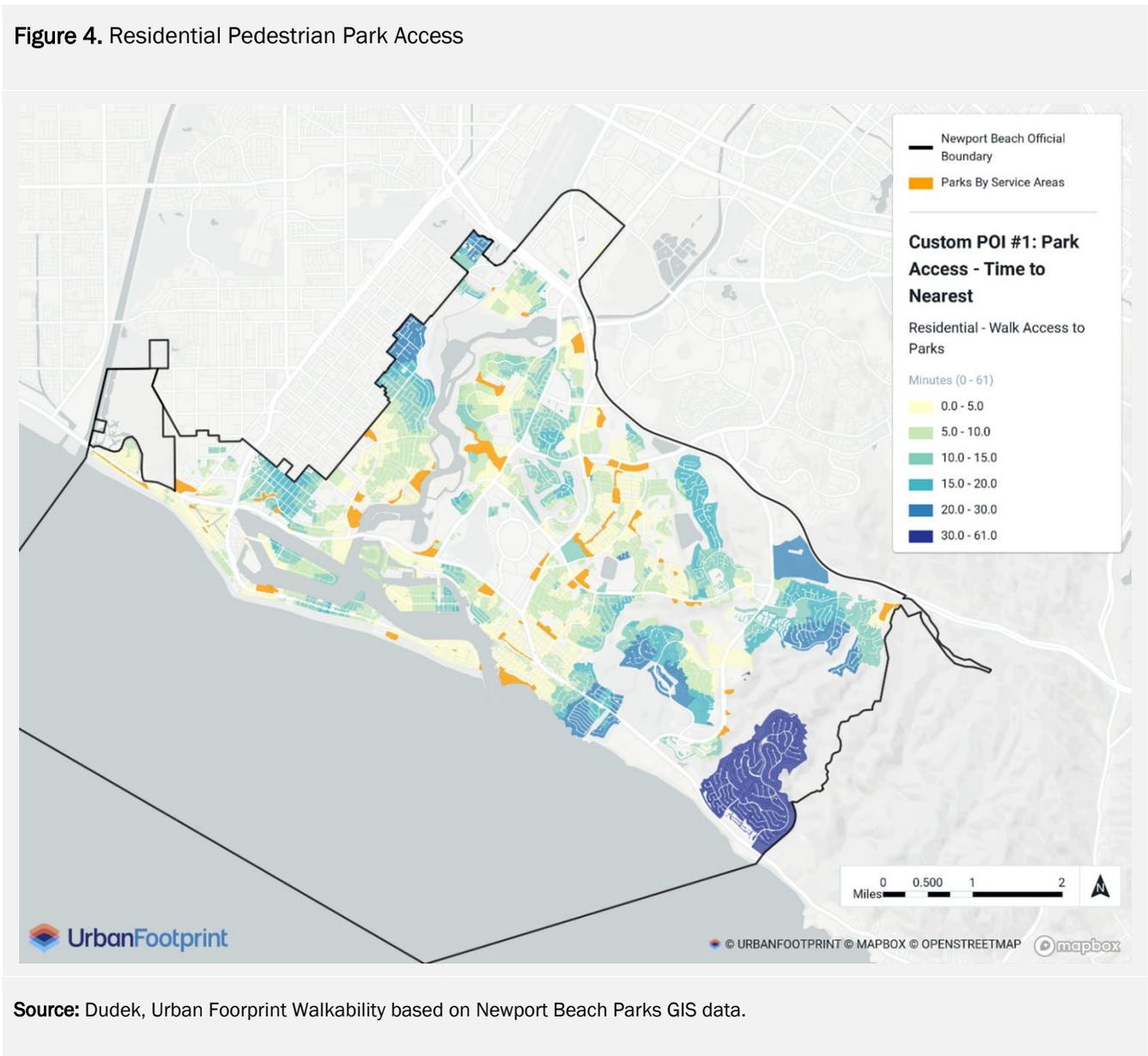
¹⁷ GreenInfo Network, 2021, “Urban Footprint Parks and Open Space,” *California Protected Areas Database*, GIS data, accessed at <https://www.calands.org/cpad/>.
 City of Newport Beach, 2023, Parks and Service Area GIS data, accessed at <https://www.newportbeachca.gov/government/departments/city-manager-s-office/information-technology-city-division/gis-mapping/data-catalog>.

Figure 3. City Pedestrian Park Access



Source: Dudek, Urban Foorprint Walkability based on Newport Beach Parks GIS data.

Figure 4. Residential Pedestrian Park Access



Source: Dudek, Urban Footprint Walkability based on Newport Beach Parks GIS data.

While access to nearby parks without driving has multiple benefits, consideration of parking availability is also an important factor in analyzing accessibility to parks, given that some parks are intended to serve a larger population (see Section 4.1.1), including tourists, who are likely not within walking distance. Parking availability is also necessary to ensure equitable access for residents of Newport Beach who may want to visit park types that are not within walking distance; for example, residents who live in a more urbanized service area and may want to access a hiking trail at a view park.

This analysis considers parking adequacy for park types that are meant to serve a larger population or that are specific to a geographic area; the specific criteria considered include community parks, neighborhood parks with community facilities or access to trails, public beaches, and view parks with access to trails. Based on a review of

Table 2 and the criteria described, most parks in Newport Beach have adequate parking access except for four parks, three of which—Balboa Island Park, Harbor View Nature Park, and Harbor Watch Park—are limited to street parking and one of which—Canyon Watch Park—has a small parking lot.

3.8.3 Recreation and Community Services

Programming at parks, community facilities, and schools offered within a city encourage a diversification of park users; activate public spaces; and increase benefits, such as social interactions and other health benefits, for residents. This section summarizes programming and services related to recreational activities by service groups, including youth, seniors, and the general population based on the City’s Recreation and Senior Services Department website.¹⁸ For more details related to other educational and arts and cultural programming, refer to the Arts and Cultural Existing Conditions and Background Analysis.

The City’s Recreation and Senior Services Department provides a wide variety and substantial number of services and programming to engage all residents both year-round and seasonally. The majority of the department’s programming targets youth and senior populations, offering opportunities for recreational activities; educational programming, such as music classes; and services such as tax assistance and transportation for the senior population. However, there are also several programs available for all age groups. Programming and events are also published seasonally through the Newport Navigator. The Newport Navigator also provides information on programming offered outside of those listed by the City’s Recreation and Senior Services Department, such as guided hikes and restoration efforts led by Irvine Ranch Conservancy.

Youth Centered Programming

After Class Enrichment. After Class Enrichment is a series of programs designed to enhance school curriculum by providing instruction of recreational activities after school dismissal. This program runs during the school year, and includes three seasons: fall, winter, and spring. After Class Enrichment occurs at elementary schools, including Harbor View Elementary, Mariners Elementary, Newport Coast Elementary, Newport Heights Elementary, Newport Elementary, Eastbluff Elementary, and Lincoln Elementary.¹⁹ The types of recreation programming vary by school and include activities such as skating, volleyball, and tennis.

Aquatics and Water Sports. Summer swim lessons are offered at Newport Harbor High School and Marian Bergeson Aquatic Center at Corona del Mar High School. This includes offerings for all ages, including several levels for youth, preschool, and “parent and me” classes, as well as private lessons. There are also surf lessons, stand-up paddleboard and kayak rentals, and sailing. Surf lessons are held at 28th Street, and all other offerings are at the Marina Park Sailing and Boating Center (Balboa Peninsula Service Area).²⁰

Camps. There are seasonal camps offered for youth covering several different topics, including art and theater, beach and bay, general day camp, special interests, sports and fitness, and STEM (science, technology, engineering, and mathematics). There are also camps offered for preschoolers. Camps are held at the Newport Coast Community

¹⁸ City of Newport Beach, 2023, “Recreation and Senior Services Department,” web page accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services>.

¹⁹ City of Newport Beach, 2023, “After Class Enrichment,” web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/ace>.

²⁰ City of Newport Beach, 2023, “Classes,” web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/classes>.

Center (Newport Coast Service Area), Community Youth Center (Harbor View Service Area), Corona del Mar State Beach (Corona del Mar Service Area), and Marina Park Community Center (Balboa Peninsula Service Area).²¹

Senior Centered Programming

Senior Services/OASIS Senior Center. The City's OASIS Senior Center offers many educational and recreational classes, special events, and a variety of social services. Social services include health screenings, legal/tax assistance, scam prevention, home assistance repair programs, and support groups. There is a fitness center available with membership for people 50 and older. A transportation program is also available within Newport Beach for people 60 and older who are no longer able to drive. Furthermore, a weekday lunch program is provided at the OASIS Senior Center.²²

General Population Programming

Classes. Each season there is a new slate of classes offered by City instructors. Classes are offered depending on age levels and include preschool, youth and teens, adults, and older adults. The classes cover topics including arts and theatre, dance, enrichment, gymnastics, health and fitness, and sports. Depending on the age group there are also other offerings: youth and teens also have music classes; adults have dog training classes; and older adults have foreign language, games, and technology classes.²³

Classes for older adults all occur at the OASIS Senior Center, while the other age group classes have varied locations depending on the particular class, including the Newport Coast Community Center (Newport Coast Service Area), Marina Park Community Center (Balboa Peninsula Service Area), Community Youth Center (Harbor View Service Area), Corona Del Mar State Beach (Corona del Mar Service Area), Newport Beach Golf Course, Cliff Drive Park and Community Center (Newport Heights/Upper Bay Service Area), Westcliff Park (Newport Heights/Upper Bay Service Area), Newport Elementary School, Lisa Albert Art Studio, Portal Languages School Costa Mesa, Odyssey Dance Academy, and online.

Facility Rentals. The City picnic and grass areas within Newport Beach parks, as well as classrooms and banquet facilities in various community centers, may be reserved. In addition, the City allows weddings at the beach on a first-come, first-served basis with restrictions and also allows weddings at parks with reservations, certain restrictions, and potentially a Special Event Permit.²⁴

Youth and Adult Sports. The City offers several sports leagues for youth, adults, and participants with special needs. For adults the sports include basketball, kickball, soccer, softball, volleyball, sand sports, pickleball, and tennis. For youth, there is track and field, flag football, and specific classes like sailing, basketball, volleyball, cheer, tennis, and more. For people with special needs, the City partners with Friendship Circle OC, which runs Basketball Buddies and Soccer Stars. Locations for each sport vary depending on the facilities needed, and are provided in Table 4.

²¹ City of Newport Beach, 2023, "Classes," web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/classes>.

²² City of Newport Beach, 2023, "OASIS Senior Center," web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/senior-services-oasis-senior-center>.

²³ City of Newport Beach, 2023, "Classes," web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/classes>.

²⁴ City of Newport Beach, 2023, "Facility Rentals," web page, accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services/facility-rentals>.

Table 4. Sport Offerings, Facilities, and Locations

Sport Offered	Locations	Service Areas
Basketball	Eastbluff Boys and Girls Club, Newport Coast Community Center, West Newport Community Center	Eastbluff/Newport North, Newport Coast, West Newport
Basketball Buddies (via Friendship Circle OC)	Newport Coast Community Center	—
Pickleball	Indoor at the Newport Coast Community Center, or Outdoor at Bonita Canyon Sports Park	Newport Coast, Harbor View
Sand Flag Football	Sand north of Balboa Pier	Balboa Peninsula
Soccer	Arroyo Park, Bonita Creek Park, Grant Howald Park, Lincoln Park	Eastbluff/Newport North, Harbor View (3×)
Soccer Stars (via Friendship Circle OC)	Buffalo Hills Park	Harbor View
Softball	Arroyo Park, Bonita Creek Park	Harbor View, Eastbluff/Newport North
Tennis	Bonita Canyon Sports Park, Grant Howald Park, Irvine Terrace Park, Mariners Park, San Joaquin Hills Park, West Newport Park	Harbor View (2×), Eastbluff/Newport North, Newport Heights/Upper Bay, West Newport
Volleyball	Sand north of Balboa Pier	Balboa Peninsula
Youth Track and Field	Davidson Field at Newport Harbor High School	—
Youth Flag Football	Bonita Creek Park	Eastbluff/Newport North

Source: City of Newport Beach.²⁵

3.8.4 Summary Park Conditions

Newport Beach exceeds the State and City local parkland-to-population need based on a population total of 88,650 persons for the year 2045, as shown in Table 5, distributed by service area based on current population percentages. The parkland excess of 115.84 acres considers the City’s current parkland dedication requirement of 5 acres per 1,000 persons, which is beyond the State requirement of 3 acres per 1,000 persons. Newport Beach has an abundance of recreational opportunities, as shown by the totals identified below, which do not consider other recreational opportunities such as school facilities, open space and preserves, and private parks and facilities. Although eight of the service areas indicate a deficit in parkland acreage needs, the data does not reflect the physical constraints based on the nature of the land the service areas cover. For example, the Lower Bay Service Area has a significant deficit, with only 0.5 acres of parkland; however, land to expand parks is limited because it is a built-out island surrounded by the harbor, with many boating and other private recreational facilities, and is within close proximity to other service areas with a greater number of parks and recreational facilities. As noted in Section 4.2.2, Park and Recreation Access, most parks serving the larger population have adequate parking access and most residential areas are within walking distance of parks.

²⁵ City of Newport Beach, 2023, “Recreation and Senior Services Department,” web page accessed at <https://www.newportbeachca.gov/government/departments/recreation-senior-services>.

Table 5. Parkland Acreage Needs

Service Area	Park Acres Needed: 2045	Existing Parkland Acreage: 2023			Deficit (-) or Excess (+) Acreage
		Park	Beach	Combined Park and Beach	
1. West Newport	64.6	11.53	58.9	70.43	5.85
2. Balboa Peninsula	20.5	16.25	163.26	179.51	159.05
3. Newport Heights/ Upper Bay	69.6	45.43	11.25	56.68	-12.90
4. Santa Ana Heights	9.0	3.67	—	3.67	-5.34
5. Lower Bay	17.0	0.05	—	0.05	-16.96
6. Balboa Island	13.4	0.28	—	0.28	-13.11
7. Eastbluff/ Newport North	36.4	67.06	—	67.06	30.65
8. Big Canyon Belcourt	17.9	—	—	—	-17.85
9. Newport Center	26.1	20.08	—	20.08	-6.06
10. Corona del Mar	42.2	16.22	17.12	33.34	-8.89
11. Harbor View	67.1	102.84	—	102.84	35.77
12. Newport Coast	59.5	25.15	—	25.15	-34.36
Total	443.25	308.56	250.53	559.09	+115.84

Source: Urban Footprint and Newport Beach Parks data²⁶; Proforma Advisors population estimates (Appendix A).

3.9 Private Parks and Recreational Facilities

There are several private facilities within the city limits, as detailed in Table 6. These facilities are important because, while they do not contribute to the City’s public parkland inventory, they generally offer additional services to the public for a fee. For example, while Table 2 identifies that there are no public parks in the Big Canyon/Belcourt Service Area, the service area is the location of a country club. Table 6 lists a variety of recreational facilities available in Newport Beach, including yacht clubs, golf courses, and country clubs. While some of these facilities are for members only, others are open to the public for general use of amenities or for specific City-sponsored or City-organized events that may not be possible in other facilities owned by the City. One notable example of this is the Newport Aquatic Center, which has certain aquatic activities available to the public.

The Newport Coast Service Area has several private parks that function as semi-public parks open to the public. The greatest number of private clubs and recreation facilities open to the public are available for youth and family-oriented clubs such as gyms, community rooms, and active sports fields.

²⁶ City of Newport Beach, 2023, Parks and Facilities Dashboard, Urban Footprint Parks and Open Space GIS data, accessed from <https://nbgis.newportbeachca.gov/gispub/Dashboards/RecreationFacilitiesDash.htm>.
 City of Newport Beach, 2023, Parks and Service Area GIS data, accessed from <https://www.newportbeachca.gov/government/departments/city-manager-s-office/information-technology-city-division/gis-mapping/data-catalog>.

Table 6. Private Parks by Facility Type

Name	Description	Open to Public?	Service Area
Private Parks within Annexed Area			
Crestridge Park	Passive Neighborhood Park: Ornamental landscaping, tot lot, walkway connection to Crestridge Road and Newport Coast Drive West	Yes	Newport Coast
Newport Coast Local Park	Active Neighborhood Park: softball fields, soccer field, tot lot, basketball court, volleyball court, jogging trail, pavilions, drinking fountains, restroom, adjacent to Newport Coast Community Center	Yes	Newport Coast
Newport Ridge Community Park	Community Park: athletic fields, basketball courts, sand volleyball court, tot lot, pavilions, entry court, gazebo, picnic area, restrooms, parking lot	Yes	Newport Coast
Private Recreation Facilities – Yacht Clubs			
Bahia Corinthian Y/C	Marina, sailing docks, moorage, boat launch, clubhouse		Corona Del Mar
Balboa Y/C	Sailing lessons, sailing docks, moorage, boat launch, clubhouse		
Balboa Bay Club	Volleyball, gym, swimming pool, scuba lessons, sailing docks, moorage, clubhouse, showers, beach area		Newport Heights/ Upper Bay
Lido Isle Y/C	Sailing docks, moorage, launching, clubhouse		Lower Bay
Newport Beach Y/C	Sailing docks, clubhouse, showers		
South Shore Y/C	Races, parent/child class, volleyball, sailing docks, boat launch, clubhouse, showers		
Newport Harbor Y/C	Sailing lessons, sailing docks, moorage, boat launch, clubhouse, showers, beach area		Balboa Peninsula
American Legion Y/C	Boating, sailing, racing, diving, snorkeling		
Voyagers Rentals	Electric boat rentals		Balboa Island
Private Recreation Facilities – Golf Courses & Country Clubs			
Big Canyon Country Club	18-hole course, par 72, 6919 yards	–	Big Canyon/ Belcourt
Back Bay Golf Course (at Hyatt Newporter)	9-hole executive course, par 27, 645 yards	Yes	Newport Center
Newport Beach Country Club	18-hole course, par 71, 6601 yards	–	
Pelican Hill Golf Course	Two 18-hole courses, par 70 and 71, 6580 yards and 6945 yards	Yes	Newport Coast
Newport Beach Golf Course	18-hole course, par 59, 3180 yards	Yes	Santa Ana Heights
Tennis Clubs			
Peninsula Point Racquet Club	2 tennis courts	–	Balboa Peninsula
Newport Beach Tennis Club	19 tennis courts, 1 junior Olympic-size pool	–	Eastbluff/ Newport North

Table 6. Private Parks by Facility Type

Name	Description	Open to Public?	Service Area
Palisades Tennis Club	16 tennis courts	—	Newport Center
The Tennis Club at Newport Beach	15 tennis courts, 31 pickleball courts	—	
Youth, Family, and Other Clubs			
American Legion Hall (at Veterans Memorial Park)	Clubhouse/activity center with multipurpose room (leased from City)	—	Balboa Peninsula
Argyros Girl Scout Leadership Center (at Marina Park)	Clubhouse/activity center with two large multipurpose program areas, kitchen, bathroom, shower, and s'mores patio/outdoor area (leased from City)	Yes	
Boys & Girls Club (at Eastbluff Park)	Gym, activity center, community room, and classrooms (leased from City)	Yes	Eastbluff/ Newport North
Newport Harbor Lawn Bowling Club	Clubhouse and greens	—	Harbor View
Balboa Bay Club	1 tennis court, 1 racquetball court, 1 gym, 1 25-meter lap pool, 1 20-yard children's pool, 1 exercise room, sailing docks, moorage, clubhouse	—	Newport Heights/ Upper Bay
Orange Coast College School of Sailing and Seamanship	Hand-carried boat launching; crew rowing; restrooms	Yes	
Newport Scout Sea Base	Multipurpose rooms, Aquatic Camp and Summer day camp, classes in sailing, canoeing, rowing, kayaking, science and skills, etc.	Yes	
Newport Aquatic Center (at North Star Beach)	Classrooms, weight room, locker rooms, hand-carried boat launching, outrigger canoeing (leased from City)	Yes	
Newport-Mesa Family YMCA	Weight and cardio equipment, outdoor soccer field, playground, multipurpose courts, multipurpose rooms, 1 25-yard pool, 1 15-yard children's pool	Yes	Santa Ana Heights

Source: Dudek—facilities captured through a Google search of private clubs, facilities, and parks that are within the city's boundary.
Note: Y/C = Yacht Club.

3.10 Planned Park and Recreation Improvements

Planned improvements include improvements to active and passive open space areas, facilities upgrades, and park expansions. Table 7 lists these improvements by service area and provides summaries of the project descriptions. The service areas with the most significant improvements include Newport Coast, Balboa Peninsula, and West Newport, because these service areas' planned improvements are adding new recreational space and facilities. This includes the development of pickleball courts at Newport Ridge Park; development of a new Junior Lifeguard Building at the Newport Beach Junior Guard Building; and construction of a new pedestrian/bicycle

bridge across Superior Avenue, landscaping, and infrastructure improvements to increase access to Sunset Ridge Park, including a new 129-space parking lot. Other planned improvements included in Table 7 include maintenance, replacement, and upgrades of existing facilities and recreational spaces.

Table 7. Planned Improvements by Service Area

Service Area	Park or Facility	Project Name	Project Description
Eastbluff/Newport North	Bonita Creek Park	Bonita Creek Community Center Improvements	This rehabilitation project consists of improvements to the interior and exterior of the community center including LED lighting, automated entry door, new flooring, upgraded restrooms and new paint throughout. Construction projected to start in Winter 2023.
Harbor View	Arroyo Park	Arroyo Park Synthetic Athletic Field	The proposed project will replace the natural grass soccer field and softball infield with synthetic turf and retrofit the existing lighting fixtures to energy efficient LED. The synthetic turf footprint will have designated lines for a 195- x 330-foot soccer field and a terracotta-colored infield to accommodate 60-foot softball/baseball basepaths. Construction timeline TBD.
	OASIS Senior Center	LED Lighting Improvements	Upgrade to interior and exterior LED lighting throughout the facility. Installation timeline TBD.
Newport Coast	Newport Ridge Park	Newport Ridge Pickleball Courts	This project consists of the development of 8 pickleball courts: 6 courts maintained and operated for public use and 2 courts with dedicated use for Newport Ridge Community Association members. Courts will be designed to USA Pickleball Association specifications and the site will be furnished with shaded viewing areas, benches, trash cans, a bike rack, and a bottle filling station. The existing Newport Coast Community Center parking lot (120 spots) and restrooms will be utilized to support public use of the site. Construction anticipated to start fall 2023.
Balboa Peninsula	Peninsula Park	Newport Beach Junior Guard Building	This project consists of the development of a new Junior Lifeguard Building to support the 7-week program operating annually from late June to early August. With the continued growth of the Junior Lifeguard program, the new facility resolves existing program shortfalls by adding adequate administrative and event space, expanded storage, a utilities space and running water, a secure restroom area, and a proper locker room for Junior Lifeguard staff. The 5,145 square feet of usable interior space includes a 1,135-square-foot meeting room and a 1,350-square-foot deck area. The facility will also be available in non-summer months for recreational programming, facility rentals, and a community meeting space. Construction to be complete summer 2023.

Table 7. Planned Improvements by Service Area

Service Area	Park or Facility	Project Name	Project Description
	Peninsula Park	Playground Replacement	Removal of existing playground equipment and replacement with new lifeguard-themed structure, swings, ground elements, and rubber surfacing. Construction projected to start fall 2023.
	Newport Elementary School	Playground Replacement (Proposed)	Newport–Mesa Unified School District has proposed removal of existing playground equipment and replacement with a new shaded structure, swings, ground elements, and rubber surfacing. A permit application for development on this site is pending before the California Coastal Commission.
West Newport	Sunset Ridge & Lower Sunset View Park	Superior Avenue Pedestrian Bridge	This project involves constructing a new pedestrian/bicycle bridge across Superior Avenue, a new 129-space parking lot, retaining walls, earthwork and grading, storm drain, electrical, landscape, and irrigation improvements. The primary goals of this project are to improve pedestrian and bicyclist safety, improve access to Sunset Ridge Park, and increase parking availability.

Source: City of Newport Beach.²⁷

Notes: TBD = to be determined.

3.11 Current and Future Population-Based Park and Open Space Needs

This section analyzes historical growth trends, current utilization, and projected growth based on demographic trends in Newport Beach to identify current and future population-based park needs from the market perspective. While assessing parkland needs through a parkland-to-population ratio is helpful in determining acreage of parks needed to serve the population citywide, analyzing needs based on the demographic trends such as age cohorts and household formations provides a holistic approach to understanding whether existing park types, recreational facilities, and programming are meeting the needs of the current and projected demographic makeup of the community.

3.11.1 Demographics Overview

Newport Beach has experienced low growth, with a current population of 83,411, only increasing by approximately 2%, a total of 1,700 people (or less than 100 people) per year, since 2005 (Appendix A). Table 8 provides total population by service area based on 2020 census data.

²⁷ City of Newport Beach, 2023, “Parks and Recreation Related Projects,” web page, accessed November 8, 2023, at <https://nbgis.newportbeachca.gov/gispub/Dashboards/RecreationProjectsDash.htm>.

Table 8. Newport Beach Population by Service Area

Service Area	Total Population (Year)		Population Change (2010 to 2020)
	2010	2020	
West Newport	12,914	12,411	-3.9%
Balboa Peninsula	4,361	3,933	-9.8%
Newport Heights/Upper Bay	13,729	13,372	-2.6%
Santa Ana Heights	1,483	1,732	16.8%
Lower Bay	3,091	3,269	5.8%
Balboa Island	2,848	2,573	-9.7%
Eastbluff/Newport North	6,870	6,998	1.9%
Big Canyon/Belcourt	3,552	3,431	-3.4%
Newport Center	3,390	5,024	48.2%
Corona del Mar	8,554	8,116	-5.1%
Harbor View	13,173	12,890	-2.1%
Newport Coast	11,220	11,437	1.9%
Total	85,185	85,186	—

Source: Proforma Advisors data (Appendix A).

Age characteristics comparison of Newport Beach from 2010 to 2020 indicate the population is aging; see Table 9. The most prominent age cohort is 55 to 64 years and the largest numeric growth from 2010 to 2020 occurred in the 65- to 74-year age range. Based on the latest 2020 census data, approximately 40% of the population in Newport Beach is 55 years or older. Conversely, age groups younger than 54 years experienced a population decline from 2010 to 2020; the greatest decline occurred in the 45- to 54-year age cohort, as shown in Table 9.

Table 9. Newport Beach Population Age

Age Cohort	2010	2020	Population Change (2010 to 2020)
0-4	4%	4%	-197
5-9	5%	4%	-712
10-14	5%	5%	-125
15-24	11%	11%	-162
25-34	14%	13%	-808
35-44	13%	11%	-1,494
45-54	16%	14%	-1,895
55-64	14%	15%	1,087
65-74	10%	13%	2,294
75-84	6%	8%	1,574
85+	3%	4%	558

Source: Proforma Advisors data (Appendix A).

Newport Beach has historically consisted of households with fewer children. In 2020, households with children made up about 19% of the total households, a 2% decrease from 2010, which is reflected in the average household size of 2.21 people in 2020. The household formation type with the most children is married couple households;

however, only 14% of married couple households have children, which is low considering this household formation makes up 45% of total households (see Table 10). The next most common household formation type after married couple households, female households with no spouse or partner, makes up 28% of total households, with most of these living alone.

Table 10. Household Formation

Household Formation Type	Number	Percent
Married Couple		
With children	5,525	14%
Without children	11,847	31%
<i>Subtotal</i>	17,372	45%
Cohabiting Couple		
With children	270	1%
Without children	2,041	5%
<i>Subtotal</i>	2,311	6%
Male Householder, No Spouse/Partner		
Living alone	5,504	14%
With children	515	1%
Without children	818	2%
No relatives present	1,184	3%
<i>Subtotal</i>	8,021	21%
Female Householder, No Spouse/Partner		
Living alone	7,101	19%
With children	1,052	3%
Without children	1,161	4%
No relatives present	929	2%
<i>Subtotal</i>	10,698	28%
Total Households	38,402	—

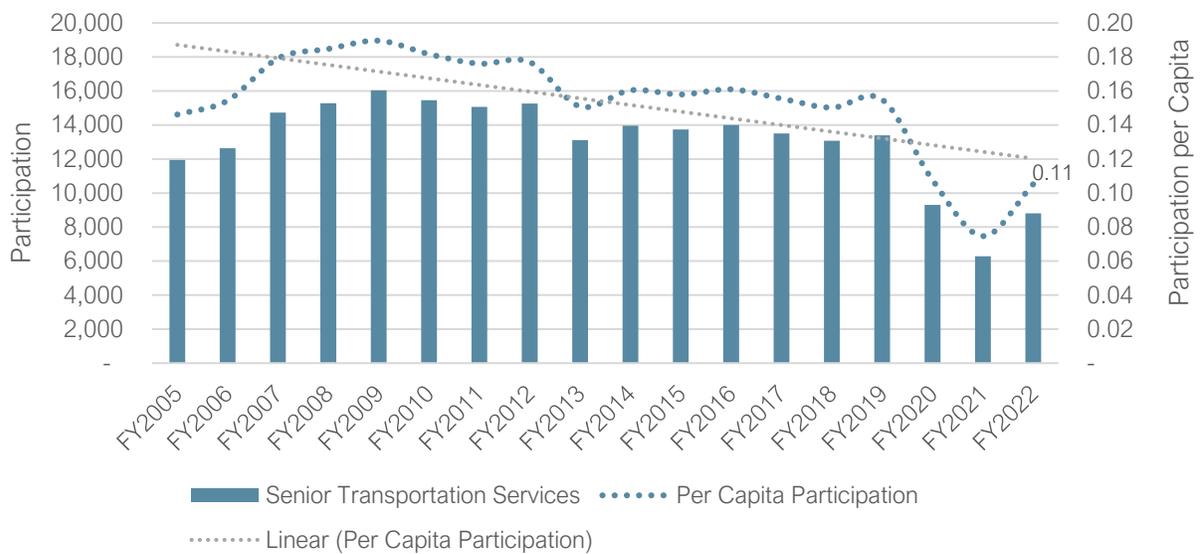
Source: Proforma Advisors data (Appendix A).

3.11.2 Current Utilization

Annual Comprehensive Financial Report fiscal year (FY) 2005 through FY 2022 indicates that residents' participation in co-sponsored youth organizations and senior transportation services are not reflective of the population increases and decreases of the age groups they serve. The utilization trends for participation in youth organizations have been rising even as the total number of people in the youth age cohort has declined; see Appendix A, Newport Beach General Plan Update Recreation Element Economic Support. The trend suggests either that there has historically been more demand than could be offered or that youth organization demand has increased at a higher rate than population growth.

Senior transportation services through OASIS Senior Center, which offers affordable rideshare transportation for Newport Beach seniors over the age of 60 who are not able to drive, has also experienced a decline in services even though the aging population is increasing. The largest visible dip in both per capita and absolute participation numbers was in 2020 and 2021, with a slight increase in 2022; see Exhibit A, Senior Transportation Services Participation. The data suggests the decline may be occurring for other reasons, such as the population over 60 still being able to drive, decreased availability of shuttles, increased use of rideshare services, or other factors such as an increase of online services during the COVID-19 pandemic, including virtual doctor’s appointments and grocery delivery services.

Exhibit A. Senior Transportation Services Participation. Annual Comprehensive Financial Report from fiscal year 2005 to 2022 information on senior transportation services participation in absolute terms and on a per capita basis.



Source: Proforma Advisors data (Appendix A).

Table 11 provides the percentage of service area population by age cohort. The “Empty Nester” age cohort, ages 55 to 74, makes up the largest portion of the population in many service areas. However, in the Santa Ana Service Area, there is an equal percentage of “Children and Young Adults,” under 24. In the Newport Heights/Upper Bay, Eastbluff/Newport North, and Harbor View Service Areas, Children and Young Adults make up much of the population, followed by the Empty Nesters and “Family Formation,” ages 35–54, as these age cohorts typically have children or young adults living at home.

Table 11. Age Cohort by Service Area

Service Area Name	Percentage of Service Area Population by Age Cohort (2020)				
	Children & Young Adults Under 24	Young Workers 25-34	Family Formation 35-54	Empty Nesters 55-74	Seniors 75+
West Newport	23.0%	25.5%	22.1%	9.6%	23.0%
Balboa Peninsula	19.7%	17.9%	21.7%	28.6%	12.1%
Newport Heights/Upper Bay	28.7%	13.2%	25.1%	24.6%	8.3%
Santa Ana Heights	25.9%	14.7%	24.8%	25.9%	8.7%
Lower Bay	15.6%	9.2%	19.2%	36.9%	19.1%
Balboa Island	15.3%	9.9%	16.6%	36.7%	21.5%
Eastbluff/Newport North	26.6%	12.1%	24.8%	25.3%	11.2%
Big Canyon/Belcourt	22.5%	5.5%	18.8%	33.7%	19.4%
Newport Center	13.8%	17.4%	27.1%	27.7%	14.0%
Corona del Mar	18.3%	10.7%	24.7%	33.5%	12.8%
Harbor View	27.5%	7.9%	24.0%	26.6%	14.0%
Newport Coast	28.7%	7.1%	26.0%	30.5%	7.7%

Source: Proforma Advisors data (Appendix A).

Most service areas meet the recreational needs of the existing population, offering a balance of passive recreation with ADA accessibility and youth and adult sports facilities and play areas. However, there are three service areas where there is a gap between the existing makeup of the community and the types of recreational facilities and the age groups they serve. In Newport Heights/Upper Bay, which is the most populated service area based on Table 8, the Children and Young Adults, Young Workers, and Family Formation age cohort make up about 63% of the service area’s population but there is only one community park and one neighborhood park that include amenities that are typically utilized by those age groups, such as sports fields and tennis courts, play areas, and gymnasiums. The remaining recreational facilities include the view parks, public beach, and school park types. Newport Coast also experiences a recreational gap because it has a large percentage of the Children and Young Adults age cohort compared to other service areas and within its service area; however, there is only one facility with a play area and active recreational amenities. Lastly, Balboa Island has the second-highest percentage of seniors compared to other service areas, but there is only one park with active recreational facilities and a small community center.

According to Section 4.4, Planned Park and Recreation Improvements, Newport Coast includes planned improvements to increase recreational opportunities but there are no planned improvements for the Newport Heights/Upper Bay and Balboa Island Service Areas.

3.11.3 Needs Assessment

The projected population growth from the Southern California Associated Government’s (SCAG) 2020 RTP/SCS growth forecast projects that Newport Beach’s population is estimated to reach 92,000²⁸ by 2045. However, the growth forecast was developed prior to the pandemic in 2020 which does not capture population impacts that have slowed

²⁸ SCAG, Connect SoCal Technical Report, 2020. Accessed from: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579

down population growth throughout California (see Appendix A for additional information). Applying SCAG’s projection methodology to current population estimates from the Department of Finance, shows that the 2045 population in Newport Beach will likely to be closer to 88,650 people. The population of Newport Beach will grow about 4% from 2020 to 2045, based on the adjusted population total which is slightly higher than the County’s estimated growth of about 3% (see Appendix A for County comparison data). Table 12 shows the 2020 to 2045 population change in total population and percentage change. All age cohorts under the age of 55 are expected to experience a decrease in population, with the greatest decline in Children and Young Adults. The Empty Nesters population is projected to remain static, and the starkest change is projected in the “Seniors” age cohort (75 years and over), which will double in size over the next 20 years. These estimates suggest that increased demand will occur for recreational activities for older individuals.

Table 12. Population Projections by Age

Age Cohort	2020	2045	Change	Percent Change
Children & Young Adults under 24	21,377	18,422	-2,955	-14%
Young Workers 25-34	11,698	10,557	-1,141	-10%
Family Formation 35-54	24,131	23,948	-183	-1%
Empty Nesters 55-74	20,210	20,170	-40	0%
Seniors (75+)	7,770	15,553	7,782	100%
Total	85,186	88,650	3,464	4%

Source: Proforma Advisors data (Appendix A).

Based on the age projections in Table 12, all service areas except West Newport will experience a significant increase in the Seniors age cohort because the Empty Nesters age cohort, which will transition to the Seniors age cohort over the next 20 years, makes up a high percentage of the existing population. This is a significant consideration for future planned improvements, because there is only one existing facility (OASIS Senior Center) that primarily serves the Seniors cohort in the Harbor View Service Area. Additionally, many service areas’ existing facilities will not serve the projected population. These service areas include Balboa Peninsula, because its existing facilities are conducive for active recreation, including beach recreation, which may not be ADA accessible. Balboa Island also has the largest percentage of Empty Nesters compared to other service areas, whereas it has only one neighborhood park with a small community center. Additionally, Newport Coast’s existing passive recreation parks and walking trails are not ADA accessible. Conversely, Harbor View has a high percentage of the Children and Young Adults age cohort, which will experience the largest decline (14%) over the next 20 years; however, most of the park types are geared toward youth and active facilities.

In addition to available population projection data, through the City’s adopted Housing Element, it is anticipated that the City has an existing and projected need of 4,845 new housing units for the 2021-2029 timeframe. While SCAG’s RHNA allocation methodology considers projected population growth to identify the housing need, the City has proposed 5 Housing Opportunity Overlay Zones to accommodate housing beyond the housing need, which, if approved, will accommodate up to 8,046 new units.

4 Issues and Opportunities

This chapter lists the issues and opportunities based on the existing parks and recreational facilities analysis in Chapter 4. While the City meets its parkland provisions under the Quimby Act and the local Park Dedication Ordinance, the analysis identified seven key issues and opportunities generally related to equitable park access and gaps in existing parks and recreational facilities compared to current and future population needs. A high-level overview is provided below and Chapter 6, Recommendations, will serve to help guide the City in addressing these issues and opportunities.

- **Varying Distribution of Park Types and Quantity by Service Area.** The number and types of parks and recreational facilities vary significantly across the various service areas, highlighted by the parkland acreage deficit in 8 of the 12 service areas. Although the service areas are important to distribute funds and closely analyze parks through a localized lens, there is no existing context for the physical geography and environment within each service area that constrains a certain park type to account for the variation in the number and types of parks available.
- **School Facilities as Reliable Recreational Areas.** School facilities contribute to park access across Newport Beach but often significantly supplement recreational opportunities in several service areas by providing additional, or in some cases the only, play areas, pool facilities, gymnasiums, and sports fields in the service area. Therefore, the availability and maintenance of these facilities is an important opportunity.
- **Parking Access.** Most residential areas are within walking distance of a park. However, as noted above, there is an unequal distribution of park types throughout Newport Beach, some of which are not within walking distance of residents, depending on what area they live in. While parking facilities for park types that serve the larger community are adequate, there are several view parks (Balboa Island Park, Harbor View Nature Park, Harbor Watch Park) with access to trails that are limited to street parking and may not be accessible to residents.
- **Planned Improvements Gap.** Most parks and recreational facilities adequately serve the existing population makeup of the service areas, except for the Newport Coast, Newport Heights/Upper Bay, and Balboa Island Service Areas. While there are eight planned improvement projects listed on the City's website, only one of these projects addresses the need identified in the analysis for the Newport Coast Service Area.
- **Inconsistent Trends between Youth Population and Utilization Trends.** The Children and Young Adults age cohort population has experienced a decline, but utilization of youth programs in Newport Beach has increased. Additionally, the analysis highlights the City's recreation and community services, and programming is geared toward the youth; however, this age cohort is projected to experience the largest decline (14%) over the next 20 years. This population-versus-utilization trend inconsistency is misleading and may create disparities or overfund youth programs.
- **Underutilized Seniors Services.** The population of adults aged 55 or older experienced an increase while the utilization in senior services, available to those age 60 or older, has decreased. Similarly to the youth population and utilization trends, the inconsistency in correlation between the number of older adults and utilization trends may create issues for appropriately funding or tailoring services for the aging population.
- **Increasing Aging Population.** The most significant population trend that will impact the City's ability to serve residents' park needs from a population-served perspective is the doubling of the Seniors age cohort from 7,770 persons to a projected 15,553 persons aged 75 and older in 2045. The City has only one recreational facility dedicated for Seniors but as noted above, utilization of services for Seniors has declined. Therefore, the existing data does not identify any trends that may help plan for adequately serving the aging population.

5 Recommendations

This chapter provides recommendations to address the issues and opportunities identified in Chapter 5, Issues and Opportunities. Four recommendations are included, which generally provide a high-level policy or program recommendation or recommend a process for additional community outreach and input.

5.1 Create a Methodology to Identify Park Needs by Service Area

As the community continues to grow, more park and recreation facilities will be needed to maintain a high quality of life. With decreases in the availability of vacant public land and increases in the need for local recreation facilities, new methodologies for determining when recreational facilities are sufficient to meet the populations needs should be considered. While Newport Beach currently has a Citywide surplus of park acreage based on the local standard of 5 acres per 1,000 people, many service areas are considered to be park deficient. Opportunities to reassess current standards may exist, given that the City's standard is higher than the required 3 acres per 1,000 people. Because the current approach to identifying park needs and deficits considers population size and acres of parkland, as the population continues to grow with limited opportunities for new parklands the majority of service areas will continue to experience a parkland deficit. Additionally, park types are unequally distributed across service areas because the service area parks framework does not consider physical geographic constraints and existing land uses that limit the park types available.

While there is value in understanding a community's recreational needs based on an acreage per population calculation, there may be other ways to measure the value and adequacy of parks by considering how parks are used by the community, what amenities they offer, and how easily they may be accessed. The City should consider a methodology to determine park needs and deficits by service area that takes into consideration factors beyond the acreage of parks. Additional factors considered could include park types each service area supports based on its physical geography, existing land uses, and opportunities to capitalize on Newport Beach's vast and varying natural resources and landforms. The City could work with the community to understand population needs, accessibility of park facilities, and park types that offer unique recreational opportunities that are important to the community. The City could also seek out opportunities to capitalize on existing recreational facilities through connections such as trails that that could create a comprehensive recreational network. A connected network of recreational facilities could greatly increase the value of existing resources and the way that residents interact with their community. Identifying key community values, needs, accessibility, and opportunities for a network of recreational facilities could help the City tailor park and recreational improvements to the community, which could in turn provide sufficient recreational opportunities despite a park acreage deficit.

The methodology for identifying park needs should consider how key park destinations within each service area are accessed by the larger community and analyze those in terms of connectivity to neighborhoods and other recreational facilities, walking conditions, biking conditions, and parking accessibility. For example, Harbor Watch Park offers a unique recreational opportunity with access to trails abutting Buck Gully Reserve. Because there is limited off-street parking and street parking is not currently permitted at this location, there may be opportunity to increase the value of these facilities and the populations it serves through increased access.

Further, members of the General Plan Advisory Committee (GPAC) have expressed a desire for a comprehensive approach to the development of parks and recreational facilities. As described in Section 3.6.2 the City requires the dedication of land or the payment of in lieu fees, or a combination of both, for park or recreational purposes as a condition to the approval of residential subdivisions. In lieu fees collected may only be used for park or recreational facilities that serve the residential subdivision, either through the purchase of land for the purpose of developing new parks or facilities. This approach does not consider the parks and recreation facilities that may be available within the service area and the park and recreation needs of other service areas in the City. To more comprehensively plan for park and recreation needs, the City could develop a parks master plan. This could include a comprehensive assessment of park needs to help implement the General Plan and to determine the types of parks and facilities needed, short-term and long-term projects to pursue, and cost assessments to help with the allocation of funds.

5.2 Develop a Process for Strategic Planned Improvements

There is a gap between parks and recreational needs identified in this report and ongoing planned park improvement efforts. The current principles for Capital Improvement Program budgeting, which plans for the provision of public improvements, special projects, ongoing maintenance programs, and implementation of the City's master plans, considers the following:

- Keeping the community safe
- Providing a quality mix of services that Newport Beach residents expect in a cost-effective manner
- Keeping Newport Beach looking great
- Maintaining a fiscally stable and sustainable City government
- Providing government transparency to the citizenry.²⁹

However, to guide decision making for strategically prioritizing planned recreational improvements, the City could incorporate standardized project evaluation criteria into the capital improvement process to help provide planned park improvements in a manner that aligns with policies and programs of the General Plan. Such criteria could consider the following questions through the prioritization of funds:

- Has the project been approved through a council approved plan?
- Does the project conform to General Plan goals and policies?
- How does the project implement one or more Council initiatives?
- Was the project previously funded in a Capital Improvement Program budget?
- Is the project needed to satisfy regulatory compliance?
- Does this project connect to or build upon existing infrastructure to create exponential value in investment?
- Are there restricted funds, such as grant funds, included?

²⁹ City of Newport Beach, 2023, "Capital Improvement Program," web page, accessed at <https://www.newportbeachca.gov/government/departments/public-works/capital-improvement-program>.

The planning process for developing the project evaluation criteria should involve input from residents, community groups, and relevant City departments to inform the approach. The City could further build upon this process to remain flexible as unexpected needs arise. To do this, the City could work with the community to reevaluate recreational needs every 5-years. This could be done through updated data analysis and citywide surveys. Although, changes in how funds are prioritized, should ensure consistency with the vision and goals of the General Plan.

5.3 Coordinate with School Districts

School facilities contribute to park access across Newport Beach and supplement recreational opportunities in several service areas by providing access to play areas, pool facilities, gymnasiums, and sports fields in the service areas. Agreements between the City and schools to allow public access to facilities is an efficient method for sharing resources in a manner that keeps costs down and can contribute significantly to the community. Joint use agreements provide public access to school recreational amenities. However, such agreements can expire. The City should ensure that existing joint use agreements remain in effect, where possible. This can be done by maintaining a database of existing joint use agreements that includes expiration dates. Where joint use agreements may expire in the near-term, the City should work to secure extensions to joint use agreements. This can help ensure that currently available facilities can continue to be accessible to the broader community. Additionally, members of the GPAC have noted a need for joint use agreements with more schools to increase access to recreational facilities and even facilities that can support the arts such as theaters across the City. Further, the City could pursue additional agreements to build upon existing facilities, this could be through joint development agreements where the City and school district would partner to build recreational facilities such as new playgrounds on existing parks or purchase land to build upon existing facilities.

5.4 Engage the Community

There are several key issues and opportunities identified in the analysis that require robust community outreach to identify and understand the community's needs. Understanding community needs and priorities can help to provide clarity on data trends, specifically, as it relates to informing the allocation of funding and resources for programs and services targeted for youth and seniors. While available data shows a low population of children, there is high utilization of programs and services for children. Conversely, while there is a high population of older adults and seniors eligible for the City's seniors programming and services, there is low utilization of such programs. As noted in Chapter 5, the Children and Young Adults age cohort will experience the largest population decline (14%) over the next 20 years and the Seniors population will double in size in the same timeframe. As mentioned in the analysis, parks and programming offer benefits such as social interactions and other health benefits for residents; therefore, understanding the actual need is critical information as it will impact the City's ability to serve residents' park needs, such as better connecting older adults to existing services. The City should consider policies and strategies to modify existing programming or develop new programming to retrofit parks and recreational areas to accommodate the growing aging population. The City should engage the community to understand the need for and adequately fund programs and services for youth and seniors. This outreach process should form part of this General Plan Update because these population trends should be considered in the development of policies and implementation programs established in the Recreation Element.

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Appendix A

Newport Beach General Plan Update
Recreation Element Economic Support Year 2023

To: **Janet Rodriguez - Dudek**

From: **Lance Harris - Pro Forma Advisors**

Date: **November 9, 2023**

re: **Newport Beach General Plan Update Economic Support – Recreation Element**

Memo Organization

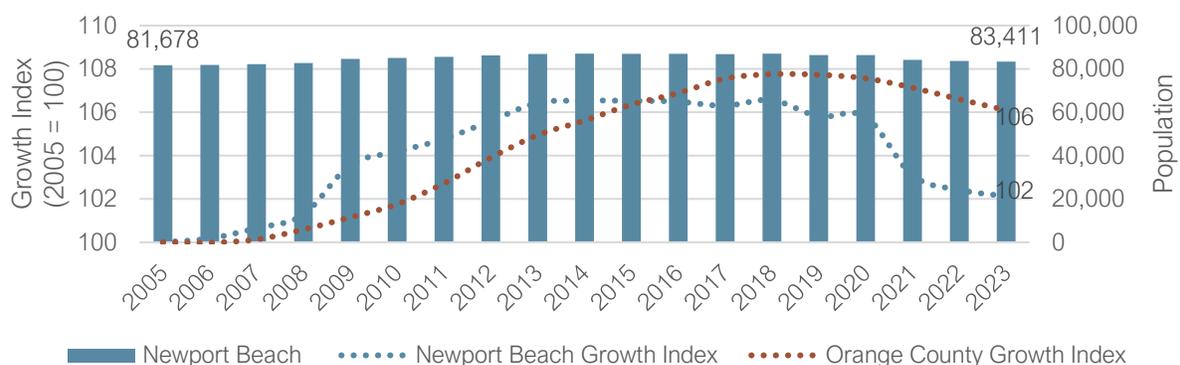
This memorandum includes three sections. The first section presents population growth and demographic information that may impact the Recreational Element in the City of Newport Beach (Newport Beach). The second section uses Newport Beach data to provide insights on the utilization and deliver of Newport Beach’s parks. Finally, the third section projects future growth, by age cohort, to provide market information that might impact the future use of Newport Beach’s recreational space.

Historic Demographics Trends

Population

Newport Beach experienced its greatest growth in the late 1990s and early 2000s, which preceded the adopted General Plan. Since 2005, the year prior to the General Plan’s adoption, population in Newport Beach has increased by approximately 1,700 people or less than 100 people per year.³⁰ This historic growth is small, reflecting a compound annual growth rate of approximately 0.1 percent. The following **Figure 1** presents the Newport Beach population and associated growth in comparison to Orange County (County). Total population increased by only two percent since 2005, which is approximately a third of the growth rate of the larger County region.

Figure 1: Historic Population Growth (2005 – 2023)



Source: California Department of Finance (E-4)

Age Characteristics

³⁰ Population estimates referenced are from the Department of Finance and reflect the Newport Beach population on as of January 1st of each year.

Comparing age data from the 2010 and 2020 Decennial Census, an important trend is noticed. Newport Beach's population is aging. As shown below in **Table 1** all population age groups younger than 54 experienced a population decline from 2010 to 2020, while the population over 55 grew significantly. The largest numeric growth occurred in the 65 – 74-year-old age cohort. Conversely, the greatest decline occurred in the 45 – 54-year-old age cohort. In total, those people over the age of 55 represented 33 and then 39 percent of the population in 2010 and 2020, respectively. A consolidated breakdown of age by Recreational Service Area is provided in the **Attachment**.

Table 1: Age Cohort Analysis in Newport Beach (Census 2010 and 2020)

Age Cohort	2010	2020	Index (2020 / 2010)	Population Change (2010 to 2020)
0 - 4	4%	4%	93.8	(197)
5 - 9	5%	4%	82.8	(712)
10 - 14	5%	5%	97.1	(125)
15 - 24	11%	11%	98.2	(162)
25 - 34	14%	13%	93.0	(808)
35 - 44	13%	11%	85.9	(1,494)
45 - 54	16%	14%	85.8	(1,895)
55 - 64	14%	15%	109.0	1,087
65 - 74	10%	13%	127.2	2,294
75 - 84	6%	8%	129.7	1,574
85 +	3%	4%	122.2	558

Source: US Census

Household Formation

Newport Beach has historically consisted of households with less children. Examining decennial Census data, Newport Beach had and estimated 21 percent of households with children in 2010, which declined to 19 percent in 2020. For comparison, the County had an estimated 38 percent of households with children in 2010, which continued in 2020. The smaller average household size in Newport Beach also reflects this dynamic (**Table 2**). A more detailed breakout of household formation for Newport Beach is presented in **Table 3**.

Table 2: Household Formation Overview (2010 and 2020)

	2010		2020	
	Newport Beach	Orange County	Newport Beach	Orange County
Households with Children	21%	38%	19%	38%
Average Household Size	2.19	2.99	2.21	2.92

Source: ESRI; US Census

In 2020, the city had 45.2 percent in married couple households, 6.0 percent in cohabitating couple households, 20.9 percent male householders with no spouse or partner, and 27.9 percent female householders with no spouse or partner. The subsequent break out of those estimated to be living alone, with children under 18, without children under 18 (but with relatives), and with no relatives present are provided. Census data also reports those 65 years or older that are living alone as male or female householders with no spouse or partner. Based on 2020 data, 32 percent of male householders with no spouse or partner (1,743) living alone are 65 years and over and 51 percent of female householders with no spouse or partner (3,589) living alone are 65 years and over. Unique recreational activities for these households may become more in demand as the population ages in the future.

Table 3: Household Formation in Newport Beach (2020)

	Number	Percent
Married Couple Households	17,372	45%
With Own Children <18	5,525	14%
Without Own Children <18	11,847	31%
Cohabiting Couple Households	2,311	6%
With Own Children <18	270	1%
Without Own Children <18	2,041	5%
Male Householder, No Spouse/Partner	8,021	21%
Living Alone	5,504	14%
With Own Children <18	515	1%
Without Own Children <18, With Relatives	818	2%
No Relatives Present	1,184	3%
Female Householder, No Spouse/Partner	10,698	28%
Living Alone	7,101	19%
With Own Children <18	1,052	3%
Without Own Children <18, With Relatives	1,616	4%
No Relatives Present	929	2%
Total Households	38,402	100%

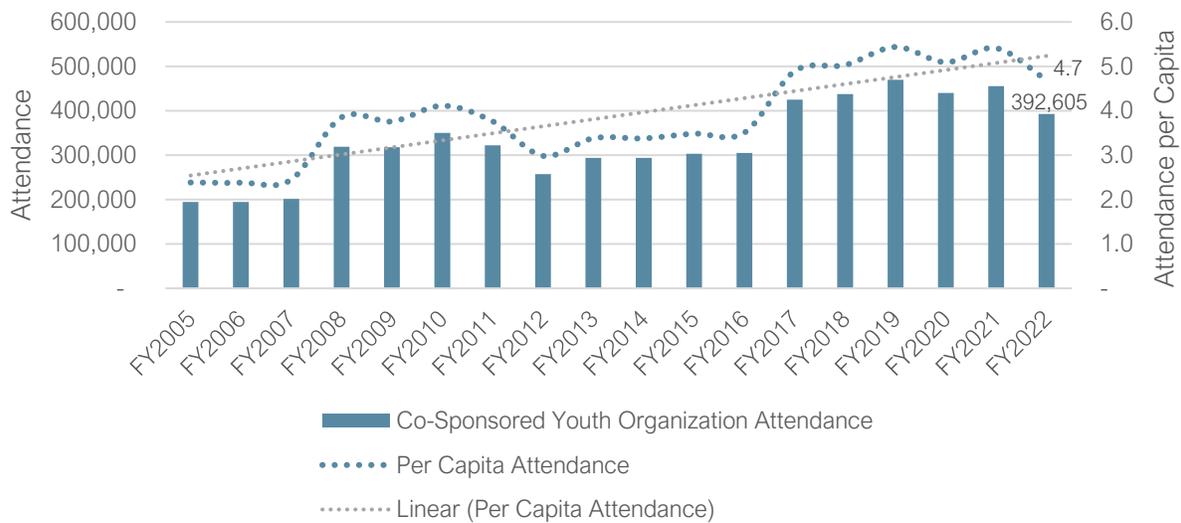
Source: ESRI; US Census

Current Utilization and Park Space

Newport Beach Recreation & Senior Services

The Annual Comprehensive Financial Report provides information on the utilization of Recreation and Senior Services. The fiscal years (FY) of 2005 through 2022 were used to identify any trends associated with residents' participation in co-sponsored youth organizations and senior transportation services. Both were analyzed in absolute terms as well as their use on a per capita basis. As shown in **Figure 2**, participation in youth organizations has been rising even as the total number of people in the youth age cohort has declined. The trend suggests that either there has been historically more demand than could be offered or that youth organization demand has increased at a higher rate than population growth.

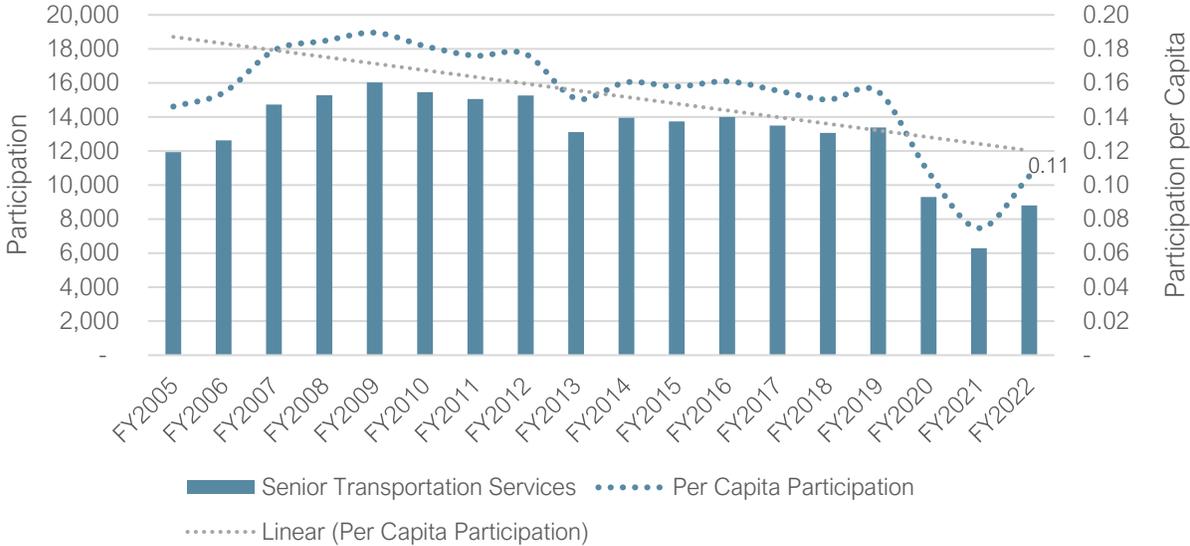
Figure 2: Historic Co-Sponsored Youth Organization Attendance (FY2005 – FY2022)



Source: City of Newport Beach and Department of Finance (E-4)

Given the increase in the population over 55 between 2010 and 2020, it could be expected that senior transportation services would have also increased. However, as shown in **Figure 3**, this has not been the case. OASIS Senior Center offers affordable ride-share transportation for Newport Beach seniors over the age of 60 who are not able to drive. This transportation service, which falls under the Recreation Department, is available for trips needed for medical appointments, shopping, and OASIS Senior Center classes and events. Again, while the data suggest that the rate of usage is declining, it could also be occurring for other reasons such as the population over 60 still being able to drive, decreased availability of the shuttles, increased use of ride share services, or other factors. However, it is interesting that the utilization of these services appears to be opposite to the previously discussed near-term aging trends.

Figure 3: Historic Senior Transportation Services Participation (FY2005 – FY2022)

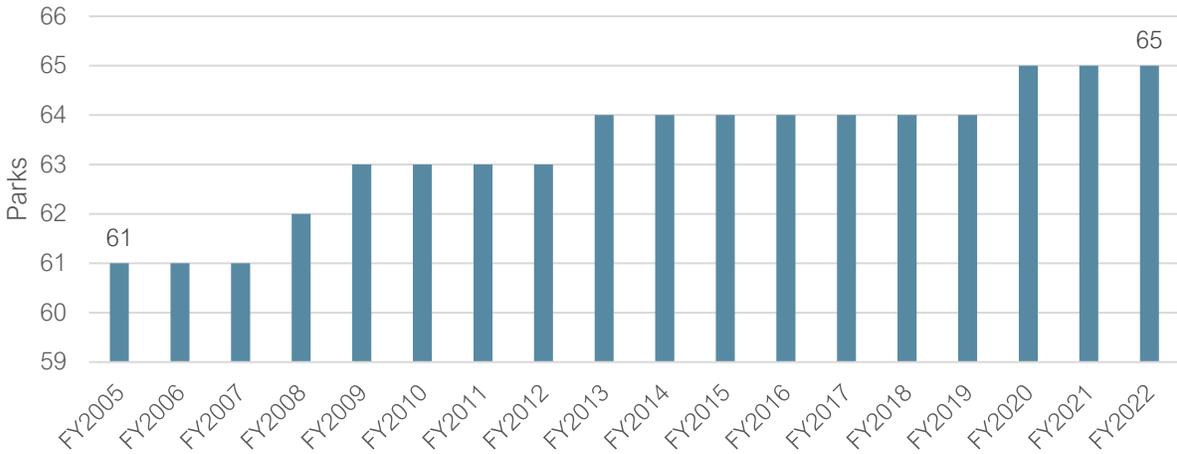


Source: City of Newport Beach and Department of Finance (E-4)

Historic Park Delivery

Currently the General Plan uses a standard of five acres of parkland per 1,000 population. The Quimby Act provides for the dedication of parkland, or the payment of fees in lieu of land, by developers as a requirement for residential development. Using the Quimby Act standard, the service standard is three acres of parkland per 1,000 population. Looking at the delivery of parks since the adoption of the General Plan, Newport Beach as added four new parks (Figure 4) and has continued to have one aquatic and 14 community centers (including leased properties).

Figure 4: Park Inventory (FY2005 – FY2022)



Source: City of Newport Beach and Department of Finance (E-4)

Projected Population Growth

The following data is taken from the Department of Finance’s Report P-3: Population Projections Race/Ethnicity and Sex by Individual Years of Age, 2020 to 2060. The data, which was released in July of 2023, are the most recent population projections at the County level. At the city level, the most recent long-term population projection is provided by the Southern California Association of Governments (SCAG). However, their data was published in 2020 (developed prior to the pandemic). As such, it is likely that the estimates will be revised downward upon the next release of their next RTP/SCS growth forecast. For the purposes of this analysis, we have applied the SCAG projected growth rate to the most recent population projected by the Department of Finance.

Orange County Population and Age Projections

Like the trends in Newport Beach between 2010 and 2020, the Department of Finance projects that population growth will be driven by older individuals. Their data has been simplified into various life stages, which would impact the utilization of recreational facilities. As shown in **Table 4** the only segment projected to grow are those individuals in the Senior age category (over 75 years of age).

Table 4: Population Projection by Age for Orange County (2020 - 2045)

	2020	2030	2040	2045	Change	Percent Change
Children/Young Adults (Under 24)	1,028,153	958,035	930,242	922,308	(105,845)	-10%
Young Workers (25 - 34)	417,984	387,965	378,290	372,655	(45,329)	-11%
Family Formation (35 - 54)	800,483	764,807	780,838	785,592	(14,891)	-2%
Empty Nesters (55 - 74)	715,126	751,804	723,884	708,473	(6,653)	-1%
Seniors (75+)	225,443	338,750	470,557	511,433	285,990	127%
Total	3,187,189	3,201,361	3,283,811	3,300,461	96,622	3%

Source: Department of Finance (P-3); US Census

Newport Beach Population and Age Projections

For comparison purposes, the 2020 Census data on population and age is presented in **Table 5** in a format comparable to the County projections. As noted, Newport Beach is indexing (total percent of the population's age groups divided by total percent of the County) lower in Children and Young Adults (under 24 years of age). The Young Workers and Family Formation groups are comparable to the County while Newport Beach is over indexing with Empty Nesters and Seniors. While there is no long-term population forecast by age for Newport Beach, it can be assumed that it will continue to have a population with older residents relative to the County.

Table 5: Population by Age Comparison (2020)

	Newport Beach		Orange County		Index
	Number	Percent of Total	Number	Percent of Total	
Children/Young Adults (Under 24)	21,377	25%	1,028,153	32%	77.8
Young Workers (25 - 34)	11,698	14%	417,984	13%	104.7
Family Formation (35 - 54)	24,131	28%	800,483	25%	112.8
Empty Nesters (55 - 74)	20,210	24%	715,126	22%	105.7
Seniors (75+)	7,770	9%	225,443	7%	129.0
Total	85,186	100%	3,187,189	100%	100.0

Source: Department of Finance (P-3); US Census

According to the SCAG forecast, Newport Beach is estimated to reach a population of 92,000 in 2045. As noted, given unprecedented impacts of the global pandemic and changes in people's behavior regarding where to live and work, growth has slowed in areas throughout California. Using the January 1st 2023 population estimate for Newport Beach and applying SCAG's 2016 to 2045 CAGR suggests that the population will grow to approximately 88,650 in 2045. Assuming Newport Beach follows the County's change in population by age, the following **Table 6** presents a breakdown of the projected population growth by age group. These estimates suggest that increased demand will occur for recreational activities for older individuals due to Seniors doubling in population over the next 20 plus years. On a percentage basis, the greatest declines are for those under 24 with relatively modest change in the Family Formation and Empty Nesters life stage categories.

Table 6: Population Projection by Age for Newport Beach (2020 - 2045)

	2020	2045	Change	Percent Change
Children/Young Adults (Under 24)	21,377	18,422	(2,955)	-14%
Young Workers (25 - 34)	11,698	10,557	(1,141)	-10%
Family Formation (35 - 54)	24,131	23,948	(183)	-1%
Empty Nesters (55 - 74)	20,210	20,170	(40)	0%
Seniors (75+)	7,770	15,553	7,782	100%
Total	85,186	88,650	3,464	4%

Source: SCAG; Pro Forma Advisors; US Census



Pro Forma
Advisors LLC

memo

Attachment

The following data is provided for reference to better understand the population and age changes in the Newport Beach Recreational Service Areas.

Attachment Table 1: Population Change in Balboa Island (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	15.2%	15.3%	0.1%
Young Workers (25 - 34)	10.7%	9.9%	-7.7%
Family Formation (35 - 54)	21.4%	16.6%	-22.3%
Empty Nesters (55 - 74)	36.6%	36.7%	0.5%
Seniors (75+)	16.1%	21.5%	33.7%
Total	2,848	2,573	-9.7%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 2: Population Change in Corona del Mar (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	19.2%	18.3%	-4.7%
Young Workers (25 - 34)	14.5%	10.7%	-25.7%
Family Formation (35 - 54)	29.9%	24.7%	-17.4%
Empty Nesters (55 - 74)	27.1%	33.5%	23.7%
Seniors (75+)	9.4%	12.8%	36.2%
Total	8,554	8,116	-5.1%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 3: Population Change in West Newport (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	25.3%	23.0%	-9.0%
Young Workers (25 - 34)	26.3%	25.5%	-3.2%
Family Formation (35 - 54)	16.0%	22.1%	37.8%
Empty Nesters (55 - 74)	8.2%	9.6%	16.9%
Seniors (75+)	12,914	12,411	-3.9%
Total	25.3%	23.0%	-9.0%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 4: Population Change in Santa Ana Heights (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	26.8%	25.9%	-3.2%
Young Workers (25 - 34)	9.9%	14.7%	48.3%
Family Formation (35 - 54)	32.3%	24.8%	-23.2%
Empty Nesters (55 - 74)	23.2%	25.9%	11.6%
Seniors (75+)	7.8%	8.7%	11.6%
Total	1,483	1,732	16.8%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 5: Population Change in Lower Bay (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	13.6%	15.6%	14.3%
Young Workers (25 - 34)	8.4%	9.2%	9.6%
Family Formation (35 - 54)	24.1%	19.2%	-20.5%
Empty Nesters (55 - 74)	38.1%	36.9%	-3.4%
Seniors (75+)	15.6%	19.1%	22.2%
Total	3,091	3,269	5.8%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 6: Population Change in Newport Heights/Upper Bay (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	29.2%	28.7%	-1.7%
Young Workers (25 - 34)	13.4%	13.2%	-1.3%
Family Formation (35 - 54)	29.1%	25.1%	-13.7%
Empty Nesters (55 - 74)	20.2%	24.6%	21.8%
Seniors (75+)	8.1%	8.3%	3.3%
Total	13,729	13,372	-2.6%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 7: Population Change in Newport Center (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	14.4%	13.8%	-4.6%
Young Workers (25 - 34)	23.0%	17.4%	-24.0%
Family Formation (35 - 54)	23.2%	27.1%	16.8%
Empty Nesters (55 - 74)	24.5%	27.7%	13.0%
Seniors (75+)	14.9%	14.0%	-6.0%
Total	3,390	5,024	48.2%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 8: Population Change in Balboa Peninsula (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	20.5%	19.7%	-4.2%
Young Workers (25 - 34)	19.0%	17.9%	-5.5%
Family Formation (35 - 54)	25.8%	21.7%	-16.0%
Empty Nesters (55 - 74)	23.7%	28.6%	20.6%
Seniors (75+)	11.0%	12.1%	10.4%
Total	4,361	3,933	-9.8%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 9: Population Change in Big Canyon/Belcourt (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	24.5%	22.5%	-8.0%
Young Workers (25 - 34)	4.0%	5.5%	35.5%
Family Formation (35 - 54)	25.9%	18.8%	-27.2%
Empty Nesters (55 - 74)	33.8%	33.7%	-0.1%
Seniors (75+)	11.8%	19.4%	64.5%
Total	3,552	3,431	-3.4%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 10: Population Change in Newport Coast (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	29.5%	28.7%	-2.7%
Young Workers (25 - 34)	7.8%	7.1%	-9.6%
Family Formation (35 - 54)	35.7%	26.0%	-27.2%
Empty Nesters (55 - 74)	23.7%	30.5%	28.9%
Seniors (75+)	3.3%	7.7%	133.4%
Total	11,220	11,437	1.9%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 11: Population Change in East Bluff/Newport North (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	29.2%	26.6%	-9.0%
Young Workers (25 - 34)	11.7%	12.1%	3.9%
Family Formation (35 - 54)	25.9%	24.8%	-4.1%
Empty Nesters (55 - 74)	22.9%	25.3%	10.1%
Seniors (75+)	10.3%	11.2%	8.9%
Total	6,870	6,998	1.9%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census

Attachment Table 12: Population Change in Harbor View (2010 - 2020)

	2010	2020	Percent Change
Children/Young Adults (Under 24)	28.5%	27.5%	-3.3%
Young Workers (25 - 34)	8.5%	7.9%	-7.2%
Family Formation (35 - 54)	27.9%	24.0%	-14.2%
Empty Nesters (55 - 74)	25.2%	26.6%	5.7%
Seniors (75+)	9.9%	14.0%	41.0%
Total	13,173	12,890	-2.1%

Source: ESRI Business Analyst; Pro Forma Advisors; US Census