

Appendix A
Proposed General Plan Amendments

Appendices

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Policy (i): Ensure that sensitive uses are allowed in areas with identified hazards only if the hazard has been adequately analyzed and mitigated.

Policy (j): Residential areas and sensitive uses shall be protected from the encroachment of incompatible activities or land uses which would cause a hazard or substantial nuisance or otherwise create a negative impact upon sensitive uses or the residential living environment.

Correlation of General Plan Land Use Categories with Zoning Ordinance Districts.

The General Plan Land Use Element objectives and policies strive to obtain a balance of land uses and a high quality of development. The General Plan focuses on the long-term development of the City. Land use policies are defined and implemented through Irvine's Zoning Ordinance. The Zoning Ordinance regulates the location, type of use, and character of development. The following table illustrates the Zoning Ordinance district which correlates with each General Plan Land Use category.

General Plan/Zoning Correlation

General Plan Category	Zoning District
<u>Conservation & Open Space</u>	
Agriculture	1.1 Exclusive Agriculture
Preservation Area	1.4 Preservation Area
Recreation Area	1.5 Recreation Area
Water Bodies	1.6 Water Bodies
Landfill Overlay	1.7 Landfill Overlay
Golf Course Overlay	1.8 Golf Course Overlay
Orange County Great Park	1.9 Orange County Great Park
<u>Residential (du/acre)</u>	
<u>(gross acres)</u>	<u>(net acres)</u>
Estate (0 - 1)	2.1 Estate (0 - 1)
Low (0 - 5)	2.2 Low (0 - 6.5)
Medium (0 - 10)	2.3 Medium (0 - 12.5)
Med.-High (0 - 25)	2.4 Med.-High (0 - 31)
High (0 - 40)	2.5 High (0 - 50)
<u>Multi-use</u>	
Multi-use	3.1 Multi-use
	8.1A Trails and Transit Oriented Development
Orange County Great Park	3.2 Transit Oriented Development
<u>Commercial</u>	
Neighborhood Community	4.1 Neighborhood Commercial
	4.2 Community Commercial
	4.3 Vehicle Related Commercial
Commercial Rec.	4.4 Commercial Recreation
Regional Commercial	4.5 Regional Commercial
	4.6 Retail Office
	4.7 Urban Commercial
	4.8 Garden Commercial
	4.9 Lower Peters Canyon Regional Comm.
<u>Business/Industrial</u>	
Urban/Industrial	5.0 IBC Mixed-use
	5.1 IBC Multi-use
	5.2 IBC Industrial
Research/Industrial	5.3 IBC Residential
	5.4 General Industrial
	5.5 Medical & Science
	5.6 Business Park
<u>Institutional</u>	
Educational Facility	6.1 Institutional
Public Facilities	6.1 Institutional
<u>Military</u>	
Military	7.1 Military
<u>Orange County Great Park</u>	
Orange County Great Park	8.1 Trails and Transit Oriented Development 1.1 Exclusive Agriculture 1.4 Preservation 1.9 Orange County Great Park 6.1 Institutional 8.1 Trails and Transit Oriented Development

TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA

City of Irvine General Plan

Planning Area Number	RESIDENTIAL						MULTI-USE ⁽²⁾⁽¹⁵⁾		INSTITUTIONAL ⁽⁵⁾			INDUSTRIAL ⁽⁴⁾⁽²¹⁾			COMMERCIAL					ADDITIVE		Maximum With Additive Units	Maximum With Additive Sq. Ft.	Planning Area Number		
	Estate 0-1 D.U.	Low 0-5 D.U.	Med 0-10 D.U.	Med-High 0-25 D.U.	High 0-40 D.U.	Unallocated Residential D.U. ⁽²⁵⁾	0-40 D.U.	Square Feet	0-40 D.U.	Public Facility Sq. Ft.	Educational Facility Sq. Ft.	Urban/Industrial ⁽⁴⁾⁽²¹⁾ 30 D.U./acre min.	Square Feet	Research/Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional ⁽⁵⁾ Commercial Sq. Ft.	Regional Commercial D.U.	Commercial Recreation Sq. Ft.	Maximum D.U. ⁽⁶⁾⁽¹¹⁾	Maximum Square Feet				D.U.	Sq. Ft.
30 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾	0	0	0	0	0	0	0	0	53,500	0	0	0	0	1,600,000	102,000	0	0	0	0	0	1,755,500	0	0	0	1,755,500	30 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾
51 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾⁽²⁶⁾⁽²⁷⁾	0	0	0	0	0	0	3,625 7,037	150,000 1,318,200	1,254,500 1,233,000	1,452,600 0	0	0	0	1,000,000 3,364,000	225,000 220,000	0	0	0	708,000 0	3,625 7,037	4,790,100 6,135,200	1,269 2,463	0	4,894 9,500	4,790,100 6,135,200	51 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾⁽²⁶⁾⁽²⁷⁾

TABLE A-1
MAXIMUM INTENSITY STANDARDS BY PLANNING AREA
GENERAL PLAN FOOTNOTES

1. For planning areas not yet annexed, the County of Orange maintains land use authority and controls related regulatory activities. Dwelling units and square footage totals may not reflect the Orange County General Plan.
2. This designation allows a variety of land uses, including the high-density residential category.
3. Refer to Objective A-4, Policy (a) for additional institutional category requirements. Within each planning area, actual intensity is regulated by the appropriate agencies involved. The development intensity for institutional uses is in addition to the development intensity allowed in the adopted land use category.
4. This designation provides for a variety of land uses and is based upon 63,476 AM (peak hour), 76,173 PM (peak hour) and 812,673 ADT as the maximum intensity regulating factor (refer to the IBC database), with the exception of Planning Area 4.
5. This designation provides for a variety of land uses, which are regulated by the Irvine Center Development Agreement for PA 33. The development intensity is derived from the Irvine Center Development Agreement adopted August, 1993. The development intensity for PA 33 was determined by converting the allowable points (6,300) to gross leaseable square feet and then multiplying by 1.15 to achieve a gross floor area. As such, the Irvine Center Development Agreement is estimated to allow approximately 8,388,980 square feet of gross floor area. An additional 1,514,000 square feet of gross floor area is permitted subject to the Zoning Ordinance, for a planning area total of 9,902,980 square feet. With the approval of General Plan Amendment 41359-GA (CC Reso. 03-115) in August 2003, residential units were introduced into Planning Area 33 and accompanied by a footnote indicating that non-residential intensity must be reduced by a set amount for every residential unit built so as to avoid any increase in total traffic in Planning Area 33. Based on the approval 3,150 units, the maximum gross floor area is approximately 7,955,092 square feet. In addition, the footnote allows adjustments to the residential and non-residential intensity figures, pursuant to this footnote, without a

requirement to file a subsequent General Plan amendment for those adjustments. The actual development intensity within PA 33 may exceed these estimates subject to the traffic provisions contained in the Development Agreement. Within Planning Area 4, this designation provides for a variety of land uses as provided by the Lower Peters Canyon Development Agreement.

6. The permitted range of dwelling units (low-high) may be less than that allowed by the available acreage. The residential intensity ranges are based on estimated gross figures and may be adjusted through technical refinements to reflect more accurate information at subsequent planning levels.
7. Within Planning Area 12, the multi-use designation allows medium high or high density residential use.
8. On September 26, 1988, the "Memorandum of Understanding Implementing Initiative Resolution 88-1" was approved, establishing a 10,600 dwelling unit cap for Planning Areas 17, 18, 22, 26 and 27. In addition, the Memorandum permits up to 800 dwelling units in lieu of commercial in Planning Area 26, for an overall cap of up to 11,400 dwelling units.
9. Reserved.
10. The University of California controls land use authority and related regulatory activities. Dwelling unit totals are based on the University's Long-Range Development Plan.
11. Total residential Dwelling Units within Planning Area 4 shall not exceed 7,969.
12. Residential uses within Sector 11 of Planning Area 4 shall not exceed 2,830 ADT unless additional environmental documentation ensures traffic mitigation.
13. Reserved.
14. Derived from Planning Area 22 Zone Change [16868-ZC, CC Reso 95-79)].
15. In Planning Area 15, a total of 50,526 square feet of Institutional Uses are located on a site have been allocated equally to two sites designated as High Density Residential and located at 4445 Alton Parkway and 23 Lake Street designated as High Density Residential. Additionally, 5,939 square feet of Institutional Uses

have been allocated to a site designated as Multi-Use and located at 5010 Barranca Parkway. This square footage is considered additive and is not included in the Planning Area 15 total intensity caps.

16. ~~The Multi-Use category intensity will be used for Transit Oriented Development in Planning Areas 30 and 51, even though the intensity is only shown within PA 51 in this table and Lifelong Learning District in Planning Area 51. The units and square footage will be divided between Planning Areas 30 and 51 through the implementation of a Master Plan for Transit Oriented Development.~~

-Maximum Square Footages for Multi-Use

Non-Residential Conversions:

The “Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Analysis, approve (insert approval date)” or subsequent traffic analysis amending those assumptions, analyzed 1,318,200 square feet of Multi-Use (Office) in Planning Area 51. If any other non-residential land uses within 8.1 TTOD zoning district are proposed in-lieu of Multi-Use (Office), the square footage may be adjusted accordingly within the General Plan Table A-1 without the need for a General Plan Amendment.

Residential conversions

Of the 1,318,200 square feet of Multi-Use (Office), the following may occur administratively:

1. A maximum of 535,000 square feet of Multi-Use (Office) may be converted to residential in Development District 6.
2. A maximum of 120,000 square feet of Multi-Use (Office) may be converted to residential in Lot 48 of 2nd AVTTM 17008.
3. In no case may the combined total of Multi-Use (Office) to residential conversions in Development District 6 and Lot 48 exceed 535,000 square feet. The maximum 535,000 square feet of Multi-Use (Office) equates to a trip limit of 6,714 average daily trips (ADT), 605 AM peak hour trips, 647 PM peak hour trips.
4. The maximum number of additional residential units allowed through conversion of Multi-Use (Office) is 889, not including any density bonus units granted pursuant to State Law.
5. Additional residential units created subject to this section, not including any density bonus units granted pursuant to State Law, must be located within Development District 6 and Lot 48

of 2nd AVTTM 17008.

17. The ~~1,254,500~~1,233,000 square feet in Institutional/Public Facilities in Planning Area 51 includes 122,500 square feet for Orange County Transit Authority facilities; 300,000 square feet for County of Orange facilities; 263,000 square feet for warehousing for homeless providers; ~~25,000 square feet for a golf course clubhouse~~; 468,000 square feet of institutional uses; 26,000 square feet of sports park; and 53,500 square feet of remote airport terminal. ~~50,000 square feet for a mausoleum and mortuary 75,000 square feet of any public facilities that are permitted by the General Plan and as defined in the Zoning Ordinance.~~
18. In order to develop at the maximum intensities for Planning Areas ~~30 and~~ 51, the property owner has entered into a development agreement, (recorded on July 12, 2005), which ~~will requires~~ the dedication of land and the development or funding of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities. This agreement was amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.
19. To the extent that residential units are built in PA 33, within the 4.7C Urban Commercial District, a corresponding reduction in the allowable non-residential intensity shall occur in terms of equivalent traffic generated. The actual amount of reduction in non-residential intensity will be based upon a conversion rate of 648 square feet of non-residential intensity per dwelling unit (as established in the traffic analysis "City of Irvine Spectrum 1 Traffic Analysis" July 2003). Revisions to the non-residential and residential intensity figures for PA 33 (consistent with this note) are authorized without the need for a subsequent general plan amendment
20. Reserved.
21. The maximum residential density in the 5.0 IBC Mixed Use district in Planning Area 36 is 0-52 dwelling units per gross acre except that the maximum allowable density may be increased to 0-56 dwelling units per gross acre if the development provides 20 percent of the units in the development as on-site affordable housing in accordance with the following criteria:
 - ◆ Five percent of the units for Income II (30-50 percent of median area income); and

- ◆ Five percent of the units for Income III (50-80 percent of median area income); and
- ◆ Ten percent of the units for Income IV (80-120) percent of median area income).

22. The maximum Dwelling Units in Planning Area 36, the Irvine Business Complex, are specifically assigned to the following projects/properties:

Project / Address	Density Bonus	Approved Intensity
<i>Existing (including density bonus units)</i>		
Charter Apartments (Approved July 1987)		403 units
The Metropolitan (Approved February 1989)		261 units
Toscana (Approved June 1989)		563 units
Villa Sienna (Approved August 1989)		1,442 units
Marquee at Park Place (Approved August 1989)	232 units	232 units
Irvine Inn (Approved December 1993)		192 units
Watermarke Apartments (Approved February 2001)		535 units
Main Street Village Apartments (MetLife Apartments) (Approved May 2003)		481 units
Alta Court (Essex Apartments) (Approved May 2003)		132 units
Avenue One (Campus Center Apartments) (Approved August 2003)		343 units
Camden (R. D. Olson/Legacy Partners) (Approved January 2004)		290 units
The Plaza - Irvine (Phases I & II) (Approved July 2004)		202 units
Calypso (Approved June 2005)		179 units
Avenue One Expansion (Campus Center Apartments) (Approved September 2005)		61 units
The Plaza - Irvine (Phases III & VI) (Approved December 2005)		105 units
Axis 2300 (The Lofts @ Von Karman) (Approved August 2003)	23 units	115 units
Avalon Jamboree I (Approved July 2006)	56 units	280 units
Granite Court (Approved June 2006)		71 units
Total Existing Units		5,887 units
<i>Approved/Under Construction (including density bonus units)</i>		
Park Place Remaining Intensity (Approved August 1989)		1,210 units
Bosa II (Approved August 1989)	128 units	566 units
Martin Street		82 units

Central Park (Approved August 2004)		1,380 units
Carlyle @Colton Plaza (Approved September 2005)		156 units
2801 Kelvin (Approved September 2005)		248 units
Alton & Millikan (16952 Millikan)(Approved February 2011)		156 units
2851 Alton Parkway (Approved February 2011)		170 units
Avalon Jamboree II	36 units	179 units
2852 Kelvin (Approved February 2011)		194 units
Total Density Bonus Units (includes pending projects)	655 units	
Total Approved / Under Construction Units		4,341 units
Total Existing, Approved, and Under Construction Units		10,228 units

23. Development Agreement 00310468-PDA vested certain entitlements for the Park Place development (collectively, the “Vested Park Place Entitlements”). The Vested Park Place Entitlements include the right to allocate the maximum permitted intensity of development within Park Place among the various permitted and conditionally permitted uses utilizing the development points system set forth in Section V.E.-736.5 of the 1989 Zoning Code (the “1989 Point System”). The maximum intensity limits for Planning Area 36 allow for up to 3,450 dwelling units within Park Place subject to an overall intensity limit 8,567,880 total points under the 1989 Point System which have been allocated to Park Place under the Vested Park Place Entitlements. To the extent that the 3,450 maximum unit entitlement is not developed at Park Place, non-residential uses may be developed at Park Place by utilizing unused points under the 1989 Point System. Total construction within Park Place shall not exceed any of the following intensity limits: 3,450 residential dwelling units and 8,567,880 points under the 1989 Point System.

24. Reserved

25. Unallocated dwelling units represent those units remaining in a Planning Area that may be built anywhere in the same Planning Area. These units are within the maximum development intensity for the Planning Area; and, therefore placement of unallocated units into any residential category within the planning area for purposes of development is determined to be consistent with the General Plan and Zoning Code with regard to intensity allocation only, provided that placement is otherwise consistent with site specific zoning regulations and that any potential environmental impacts are adequately addressed, including traffic impacts, pursuant to CEQA.

Additionally, unallocated units in Planning Area 4 cannot be transferred between sectors per an existing development agreement.

26. ~~The Master Affordable Housing Program, including a Density Bonus Agreement, by and between the City of Irvine and property owner entered into on November 6, 2008 vest property owner's right to develop 1,269 density bonus units.~~ The November 6, 2008 Planning Commission approval of the Master Affordable Housing Plan and the Density Bonus Application vested 3,625 base units and 1,269 density bonus units in Planning Areas 30 and 51 (now referred to as Planning Area 51 with this 2012 General Plan Amendment and Zone Change). The City Council later approved the Density Bonus Agreement on August 9, 2009 regarding the implementation of the vested 1,269 density bonus units. The 2012 General Plan Amendment and Zone Change increase the maximum number of base units to 7,037 (3,625 plus 3,412) and the maximum number of density bonus units to 2,463 (1,269 plus 1,194) for a maximum of 9,500 units. Additionally, an optional conversion of non-residential square footage to residential use may increase the maximum 9,500 units by up to 889 base units and 311 density bonus units. If the optional conversion is fully implemented there will be a maximum of 7,926 base units and a maximum of 2,774 density bonus units, for a maximum total of 10,700 units.

27. Density Bonus units granted pursuant to state law.

28. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of Research and Development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. To the degree residential units, up to a maximum of 790 dwelling units, or other uses are built in 8.1A, a corresponding reduction in the allowable Office and/or Research and Development intensity shall occur in terms of equivalent traffic generation based on a.m. peak, p.m. peak, and average daily trips. The actual amount of reduction will be based on land use based traffic generation rates, and using an average trip generation rate (10.73 ADT, 0.98 am peak hour trips and 0.94 pm peak hour trips per 1,000 square feet of office use and 9.96 ADT, 1.03 am peak hour trips and 1.06 pm peak hour trips per 1,000 square feet of research and development use) for Office and/or Research and Development intensity and the applicable rates for any proposed non-office use, as determined by the Director of Community Development.

29. The IBC Vision Plan, adopted by City Council in July 2010, assumed a theoretical total of 2,038 density bonus units. This total is based on 655 total density bonus units existing, under construction, approved, or in process at the time of Vision Plan adoption, plus an additional 1,383 potential density bonus units based on the maximum allowed pursuant to state law for the 3,950 potential base units identified to reach the 15,000 base unit cap at the time of Vision Plan approval.

TABLE A-2 NON-REGULATORY MAXIMUM INTENSITY STANDARDS: LAND USE ACREAGE BY PLANNING AREA

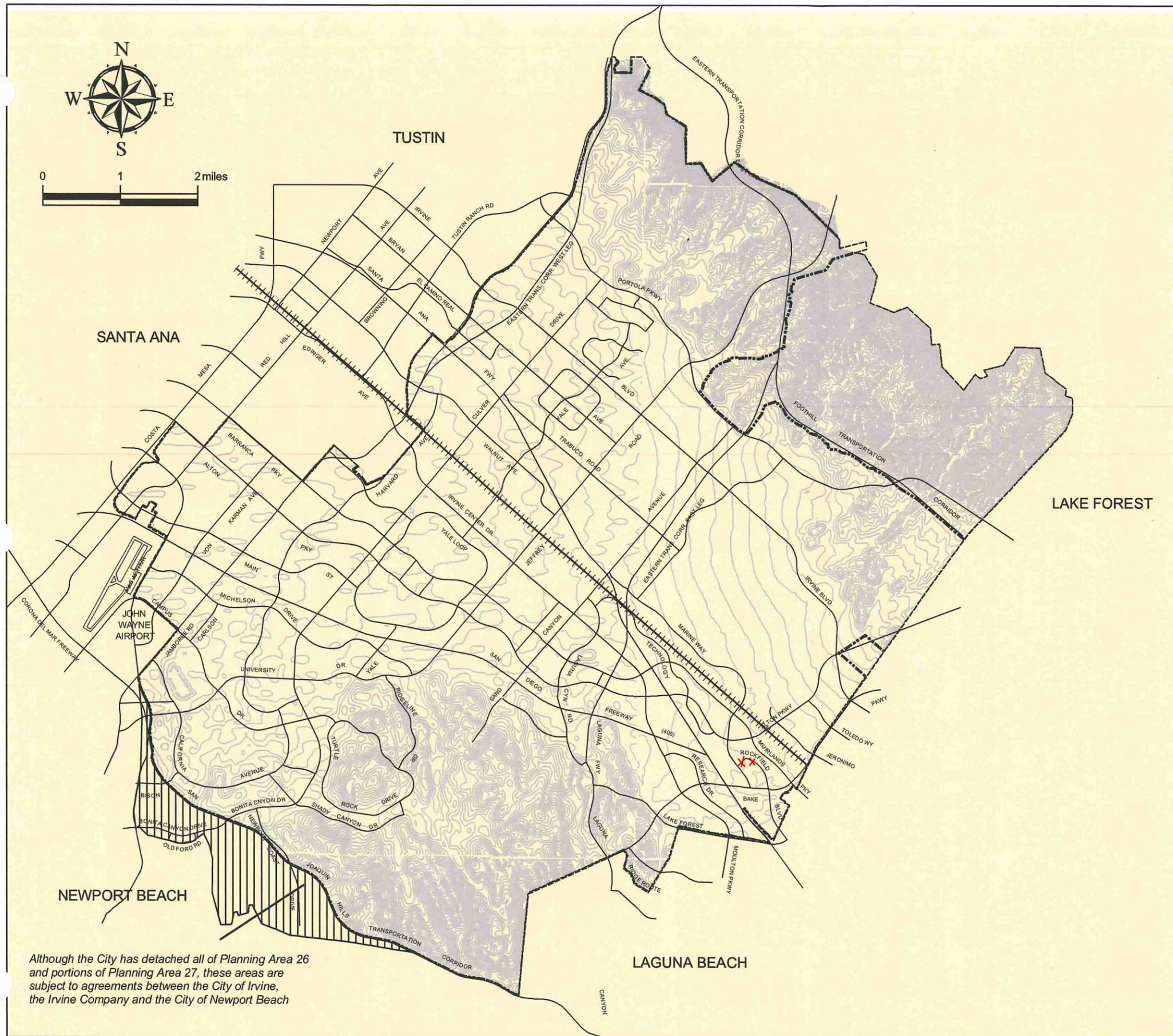
City of Irvine General Pla

Land Use Element

Planning Area Number	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	GREAT PARK	Total Acres	Planning Area Number
	Agri-culture	Preser-vation	Rec-reation	Water Bodies	Estate Res.	Low Res.	Med. Res.	Med.-High Res.	High Res.		Neighbor-hood	Com-munity	Com-mercial Recreation	Regional	Urban Industrial	Research/Industrial	Educa-tional Facilities	Public Facilities				
30 ⁽⁷⁾⁽⁸⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	358	358	30 ⁽⁷⁾⁽⁸⁾
51 ⁽⁷⁾⁽⁸⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,150	4,150	51 ⁽⁷⁾⁽⁸⁾
																				4,704	4,704	

TABLE A-2
MAXIMUM INTENSITY STANDARDS:
LAND USE ACREAGE BY PLANNING AREA
GENERAL PLAN FOOTNOTES

1. Community Parks and some open space spines located within Recreation land use category in Planning Areas 4, 5, 10, and 38 are conceptual. Unless specified in the Conservation and Open Space Element or the park code, the size of the open space spines or Community Parks will be determined concurrent with subsequent development applications.
2. Planning Area 3 includes a 730 acre Landfill overlay on the Recreational land use designation.
3. Planning Area 22 includes a 620 acre Golf Course overlay on the Residential land use designation.
4. Planning Area 27 includes a 58 acre Landfill overlay on the Recreational land use designation.
5. Planning Area 29 includes a 33 acre Landfill overlay on the Recreational land use designation.
6. Institutional acreage within Planning Area 4 represents a goal, not a requirement. Per the Lower Peters Canyon Development Agreement, institutional uses for Planning Area 4 include: public & private schools; churches; libraries; post offices; police stations; fire facilities; day care centers; utilities; public facilities; hospitals; government offices; educational facilities; non-profit housing, and institutional residential.
7. The Planning Area ~~30 and~~ 51 total acreage figures include all General Plan Land Use categories as well as railroad and roadway rights-of-way. The railroad and roadway rights-of-way acreage ~~has~~ have not been divided into individual General Plan Land Use categories. Therefore, the total acreage in Planning ~~Areas 30 and 51~~ Area 51, although correct, is greater than the sum of the individual General Plan Land Use categories in ~~each~~ the planning area.
8. In order to develop at the maximum intensities ~~under the Overlay Plan~~ for Planning ~~Areas 30 and~~ Area 51, the property owner has entered into a development agreement (recorded on July 12, 2005), which requires the dedication of land and the development or funding of infrastructure improvements in excess of the City's standard requirements, and the long-term maintenance of public facilities. [This agreement was amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.](#)



Although the City has detached all of Planning Area 26 and portions of Planning Area 27, these areas are subject to agreements between the City of Irvine, the Irvine Company and the City of Newport Beach

*City of Irvine
General Plan*

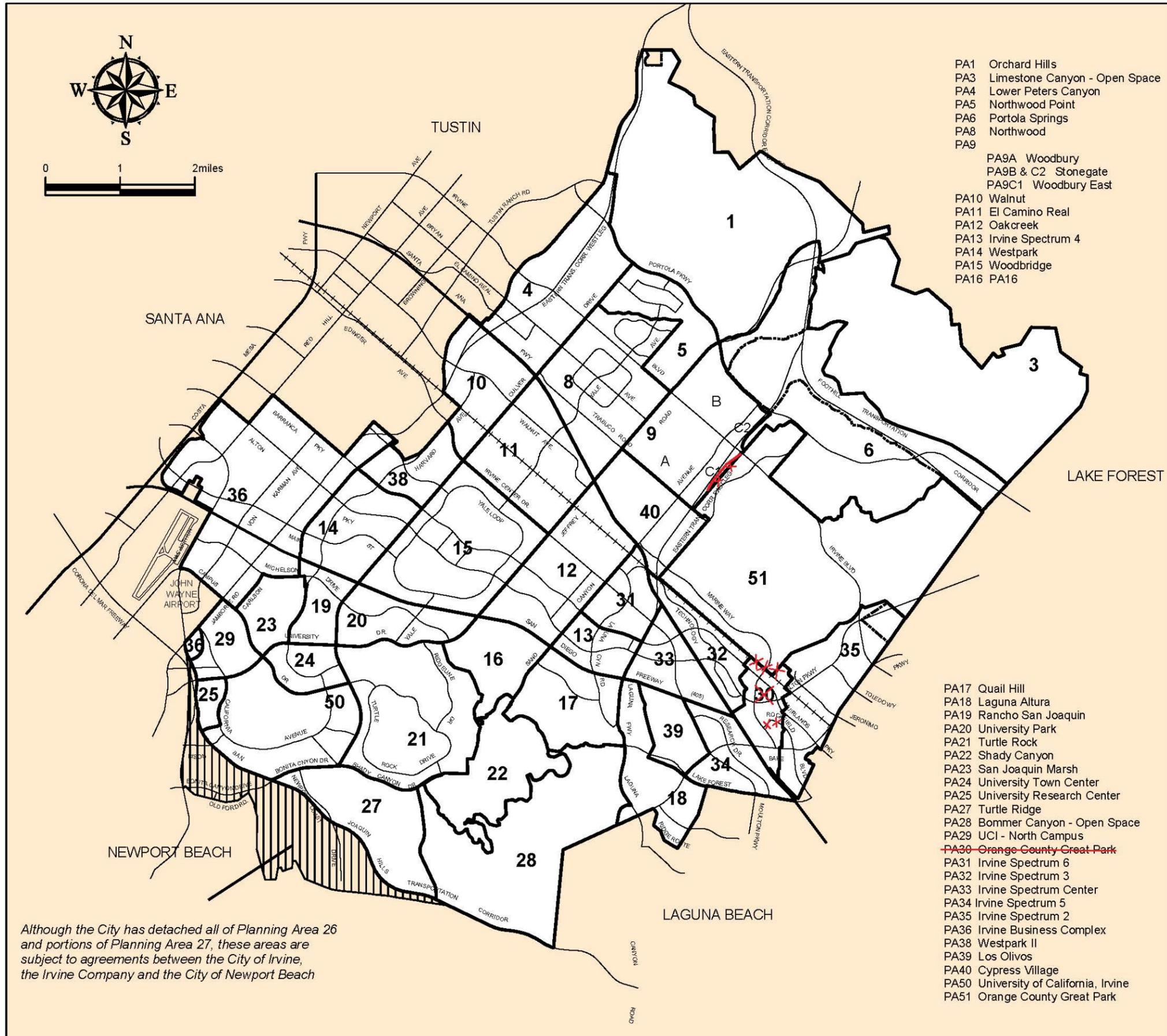


Figure A-1

VICINITY MAP

LEGEND

- City Sphere of Influence
- . - . - City Boundary
- _____ Topographical Contour Line (interval is 25 feet)



- PA1 Orchard Hills
- PA3 Limestone Canyon - Open Space
- PA4 Lower Peters Canyon
- PA5 Northwood Point
- PA6 Portola Springs
- PA8 Northwood
- PA9
- PA9A Woodbury
- PA9B & C2 Stonegate
- PA9C1 Woodbury East
- PA10 Walnut
- PA11 El Camino Real
- PA12 Oakcreek
- PA13 Irvine Spectrum 4
- PA14 Westpark
- PA15 Woodbridge
- PA16 PA16

- PA17 Quail Hill
- PA18 Laguna Alta
- PA19 Rancho San Joaquin
- PA20 University Park
- PA21 Turtle Rock
- PA22 Shady Canyon
- PA23 San Joaquin Marsh
- PA24 University Town Center
- PA25 University Research Center
- PA27 Turtle Ridge
- PA28 Bommer Canyon - Open Space
- PA29 UCI - North Campus
- ~~PA30 Orange County Great Park~~
- PA31 Irvine Spectrum 6
- PA32 Irvine Spectrum 3
- PA33 Irvine Spectrum Center
- PA34 Irvine Spectrum 5
- PA35 Irvine Spectrum 2
- PA36 Irvine Business Complex
- PA38 Westpark II
- PA39 Los Olivos
- PA40 Cypress Village
- PA50 University of California, Irvine
- PA51 Orange County Great Park

**City of Irvine
General Plan**



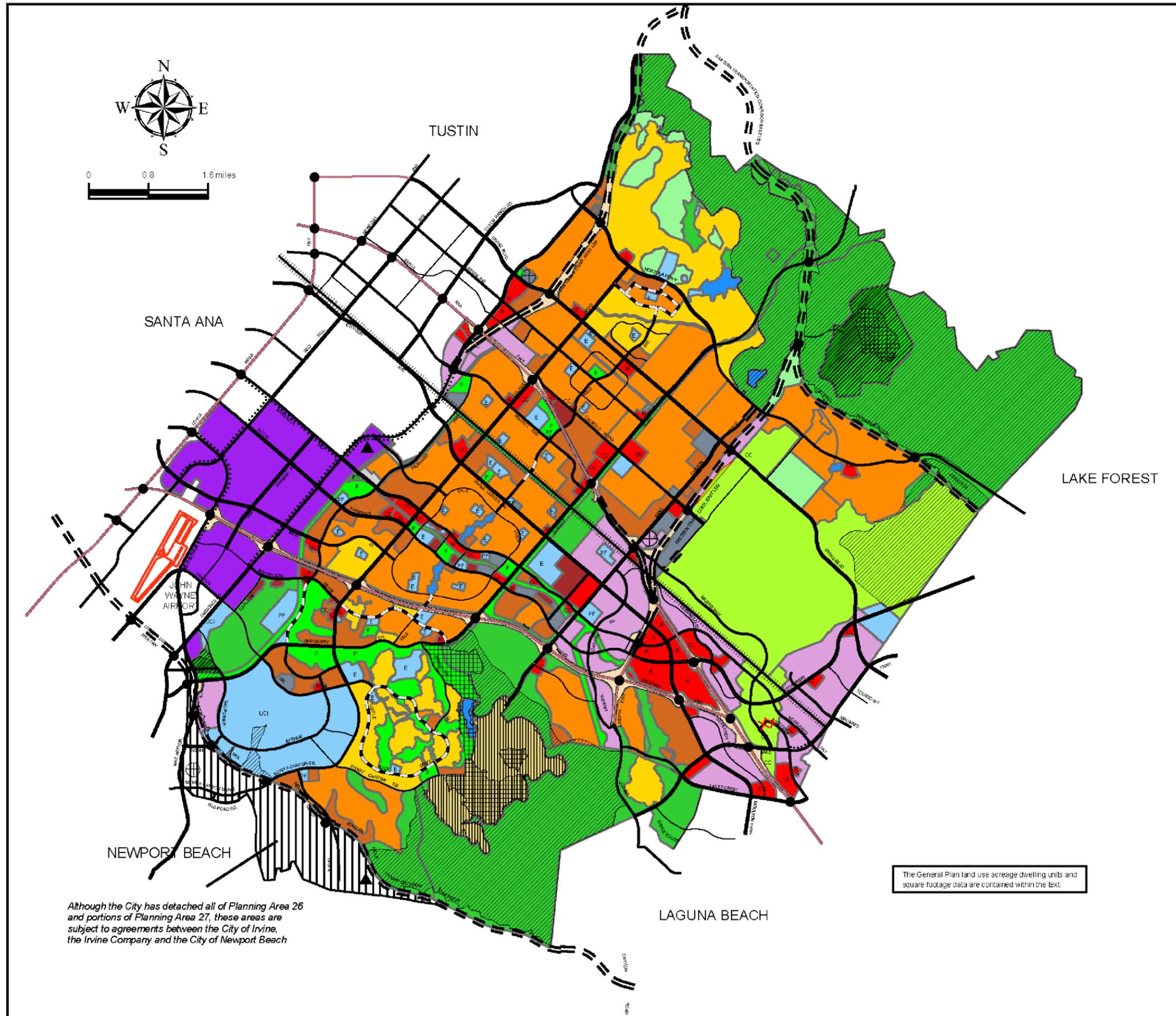
Figure A-2

**PLANNING
AREAS**

LEGEND

- City Boundary
- Planning Area Boundary

NOTE: Unshaded area is City & Sphere of Influence



Although the City has detached all of Planning Area 26 and portions of Planning Area 27, these areas are subject to agreements between the City of Irvine, the Irvine Company and the City of Newport Beach

The General Plan land use acreage, dwelling units and square footage data are contained within the text.

City of Irvine General Plan



Figure A-3

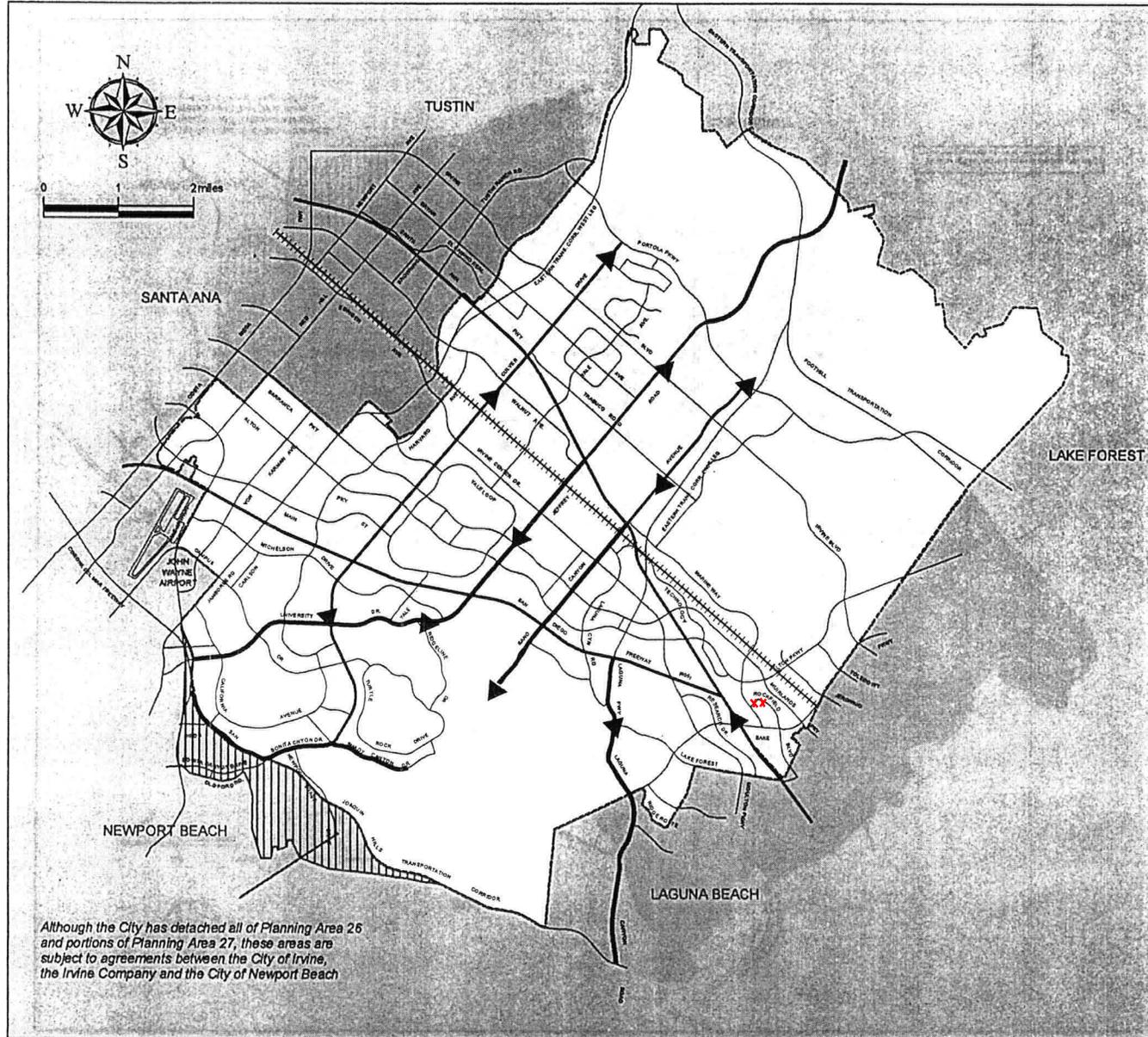
LAND USE

LEGEND

- | | | |
|------------------------------------|-----------------------|--|
| CONSERVATION OPEN SPACE | | MILITARY ⁽¹⁾⁽²⁾⁽⁴⁾ |
| Recreation | Preservation | MULTI USE ⁽³⁾⁽⁴⁾ |
| Water Bodies | Agriculture | Orange County Great Park |
| Golf Course Overlay | Landfill Overlay | COMMERCIAL |
| NCCP Reserve | NCCP Special Linkage | Neighborhood Commercial ⁽⁴⁾ |
| | | Community Commercial ⁽⁴⁾ |
| | | Regional Commercial ⁽⁴⁾ |
| | | Commercial Recreation ⁽⁴⁾ |
| RESIDENTIAL | | BUSINESS/INDUSTRIAL |
| Estate ⁽⁴⁾ | | Research and Industrial ⁽⁴⁾ |
| Low Density ⁽⁴⁾ | | Urban and Industrial ⁽²⁾⁽⁴⁾ |
| Medium Density ⁽⁴⁾ | | INSTITUTIONAL |
| Medium High Density ⁽⁴⁾ | | Educational Facilities ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾ |
| High Density ⁽⁴⁾ | | Public Facilities ⁽⁴⁾ |
| Historic Resources | Waste Facility | Primary Highway |
| Freeway | Interchange | Secondary Highway |
| Transportation Corridor | Expressway | Commuter |
| Major Highway 8-Lanes | Major Highway 6-Lanes | Railroads |

NOTES TO LAND USES

- (1) Land Use authority and corresponding regulatory activities are the responsibilities of the government agencies which own this land.
- (2) These governmental agencies are subject to the General Plan requirements contained within the California Government Code sections 65401 and 65402.
- (3) These Land Use categories also allow residential developments noted in the General Plan text.
- (4) The Land Use Element Table A-1 establishes and regulates land use building intensity standards. Building intensity standards are allocated by Planning Area.



City of Irvine
General Plan



Figure A-4

SCENIC
HIGHWAYS

LEGEND

- Urban Character
- - - Rural or Natural Character
- ▲ Major View

Response to Issues

The following objectives, and policies have been formulated as policy to respond to circulation issues.

OBJECTIVE B-1: ROADWAY DEVELOPMENT

Plan, provide and maintain an integrated vehicular circulation system to accommodate projected local and regional needs.

The following policies support Objective B-1:

Policy (a): Use the Circulation, Land Use and Growth Management Elements to determine roadway sizing and phasing.

Policy (b): Use Figure B-1, Master Plan of Arterial Highways, for the purpose of detailed planning of the circulation network.

Policy (c): Develop, on an incremental basis, a vehicular circulation system responding to local and regional access requirements. The following Level of Service (LOS) Standards shall be the goal applied to arterial highways, as shown in Figure B-1 [and Figure B-5](#), which are in the City of Irvine or its sphere of

influence, and which are under the City's jurisdiction.

[1.](#) LOS "E" or better shall be considered acceptable within the Irvine Business Complex (IBC-PA 36), Irvine Center (PA 33), and at the intersection of Bake Parkway and the I-5 northbound off-ramp.

[2a.](#) In conjunction with ~~individual subdivision map level~~ traffic studies for development proposed in Planning Areas 5B, 6, 8A and 9, a LOS "E" standard would be considered acceptable for application to intersections impacted in Planning Areas 13, 31, 32, 34, 35 and 39.

[2b.](#) In conjunction with ~~individual subdivision map level~~ traffic studies for development proposed in Planning Areas ~~30 and~~ 51, a LOS "E" standard would be considered acceptable for application to intersections impacted in Planning Areas 13, ~~30~~, 31, 32, 34, 35 and 39 [and a portion of 51](#).

[Applicable to 2a and 2b above.](#) LOS "E" would be acceptable subject to the following:

1. Preparation, submittal, processing and approval of a [supporting](#) traffic study ~~for the specific subdivision map~~.
2. Level of Service "E" will only be considered acceptable for an intersection that does not contain a residential quadrant [unless the residential development has a net](#)

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density great of 30 dwelling units to the acre or greater. No Level of Service “E” will be accepted along Sand Canyon except at the Sand Canyon/I-5 Interchange ramps/intersections.

3. Participation/funding to an upgraded traffic signal system as defined in the Traffic Management Systems Operations Study (TMSOS) and/or an Advance Traffic Management System (ATMS), which may be in place at the time of processing of the individual ~~subdivision map~~ traffic studies. The City, in conjunction with the specific ~~subdivision map processing~~ traffic study, shall determine the level of participation/funding using criteria and a process developed ~~concurrent with submittal of subsequent subdivision maps~~ concurrently.

LOS “D” or better shall be considered acceptable within all other areas.

- Policy (d):** Evaluate the incremental additions to the roadway system through use of the City transportation model.
- Policy (e):** Cooperate with state, county, and local governments to assure orderly development.
- Policy (f):** Work with the county, landowners, and other agencies in developing compatible land use and circulation plans for the area northerly of the sphere of influence, recognizing

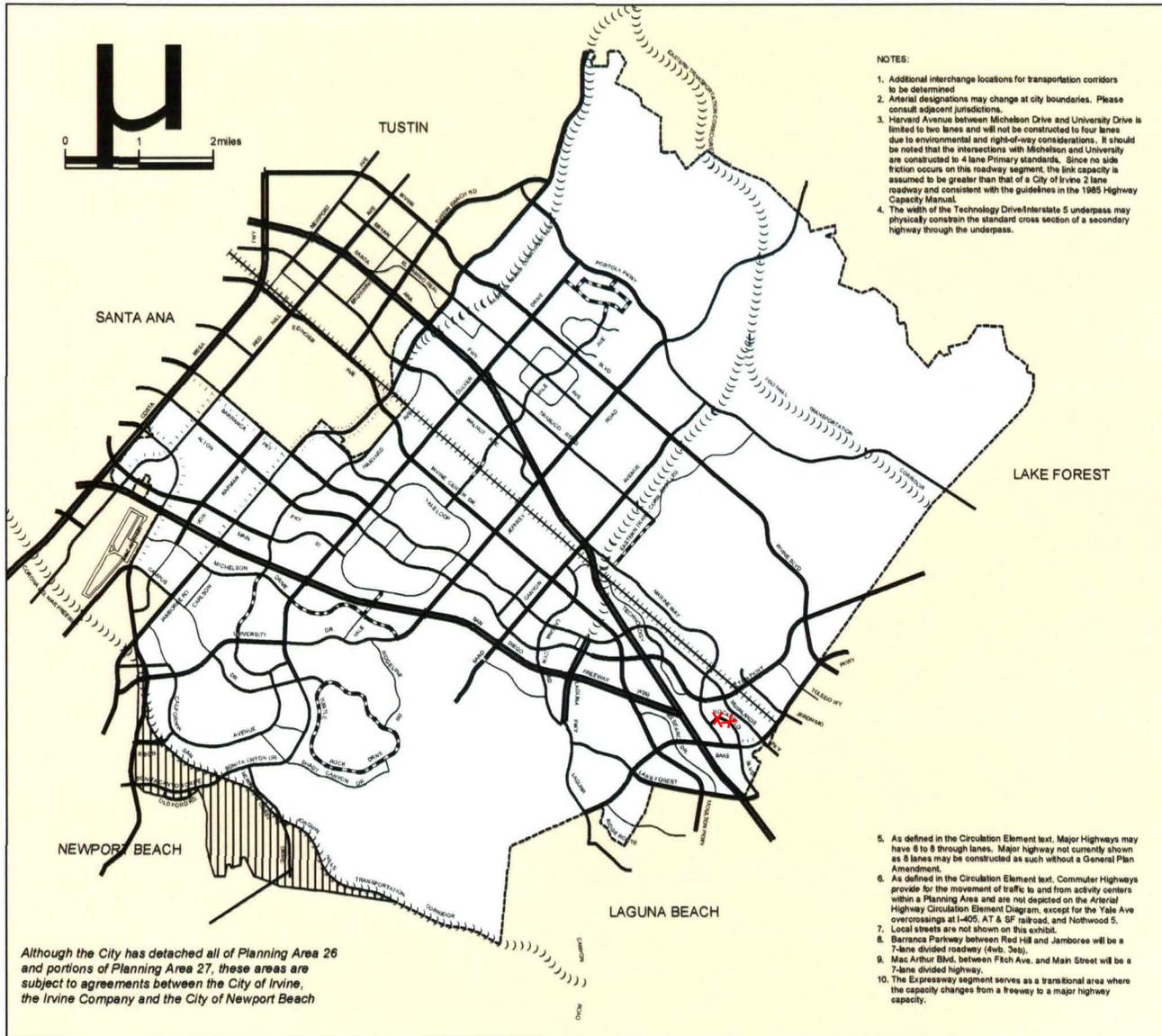
that new development in this area can have a significant impact on the existing City circulation system.



Pedestrian Overcrossing

- Policy (g):** Coordinate with state, county and local agencies to plan and construct public utilities to prevent impact on complete or planned roadways.
- Policy (h):** Monitor major land use and transportation planning issues in southeast Orange County for impacts on major transportation facilities in Irvine. The Development Monitoring program shall identify a list of intersections that do not meet the General Plan level of service standards for intersection capacity. The City shall monitor and coordinate with the county in developing mitigation measures.
- Policy (i):** Actively lobby with appropriate state commissions, committees, and legislators for funding to upgrade the Costa Mesa, San Diego and Santa Ana Freeways.
- Policy (j):** Support programs to increase the vehicle occupancy rate.

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General Plan



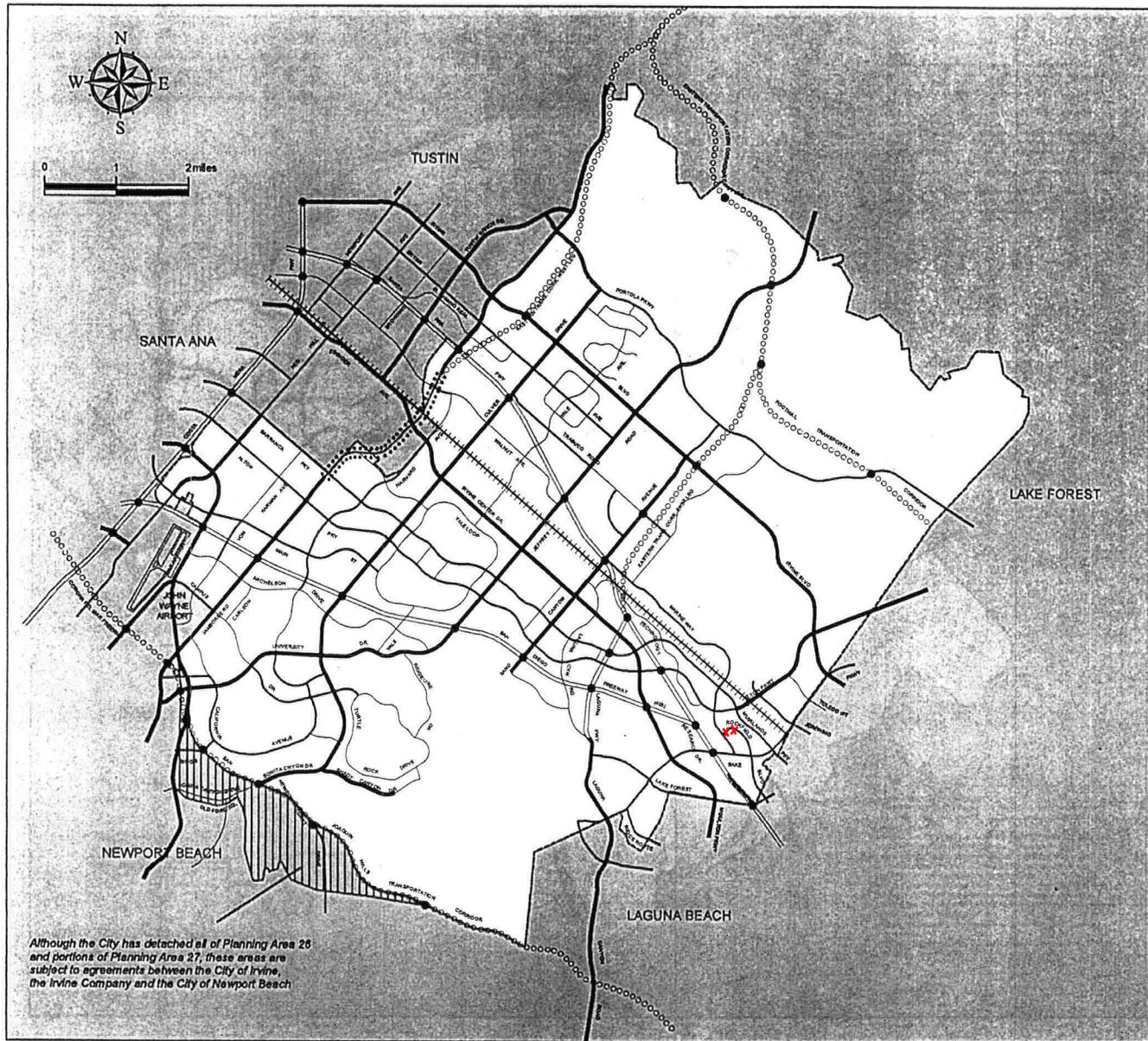
Figure B-1

**MASTER PLAN
OF ARTERIAL
HIGHWAYS**

LEGEND

- City Sphere of Influence
- ! Interchange
- ==== Freeway
- ((())) Transportation Corridor
- ==== Expressway
- ==== Major Highway 8-Lanes
- ==== Major Highway 6-Lanes
- ==== Primary Highway
- ==== Secondary Highway
- ==== Commuter Highway
- OLD_STREETS

NOTE: Not all commuter highways are shown on the map



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City of Irvine
General Plan



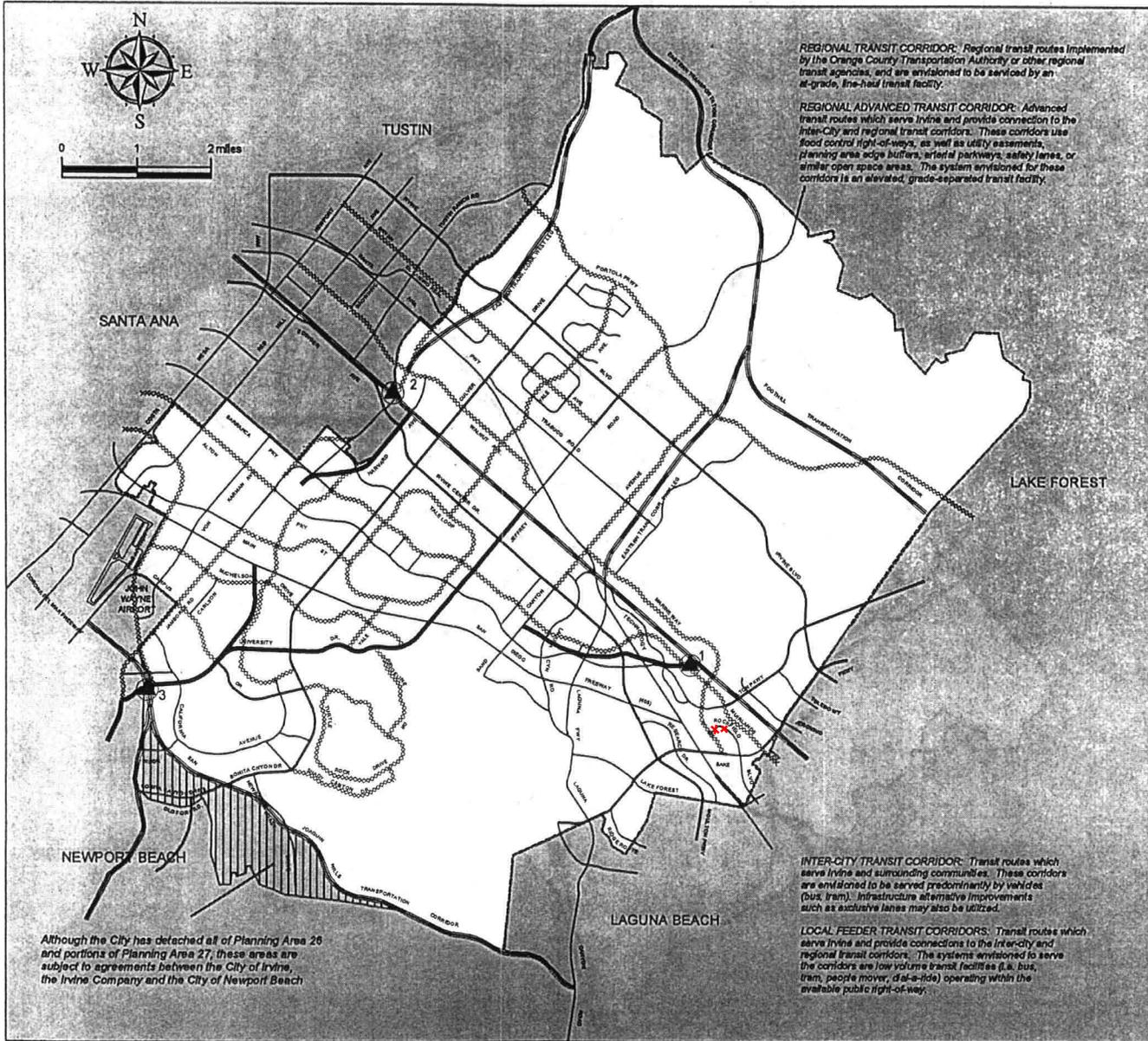
Figure B-2

**OPERATIONAL
CHARACTERISTICS**

LEGEND

- City Sphere of Influence
- Interchange
- ==== Freeway
- Transportation Corridor
- Expressway
- Thruway
- Parkway
- Collector

NOTE: Not All Community Collectors are shown on this map



**City of Irvine
General Plan**



Figure B-3

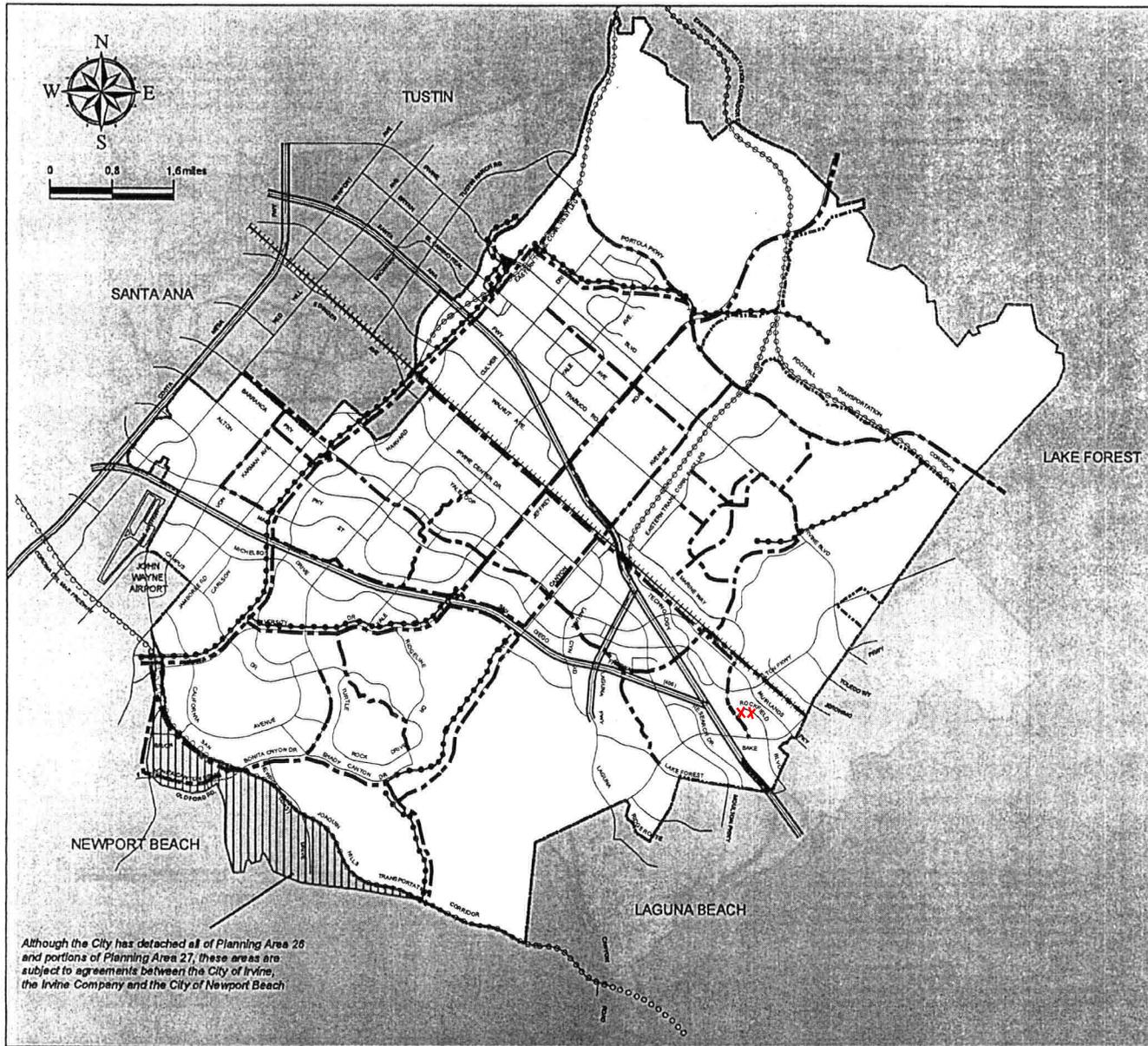
**PUBLIC
TRANSIT**

LEGEND

- City Sphere of Influence
- ▲ Transit Stop *
- ▬▬▬ Regional Transit Corridor
- ▬▬▬ Regional Advanced Transit Corridor
- ▬▬▬ Inter-City Transit Corridor
- Local Feeder Transit Corridor
- ▬▬▬ Arterials

* A Transit Stop is defined as an intermodal transfer facility that typically serves a guideway or railway system and other motorized and non-motorized modes of transportation.
The facilities shown are:

1. Irvine Transportation Center
2. Commuter rail platform in Tustin
3. Future stop serving UCI, Irvine and Newport Beach



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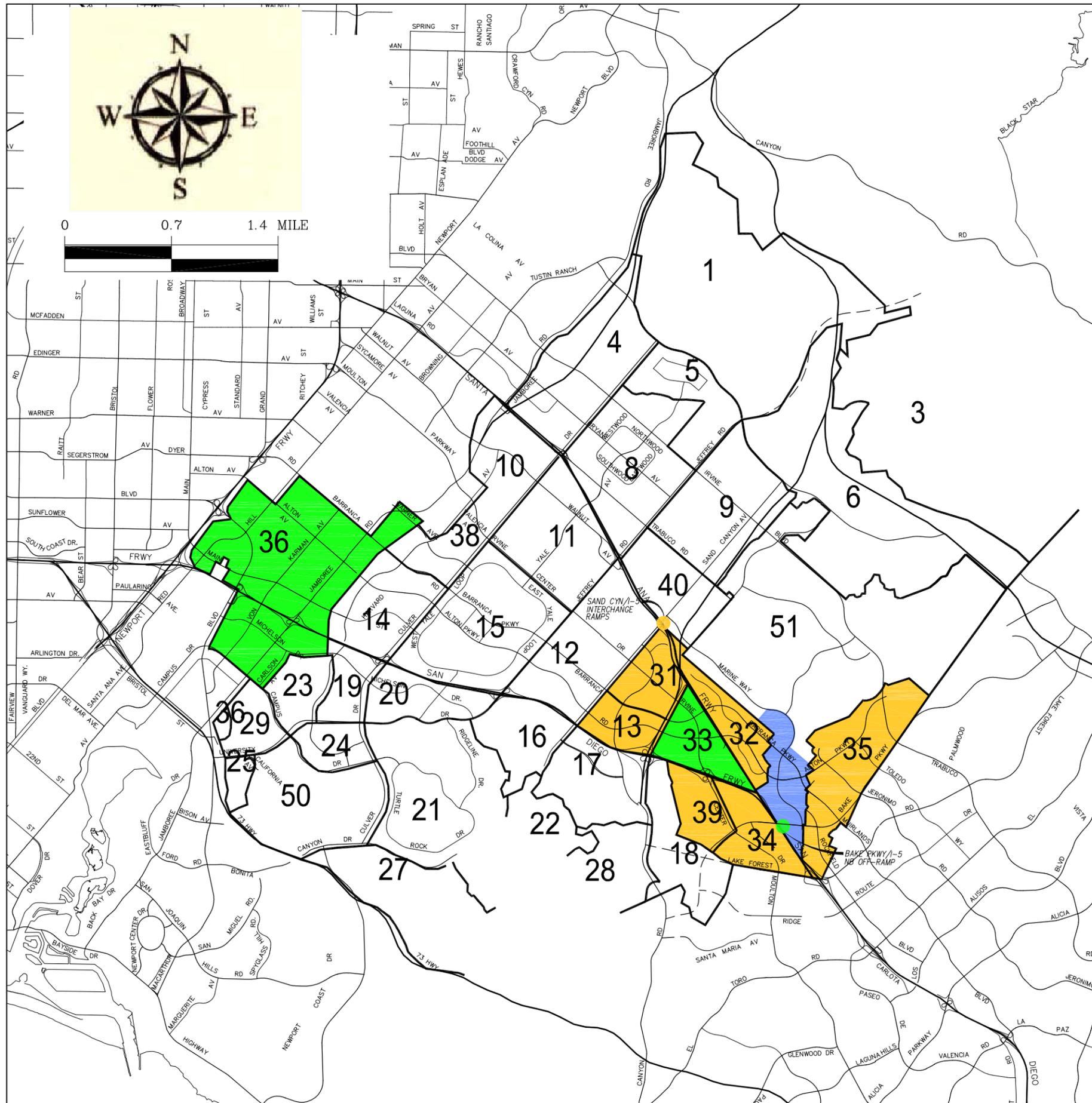
Figure B-4

**TRAILS
NETWORK**

LEGEND

- City Sphere of Influence
- Class I (Off-Street) Trails
- Class II (On-Street) Trails
are on a street shown on this exhibit except for Barranca between Jamboree and Redhill, along Mac Arthur between Jamboree Road, northwest to city limits, and along the west side of Jamboree Road between Michelson Drive and the San Diego (I-405) Freeway.
- Riding and Hiking Trails

NOTE: The Trail Network Diagram is illustrative only and not indicative of precise alignments



City of Irvine General Plan



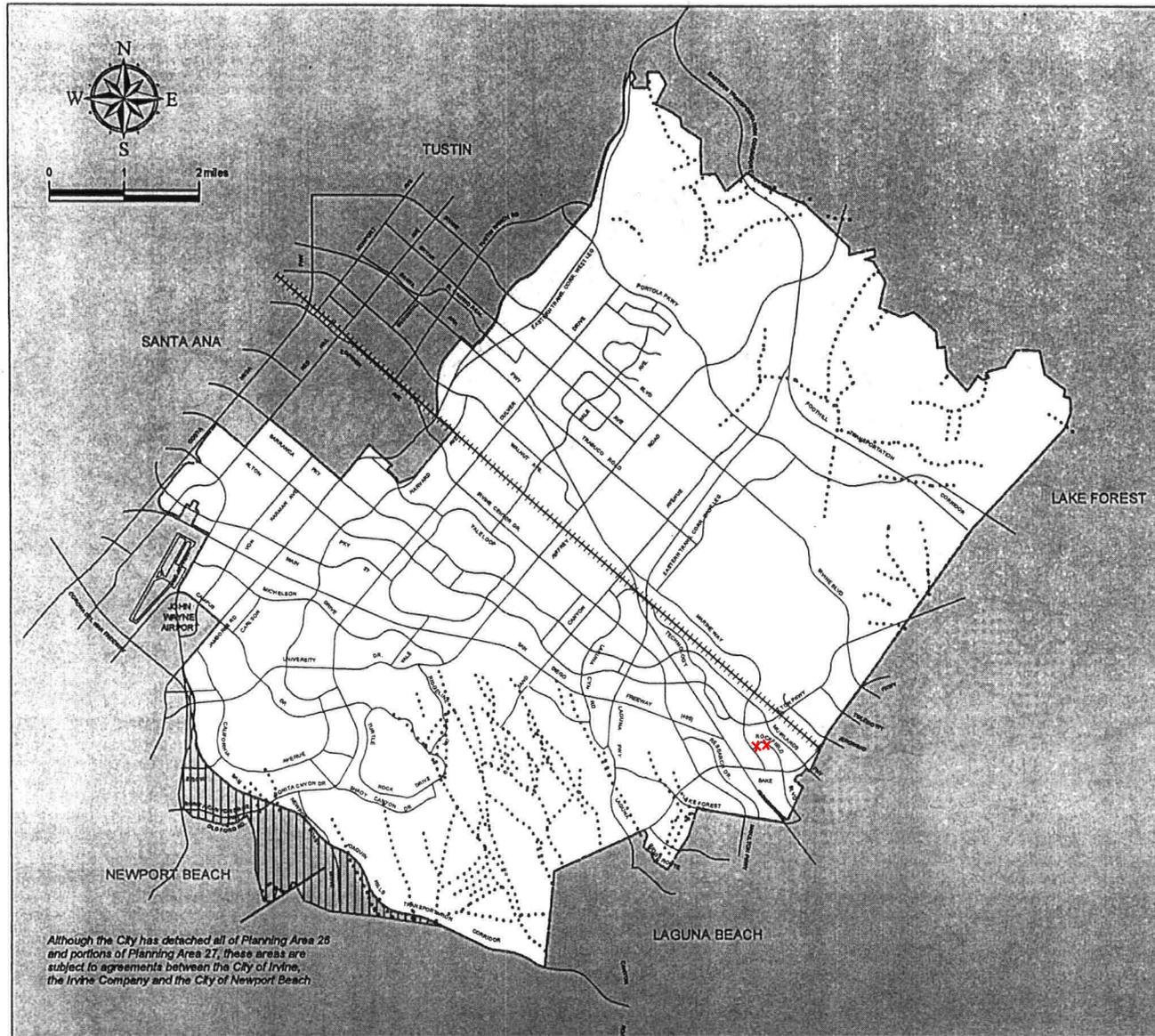
FIGURE B-5

LEVEL OF SERVICE "E" STANDARDS

- 
 1. LOS "E" OR BETTER SHALL BE CONSIDERED ACCEPTABLE WITHIN THE IRVINE BUSINESS COMPLEX (IBC-PA 36), IRVINE CENTER (PA 33), AND AT THE INTERSECTION OF BAKE PARKWAY AND THE I-5 NORTHBOUND OFF-RAMP.
- 
 2A. IN CONJUNCTION WITH TRAFFIC STUDIES FOR DEVELOPMENT PROPOSED IN PLANNING AREAS 5B, 6, 8A AND 9, A LOS "E" STANDARD WOULD BE CONSIDERED ACCEPTABLE FOR APPLICATION TO INTERSECTIONS IMPACTED IN PLANNING AREAS 13, 31, 32, 34, 35 AND 39.
- 
 2B. IN CONJUNCTION WITH TRAFFIC STUDIES FOR DEVELOPMENT PROPOSED IN PLANNING AREA 51, A LOS "E" STANDARD WOULD BE CONSIDERED ACCEPTABLE FOR APPLICATION TO INTERSECTIONS IMPACTED IN PLANNING AREAS 13, 31, 32, 34, 35, 39, AND A PORTION OF 51.

APPLICABLE TO 2A AND 2B ABOVE, LOS "E" WOULD BE ACCEPTABLE SUBJECT TO THE FOLLOWING:

1. PREPARATION, SUBMITTAL, PROCESSING AND APPROVAL OF A TRAFFIC STUDY.
2. LEVEL OF SERVICE "E" WILL ONLY BE CONSIDERED ACCEPTABLE FOR AN INTERSECTION THAT DOES NOT CONTAIN A RESIDENTIAL QUADRANT, UNLESS THE RESIDENTIAL DEVELOPMENT HAS A NET DENSITY OF 30 DWELLING UNITS PER ACRE OR GREATER. NO LEVEL OF SERVICE "E" WILL BE ACCEPTED ALONG SAND CANYON EXCEPT AT THE SAND CANYON/I-5 INTERSECTION RAMPS/INTERSECTIONS.
3. PARTICIPATION/FUNDING TO AN UPGRADED TRAFFIC SIGNAL SYSTEM AS DEFINED IN THE TRAFFIC MANAGEMENT SYSTEMS OPERATIONS STUDY (TMSOS) AND/OR AN ADVANCE TRAFFIC MANAGEMENT SYSTEM (ATMS), WHICH MAY BE IN PLACE AT THE TIME OF PROCESSING OF THE INDIVIDUAL TRAFFIC STUDIES. THE CITY, IN CONJUNCTION WITH THE SPECIFIC TRAFFIC STUDIES, SHALL DETERMINE THE LEVEL OF PARTICIPATION/FUNDING USING CRITERIA AND A PROCESS DEVELOPED CONCURRENTLY.



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General Plan



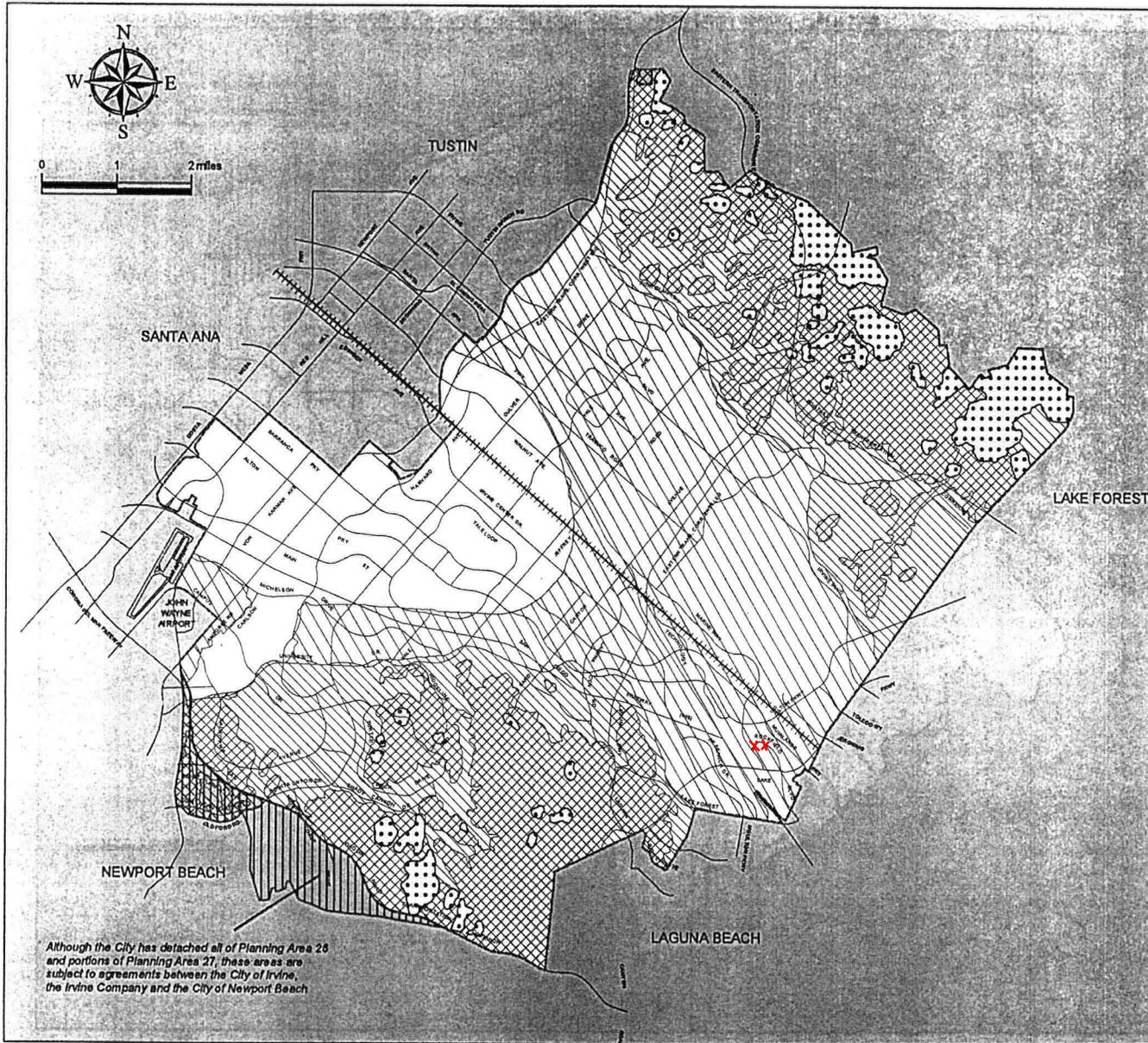
Figure D-2

**INACTIVE
FAULT
LOCATIONS**

LEGEND

- City Sphere of Influence
- Fault Line

Although the City has detached all of Planning Area 26 and portions of Planning Area 27, these areas are subject to agreements between the City of Irvine, the Irvine Company and the City of Newport Beach.



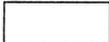
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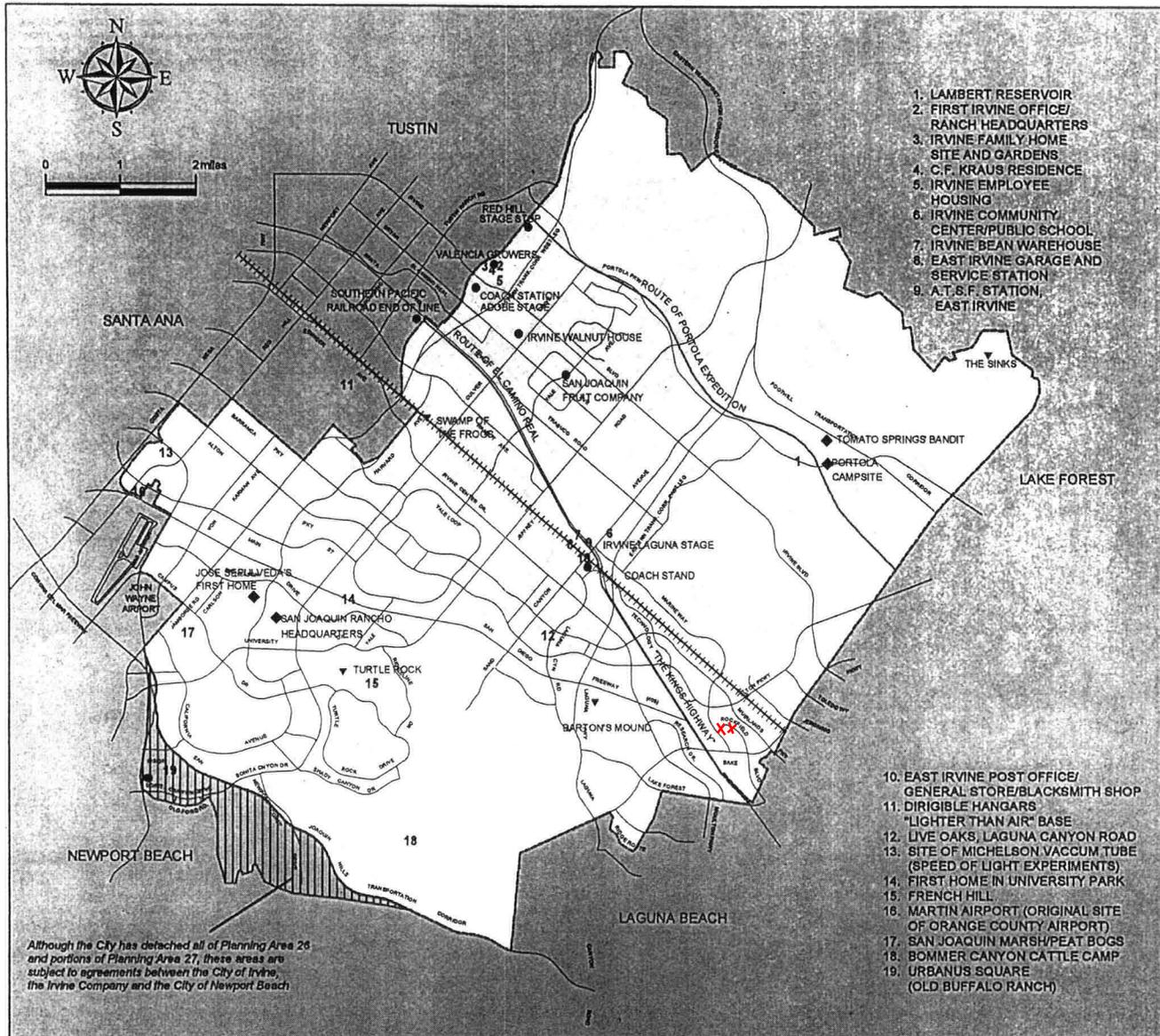


Figure D-3

**SEISMIC
RESPONSE
AREAS**

LEGEND

-  SRA-1, Soft Soils/
High Ground Water
-  SRA-2, Denser Soils/
Deeper Ground Water
-  SRA-3, Alluvium/
Shallow Bedrock
-  SRA-4, Highlands Over
20 Percent Slope
-  SRA-5, Less Stable
Geologic Formations



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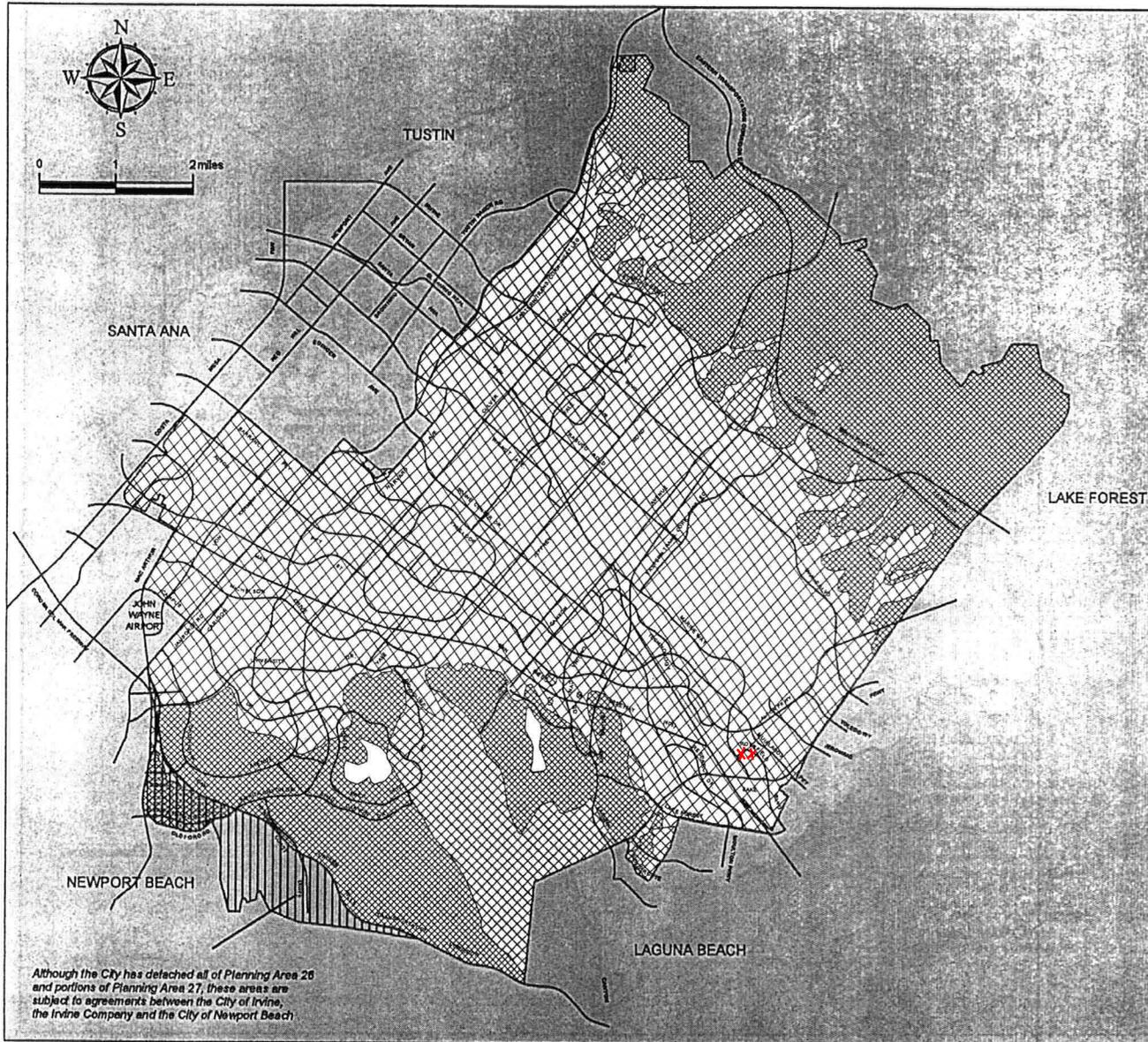
Figure E-1

**HISTORICAL/
ARCHAEOLOGICAL
LANDMARKS**

LEGEND

- City Sphere of Influence
- ◆ Existing Sites
- Formerly Existing Sites
- ▼ Landform Site

1. LAMBERT RESERVOIR
2. FIRST IRVINE OFFICE/
RANCH HEADQUARTERS
3. IRVINE FAMILY HOME
SITE AND GARDENS
4. C. F. KRAUS RESIDENCE
5. IRVINE EMPLOYEE
HOUSING
6. IRVINE COMMUNITY
CENTER/PUBLIC SCHOOL
7. IRVINE BEAN WAREHOUSE
AND SERVICE STATION
8. A.T.S.F. STATION,
EAST IRVINE
9. IRVINE WALNUT HOUSE
10. EAST IRVINE POST OFFICE/
GENERAL STORE/BLACKSMITH SHOP
11. DIRIGIBLE HANGARS
"LIGHTER THAN AIR" BASE
12. LIVE OAKS, LAGUNA CANYON ROAD
13. SITE OF MICHELSON VACCUM TUBE
(SPEED OF LIGHT EXPERIMENTS)
14. FIRST HOME IN UNIVERSITY PARK
15. FRENCH HILL
16. MARTIN AIRPORT (ORIGINAL SITE
OF ORANGE COUNTY AIRPORT)
17. SAN JOAQUIN MARSH/PEAT BOGS
18. BOMMER CANYON CATTLE CAMP
19. URBANUS SQUARE
(OLD BUFFALO RANCH)



City of Irvine
General Plan

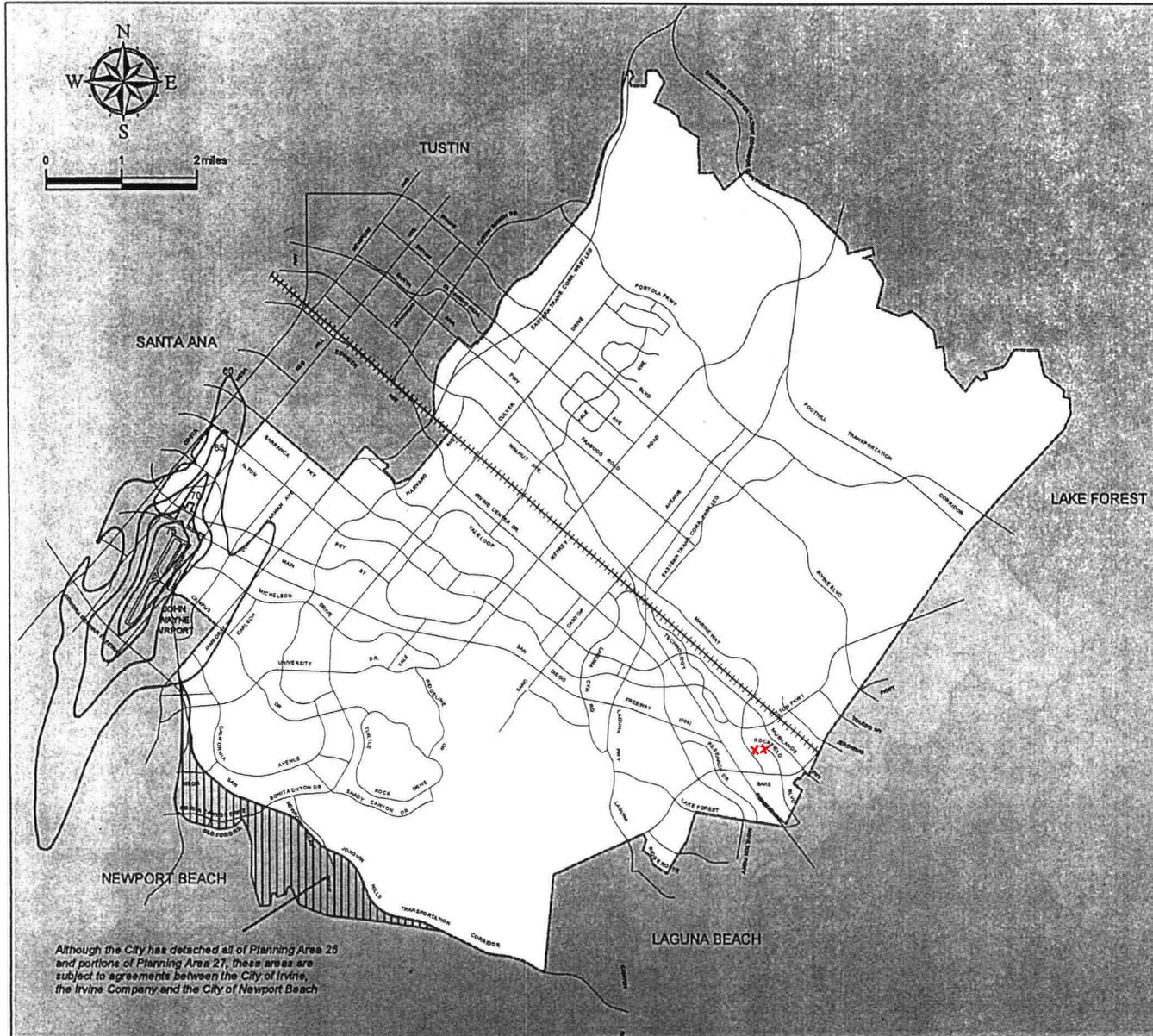


Figure E-2

**PALEONTOLOGICAL
SENSITIVITY
ZONES**

LEGEND

-  None
-  Low
-  Moderate
-  High



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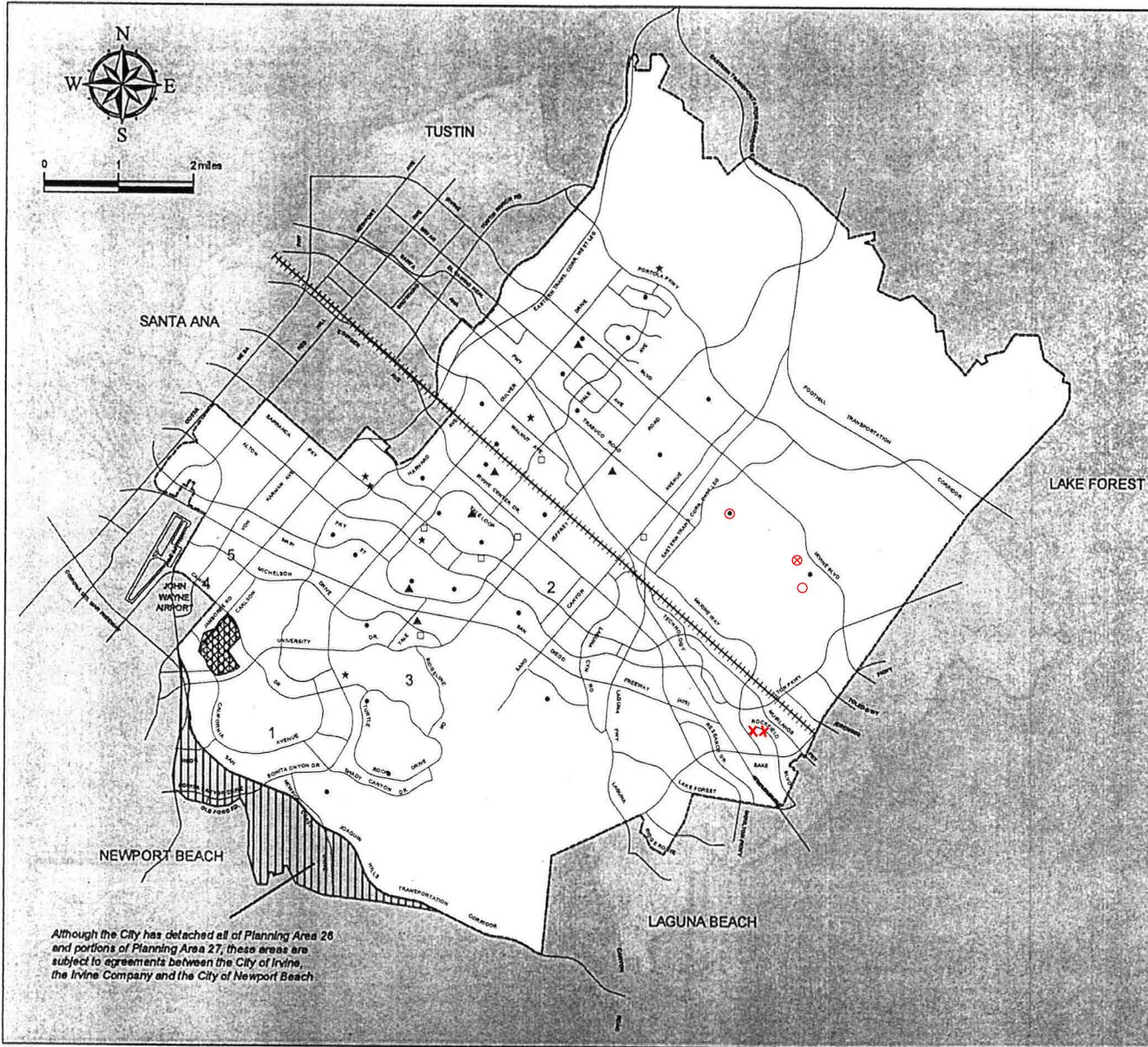
Figure F-1

**AIRCRAFT
NOISE**

LEGEND

- City Sphere of Influence
- Aircraft Noise Contours expressed as CNEL (Community Noise Equivalent Level)

* This exhibit depicts the former noise contours for the now closed MCAS Tustin for historical purposes; and, the existing noise contours for John Wayne airport



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City of Irvine
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Figure G-1

EDUCATIONAL FACILITIES

LEGEND

----- City Sphere of Influence

Irvine & Tustin Unified School Districts *

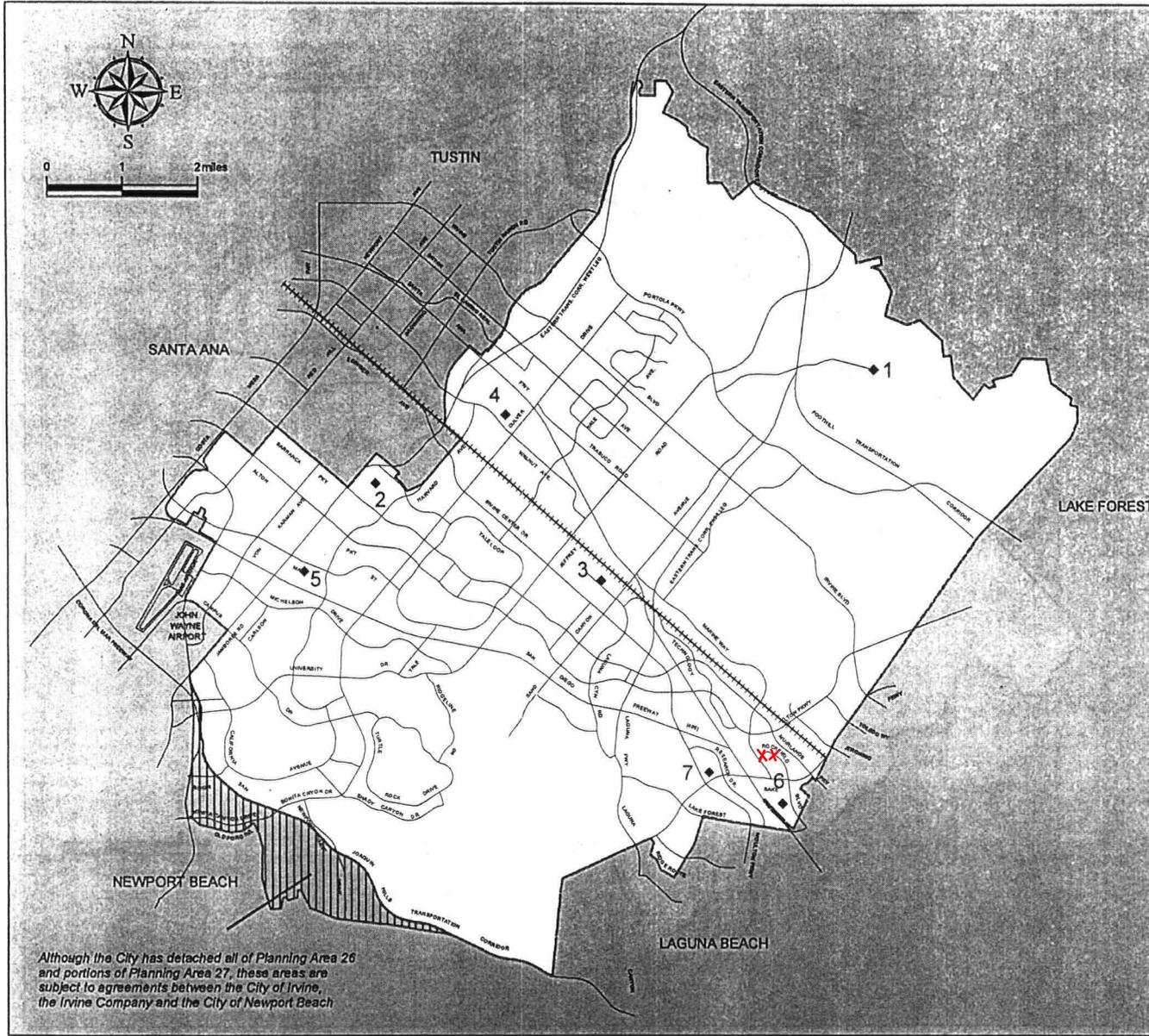
- | | |
|-----------------|-----------------|
| EXISTING | PROPOSED |
| • Elem. School | ⊕ High School |
| ▲ Middle School | ⊖ Middle School |
| ★ High School | ○ Elem. School |
| □ IUSD Facility | |

College and University Campuses

- ◆ 1 University of California, Irvine
- ◆ 2 Irvine Valley College
- ◆ 3 Concordia University
- ◆ 4 University of Southern California Extension
- ◆ 5 Webster University

▨ UCI Natural Reserve

* NOTE: Portions of the City of Irvine are within the Tustin, Santa Ana, and Saddleback Valley School districts.



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General Plan*



Figure H-1

**SOLID WASTE
FACILITIES**

LEGEND

----- City Sphere of Influence

SOLID WASTE FACILITIES

1/ Frank R. Bowerman Landfill ("Bee Canyon")
Commercial Landfill

2/ Sunset Environmental Industries
Public Disposal site for bulky items and
recyclables buy back

3/ Irvine Regional Collection Center
Household hazardous waste disposal

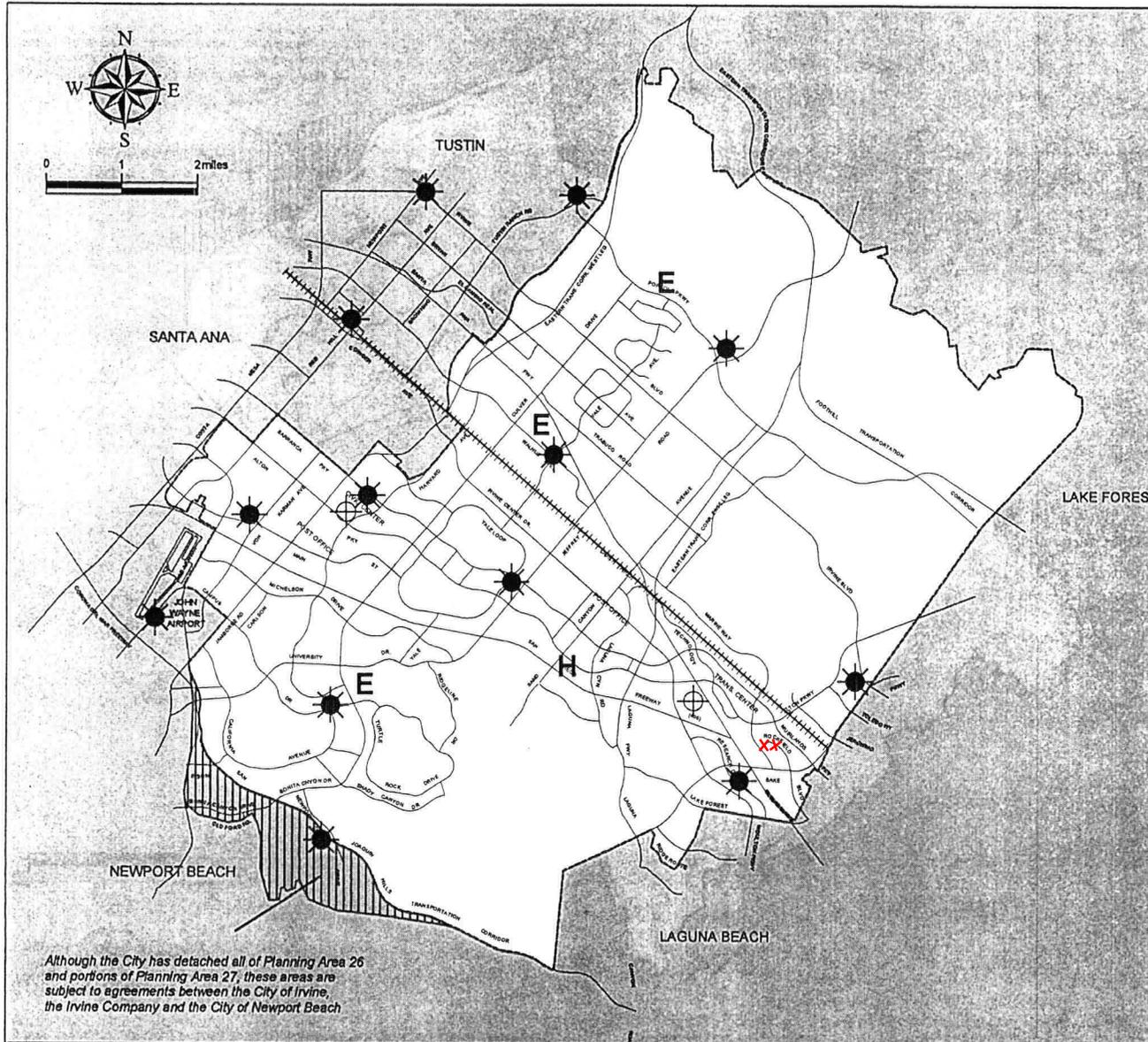
CERTIFIED USED OIL RECYCLING CENTERS
(certified by the CA Integrated Waste Management Board)

4/ Irvine City Auto Parts

5/ Jiffy Lube - Main St.

6/ Firestone Store

7/ Jiffy Lube - Spectrum



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Figure J-1

**PUBLIC SAFETY
FACILITIES**

LEGEND

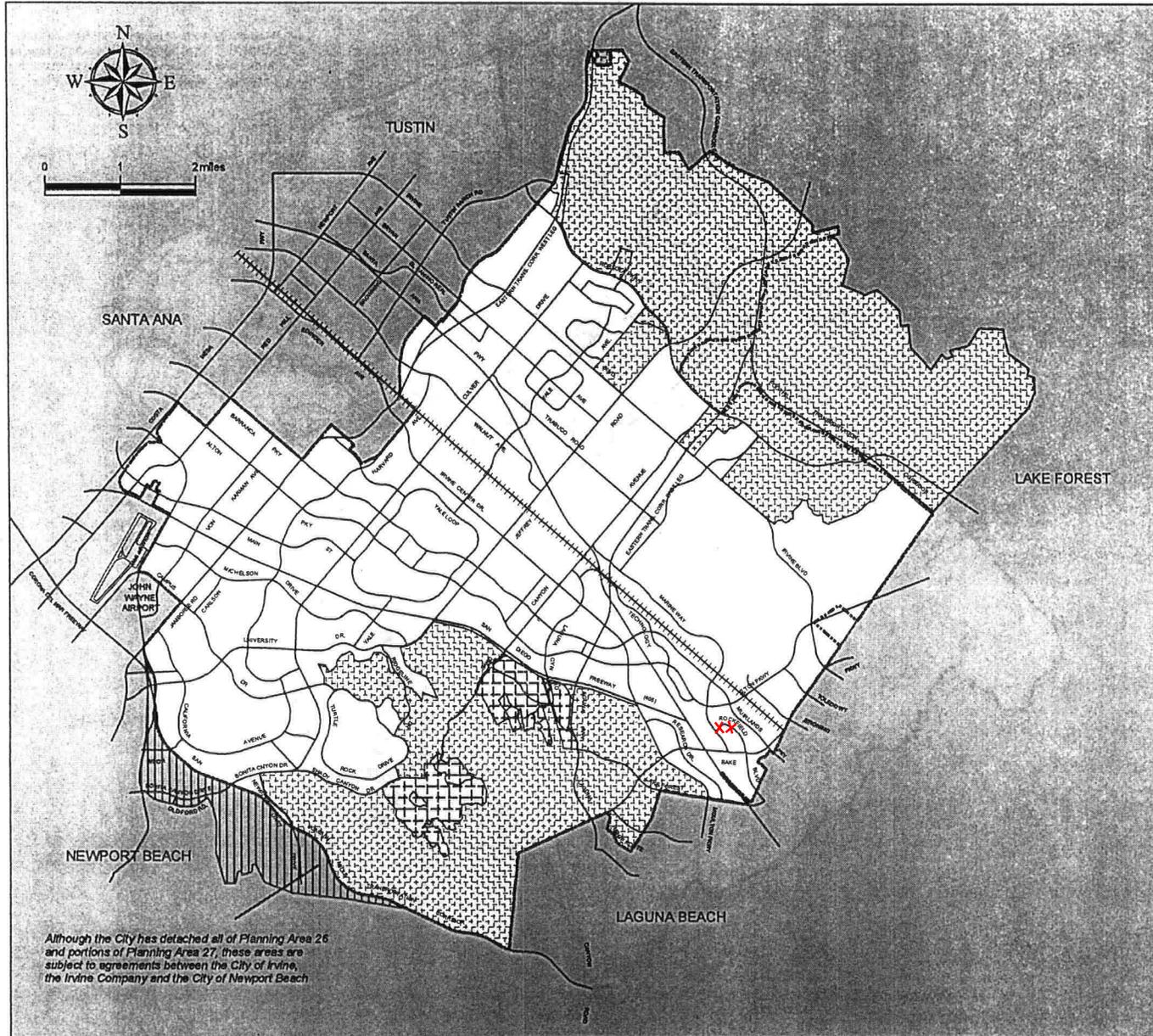
- City Sphere of Influence
-
- ★ Fire Station *
- ⊕ Police Station **
- H Irvine Medical Center Hospital
- E Potential Emergency Shelter Location (High Schools)

NOTES:

Elementary Schools may also be designated as Emergency Shelters.

* Some fire station locations are outside the City boundary. These are shown for planning purposes because they may respond to calls within Irvine.

** In addition to the police station shown on the diagram, the Public Safety Department may establish temporary satellite facilities as required to respond to community needs.



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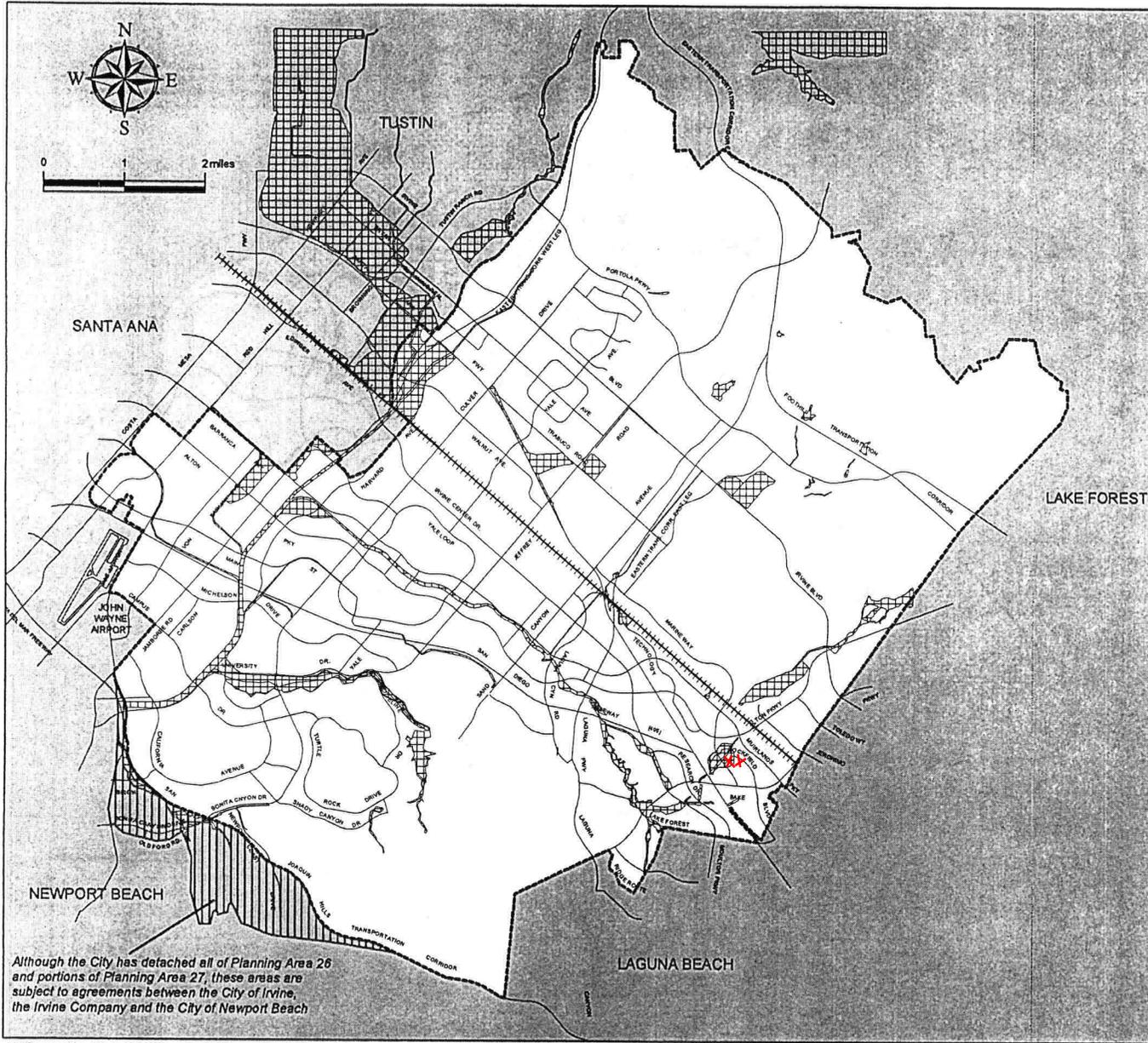


Figure J-2

***FIRE HAZARD
AREAS***

LEGEND

- City Sphere of Influence
- City Boundary
-  High Fire Severity Rating & Open Space with Fire Potential
-  Conditional Exclusion Developed Areas



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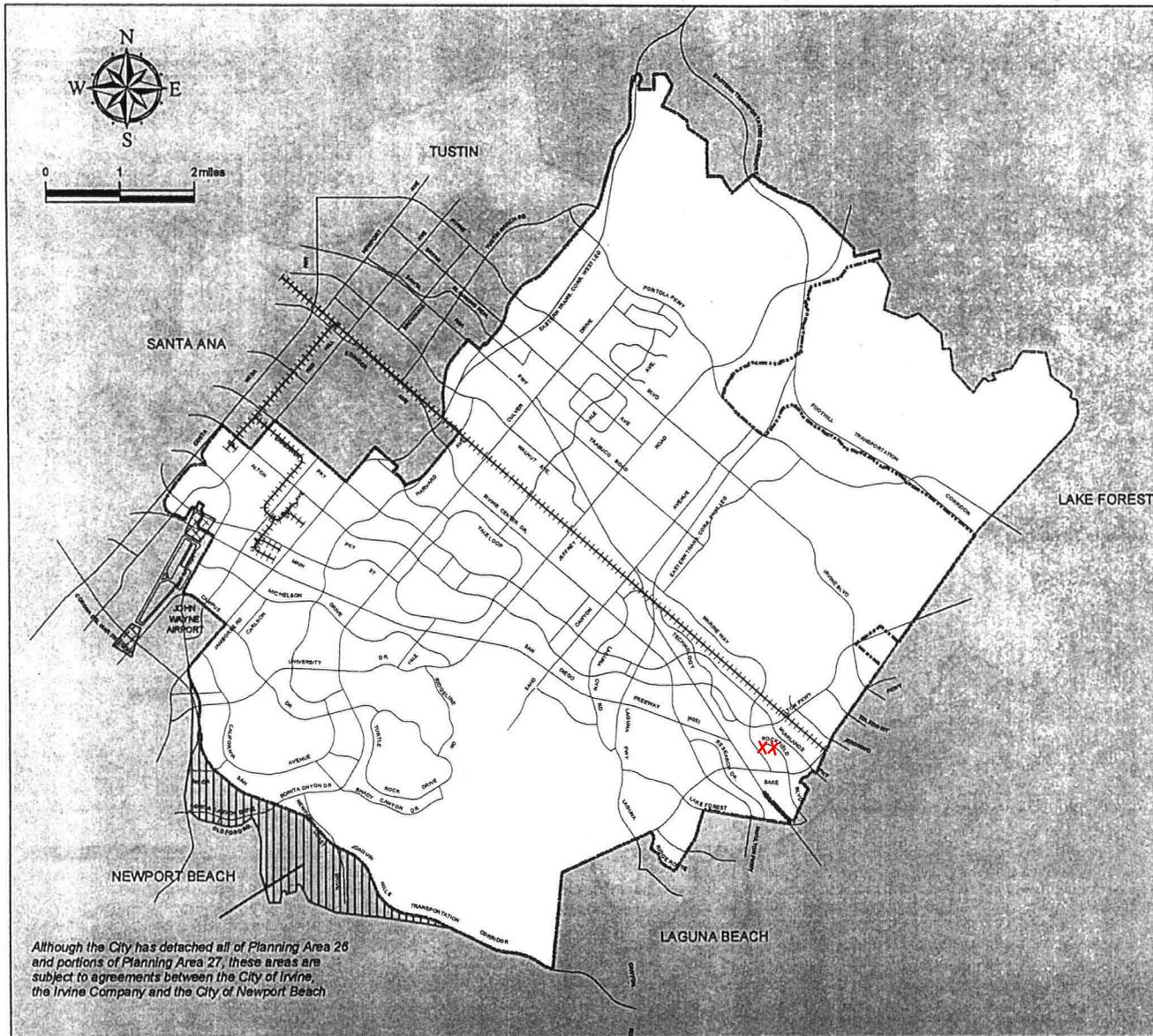
Figure J-3

**FLOOD HAZARD
AREAS**

LEGEND

- City Spheres of Influence
-  Flood Hazard Areas (theoretical 100-year flood area as designated by Federal Emergency Management Agency FEMA)

NOTE: Planning Area 51 has not been mapped by FEMA



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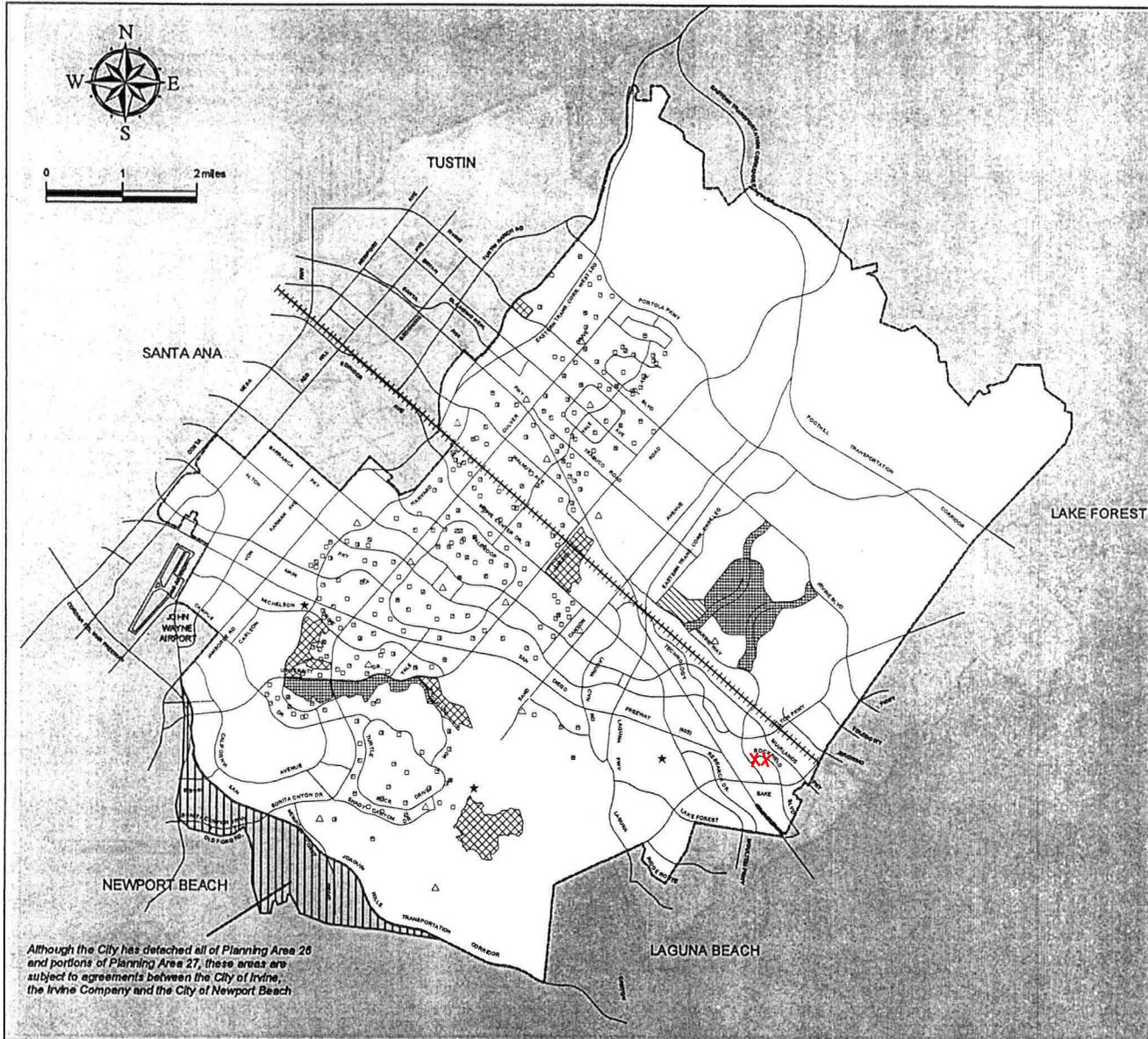


Figure J-4

***CLEAR AND ACCIDENT
POTENTIAL ZONES***

LEGEND

- City Sphere of Influence
-  John Wayne Airport Clear Zones



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Figure K-1

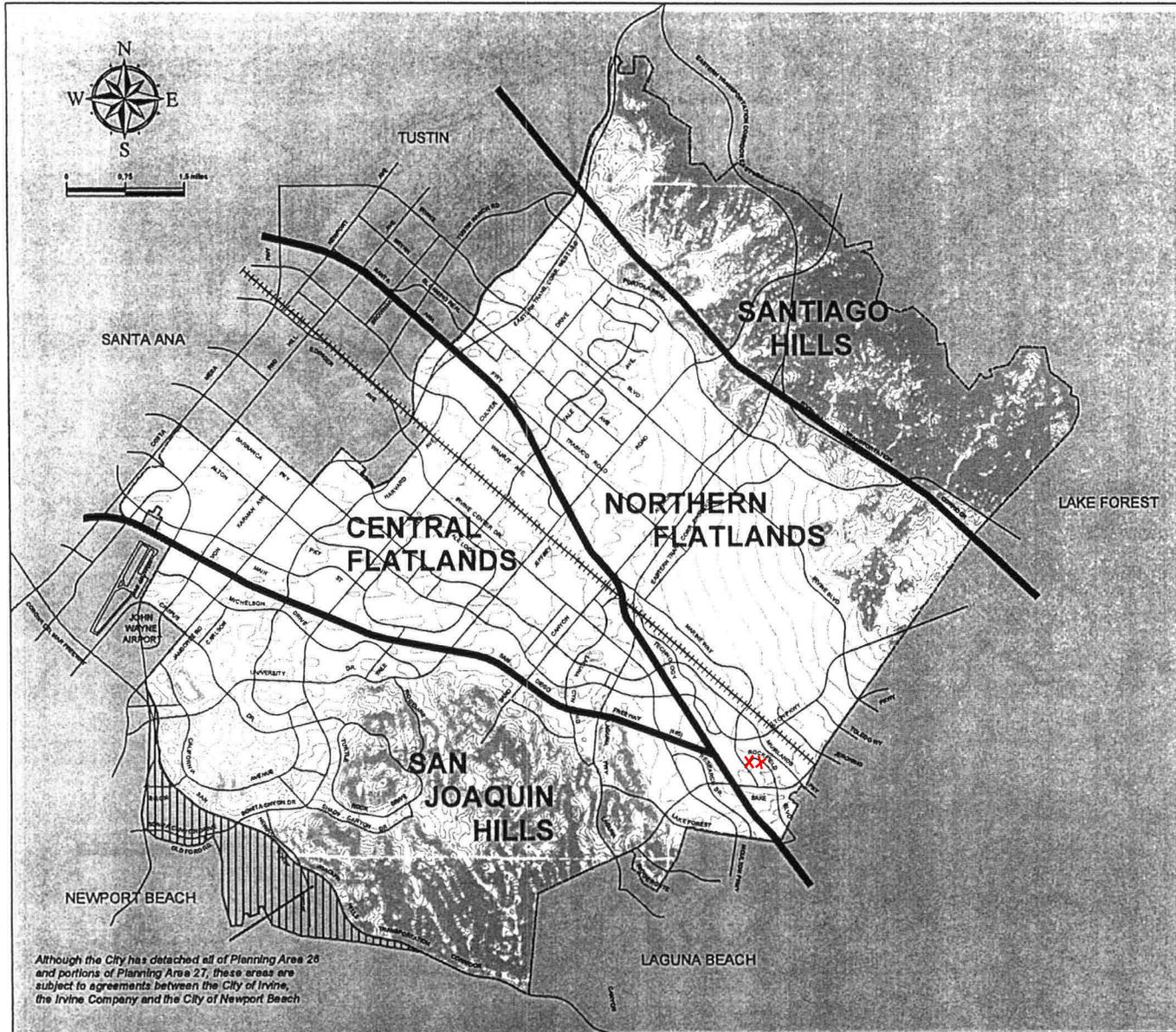
**RECREATIONAL
FACILITIES**

LEGEND

- City Sphere of Influence
- Park *
- △ Community Park
- ★ Major Private Commercial Recreation Facilities
- ▨ Regional ** Park
- ▩ Public Golf Course
- ▧ Sports Park

* Includes neighborhood parks and private homeowners association recreation areas. Some private parks shown on the diagram may not meet the current minimum acreage requirement.

** Regional Park to be operated by the City, State, or City designated representative.



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General Plan

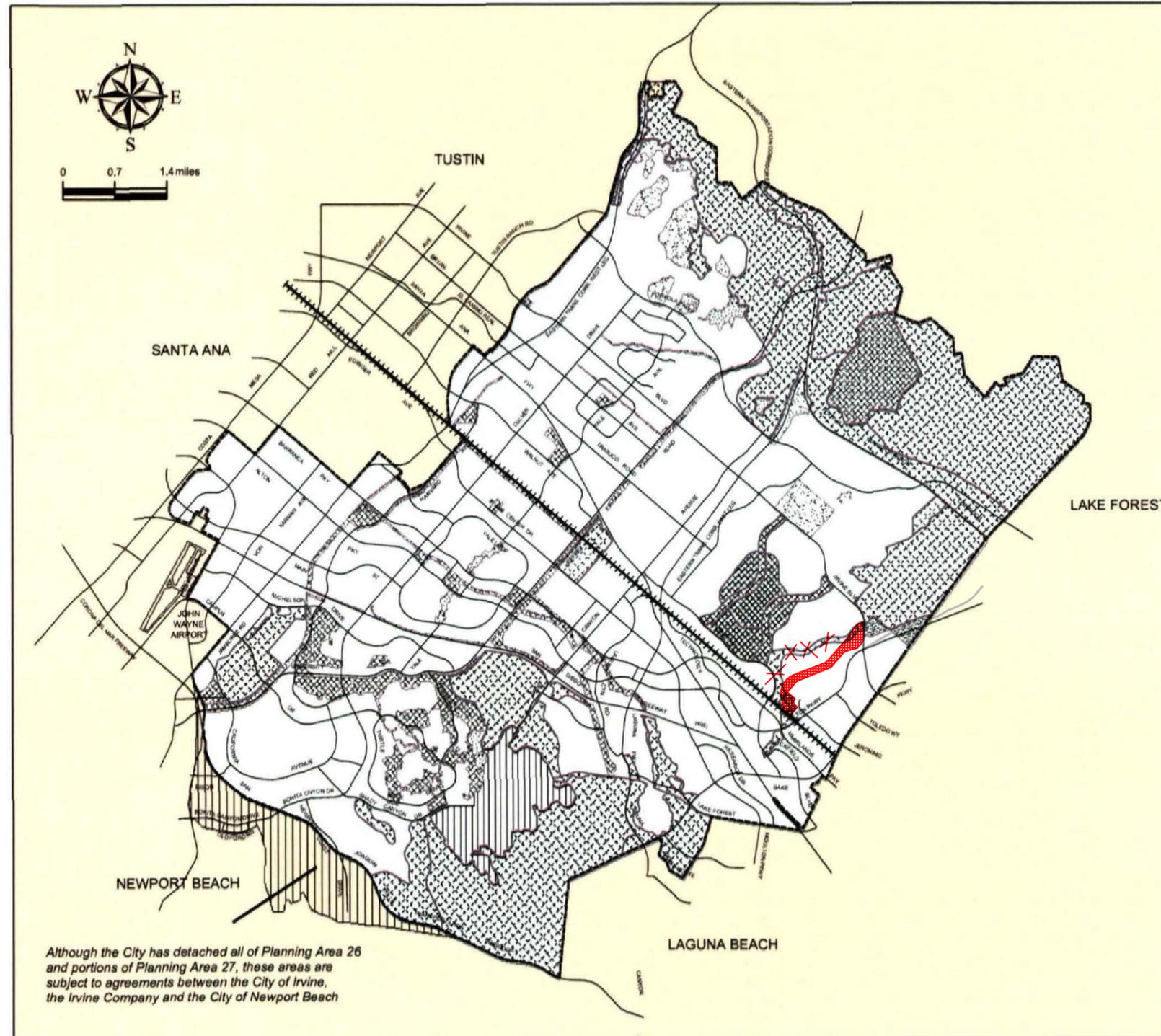


Figure L-1

**LANDFORM
ZONES**

LEGEND

- City Sphere of Influence
- City Boundary
- Topographical Contour Line (interval is 25 feet)



N:\CommDev\B & S\GIS\projects\CommDev\Chmielak_S_Greatpark_GP_20110801_cn\L-2_Conservation-And-Open-Space_11x17L.mxd

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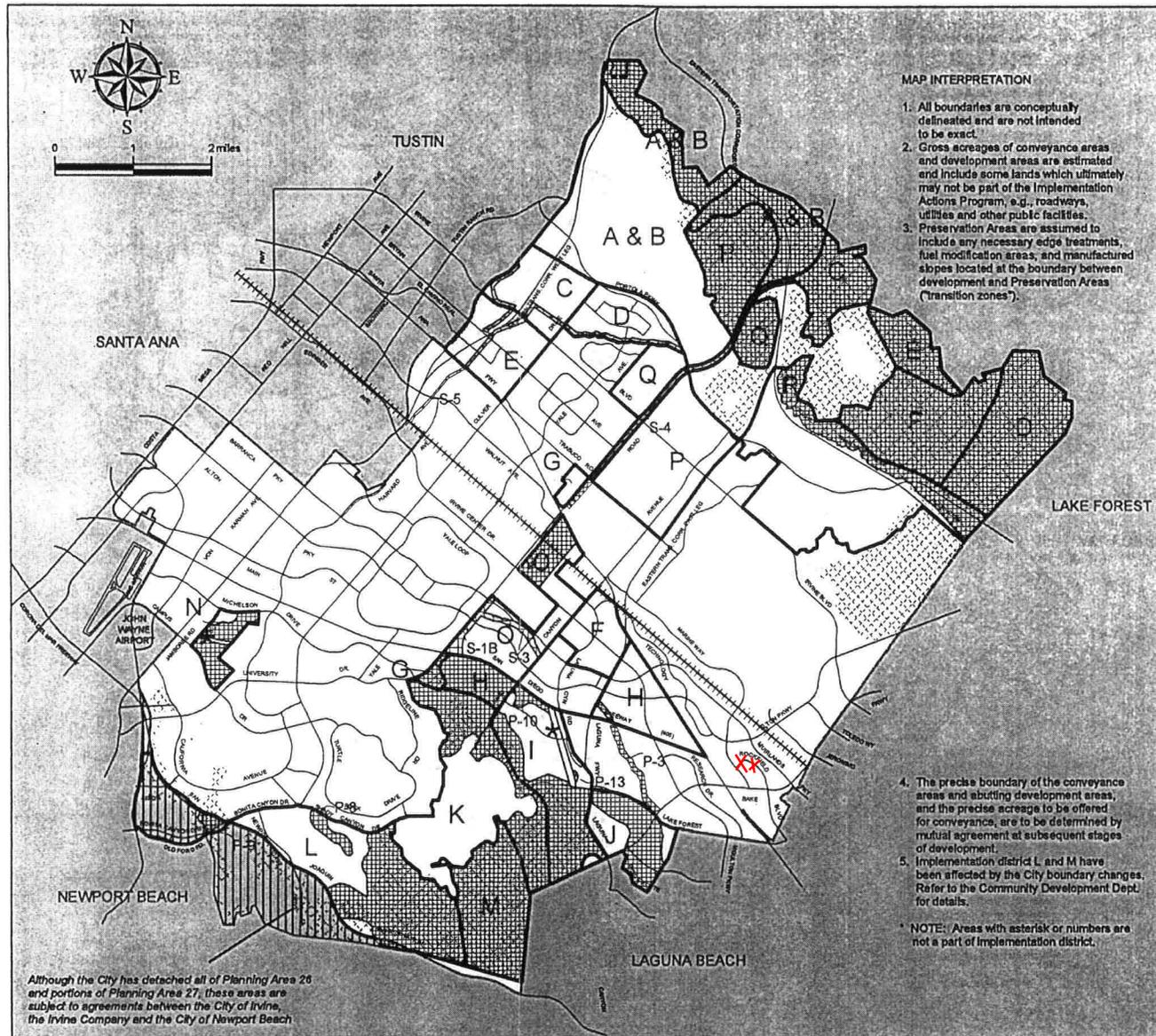


Figure L-2

**CONSERVATION
AND OPEN SPACE**

LEGEND

- City Sphere of Influence
- Preservation
- Recreation
- Water Bodies
- Agriculture
- Golf Course Overlay
- Landfill Overlay



MAP INTERPRETATION

1. All boundaries are conceptually delineated and are not intended to be exact.
2. Gross acreages of conveyance areas and development areas are estimated and include some lands which ultimately may not be part of the Implementation Actions Program, e.g., roadways, utilities and other public facilities.
3. Preservation Areas are assumed to include any necessary edge treatments, fuel modification areas, and manufactured slopes located at the boundary between development and Preservation Areas ("transition zones").

4. The precise boundary of the conveyance areas and abutting development areas, and the precise acreage to be offered for conveyance, are to be determined by mutual agreement at subsequent stages of development.
5. Implementation district L and M have been affected by the City boundary changes. Refer to the Community Development Dept. for details.

* NOTE: Areas with asterisk or numbers are not a part of Implementation district.

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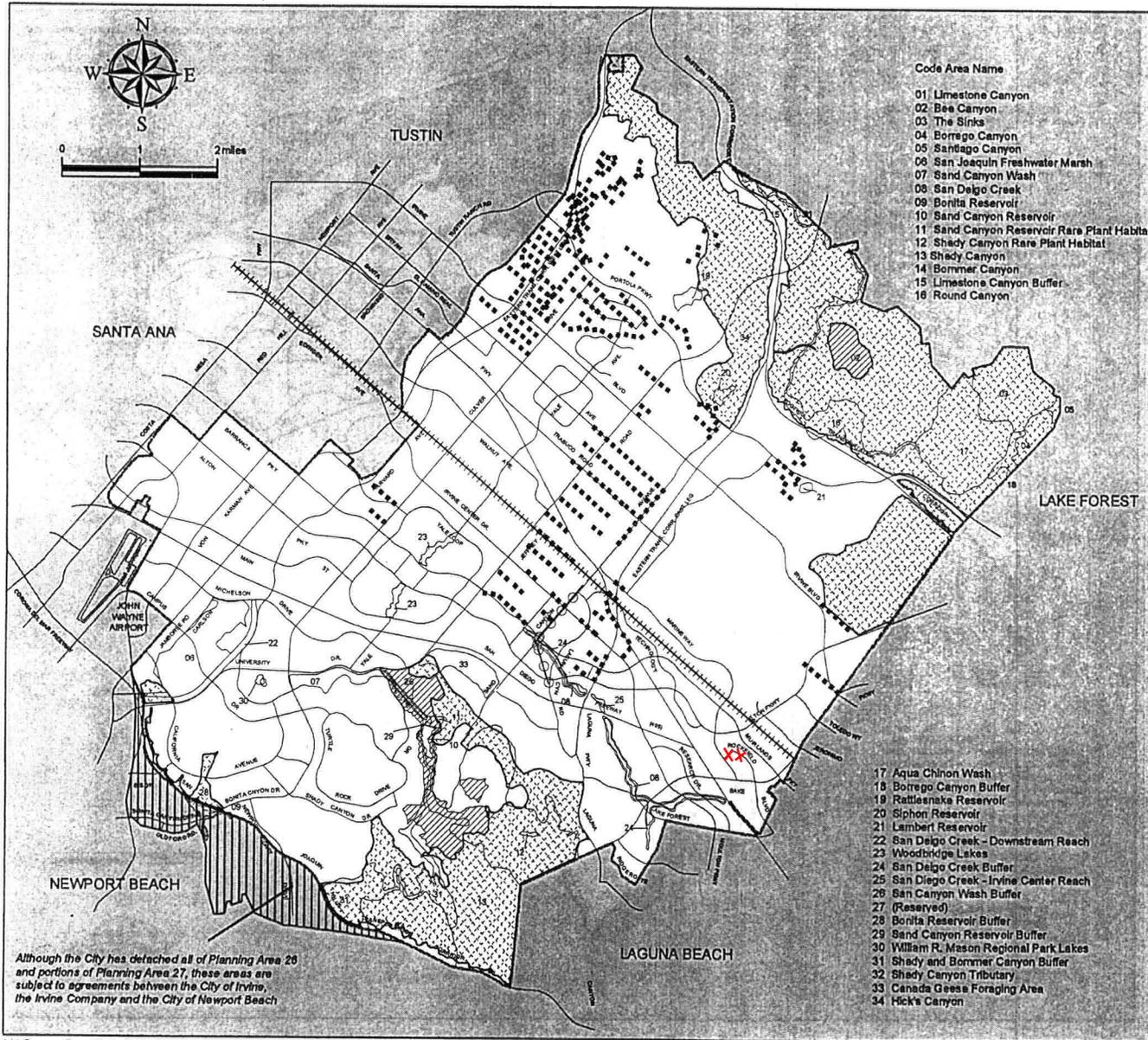


Figure L-3

IMPLEMENTATION DISTRICTS

LEGEND

- City Sphere of Influence
- [Cross-hatch pattern] Preservation Area
- [Grid pattern] Spine
- [White box] Development Area
- [Dotted pattern] NCCP habitat identified for future public ownership by the Facilitation Agreement (see Appendix) between the City and the land owner.



City of Irvine
General Plan



Figure L-4

**BIOTIC
RESOURCES**

LEGEND

- City Sphere of Influence
- Eucalyptus Windrows
- Sand Canyon Oak Trees
- ▨ NCCP Habitat Reserve
- ▧ NCCP Special Linkage

Note: Eucalyptus Windrows located within Lower Peters Canyon Planning Area 4 are subject to the Eucalyptus Windrow Maintenance and Protection Plan for Lower Peters Canyon (September 1996)