

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

City of Irvine General Plan Land Use Element, Supplement 9, July 2015

Planning Area Number	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	GREAT PARK	Total Acres	Planning Area Number
	Agri-culture	Pres-ervation	Rec-reation	Water Bodies	Estate Res.	Low Res.	Med. Res.	Med.-High Res.	High Res.		Neigh-berhood	Com-munity	Com-mercial Recreation	Regional	Urban Industrial	Research/Industrial	Educa-tional Facilities	Public Facilities				
1	498	1,925	0	75	0	1,331	0	0	0	0	0	18	0	0	0	45	19	0	0	3,911	1	
3 ⁽²⁾	0	3,035	725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,760	3 ⁽²⁾	
4 ⁽¹⁾⁽⁶⁾	0	0	8	0	0	0	920	195	0	48	0	23	0	106	0	109	0	0	0	1,409	4 ⁽¹⁾⁽⁶⁾	
5 ⁽¹⁾	0	0	21	0	0	201	433	62	0	0	0	0	0	0	0	11	0	0	0	728	5 ⁽¹⁾	
6	205	1,178	172	22	0	0	1,137	0	0	78	0	15	0	0	0	0	0	0	0	2,807	6	
8	6	0	33	0	0	245	846	162	41	6	40	86	0	0	0	52	0	0	0	1,517	8	
9	0	0	52	0	0	0	883	191	0	62	0	0	38	0	0	0	0	0	0	1,226	9	
10 ⁽¹⁾	0	0	70	0	0	0	413	18	0	24	9	66	0	0	168	9	0	0	0	777	10 ⁽¹⁾	
11	0	0	113	0	0	0	570	303	0	7	7	56	0	0	0	96	7	0	0	1,159	11	
12	0	179	154	0	0	0	60	227	101	36	17	78	0	0	244	110	23	0	0	1,229	12	
13	0	0	77	0	0	0	0	0	0	0	0	0	0	0	253	0	0	0	0	330	13	
14	0	0	126	0	0	168	188	246	0	0	20	76	0	0	0	18	16	0	0	858	14	
15	0	0	128	56	0	0	1,228	54	39	41	22	63	0	0	0	92	22	0	0	1,745	15	
16	0	594	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	612	16	
17	0	225	44	0	0	0	394	0	0	0	0	39	0	0	139	0	0	0	0	841	17	
18	0	447	0	0	0	155	150	0	0	0	0	0	0	0	0	0	0	0	0	752	18	
19	0	0	167	0	0	0	0	157	0	0	0	18	22	0	0	0	0	0	0	364	19	
20	0	0	19	0	0	93	298	114	0	0	22	0	0	0	0	48	0	0	0	594	20	
21	0	0	691	53	0	916	11	60	0	0	0	0	0	0	140	0	0	0	0	1,871	21	
22 ⁽³⁾	0	0	0	0	1,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,046	22 ⁽³⁾	
23	0	214	62	0	0	0	0	0	27	0	0	0	0	0	16	97	0	0	0	416	23	
24	0	0	112	0	0	0	0	204	0	30	13	0	0	0	0	0	0	0	0	359	24	
25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	0	0	0	0	131	25	
27 ⁽⁴⁾	0	459	0	0	0	0	455	95	0	0	0	0	0	0	2	13	0	0	0	1,024	27 ⁽⁴⁾	
28	0	2,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,395	28	
29 ⁽⁵⁾	0	221	102	0	0	0	0	0	0	0	0	0	0	0	73	0	0	0	0	396	29 ⁽⁵⁾	
31	0	0	0	0	0	0	0	0	0	0	0	12	0	0	364	0	35	0	0	411	31	
32	0	0	0	0	0	0	0	0	0	0	0	83	0	0	354	0	0	0	0	437	32	
33	0	6	0	0	0	0	0	0	0	0	0	0	439	0	0	0	0	0	0	445	33	
34	0	0	0	0	0	0	0	0	0	0	0	96	0	0	402	0	0	0	0	498	34	
35	0	0	0	0	0	0	0	0	0	0	0	114	0	0	930	0	110	0	0	1,154	35	
36	0	0	0	0	0	0	0	0	0	0	0	0	0	2,764	0	0	0	0	0	2,764	36	
38 ⁽¹⁾	0	0	48	0	0	0	234	152	0	0	0	0	0	0	0	0	0	36	0	470	38 ⁽¹⁾	
39	0	144	0	0	0	0	0	252	0	0	0	0	0	0	0	0	0	0	0	396	39	
40	0	0	17	0	0	0	209	183	0	149	0	24	0	0	60	0	24	0	0	666	40	
50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,371	0	0	0	0	1,371	50	
51 ⁽⁷⁾⁽⁸⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,519	4,519	51 ⁽⁷⁾⁽⁸⁾	
TOTAL	709	11,022	2,959	206	1,046	3,109	8,429	2,675	208	481	150	867	60	545	2,764	3,154	2,083	366	36	4,519	45,388	

TABLE A-2 MAXIMUM INTENSITY STANDARDS: LAND USE ACREAGE BY PLANNING AREA - DETACHED LANDS

Planning Area Number	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	Total Acres	Planning Area Number
	Agri-culture	Pres-ervation	Rec-reation	Water Bodies	Estate Res.	Low Res.	Med. Res.	Med.-High Res.	High Res.		Neigh-berhood	Com-munity	Com-mercial Recreation	Regional	Urban Industrial	Research/Industrial	Educa-tional Facilities	Public Facilities			
26	0	155	400	43	0	0	186	280	0	37	0	23	0	0	0	0	0	0	0	1,124	26
27 ⁽⁴⁾	0	85	58	0	0	75	6	61	0	0	0	0	0	0	0	0	5	0	0	290	27 ⁽⁴⁾
TOTAL	0	240	458	43	0	75	192	341	0	37	0	23	0	0	0	0	5	0	0	1,414	

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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 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 have not been divided into individual General Plan Land Use categories. Therefore, the total acreage in Planning Area 51, although correct, is greater than the sum of the individual General Plan Land Use categories in the planning area.
8. In order to develop at the maximum intensities for Planning 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.