INTRODUCTION



Irvine Spectrum Center Giant Wheel

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Irvine City Council Chambers



Irvine Civic Center

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Rutan & Tucker, LLP

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The Vision of the City:

The creation of a livable, viable, and visually attractive community through skilled planning and sustainable development as outlined in this General Plan.



Aerial view of Great Park walking trails

WHAT IS THE GENERAL PLAN?



Great Park neighborhood layout model

The General Plan is a state-mandated document that represents the long-range vision of the City. The community's relation to the region, along with local issues and trends, are considered to determine service priorities and methods to guide development and conservation of resources. The plan, which is periodically updated, reflects the City's vision for the future. When evaluating proposals, decision-makers refer to the plan to see how the proposal achieves the desires of the community.





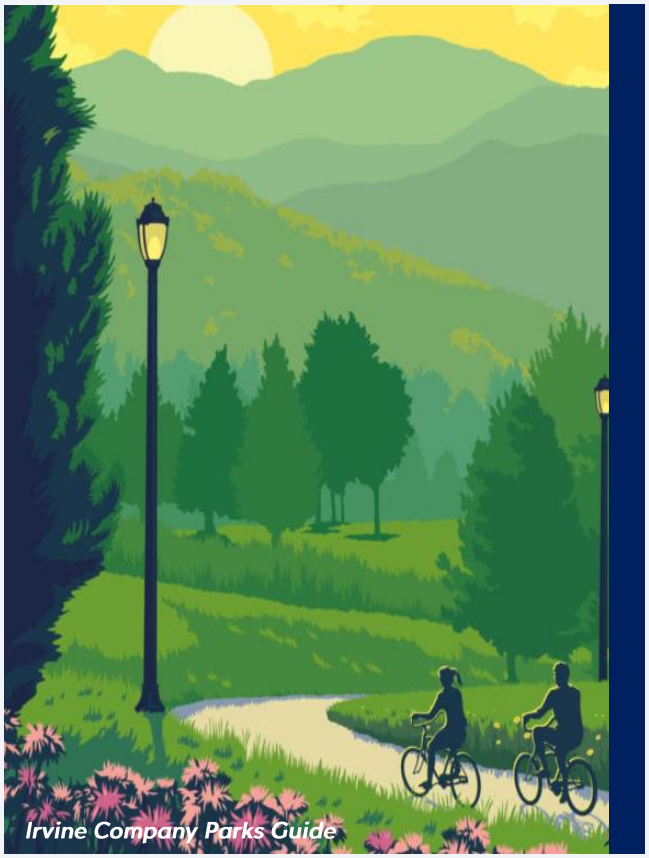


City of Irvine Community Events

WHAT IS THE ROLE OF THE GENERAL PLAN?

The Irvine General Plan is a comprehensive, long-range statement of Irvine's development and preservation policies. The Plan is comprehensive because it addresses all geographic areas of the City and its sphere of influence and the relationships between social, financial, environmental, and physical characteristics. With the determined buildout year of 2045, the plan is forward-looking by determining facilities and programs to support future land uses.

The General Plan is intended to be used by residents, business owners, City officials and all those interested in the direction of the City. The General Plan guides the decision makers in determining whether land use proposals are consistent with applicable goals, objectives, policies, and implementation measures. It reflects the community's values and goals and serves as the basis for all the City's land planning policies. The General Plan includes both the mandated elements of the Government Code Section 65302 as they apply to the local conditions, and optional elements designed to address high priority topics of City interest. The General Plan is kept up to date with current issues, trends, and community needs through periodic amendments. When an amendment occurs, special attention is given to make sure that all components work in harmony and the plan maintains its internal consistency as required by state law.


Irvine Company Parks Guide


Aerial view of Irvine Spectrum

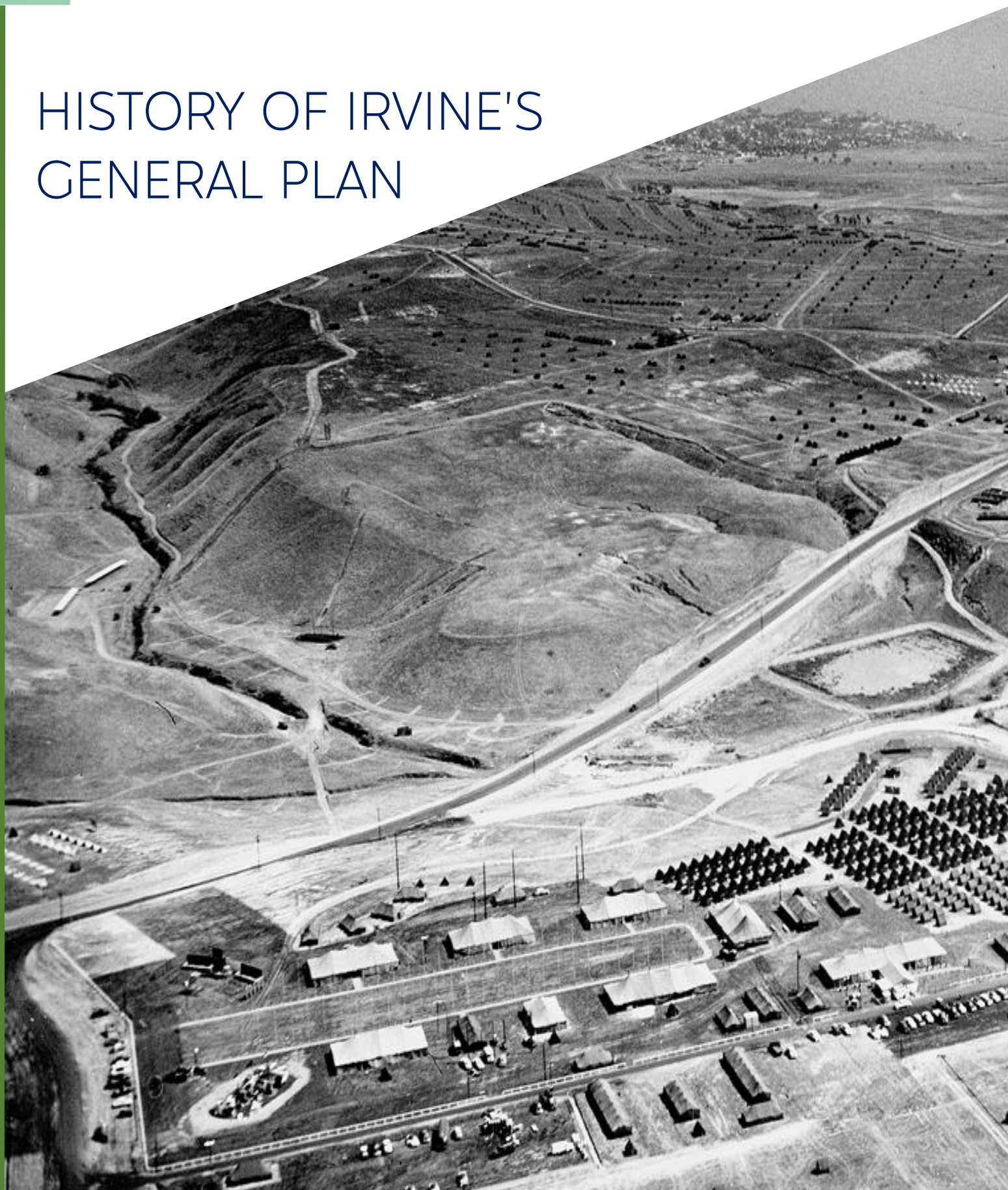

Great Park Playground

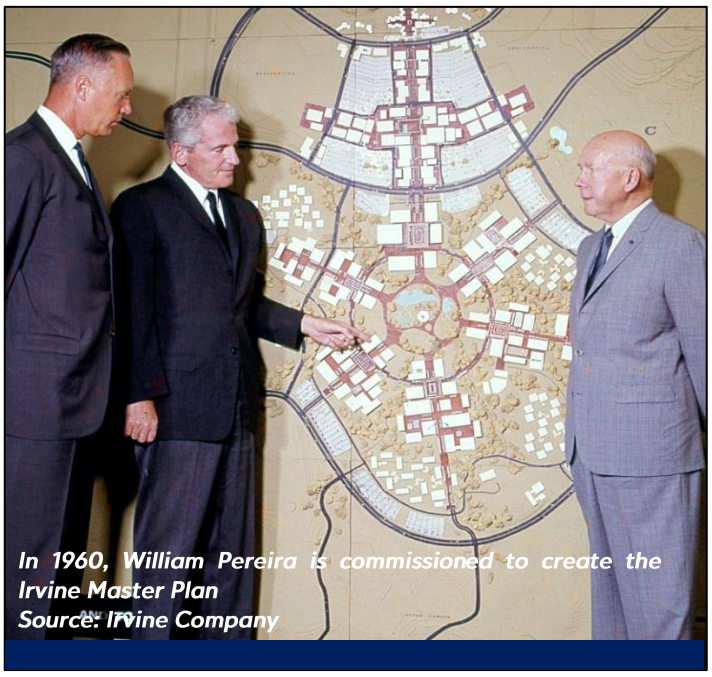
The City's mission statement expresses a desire to maintain the highest quality of life through the following:

- Creative planning.
- A prosperous business atmosphere.
- Environmental quality.
- Unique neighborhoods connected into one community.
- Extraordinary amenities and infrastructure.
- Cultural diversity.
- Community involvement.
- Educational excellence.
- Quality and responsiveness in government.

The General Plan implements the City's vision through its goals, objectives, policies, and implementation measures.

HISTORY OF IRVINE'S GENERAL PLAN





In 1960, William Pereira is commissioned to create the Irvine Master Plan
Source: Irvine Company

Irvine's first General Plan was adopted in December 1973. The plan reflected three options for long-term development: a low intensity, medium intensity, and high intensity development plan.

In 1977, the first major amendment was made to the General Plan. Specifically, this change converted the three land use options to a single land use (medium intensity) plan. In 1989, a General Plan Update was adopted to comprehensively address the City's needs for open space and incorporated a program to preserve approximately one-third of the City and sphere of influence, as open space.

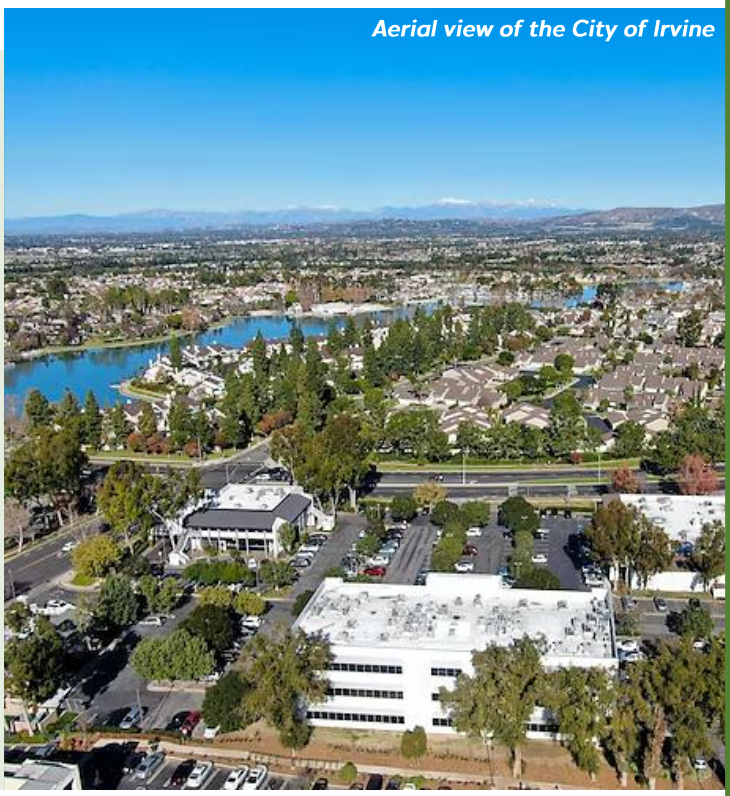
In 2000, the General Plan was comprehensively updated as part of a multi-phased effort that addressed each element related to the changing conditions and community needs of the City. The update also included new policies and reformatted the document to be more user-friendly.

ORGANIZATION OF THE GENERAL PLAN

The General Plan is divided into three sections:

- Elements
- Glossary
- Appendix

The first section contains the elements. The second section consists of the Glossary of General Plan terms. The third section consists of an Appendix containing technical information which is not needed for daily planning activities but is important background information.



Aerial view of the City of Irvine

ELEMENTS

The General Plan is composed of elements which address a broad and evolving range of issues. Each element of the plan identifies and describes goals, objectives, and implementing actions which provide specific direction for decision making and formulation of public policy. The General Plan contains seven elements required by the State Planning, Zoning and Development Laws. Conservation and Open Space have been combined into a single element. The City has also elected to adopt one optional element relating to the environment and climate.

Mandated and Optional Elements of the General Plan are as follows:

Mandated Elements	Optional Elements
• Land Use • Circulation • Housing • Conservation and Open Space • Noise • Safety	• Environmental Protection and Climate Action (EPCA) *Jurisdictions who identify as having a disadvantaged community are required to address Environmental Justice in their General Plan. The City has chosen to address Environmental Justice via the EPCA Element.*

Each element of the General Plan contains the following:

- An introductory description
- Compliance regulations
- An explanation of existing conditions in the City
- Goals, Objectives, Policies, and Implementation Measures
- Supplemental information

The introductory section of each element provides an overview of the element and background information which lends understanding to the policies set forth in the goal section.









The Goal section is comprised of:

Goal

- **The goal is an ideal condition which the community hopes to attain.**

Objective

- **A specific statement of purpose relating directly to the goal.**

Policy

- **An action, activity or strategy to implement the related objective and goal.**

Implementation Measure

- **Programs and measures to help aid in policy implementation and efficacy.**

Objectives and Policies guide day-to-day decision-making so there is continuing progress toward the Goal. These reflect actions that the City intends to follow to attain the stated goal. Implementation measures help aid in these efforts. Some elements contain standards which are specific, quantified guidelines, which can translate into regulatory controls. Examples of standards are the level of service standards found in the Circulation Element and the noise standards found in the Noise Element.

Because the General Plan is comprehensive, the subject matter addressed by each element provides a portion of a larger picture. The goal of the City is to develop and maintain a high-quality environment and to ensure its long-term protection. To comprehensively address environmental issues, a Programmatic Environmental Impact Report (EIR) is prepared for the General Plan in accordance with the California Environmental Quality Act (CEQA).

The EIR is an informational document for the public, governmental agencies, and City officials to evaluate the environmental consequences of the proposed General Plan development and conservation policies. Specialized studies, addressing issues such as traffic and biotic impacts, are conducted for the EIR.

Mitigation measures to reduce impacts to the natural environment are recommended in the EIR. Environmental impacts which cannot be avoided are also discussed. Many of the mitigation measures are incorporated into the General Plan as ongoing policies. The EIR prepared for this General Plan is a "Program" EIR. A Program EIR may be used as environmental documentation when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. By evaluating alternative land use policies and recommending mitigation measures, the EIR is an integral component of the General Plan.

The EIR for the General Plan is a separate document. It is in the Community Development Department and Office of Records and Information.

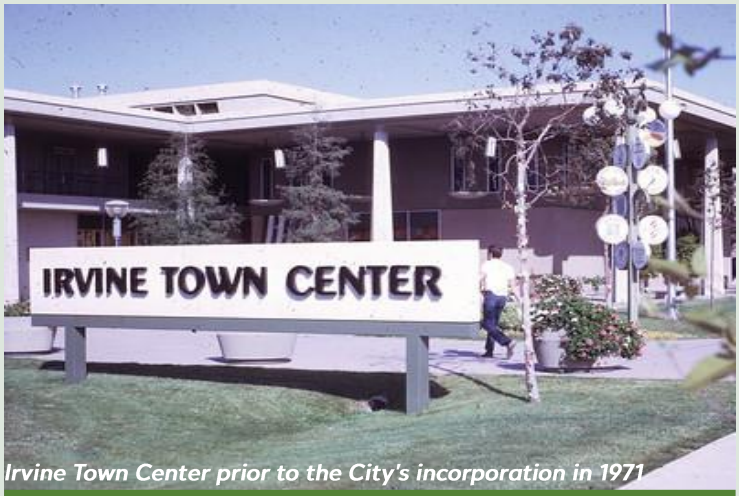
ADMINISTERING THE GENERAL PLAN



Irvine City Hall

CONSISTENCY PROVISIONS

The charter of the City of Irvine requires the Zoning Ordinance to be consistent with the General Plan. Additional state and local statutes, while not mandating consistency, require findings or a report on whether proposed actions conform to the General Plan. The state's general rule for consistency determination is stated as:



Irvine Town Center prior to the City's incorporation in 1971

"To effectively implement the objectives, policies, and proposals of the general plan, implementing measures must be carefully chosen, reflective of local needs, and carried out as an integrated program of complementary and mutually reinforcing actions. Measures should be specific enough to implement the goals of the general plan, while maintaining enough adaptability to allow flexibility in implementation throughout the timeline of the general plan."

A complete listing of consistency provisions can be found in the State of California's General Plan Guidelines, Chapter 9, Implementation.

AMENDING AND UPDATING THE GENERAL PLAN

The City should periodically review the Plan to determine whether it is still in step with community values and conditions. The Housing Element is reviewed every eight years according to a schedule determined by the State of California Housing and Community Development Department. In addition, jurisdictions are required to review and, as necessary, update their Safety Element every eight years.

The City's original General Plan was adopted in 1973, and since that time, several amendments have been adopted. Amending the General Plan is a necessary process to maintain a current and responsive General Plan. Pursuant to Government Code Section 65358, mandatory elements to the General Plan generally each may only be amended up to four (4) times per calendar year, with some exceptions for certain affordable housing projects



View of Irvine City Hall

and legally mandated amendments. Most amendments involve a change to the land use designation of a particular property. However, amendments to any part of the text, goals, objectives, or policies may also be appropriate.

A General Plan amendment may be initiated by private property owners, the City Council, the Planning Commission or Director of Community Development. Final approval is granted by the City Council, following a public hearing and review of recommendations from the community, Planning Commission, and staff.

For further details on the General Plan amendment process, see Government Code Section 65350 et seq., City Council Resolution Numbers 87-108 and 90-133, and Chapter 2-11 of the Zoning Ordinance.

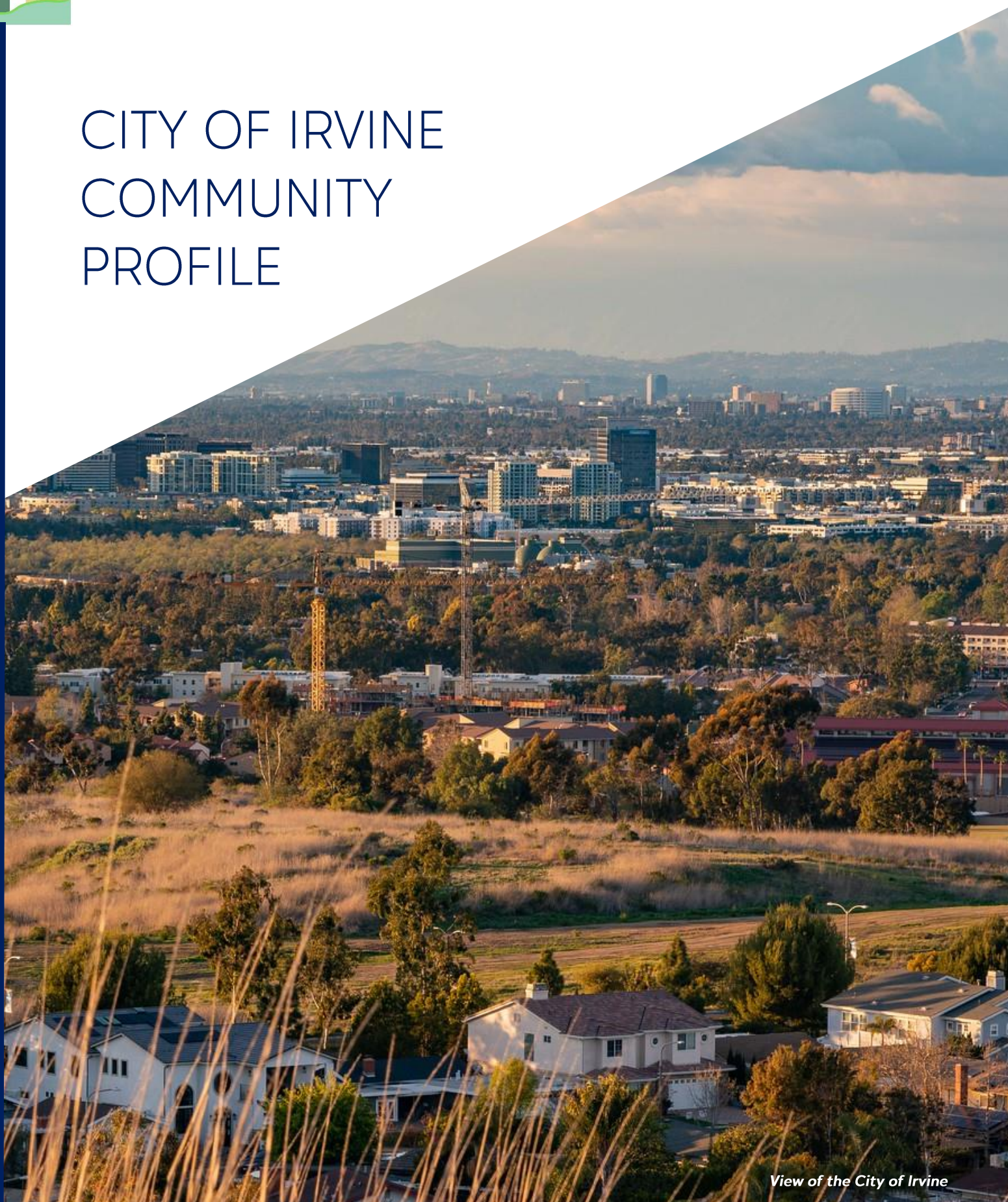
AMENDMENTS REFLECTED IN THE 2045 GENERAL PLAN UPDATE

The 2045 General Plan amends the Land Use, Circulation, Safety, Conservation and Open Space, and Noise elements to meet the City's required housing needs (or RHNA allocation) in the City's 6th Cycle certified 2021–2029 Housing Element. The 2045 General Plan also introduces a new element, Environmental Protection and Climate Action, addressing the City's commitment to environmental stewardship for all residents and visitors of the City. Additionally, the City has chosen to incorporate existing optional elements into the state-required elements previously referenced earlier in the Elements section of this Introduction.

The table below identifies the incorporation of optional elements into the required elements.

Required Elements	Optional Existing Elements Incorporated into Updated General Plan Elements
Land Use	• Irvine Business Complex • Growth Management • Public Facilities and Services
Circulation	• Irvine Business Complex • Growth Management
Conservation and Open Space	• Cultural Resources • Parks and Recreation
Safety	• Seismic
Noise	N/A
Housing	N/A
Environmental Protection and Climate Action	• Energy • Integrated Waste Management

CITY OF IRVINE COMMUNITY PROFILE



View of the City of Irvine

LOCATION

The City of Irvine is located approximately two miles inland from the Pacific Ocean and 40 miles south of the City of Los Angeles. The City of San Diego is 80 miles south of Irvine.

Irvine is accessible by ground transportation along Interstates 5 and 405. State highways 261, 55 and 133 also pass through the City.

Air travel is available at John Wayne Airport, located immediately adjacent to the Irvine Business Complex. John Wayne airport currently offers direct service to major cities and handles 7.7 million passengers annually.

Neighboring cities include Newport Beach and Laguna Beach to the south; Costa Mesa, Santa Ana, and Tustin to the west; the City of Orange, unincorporated areas of the County of Orange to the north; and the Cities of Lake Forest and Laguna Hills to the east.

The regional location is illustrated on Figure 1. Vicinity Map.



Google Earth view of the City of Irvine

COMMUNITY PROFILE

Irvine was incorporated in 1971 and has developed into a strong, diverse community. As a master-planned community located in the heart of Orange County, Irvine has developed into a flourishing community of regional importance. As of 2023, the City had a population of 301,051 and is expected to have 327,700 residents by the year 2045.

The City covers approximately 66 square miles. Annexation of the sphere of influence will increase the City area to 74 square miles. Businesses located in the Irvine Business Complex and Spectrum areas of the City, along with the University of California, Irvine, continue to serve as major employment generators for the City.

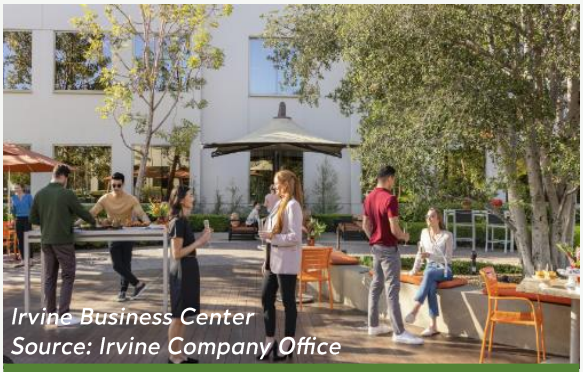


Community events in the City of Irvine









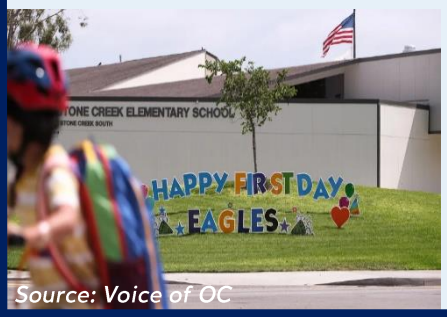
Irvine Business Center
Source: Irvine Company Office



View of Irvine Spectrum Giant Wheel at night

SCHOOLS

The Irvine Unified School District is the primary school district serving the City and is currently one of the top school districts in California. The Santa Ana Unified School District, Tustin Unified School District, and the Saddleback Valley Unified School District also serve the City. Additionally, Irvine is home to numerous colleges and universities, including Irvine Valley Community College, Concordia University, National University, Pepperdine Graduate Business School, Webster University, and the University of California, Irvine.



Source: Voice of OC


Source: UCI



Source: OC Register

HOSPITALS

Irvine residents benefit from proximity to several hospitals including Hoag Hospital Irvine and Kaiser Permanente Orange County Irvine Medical Center, as well as numerous medical offices. Furthermore, the City is home to a vibrant and diverse range of retail and dining options. Most homes in Irvine are located within walking distance or a short drive to a shopping center.


Rendering of Hoag Hospital expansion in Irvine
Source: Hoag


Kaiser Permanente facility in Irvine
Source: Kaiser

CLIMATE

Irvine, akin to other coastal communities in California, experiences a Mediterranean climate with maritime influences. Winters are characterized by cool and moist conditions, while summers bring warm and dry weather.

HISTORY

The City is located on part of what is known as the Irvine Ranch. This area was first populated by Indigenous Peoples; however, during the subsequent period of Spanish control, three Mexican–Spanish land grants covered 110,000 acres which were devoted to sheep grazing. In 1876, the Irvine family acquired a portion of the land grants. Subsequently, ranch operations shifted from sheep grazing to agriculture. Crops were devoted to citrus, wheat, and lima beans. In 1894, James Irvine II incorporated the ranch into The Irvine Company.

Later, his son, Myford Irvine, inherited the presidency of the company and began opening small sections of the ranch to urban development. In 1959, the University of California acquired 1,000 acres from The Irvine Company for a new campus. Subsequently, the University purchased an additional 500 acres. The University's consulting architect, William Pereira, and The Irvine Company planners proposed a university-oriented community and prepared a master plan for the ranch. Irvine's General Plan has evolved from that original master plan.



City of Irvine urban forest



1971 aerial view of Irvine



Source: Irvine Historical Society



Source: UCI

TOPOGRAPHY

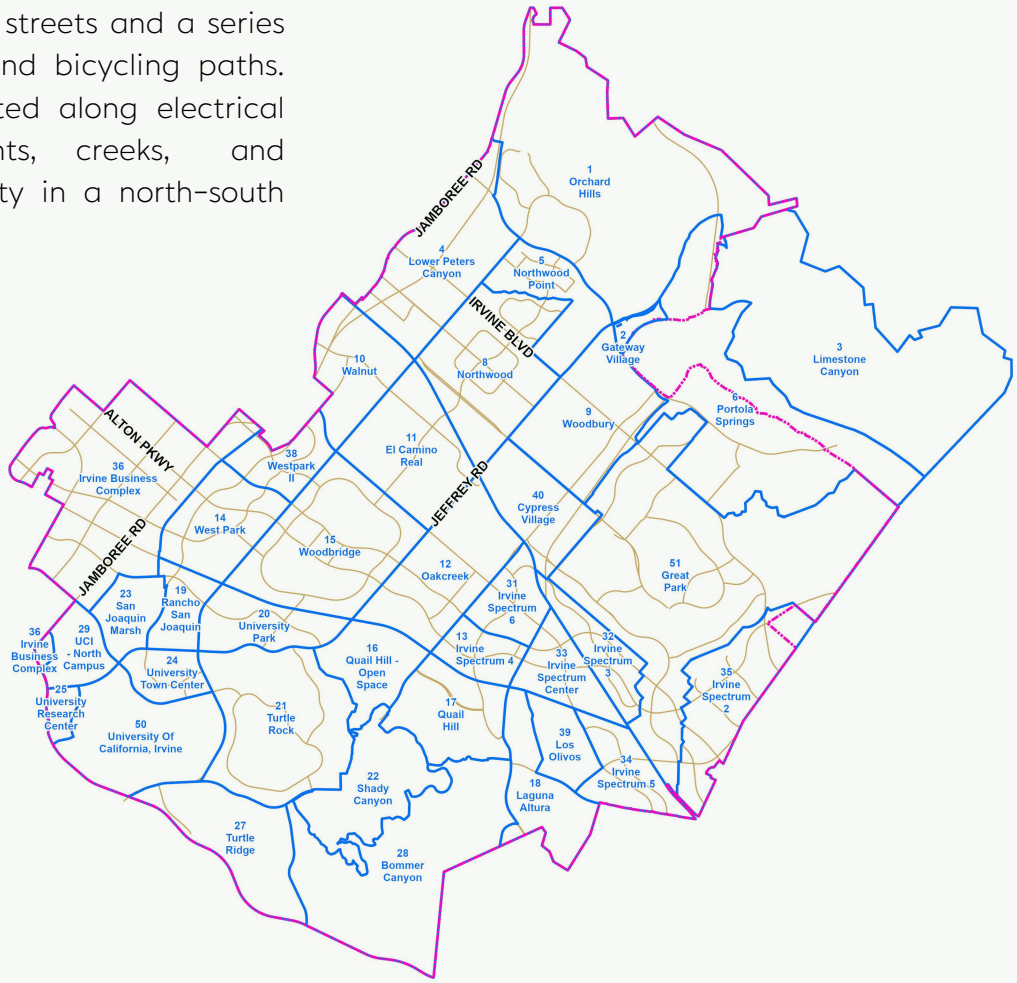
The City lies within the Trabuco Plain between the San Joaquin Hills along the coast, and inland foothills of the Santa Ana mountains, known as the Santiago Hills. The Trabuco Plain is relatively flat, with a gradient of less than one percent, and was formed by materials that eroded from the hillsides. The San Joaquin Hills consist of rolling terrain with moderately steep slopes, canyons, and narrow ridges. The Santiago Hills are 1,700 feet above sea level, forming a prominent ridgeline along the northern edge of the City's sphere of influence. Both chains of hillsides were formed by marine sediments deposited millions of years ago.

PLANNING AREAS

The General Plan divides Irvine into large neighborhood districts called "planning areas." Each planning area includes a variety of land uses and is allocated a residential and/or nonresidential development potential. Each planning area is intended to feature a distinct community character which results from the following components: road systems, architectural identity, density, parks, schools, and greenbelts.

Planning areas are linked by streets and a series of off-road hiking, riding, and bicycling paths. These linear parks are located along electrical transmission line easements, creeks, and greenbelts which link the City in a north-south and east-west grid pattern.

The east-west axis along the parallel roads of Barranca Parkway and Alton Parkway features a mix of recreational, commercial, and worship facilities. Irvine also offers many recreational amenities with a wide variety of housing opportunities and a balance of employment opportunities.





Rendering of Great Park Ice and Five Point Arena. Source LPA

URBAN DESIGN

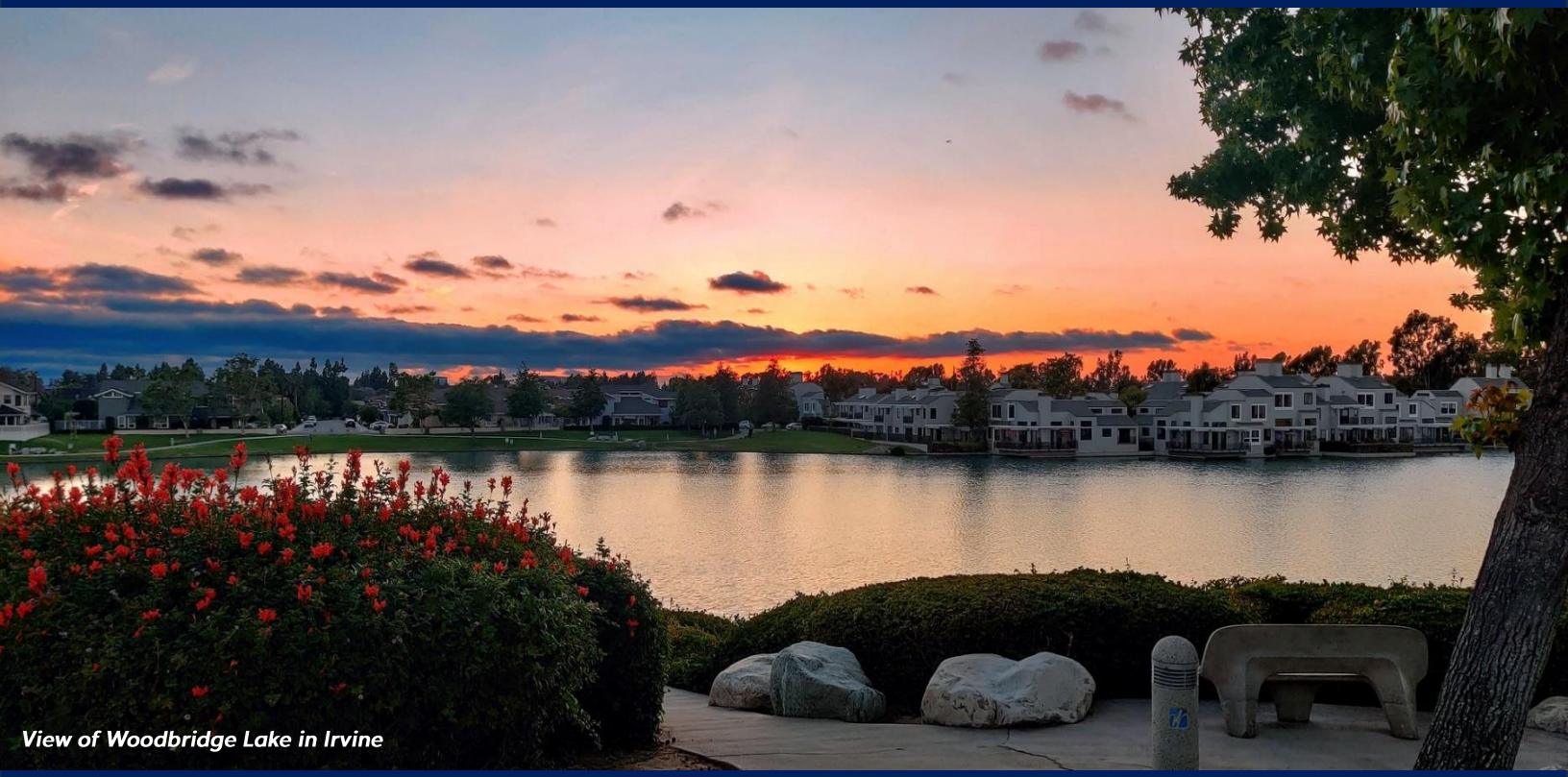
The General Plan provides the urban design framework for the City, both at the planning area level and at the site-specific level. Components of the urban design theme consist of a mix of land uses with a unique image and character including natural (hills and flatlands) and humanmade (architectural styles, landscape, and open space spines) features. Implementation of the General Plan's policies and standards creates a cohesive yet diversified image and identity for the community.



ADDITIONAL INFORMATION

Additional information pertaining to the General Plan can be obtained by contacting the City's Community Development Department:

Irvine City Hall
1 Civic Center Plaza
PO Box 19575
Irvine, California 92606-5207
(949) 724-6470

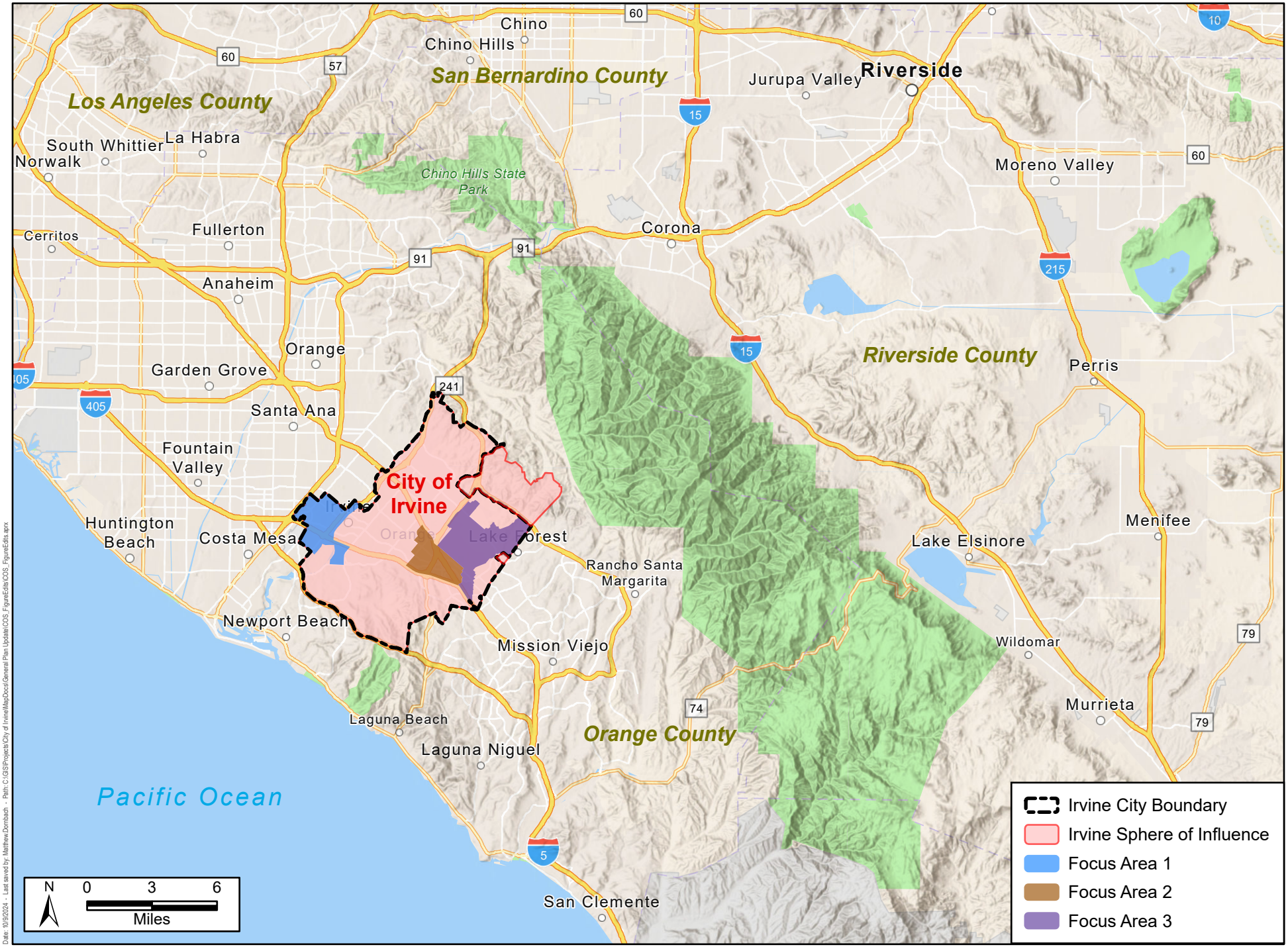


View of Woodbridge Lake in Irvine

"Curiously, history records very few examples of regional master planning where not only the new towns but the interrelated land uses of the surrounding areas are planned together... The prospect of planning from scratch an entire complex within a major population center rather than hundreds of miles away from it – and to do it under private rather than governmental auspices – would seem to most planners an impossible dream. Well, we have that dream right here."

William Pereira, Architect, Pereira & Associates. Original designer of the Irvine Ranch Master Plan. Time Magazine, September 6, 1963.

Figure 1. Vicinity Map



Source: Esri 2023; USGS 2023.