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

City of Irvine General Plan Land Use Element, Supplement 10, October 2026

	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY	GREAT PARK		
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			**Total Acres**	Planning Area Number
1	498	1,925	0	75		1,331	0	0	0	0	0	18	0	0	0	0	45	19	0	0	**3,911**	1
2	0	0	11	0	0	0	0	72.1	8.4	0	0	0	0	0	0	0	0	0	0	0	**91.5**	2
3[2]	0	3,035	725	0	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	0	**1,409**	4[1][6]
5[1]	0	0	21	0	0	201	433	62	0	0	0	0	0	0	0	0	11	0	0	0	**728**	5[1]
6	205	1,178	80.5	22	0	0	1,137	0	0	78	0	15	0	0	0	0	0	0	0	0	**2,715.5**	6
8	6	0	33	0	0	245	846	162	41	6	40	86	0	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	0	**1,226**	9
10[1]	0	0	70	0	0	0	413	18	0	24	9	66	0	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	0	96	7	0	0	**1,159**	11
12	0	179	154	0	0	0	60	227	101	36	17	78	0	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	0	253	0	0	0	0	**330**	13
14	0	0	126	0	0	168	188	246	0	0	20	76	0	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	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	0	**612**	16
17	0	225	44	0	0	0	394	0	0	0	0	39	0	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	0	**752**	18
19	0	0	167	0	0	0	0	157	0	0	0	18	22	0	0	0	0	0	0	0	**364**	19
20	0	0	19	0	0	93	298	114	0	0	22	0	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	0	0	140	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	0	**1,046**	22[3]
23	0	214	62	0	0	0	0	0	27	0	0	0	0	0	0	0	16	97	0	0	**416**	23
24	0	0	112	0	0	0	0	204	0	30	13	0	0	0	0	0	0	0	0	0	**359**	24
25	0	0	0	0	0	0	0	0	0	131	0	0	0	0	0	0	0	0	0	0	**131**	25
27[4]	0	459	0	0	0	0	455	95	0	0	0	0	0	0	0	0	2	13	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	0	**2,395**	28
29[5]	0	221	102	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0	0	**396**	29[5]
31	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	364	0	35	0	0	**411**	31
32	0	0	0	0	0	0	0	0	0	0	0	83	0	0	0	354	0	0	0	0	**437**	32
33	0	6	0	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	0	402	0	0	0	0	**498**	34
35	0	0	0	0	0	0	0	0	0	0	0	114	0	0	0	930	0	110	0	0	**1,154**	35
36	0	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	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	0	**396**	39
40	0	0	17	0	0	0	209	183	0	149	0	24	0	0	0	60	0	24	0	0	**666**	40
50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,371	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	0	4,519	**4,519**	51[7][8]
TOTAL	***709***	***11,022***	***2,878.5***	***206***	***1,046***	***3,109***	***8,429***	***2,747.1***	***216.4***	***612***	***150***	***867***	***60***	***545***	***2,764***	***3,023***	***2,083***	***366***	***36***	***4,519***	***45,388***	

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

	CONSERVATION/OPEN SPACE				RESIDENTIAL					MULTI-USE	COMMERCIAL				INDUSTRIAL		INSTITUTIONAL		MILITARY			
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			**Total Acres**	Planning Area Number
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	0	5	0		**290**	27[4]
TOTAL	***0***	***240***	***458***	***43***	***0***	***75***	***192***	***341***	***0***	***37***	***0***	***23***	***0***	***0***	***0***	***0***	***0***	***5***	***0***		***1,414***	

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; eductional 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 Area51, 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.