

Appendix B: Residential Sites Inventory

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City’s regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under State law adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

The sites inventory summarizes the number of potential housing units that can be accommodated on vacant residential sites in the City’s planning areas by identifying sites at appropriate densities as required by law. The State, in AB 2348 from the 2003-2004 Legislative session, has established “default” density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Irvine, is adequate to facilitate the production of housing affordable to lower income households. In estimating potential units by income range it is assumed that:

- A density of 0 to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 11 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

The City has been allocated a RHNA of 12,149 units with the following income distribution:

Income Category	New Construction Need
Extremely Low/Very Low (0% - 50% AMI) ¹	2,817
Low (51% - 80% AMI)	2,034
Moderate (81% - 120% AMI)	2,239
Above Moderate (over 120% AMI)	5,059
Total Units	12,149

Through appropriate zoning the City has identified a vacant land capacity in excess of 12,149 potential housing units. Of the 12,149 potential housing units a total of 5,184 are located within zoning districts that allow 30 dwelling units per acre or greater. The remaining 7,545 units are located within zoning districts that allow less than 30 dwelling units per acre. Adequate sites were identified within the following Planning Areas:

- Planning Area 1 – Orchard Hills
- Planning Area 6 – Portola Springs
- Planning Area 18 – Laguna Altura
- Planning Area 22 – Shady Canyon

Planning Area 30 – OC Great Park
Planning Area 33 – Irvine Spectrum Center
Planning Area 36 – Irvine Business Complex
Planning Area 39 – Unnamed
Planning Area 40 – Cypress Village
Planning Area 51 – OC Great Park

All individual sites within planning areas identified in the sites inventory are subject to the City’s Inclusionary Housing Ordinance, which requires 15 percent of the total units to be affordable and allocated in accordance with the following percentages:

- Five percent of the actual number of dwelling units shall be affordable as rental or ownership units to households earning less than 50 percent of the County median income (very low/extremely low income) as annually defined by the California State Department of Housing and Community Development.
- Five percent of the actual number of dwelling units shall be affordable as either rental or ownership units, with the emphasis on ownership units, to households earning 51 percent to 80 percent of the County median income (low income) as annually defined by the California State Department of Housing and Community Development.
- Five percent of the total number of dwelling units shall be affordable as rental or ownership units, with emphasis on ownership units in projects offering ownership housing, to households earning 81 percent to 120 percent of the County median income (moderate income) as annually defined by the California State Department of Housing and Community Development.

Planning Area 1 – Orchard Hills

Located in north Irvine, Orchard Hills is a 4,230 gross acre planning area bounded by the Lomas de Santiago ridge to the north, future Jeffrey Road to the east, Jamboree Road to the west, and Portola Parkway to the south. It is composed of four residential enclaves nestled in and around 500 acres of harvested avocado orchards. The amenities in Orchard Hills include two 6-acre, public neighborhood parks complete with ball fields, sports courts, picnic areas and playgrounds. In addition, the village has its own retail center, Orchard Hills Village Center.

The Orchard Hills community is comprised of several different zoning districts that allow low density residential, agriculture, community commercial and institutional uses. Although development began in this area in 2006, the planning area has yet to be built out and therefore includes vacant parcels that are reflected in the sites inventory.

Planning Area 6 – Portola Springs

The community of Portola Springs is a 2,369 gross acre planning area generally bounded by Jeffrey Road and SR-133 to the west, PA51 (Orange County Great Park) to the south, PA3 to the north and the city sphere boundary to the east and is incorporated across approximately

1,222 acres of the gross planning area in North Irvine. Planning Area 6 is intended to be a mixed use village which provides for a full range of residential densities, commercial centers, recreation facilities, and office/high technology uses.

Unique to Portola Springs are the village's 18 planned neighborhood parks and gathering centers. Six parks are currently open and have features such as a junior Olympic swimming pool, children's wading pool, bubbling spa, poolside cabanas, shade structures, barbecue/picnic areas, lighted athletic fields, play lawns, tennis courts, playgrounds, tot lots, basketball and tennis courts and multipurpose buildings/community centers. Additionally, a 25-acre community park is planned to feature lighted athletic fields, tot lots, picnic areas, basketball and tennis courts, and an 18,000 square foot multipurpose building.

Within the 1,222 rolling acres, Portola Springs is planned to include more than 20 miles of paved trails leading to scenic destinations. A bridge spanning Portola Parkway will provide pedestrian and bicycle connectivity throughout the village.

The Portola Springs community is comprised of several different zoning districts that allow medium density residential, recreational, community commercial, medical and science, multi-use and institutional uses. Although development began in this area in 2006, the planning area includes a significant number of vacant parcels.

Planning Area 18 – Laguna Altura

Laguna Crossings is a 753 gross acre planning area bounded by the San Diego Freeway (I-405) to the north, Laguna Canyon Road (SR-133) to the west, Planning Areas 34 and 39 to the east, and the City boundary, which abuts the cities of Laguna Woods and Laguna Hills, to the southeast. It was rezoned in 2006 to allow low and medium density residential uses. The area has been subdivided and construction has commenced in the northern part of the planning area. The southern portion of the planning area still includes numerous vacant parcels.

Planning Area 22 – Shady Canyon

Shady Canyon is a 1,046 gross acre planning area located in the southern area of the City. Boundaries include Planning Area 21 (Turtle Rock) to the west, Planning Areas 16 and 17 to the north, and Planning Area 28 to the east. This community is zoned Estate density residential, which allows up to one dwelling unit per acre in some areas and up to 12 units per acre in other areas. Units in this community tend to be high-end custom homes. The planning area includes several lots that have yet to be developed.

Planning Area 30 – Orange County Great Park

Planning Area 30 is comprised of 796 gross acres and is located in the eastern part of the City. It is bordered on the south by Interstate 5 (Santa Ana Freeway). The Southern California Regional Rail Authority (SCRRA) rail lines generally serve as the northern border of the Planning Area. The site abuts portions of the Irvine Spectrum to the east and west (Irvine Spectrum 2- Planning Area 35 and Irvine Spectrum 3 - Planning Area 32). The Orange County Great Park

is a part of the former Marine Corps Air Station, El Toro, now closed and subject to civilian reuse.

Within Planning Area 30, the Orange County Great Park plan includes a wildlife corridor and other transportation-related public land uses as well as opportunities for the private development of agriculture, research and development, vehicle-related commercial, and transit oriented development. The planning area has both a "base" and an "overlay" zone. In order to develop the uses and at the intensities of the overlay zone, property-owners will be required to dedicate land, fund infrastructure improvements, and commit to long-term maintenance of public facilities.

An efficient street system and a system of bikeways and pedestrian paths are already provided. Roadways are designed with sufficient capacity for the projected traffic volumes at full development of the planning area.

The Transit Oriented Development zoning district encourages a diverse mix of higher-intensity commercial, office, residential and institutional uses in areas with high potential for enhanced transit and pedestrian activity. Residential density is permitted from 10 to 50 dwelling units per acre. The category is intended to reduce reliance on the automobile by encouraging a compact mix of uses within the same site, including the integration of complementary uses within the same building. The planning area will be designed to create a safe and pleasant pedestrian environment by providing amenities that support the use of mass transit, bicycles, and pedestrian facilities.

Development of this planning area has yet to occur; therefore, there is potential for development of residential uses at densities of 30 dwelling units or more.

Planning Area 33 – Irvine Spectrum Center

The Irvine Spectrum Center is centrally located in the City. Boundaries include State Route 133 (Laguna Freeway) to the west, Interstate 5 (Santa Ana Freeway) to the north, and Interstate 405 (San Diego Freeway) to the south. It allows regional commercial, retail/office commercial, urban commercial (residential uses are permitted in this zoning district) and garden commercial uses.

There are two sites identified in the sites inventory within the Irvine Spectrum Center that have a development capacity of greater than 30 dwelling units per acre. These sites are zoned 4.7C, which conditionally allows attached residential uses. Other uses such as commercial recreation and recreation facilities, restaurants, fast-food facilities, bars, nightclubs, theaters, automobile service stations, hotels, motels, motor inns, conference and convention facilities, medical clinics and hospitals are conditionally permitted as well. The density allowed by zoning is 55 dwelling units per acre. There are two adjacent existing projects called The Village Apartments and The Park Apartment that were built at high densities. The Village Apartments mixes residential uses with neighborhood commercial and includes 1,500 apartment units with 3,995 square feet of retail uses, which provides resident-serving goods and services such as a dry cleaner and a Starbucks. Retail and service businesses are a permitted use in the 4.7C zoning district. The 1,550 units were built on 31.31 net acre site at a density of 49.5 units per net acre. The Park Apartments also mixes residential uses with neighborhood commercial and includes 1,456

apartment units with 1,000 square feet of retail uses, which provides resident-serving goods and services. The 1,456 units were built on 28.58 net acre site at a density of 50.9 units per net acre. The Irvine Company is the land owner of the two sites and has indicated to City staff that they will be developed similar to The Village Apartments and The Park Apartments with a density of 50-55 units per net acre and mix of residential and supporting retail/service uses.

Planning Area 36 – Irvine Business Complex

The Irvine Business Complex is located along the western edge of the City. Boundaries include State Route 55 (Costa Mesa Freeway) and the John Wayne/Orange County Airport to the west, City of Tustin to the north, Peters Canyon Wash, the San Diego Creek and the San Joaquin Marsh to the east, and MacArthur Boulevard and Campus Drive (Newport Beach) to the south.

In 2006 the City prepared the Irvine Business Complex (IBC) Residential Mixed-Use Vision Plan (Vision Plan) and Overlay Zoning Code. The Vision Plan was approved by the Planning Commission on April 1, 2010 and by the City Council on July 13, 2010. The purpose of the Vision Plan is to provide for the orderly transition of the IBC from primarily industrial and/or office areas into a pedestrian-oriented area that can accommodate a mixture of retail, office, and higher density residential uses. The Vision Plan reflects a long-term view of the IBC as a mixed-use community. Together, the Vision Plan and the Overlay Zone will become the basis for determining the coordination of public and private sector initiatives for the development and implementation of a sustainable, quality mixed-use community within the IBC, with the following specific objectives:

- Develop mixed use areas;
- Provide transportation, pedestrian, and visual connectivity;
- Create usable open space; and
- Develop safe, well designed neighborhoods.

A major component of the Vision Plan is providing housing opportunities for the local and regional employment base that support and complement commercial and industrial uses in the IBC. It also includes a multiple use district and an urban neighborhood district with land uses that specify ground floor retail, offices, and restaurants, with upper floors accommodating offices or residential. The IBC is divided into four districts, two of which (the Urban Neighborhood and the Multi-Use District) encourage mixed-use with ground floor commercial, urban parks and street landscape treatments. The Multi-Use District is comprised of nearly all portions of the planning area located south of Barranca Parkway. This District incorporates portions of the IBC where a more contemporary era of development exists and is characterized by a horizontal or vertical mix of land uses within a campus of multiple buildings. Opportunities for future intensification include freestanding residential or ground floor retail, offices, and restaurants, with upper floors accommodating offices or residential.

The Urban Neighborhood District incorporates portions of the IBC appropriate for sustainable residential neighborhoods, employment, and mixed-use blocks in buildings of up to seven stories. This district is intended for residential uses to be clustered in nodes

around local services. Small, scattered residential projects are discouraged within the UN District. Mixed-use is encouraged with ground floor uses including residential, retail, offices, and restaurants, and upper floors accommodating offices or residential.

The Sites Inventory contains four vacant sites with potential for development at densities of at least 30 dwelling units per acre or greater.

The Vision Plan and Overlay Zone increases the potential for development of existing uses through zoning created to accommodate a mixture of retail, office, and high-density residential uses. Before the adoption of the Vision Plan, zoning in the IBC allowed a maximum residential density of 52 dwelling units per net acre, except that the maximum allowable density was permitted to increase to 30-56 dwelling units per net acre if the development provided twenty percent of the units in the development as on-site affordable housing. With the adoption of the Vision Plan new zoning was implemented in the IBC that established a minimum residential density of 30 units per acre. Historically projects in the IBC have been built at densities much greater than 30 dwelling units per acre. The following are examples of historical projects in the IBC that have been built at densities of at least 30 units per acre:

Camden Apartments – 2801 Main Street

Built in 2008, this 290 unit apartment complex is arranged in a four- and five-level configuration wrapped around a five level parking structure with 7,500 square feet of retail space below. The project was built on a 5.26 acre site for a density of 55.13 units per acre. Of the 290 units, a total of 20 percent (58 units) are income restricted for low, very low and moderate income households.

Avalon Irvine – 2777 Alton Parkway

Built in 2009, this 224 unit apartment complex is arranged in a four level configuration wrapped around a five-story, six level parking structure. The project received a State Density Bonus of 56 units for a total of 280 units. The project was built on a 4.47 acre site for a density of 50.11 (base) units per acre. Of the 224 base units, a total of 10 percent (23 units) are income restricted for households earning 50 percent or less of the Area Median Income.

Axis 2300 – 2300 Dupont Avenue

Built in 2010, this 92 unit loft-style apartment complex is arranged in a four-story structure with an interior courtyard and two levels of subterranean parking. The project received a State Density Bonus of 23 units for a total of 115 units. The project was built on a 1.93 acre site for a density of 47.66 (base) units per acre. Of the 92 base units, a total of 20 percent (18 units) are income restricted for households earning 51-80 percent of the Area Median Income.

Kelvin Court Apartments – 2552 Kelvin Avenue

Built in 2008, this three-story apartment complex is comprised of 132 units with an at-grade parking structure. The project was built on a 3.07 acre site for a density of 43 dwelling units per

acre. Of the 132 units, a total of 20 percent (27 units) are income restricted for households earning 50 percent or less of the Area Median Income.

MetLife Apartments – 2555 Main Street

Built in 2009, this four level apartment complex is comprised of 481 market rate units with a five story parking structure. The project was built on a 9.78 acre site for a density of 49.18 dwelling units per acre.

Calypso Apartments – 2801 Alton Parkway

Built in 2010, this 179 market rate unit apartment complex is comprised of four stories wrapped around a central, gated parking garage. The project was built on a 3.76 acre site for a density of 47.60 dwelling units per acre.

Planning Area 39

Planning Area 39 is bounded by the I-405 to the north, Irvine Center Drive and Bake Parkway to the east, future Lake Forest Drive to the south and Planning Area 18 to the west.

This 398 gross acre planning area was rezoned in 2006 to allow medium-high density residential uses. The medium-high density residential zoning designation allows up to 50 dwelling units per acre. No construction has commenced; therefore the planning area includes numerous vacant parcels suitable for residential development.

Planning Area 40 – Cypress Village

Planning Area 40 is bounded by Jeffrey Road to the west, Trabuco Road to the north, the Santa Ana Freeway (I-5) to the south and Planning Area 51 (former MCAS El Toro) to the east. This 634 gross acre planning area was rezoned in 2008 to allow recreation, medium and medium-high density residential, community commercial, general industrial, medical & science, multi-use and institutional uses. The medium-high density residential zoning designation allows up to 50 dwelling units per acre.

Cypress Village is currently under construction; however, the planning area still includes several vacant sites suitable for residential development.

Planning Area 51 – OC Great Park

Planning Area 51 contains the northern portion of the former Marine Corps Air Station, El Toro. It is comprised of 4,295 acres and is located near the eastern edge of the City. Boundaries generally include the Eastern Transportation Corridor, the Foothill Transportation Corridor, the Southern California Regional Rail Authority (SCRRA) rail lines, Irvine Boulevard and a storm channel near Alton Parkway. It is bordered on the south by Planning Areas 30 and 32; on the east by the Irvine Spectrum 2 - Planning Area 35, and on the west by Planning Areas 9 and 40.

Within Planning Area 51, the Orange County Great Park plan includes habitat preservation, wildlife corridor, education, open space, recreation, institutional and other public-oriented land uses as well as opportunities for the private development of agriculture, research and development, commercial, cemetery, golf course, residential, a lifelong learning district and transit oriented development. The planning area has both a "base" and an "overlay" zone. In order to develop the uses and at the intensities of the overlay zone, property-owners will be required to dedicate land, fund infrastructure improvements and commit to long-term maintenance of public facilities. An efficient street system and a system of bikeways and pedestrian paths are provided. Roadways are designed with sufficient capacity for the projected traffic volumes at full development of the planning area.

Residential uses in Planning Area 51 will occur in the Trails and Transit Oriented Development District, which allows for a mix of residential, commercial, and educational uses that promotes and supports a synergistic live/learn/work/play environment. Residential density is permitted up to 50 dwelling units per acre. Specific uses that serve to enhance the cultural, educational, and recreational environment are especially encouraged in this area.

Development of this planning area has yet to occur; therefore, there is potential for development of residential uses at densities of 30 dwelling units or more.

AVAILABLE LAND SURVEY SUMMARY				
PA NO	PLANNING AREA NAME	AVAILABLE PARCELS	VACANT ACRES	VACANT LAND CAPACITY
1	Orchard Hills	29	235.5	3,588
6	Portola Springs	8	372.0	2,232
18	Laguna Altura	6	163.7	982
22	Shady Canyon	78	74.0	78
30	Great Park	3	51.6	1,548
33	Irvine Center	2	10.6	584
36	Irvine Business Complex	4	34.8	1,044
39	Los Olivos	1	44.8	1,343
40	Cypress Village	4	58.8	768
51	Great Park	4	18.74	562
TOTAL		139	1,064.6	12,729

DRAFT AVAILABLE LAND SURVEY SUMMARY - 30 + DU/AC VACANT PARCELS

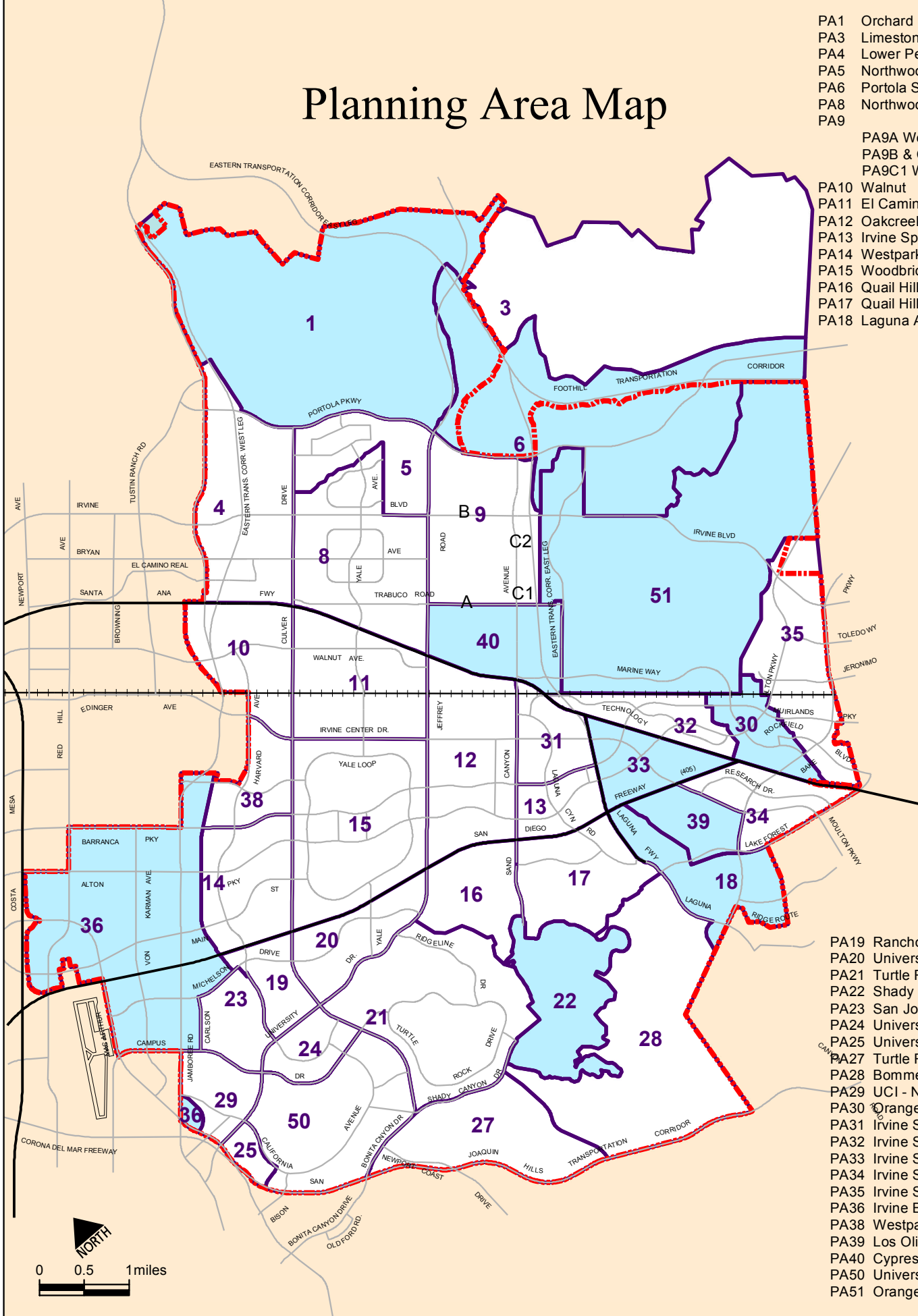
PA NO	PLANNING AREA NAME	NO. OF VACANT ACRES	DENSITY	NO OF POTENTIAL UNITS	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
30	Great Park -RDA	51.6	10-50 du/ac	1,548	Great Park	3.2
33	Irvine Center	10.6	55 du/ac	584	Regional Commercial	4.7C
36	Irvine Business Complex	34.8	30+ du/ac	1,044	Urban & Industrial	5.1, 5.0A
39	Los Olivos	44.8	30 du/ac	1,343	Medium High Density Residential	2.4
40	Cypress Village	3.5	31 du/ac	104	Medium High Density Residential	2.3N
51	Great Park	18.7	10-50 du/ac	562	Great Park	8.1
TOTAL		164.0		5,184		

DRAFT AVAILABLE LAND SURVEY SUMMARY - < 30 DU/AC VACANT PARCELS

PA NO	PLANNING AREA NAME	NO. OF VACANT ACRES	DENSITY	NO OF POTENTIAL UNITS	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
1	Orchard Hills	235.5	12 du/ac	3,588	Low Density Residential	2.2D
6	Portola Springs	372.0	12 du/ac	2,232	Medium Density Residential	2.3K
18	Laguna Altura	163.7	6.5 du/ac	982	Low Density Residential	2.2
22	Shady Canyon	74.0	1 du/ac	78	Estate Density Residential	2.1A
40	Cypress Village	55.4	12 du/ac	665	Medium Density	2.4I
TOTAL		900.7		7,545		

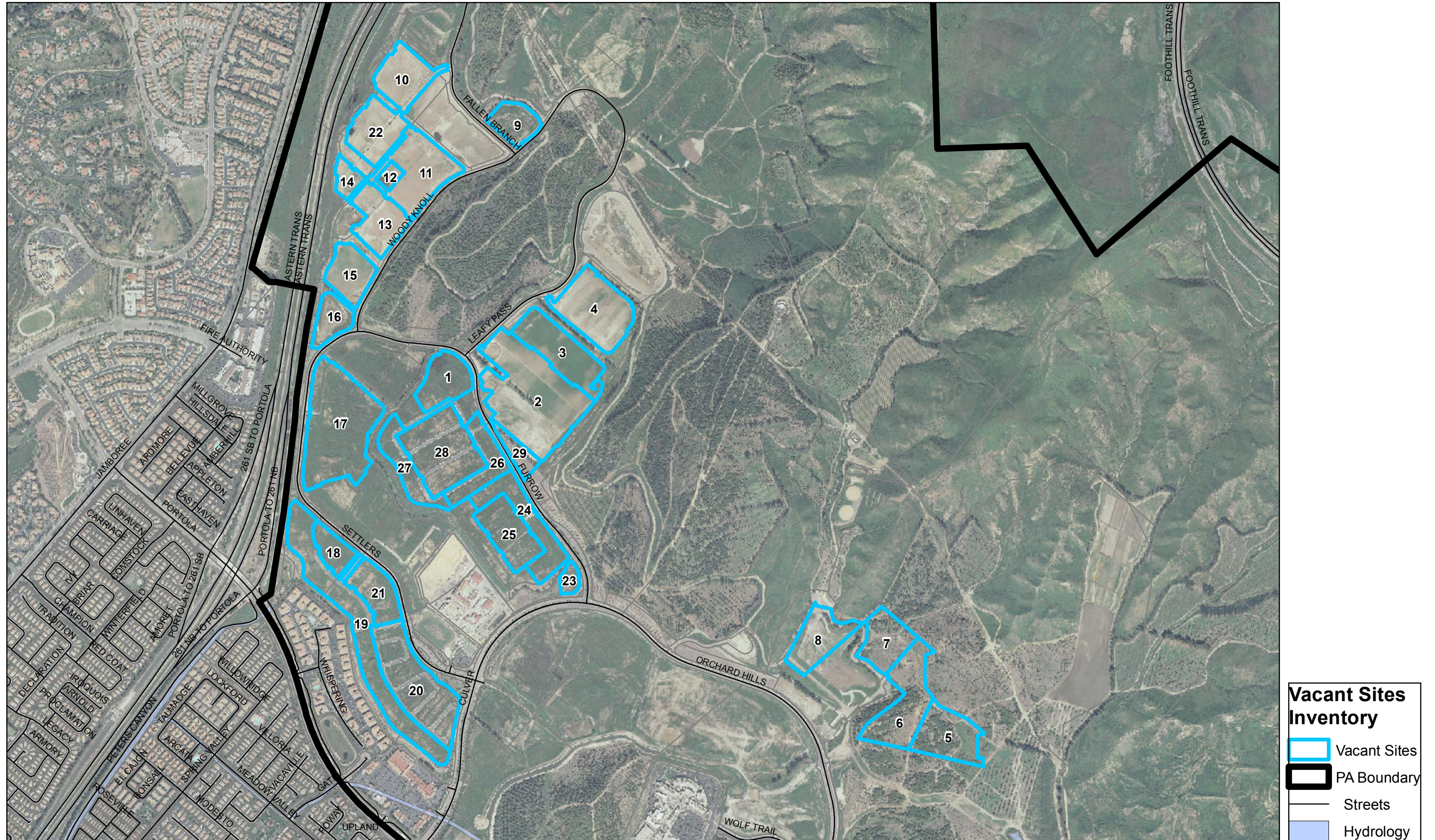
Planning Area Map

- 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 Quail Hill - Open Space
- 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

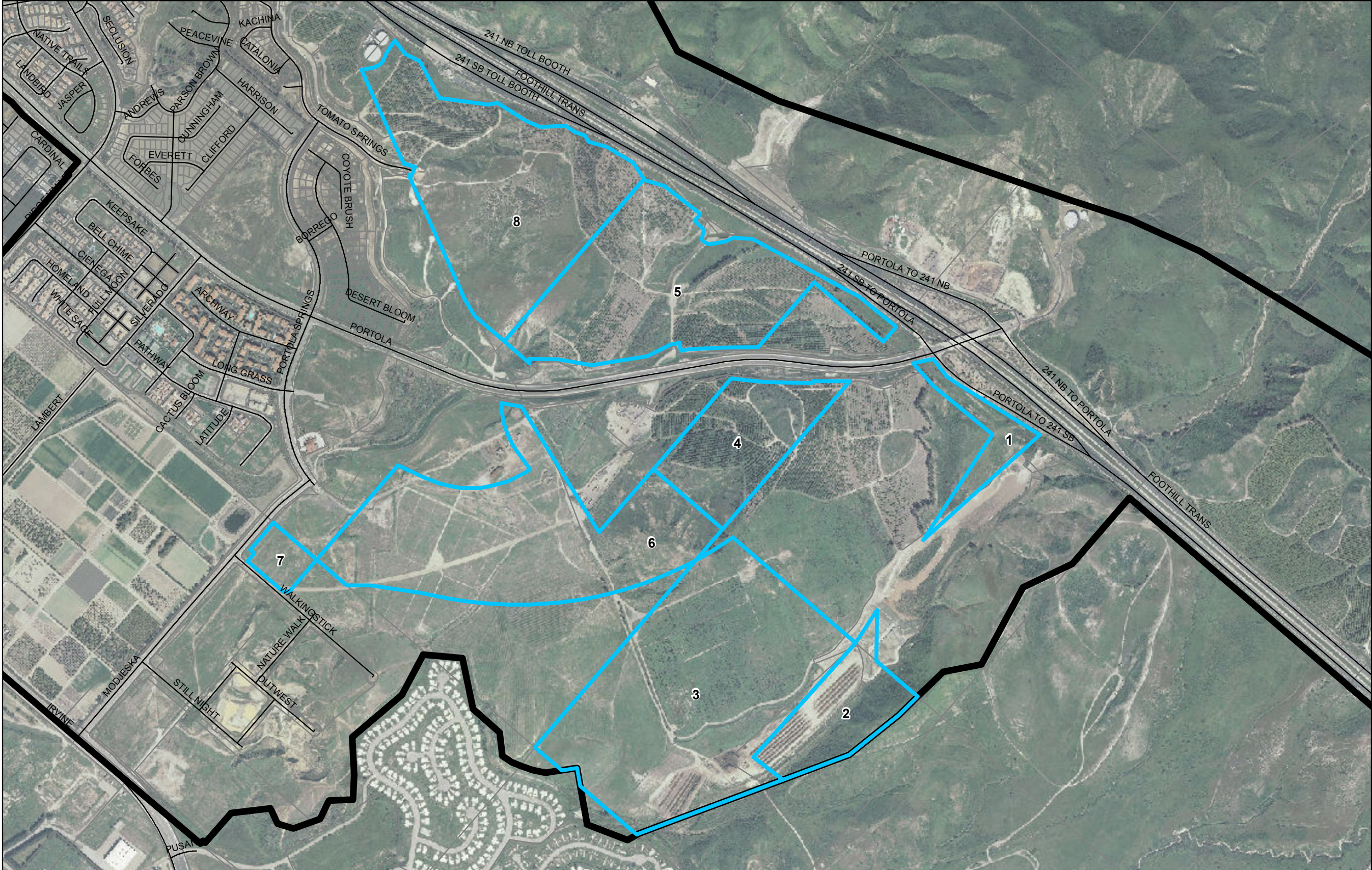
Planning Area 1: Orchard Hills



AVAILABLE LAND INVENTORY SUMMARY										
PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
1	1	17004	13	52703103 52703104	2.2D	0-31 du/ac	Low Density Residential	6.03	36	Vacant
1	2	17004	35	52702101	2.2D	0-31 du/ac	Low Density Residential	22.82	137	Vacant
1	3	17004	34	52702102	2.2D	0-31 du/ac	Low Density Residential	9.76	59	Vacant
1	4	17004	33	52702103	2.2D	0-31 du/ac	Low Density Residential	11.39	68	Vacant
1	5	17004	400	10404366	2.2D	0-31 du/ac	Low Density Residential	7.97	64	Vacant
1	6	17004	400	10404366	2.2D	0-31 du/ac	Low Density Residential	10.73	86	Vacant
1	7	17004	00	10404366	2.2D	0-31 du/ac	Low Density Residential	6.24	50	Vacant
1	8	17004	00	10404331	1.4	0-31 du/ac	Low Density Residential	6.88	55	Vacant
1	9	17004	31	52701114	2.2D	0-31 du/ac	Low Density Residential	4.17	33	Vacant
1	10	17004	29	52701112	2.2D	0-31 du/ac	Low Density Residential	7.01	56	Vacant
1	11	17004	26	52701108	2.2D	0-31 du/ac	Low Density Residential	11.03	88	Vacant
1	12	17004	27	52701109	2.2D	0-31 du/ac	Low Density Residential	1.17	9	Vacant
1	13	17004	23	52701102	2.2D	0-31 du/ac	Low Density Residential	7.12	57	Vacant
1	14	17004	24	52701104	2.2D	0-31 du/ac	Low Density Residential	2.12	17	Vacant
1	15	17004	22	52701101	2.2D	0-31 du/ac	Low Density Residential	5.64	45	Vacant
1	16	17004	18	52701156	2.2D	0-31 du/ac	Low Density Residential	3.93	31	Vacant
1	17	17004	11	52703121	2.2D	0-31 du/ac	Low Density Residential	19.54	156	Vacant
1	18	17004	06	52704101	2.2D	0-31 du/ac	Low Density Residential	3.41	27	Vacant

1	19	17004	03	52704106 52704107 52704108	2.2D	0-31 du/ac	Low Density Residential	17.93	143	Vacant
1	20	17004	04	52704104 52704105	2.2D	0-31 du/ac	Low Density Residential	14.47	116	Vacant
1	21	17004	05	52704103	2.2D	0-31 du/ac	Low Density Residential	5.73	46	Vacant
1	22	17004	25	52701107	2.2D	0-31 du/ac	Low Density Residential	7.12	57	Vacant
1	23	17004	20	52703132	2.2D	0-31 du/ac	Low Density Residential	1.30	10	Vacant
1	24	17004	19	52703111	2.2D	0-31 du/ac	Low Density Residential	7.91	63	Vacant
1	25	17004	17	52703112	2.2D	0-31 du/ac	Low Density Residential	7.48	60	Vacant
1	26	17004	14	52703106	2.2D	0-31 du/ac	Low Density Residential	5.69	46	Vacant
1	27	17004	15	52703109 52703110	2.2D	0-31 du/ac	Low Density Residential	5.42	43	Vacant
1	28	17004	16	52703107 52703108	2.2D	0-31 du/ac	Low Density Residential	12.97	104	Vacant
1	29	17004	00	52702104	2.2D	0-31 du/ac	Low Density Residential	2.56	20	Vacant
TOTAL REALISTIC CAPACITY								235.54	3,588	
30+ DU/ACRE CAPACITY									0	

Planning Area 6: Portola Springs



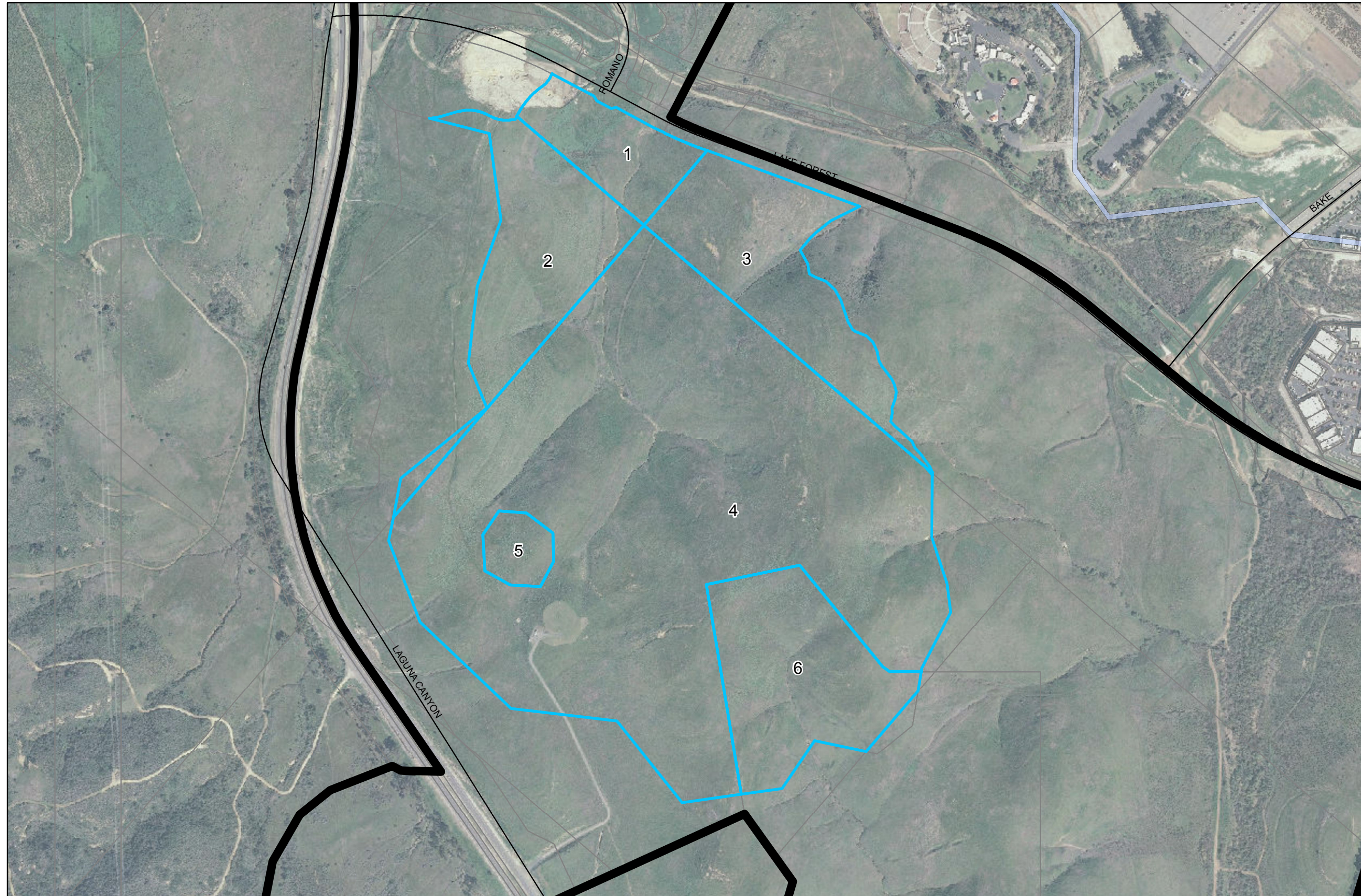
Vacant Sites Inventory

- Vacant Sites
- PA Boundary
- Streets
- Hydrology





AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
6	1	1/88	389	10414435	2.3K	0-12.5 du/ac	Medium Density Residential	9.46	57	Vacant
6	2	1/88	366	59113313	2.3K	0-12.5 du/ac	Medium Density Residential	20.75	125	Vacant
6	3	1/88	366	59113311	2.3K	0-12.5 du/ac	Medium Density Residential	94.97	570	Vacant
6	4	1/88	388	10414434	2.3K	0-12.5 du/ac	Medium Density Residential	27.43	165	Vacant
6	5	1/88	388	10414425	2.3K	0-12.5 du/ac	Medium Density Residential	64.78	389	Vacant
6	6	1/88	367	58008404	2.3K	0-12.5 du/ac	Medium Density Residential	77.28	464	Vacant
6	7	1/88	00	58007403	2.3K	0-12.5 du/ac	Medium Density Residential	4.93	30	Vacant
6	8	1/88	387	10443262	2.3K	0-12.5 du/ac	Medium Density Residential	72.41	434	Vacant
TOTAL								372.0	2,232	
30+ DU/ACRE CAPACITY									0	

Planning Area 18: Laguna Altura



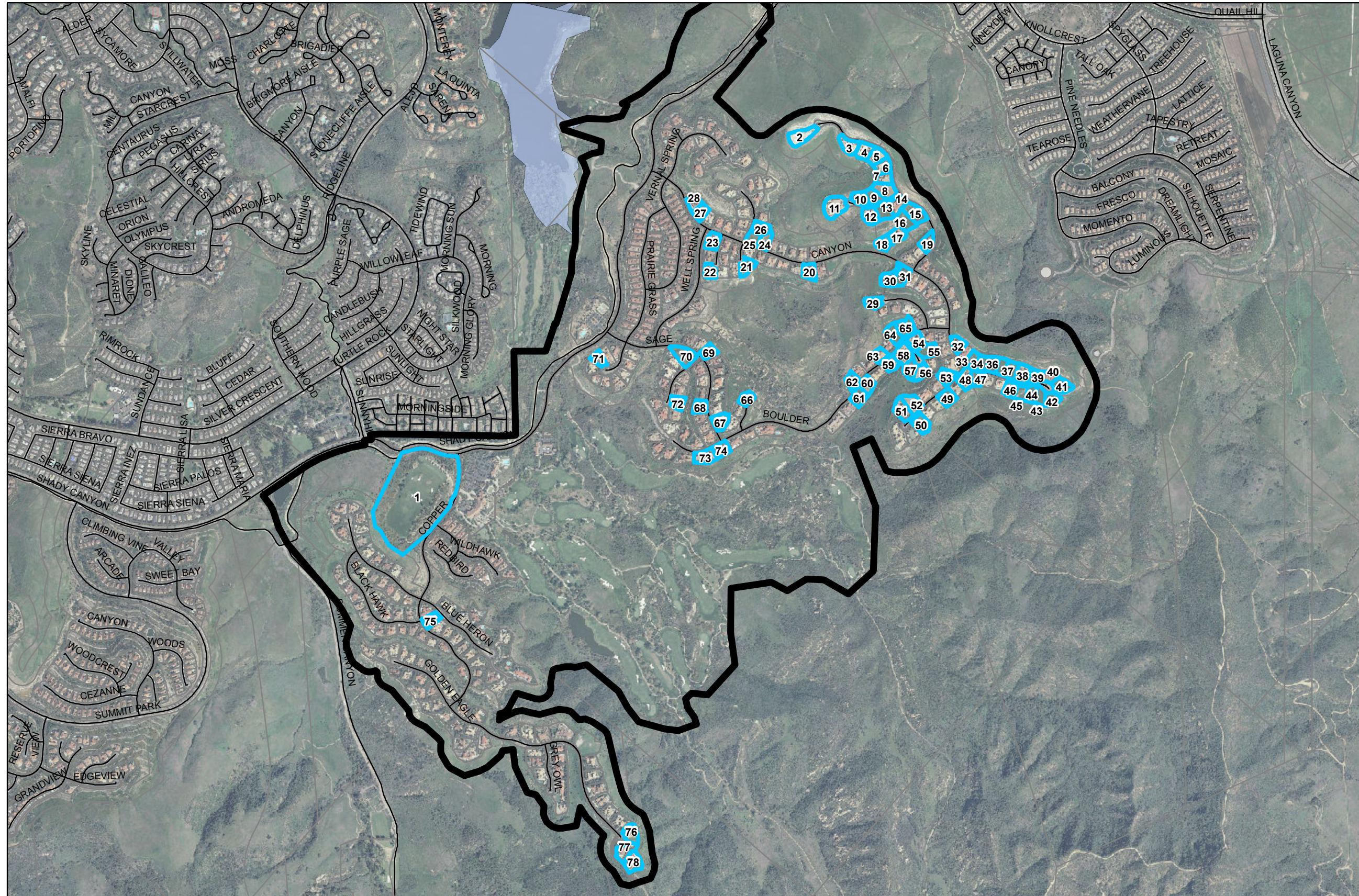
Vacant Sites Inventory

-  Vacant Sites
-  PA Boundary
-  Streets
-  Hydrology

AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
18	1	102/30-31	01	58801137	2.2	0-6.5	Low Density Residential	7.7	46	Vacant
18	2	102/30-31	01	58601112	2.2	0-6.5	Low Density Residential	16.7	100	Vacant
18	3	1/88	503	58802140	2.2	0-6.5	Low Density Residential	17.4	104	Vacant
18	4	1/88	503	58601107	2.2	0-6.5	Low Density Residential	101.7	610	Vacant
18	5	1/88	503	58601106	2.2	0-6.5	Low Density Residential	2.7	16	Vacant
18	6	1/88	503	58602105	2.2	0-6.5	Low Density Residential	17.6	105	Vacant
TOTAL								163.7	982	
30+ DU/ACRE CAPACITY									0	

Planning Area 22: Shady Canyon



Vacant Sites Inventory

- Vacant Sites
- PA Boundary
- Streets
- Hydrology

AVAILABLE LAND INVENTORY SUMMARY

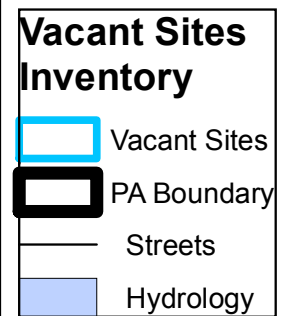
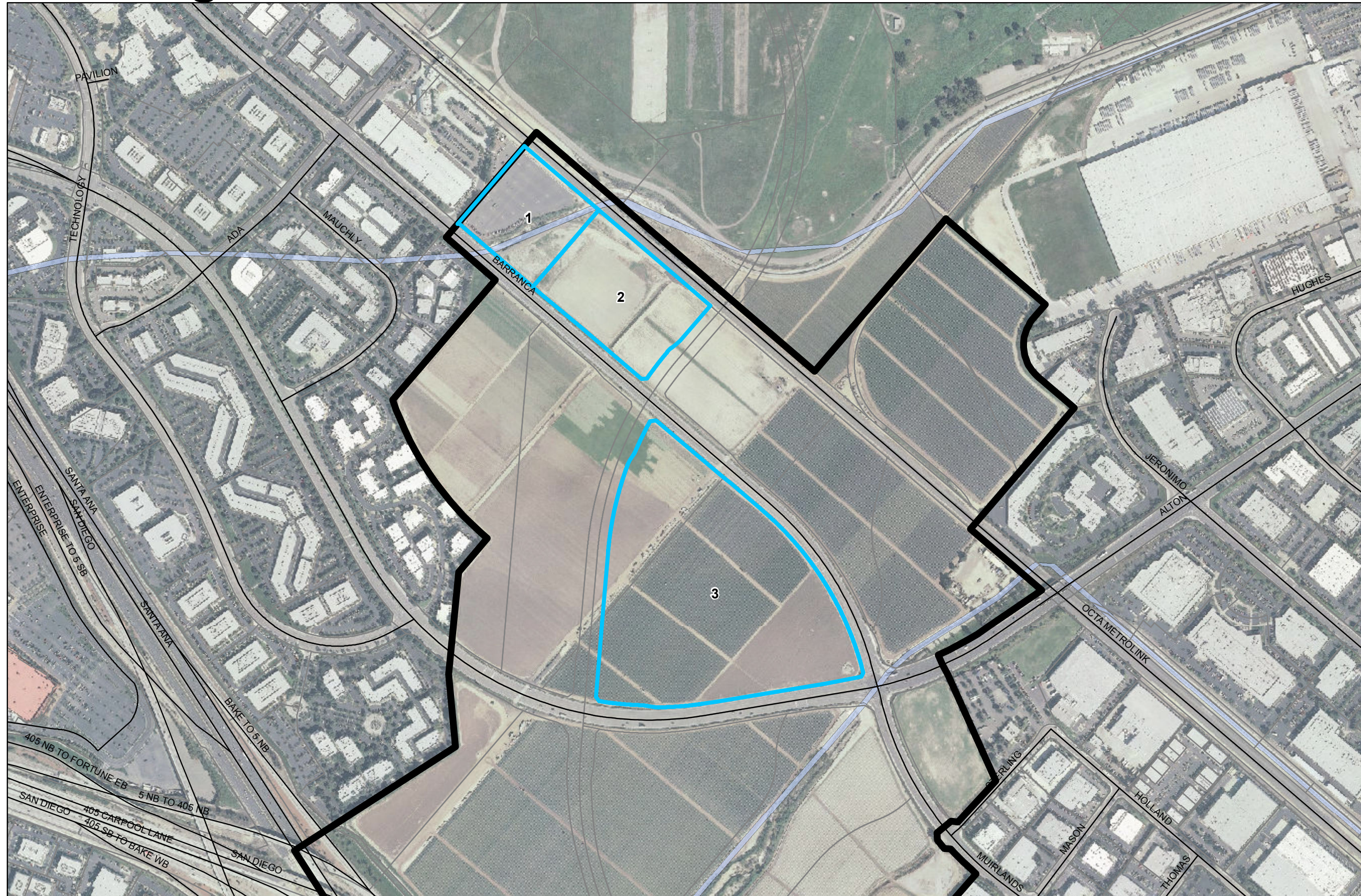
PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
22	1	15941	109	46401105	2.1A	0-12.5 du/ac	Estate Density Residential	21.1	1	Vacant
22	2	15461	01	48117101	2.1A	0-12.5 du/ac	Estate Density Residential	1.1	1	Vacant
22	3	15461	02	48117102	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	4	15461	03	48117103	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	5	15461	04	48117104	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	6	15461	05	48117105	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	7	15461	06	48117106	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	8	15461	07	48117107	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	9	15461	08	48117108	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	10	15461	09	48117109	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	11	15461	10	48117110	2.1A	0-12.5 du/ac	Estate Density Residential	1.3	1	Vacant
22	12	15461	11	48117111	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	13	15461	12	48117112	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	14	15461	13	48117113	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	15	15461	14	48117114	2.1A	0-12.5 du/ac	Estate Density Residential	1.0	1	Vacant
22	16	15461	15	48117115	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	17	16436	45	48114325	2.1A	0-12.5 du/ac	Estate Density Residential	0.1	1	Vacant
22	18	16436	44	48114324	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	19	15461	16	48117116	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant

22	20	16436	62	48114317	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	21	16436	68	48114323	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	22	16436	74	48114232	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	23	16436	76	48114230	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	24	16436	37	48114308	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	25	16436	36	48114307	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	26	16436	35	48114306	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	27	16436	20	48114228	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	28	16436	19	48114229	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	29	16646	43	48116201	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	30	16436	59	48114339	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	31	16436	58	48114338	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	32	15461	18	48118101	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	33	15461	20	48118103	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	34	15461	21	48118104	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	35	15461	22	48118105	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	36	15461	23	48118106	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	37	15461	24	48118107	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	38	15461	25	48118108	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	39	15461	26	48118109	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	40	15461	27	48118110	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant

22	41	15461	28	48118111	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	42	15461	29	48118112	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	43	15461	30	48118113	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	44	15461	31	48118114	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	45	15461	32	48118115	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	46	15461	33	48118116	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	47	15461	36	48118119	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	48	16646	01	48116243	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	49	16646	03	48116241	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	50	16646	06	48116238	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	51	16646	10	48116234	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	52	16646	11	48116233	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	53	16646	14	48116230	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	54	16646	19	48116225	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	55	16646	20	48116224	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	56	16646	22	48116222	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	57	16646	23	48116221	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	58	552003-LL	24A	48116220	2.1A	0-12.5 du/ac	Estate Density Residential	1.0	1	Vacant
22	59	552003-LL	25A	48116219	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	60	16646	27	48116217	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	61	16646	28	48116216	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant

22	62	16646	32	48116212	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	63	16646	35	48116209	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	64	16646	37	48116207	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	65	16646	38	48116206	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	66	16060	41	46405141	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	67	16060	44	46405144	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	68	16060	24	46405124	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	69	16060	50	46405150	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	70	16060	11	46405111	2.1A	0-12.5 du/ac	Estate Density Residential	1.1	1	Vacant
22	71	16060	03	46405103	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	72	16060	18	46405118	2.1A	0-12.5 du/ac	Estate Density Residential	0.5	1	Vacant
22	73	16060	35	46405135	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	74	16060	36	46405136	2.1A	0-12.5 du/ac	Estate Density Residential	0.7	1	Vacant
22	75	15941	94	46403120	2.1A	0-12.5 du/ac	Estate Density Residential	0.6	1	Vacant
22	76	15941	03	46402114	2.1A	0-12.5 du/ac	Estate Density Residential	0.8	1	Vacant
22	77	15941	02	46402115	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
22	78	15941	01	46402116	2.1A	0-12.5 du/ac	Estate Density Residential	0.9	1	Vacant
TOTAL								74.0	78	
30+ DU/ACRE CAPACITY									0	

Planning Area 30: Great Park







AVAILABLE LAND INVENTORY SUMMARY										
PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
30	1	1/88	00	59017101	3.2	10-50 du/ac	Great Park	7.0	210	Vacant
30	2	1/88	00	59017102	3.2	10-50 du/ac	Great Park	10.3	309	Vacant
30	3	1/88	00	59017301 59017302	3.2	10-50 du/ac	Great Park	34.3	1,029	Vacant
TOTAL								51.6	1,548	
TOTAL REALISTIC 30+ DU/AC CAPACITY									1,548	

Planning Area 33: Irvine Spectrum Center



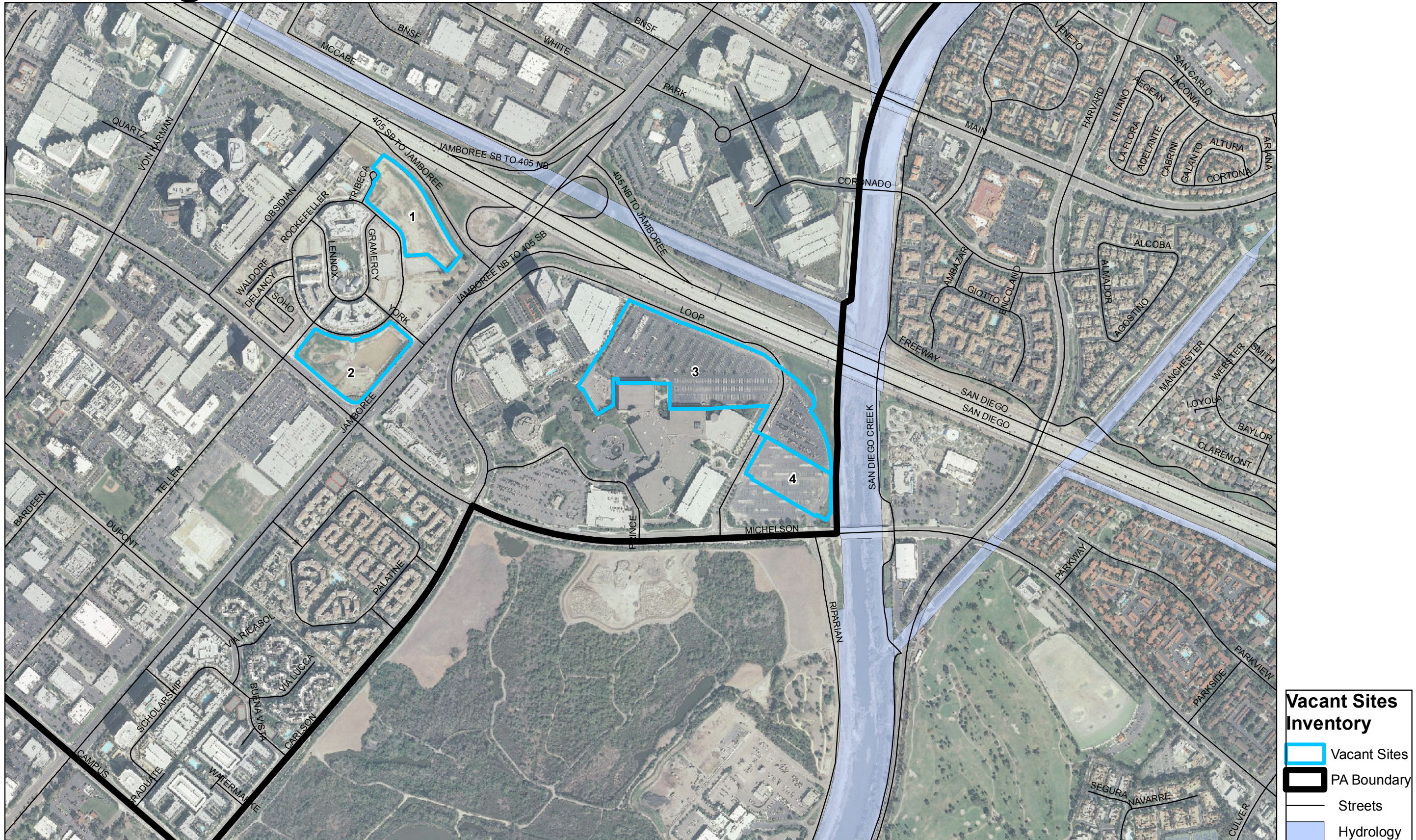
Vacant Sites Inventory

-  Vacant Sites
-  PA Boundary
-  Streets
-  Hydrology

AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
33	1	94-167	02	58505102	4.7C	0-55	Irvine Center Garden Commercial	5.0	274	Vacant
33	2	94-167	01	58505101	4.7C	0-55	Irvine Center Garden Commercial	5.6	309	Vacant
TOTAL								10.6	584	
30+ DU/ACRE CAPACITY									584	

Planning Area 36: Irvine Business District



AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Address	Street	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Land Use(s)
36	1	18311	Jamboree Road	395802-LL	1	44509150	5.0A	30+	Urban & Industrial	5.4	161	Vacant
36	2	18311	Jamboree Road	403289-LL	01,02	44509151 44509152	5.0A	30+	Urban & Industrial	5.7	172	Vacant
36	3	n/a	Park Place (project name)	530079-LL 540735-LL	3A, 2B, 3B	44521145 44521154 44521155	5.1	30+	Urban & Industrial	19.3	580	Vacant
36	4	n/a	BOSA II (project name)	540735-LL	1B, 2B	44521148	5.1	30+	Urban & Industrial	4.4	131	Vacant
TOTAL										34.8	1,044	
TOTAL 30+ DU/ACRE CAPACITY											1,044	

Planning Area 39 : Los Olivos



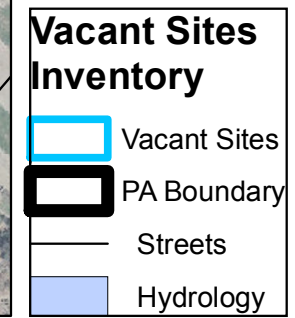
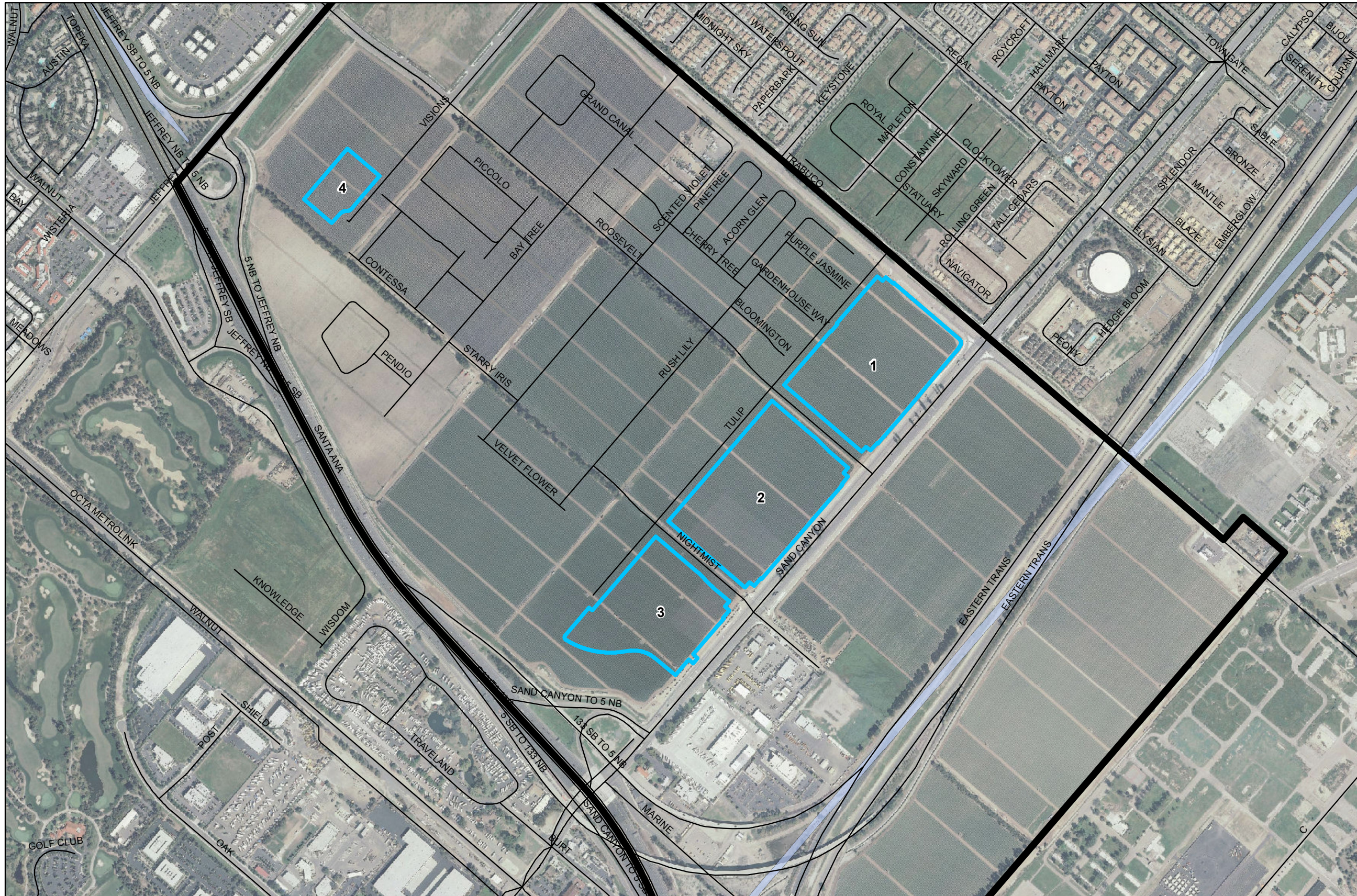
Vacant Sites Inventory

- Vacant Sites
- PA Boundary
- Streets
- Hydrology

AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
39	1	PM 97-110	02	58801129	2.4	0-31 du/ac	Medium-High Density Residential	44.8	1,343	Vacant
TOTAL								44.8	1,343	
TOTAL 30+ DU/ACRE CAPACITY									1,343	

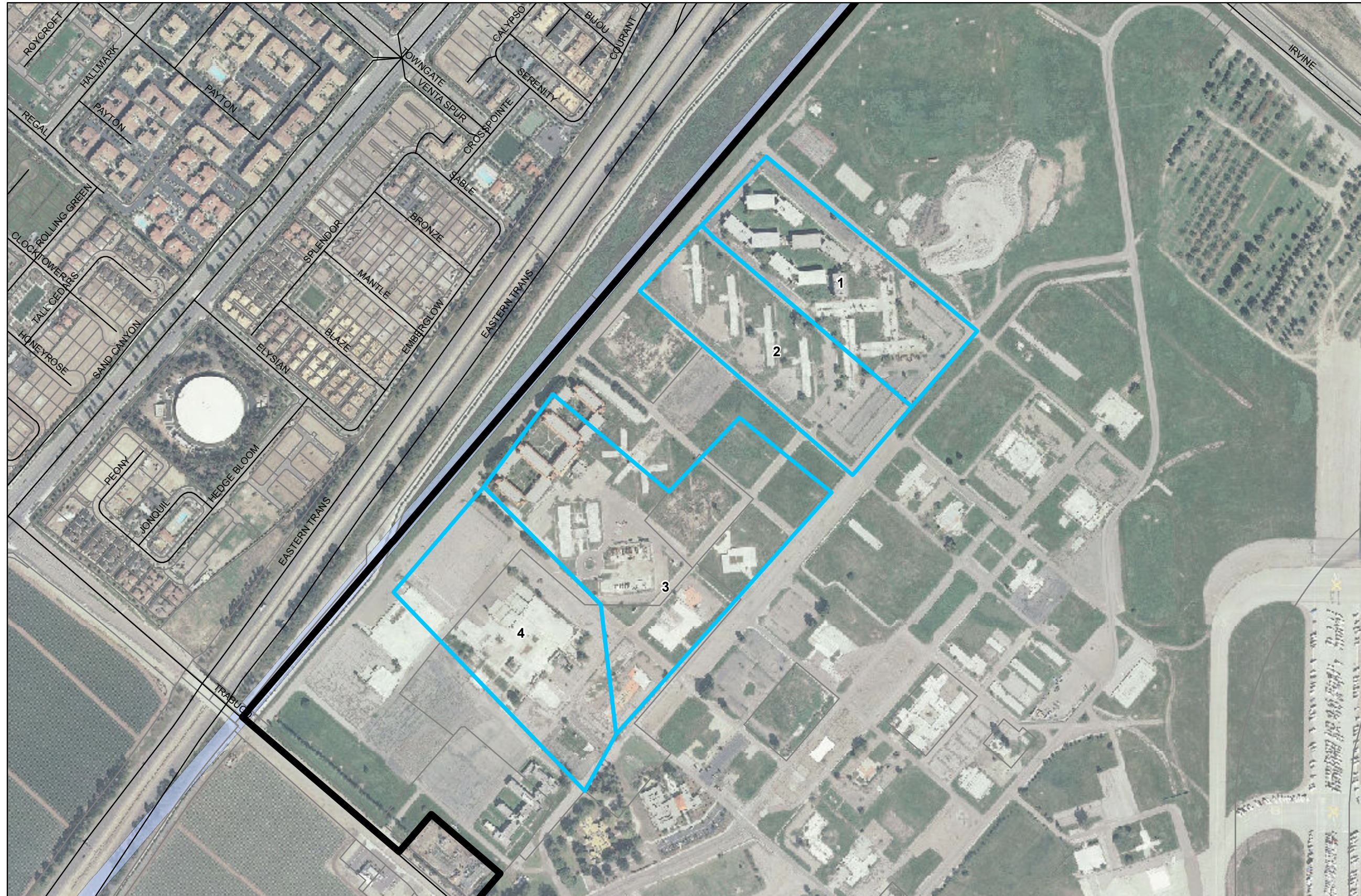
Planning Area 40: Cypress Village







AVAILABLE LAND INVENTORY SUMMARY

PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
40	1	17420	03	10441412	2.4I	0-31 du/ac	Medium-High Density Residential	19.9	239	Vacant
40	2	17420	08	10441416	2.4I	0-31 du/ac	Medium-High Density Residential	21.1	253	Vacant
40	3	17420	11	10441420	2.4I	0-31 du/ac	Medium-High Density Residential	14.4	173	Vacant
40	4	17394	04	10441302	2.3N	0-31 du/ac	Medium Density Residential	3.5	104	Vacant
TOTAL								58.8	768	
30+ UNIT CAPACITY									768	

Planning Area 51: Great Park



Vacant Sites Inventory

-  Vacant Sites
-  PA Boundary
-  Streets
-  Hydrology

AVAILABLE LAND INVENTORY SUMMARY										
PA	ID No	Tract	Lot	APN	Zone	Allowable Density	GP Designation	Acres	Unit Capacity	Existing Use
51	1	17283	538	58008266 58008267	8.1	5.0-50 du/ac	Orange County Great Park	4.0	120	Vacant
51	2	17283	537	58008266 58008267	8.1	5.0-50 du/ac	Orange County Great Park	4.2	126	Vacant
51	3	17283	535	58008204 58008266 58008267	8.1	5.0-50 du/ac	Orange County Great Park	5.2	156	Vacant
51	4	17283	534	58008267	8.1	5.0-50 du/ac	Orange County Great Park	5.3	160	Vacant
TOTAL								18.7	562	
30+ DU/AC CAPACITY									562	