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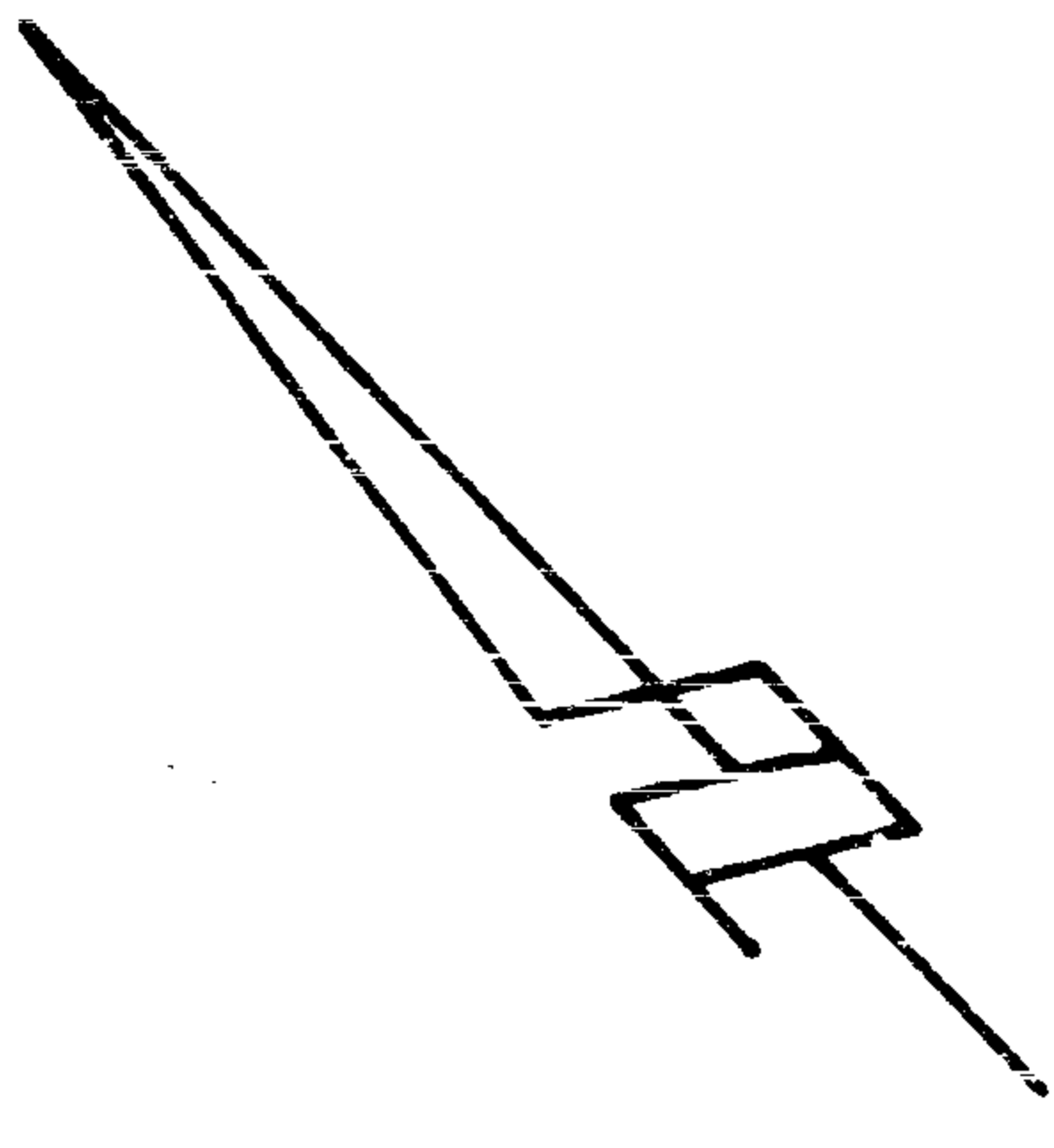
RECORDING REQUESTED  
BY AND MAIL TO

E. M. A. / Planning / Drafting  
Eng. - Fin. Bldg, Rm. 114  
Mary L. Walker

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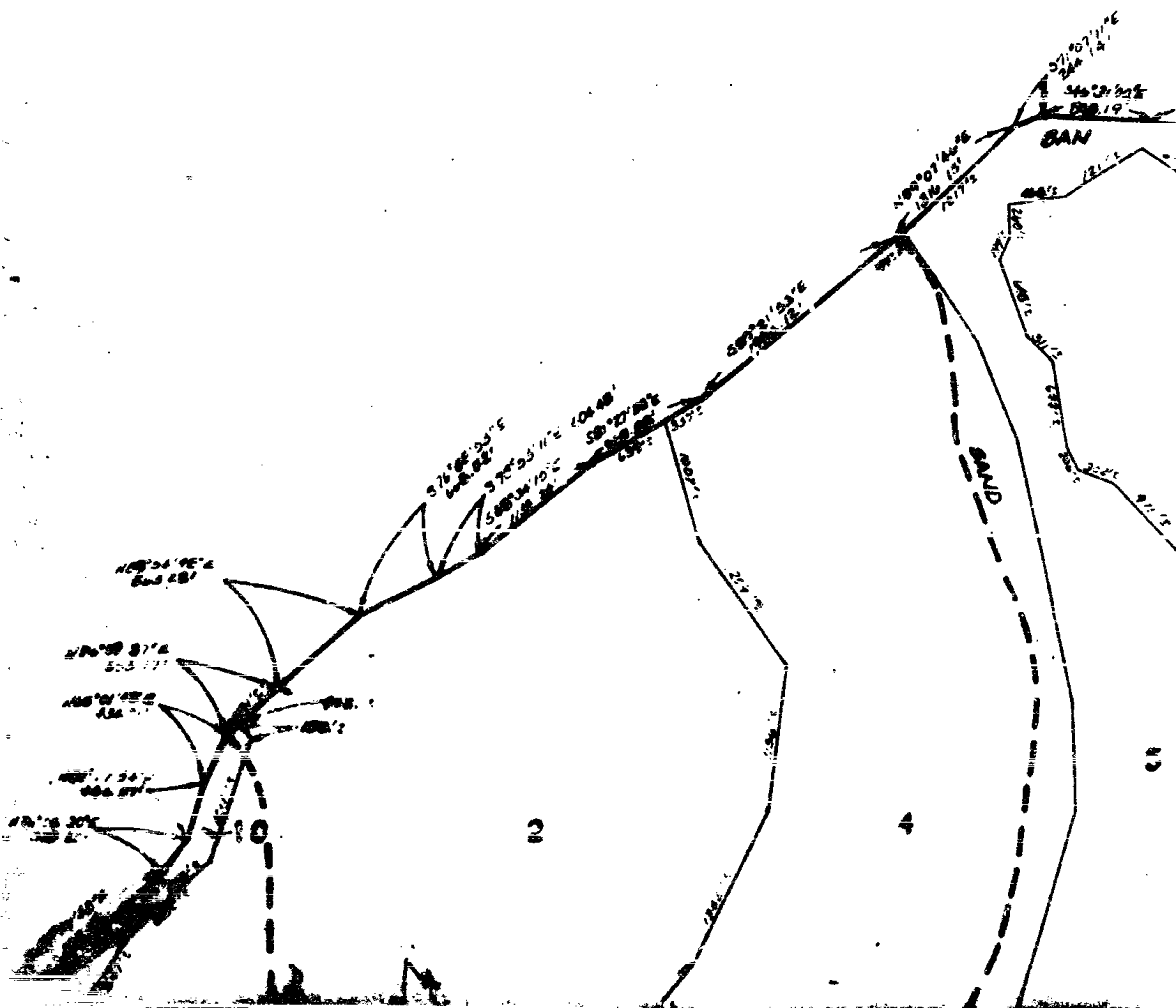
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DE A. BRUCE, County Auditor



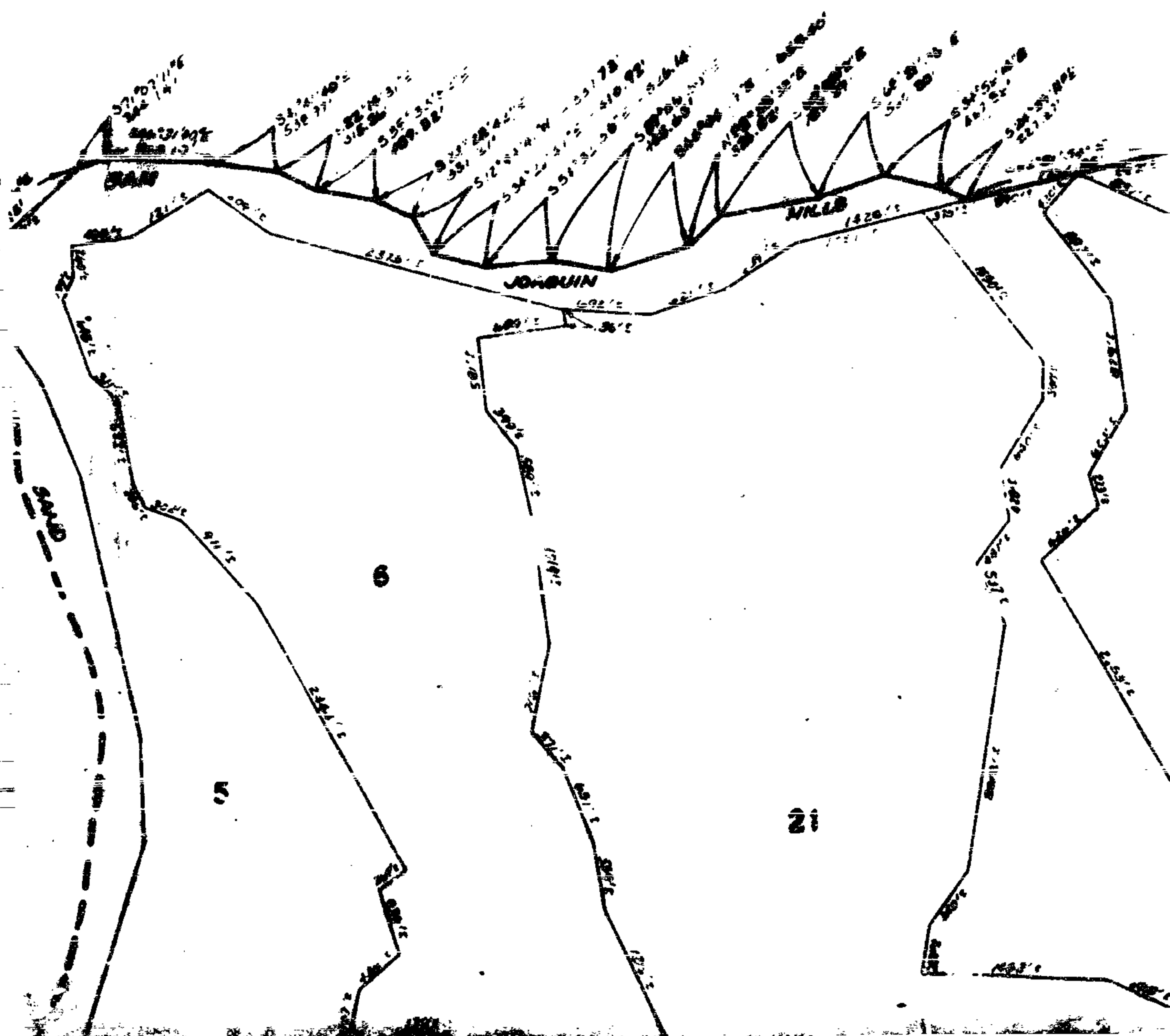
COURSE TABULATION			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
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93	94	95	96
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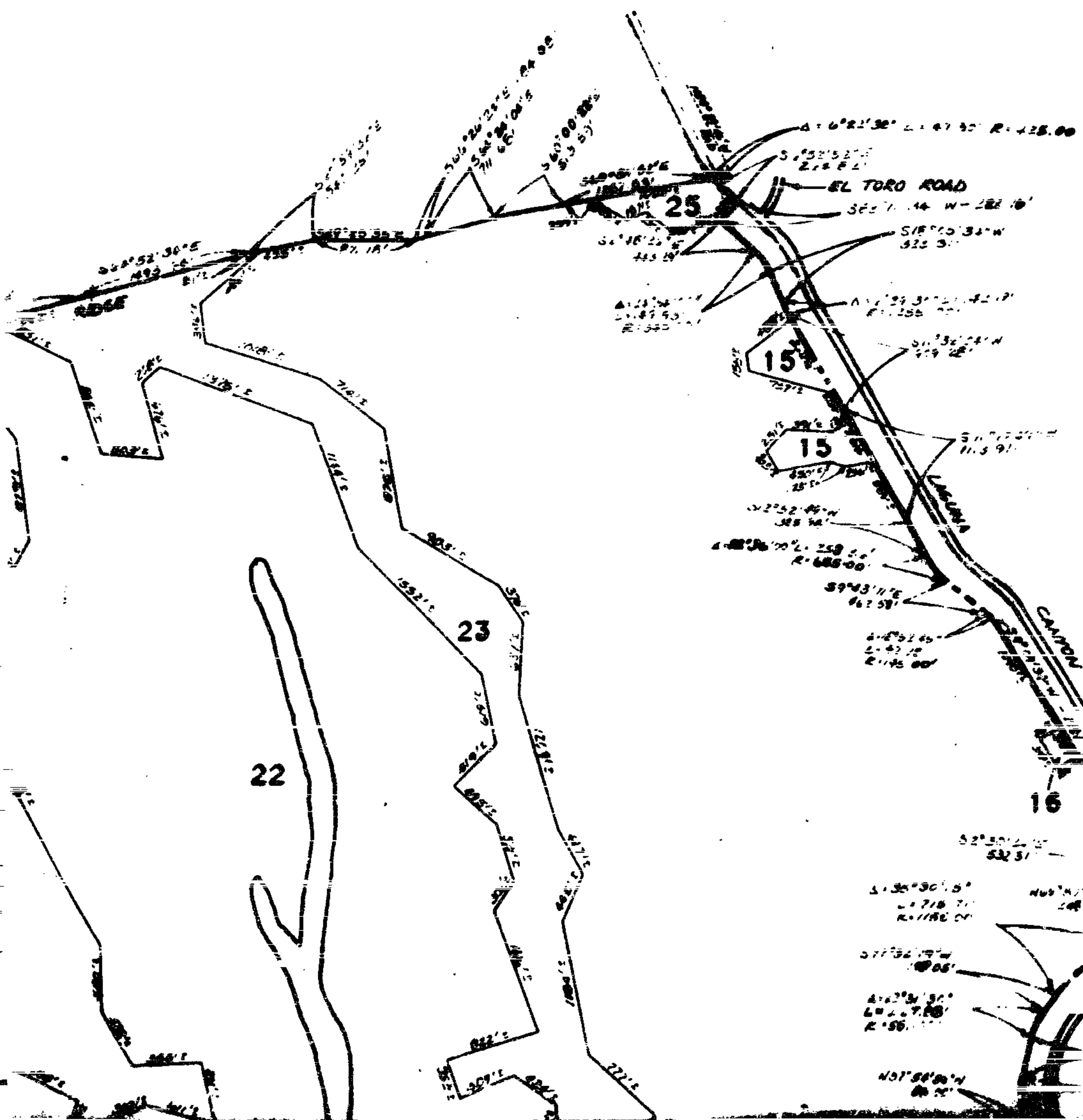
# VINE COAST PL.

## DEVELOPMENT



BK 13630 PB 1342

# ANNED COMMUNI ENT PLAN



ON 1-28-90 PG 184

CITY

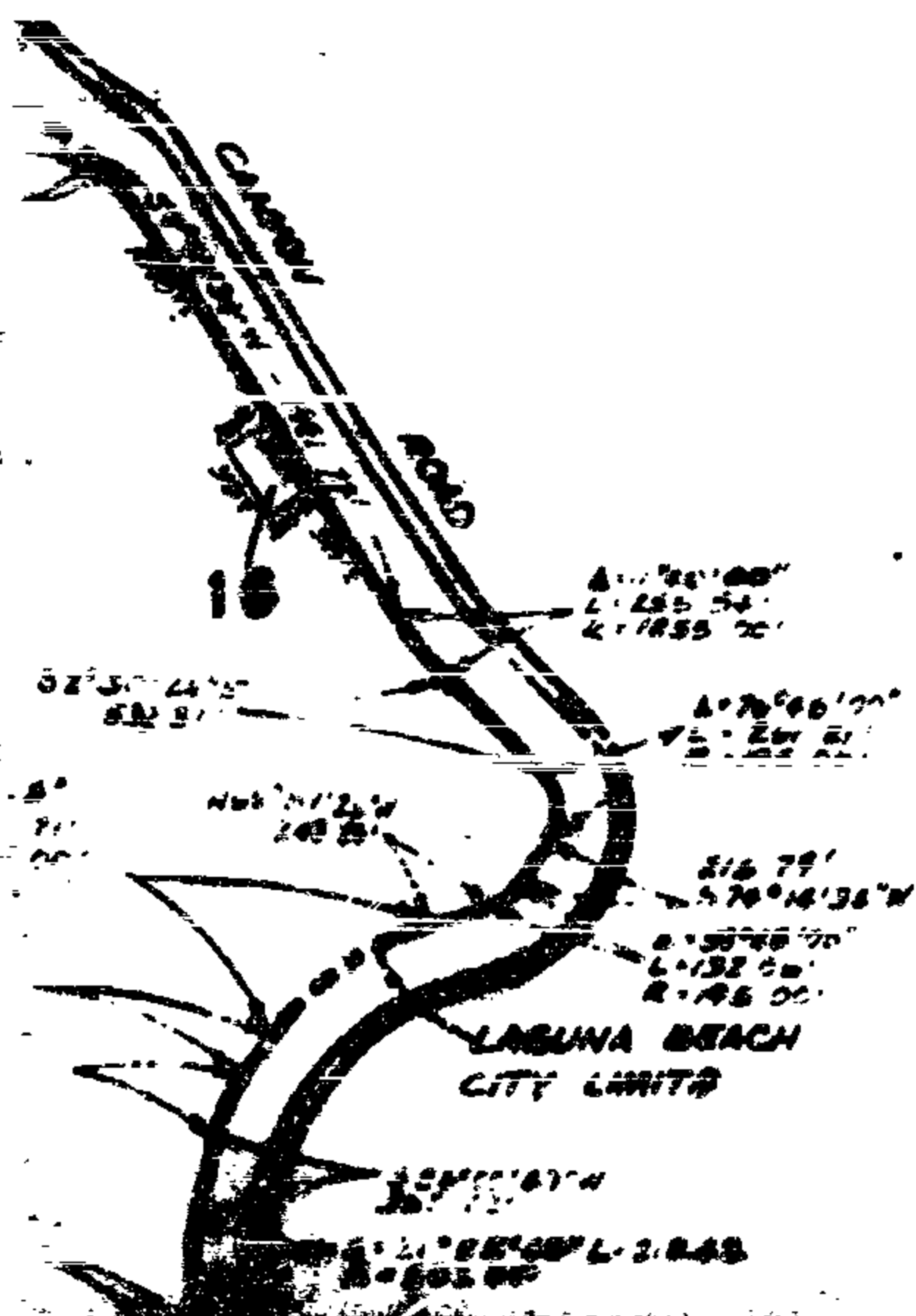
STATISTICAL

PLANNING  
AREA

APPROX.  
GROSS AREA

LAND USE  
CATEGORY

1	883	
2	563	
3	317	
4	736	LOW DENSITY
5	537	
6	398	RESIDENTIAL
7	22	
8	25	
9	50	MEDIUM DENSITY RESIDENTIAL
10	8	
11	189	RESIDENTIAL RECREATION
12	404	
13	93	
14	37	VISITOR SERVING
15	11	COMMERCIAL
16	1	
17	16	
18	254	
19	138	
20	808	PUBLIC
21	933	
22	548	
23	133	RECREATION
24	8	
25	8	
26	2286	CONSERVATION
27	12	HISTORIC DIST.



BK 13990 Pg 1848

AI SUMMARY

USE  
MAXIMUM MARKET-RATE \* MAXIMUM AFFORDABLE \*  
DWELLING DWELLING  
UNITS UNITS

500 667

600 667

95 667

400 667

75 667

55 -0-

22 100

25 100

215 667

52 224

-0- 667

-0- 667

-0- 300

-0- 28

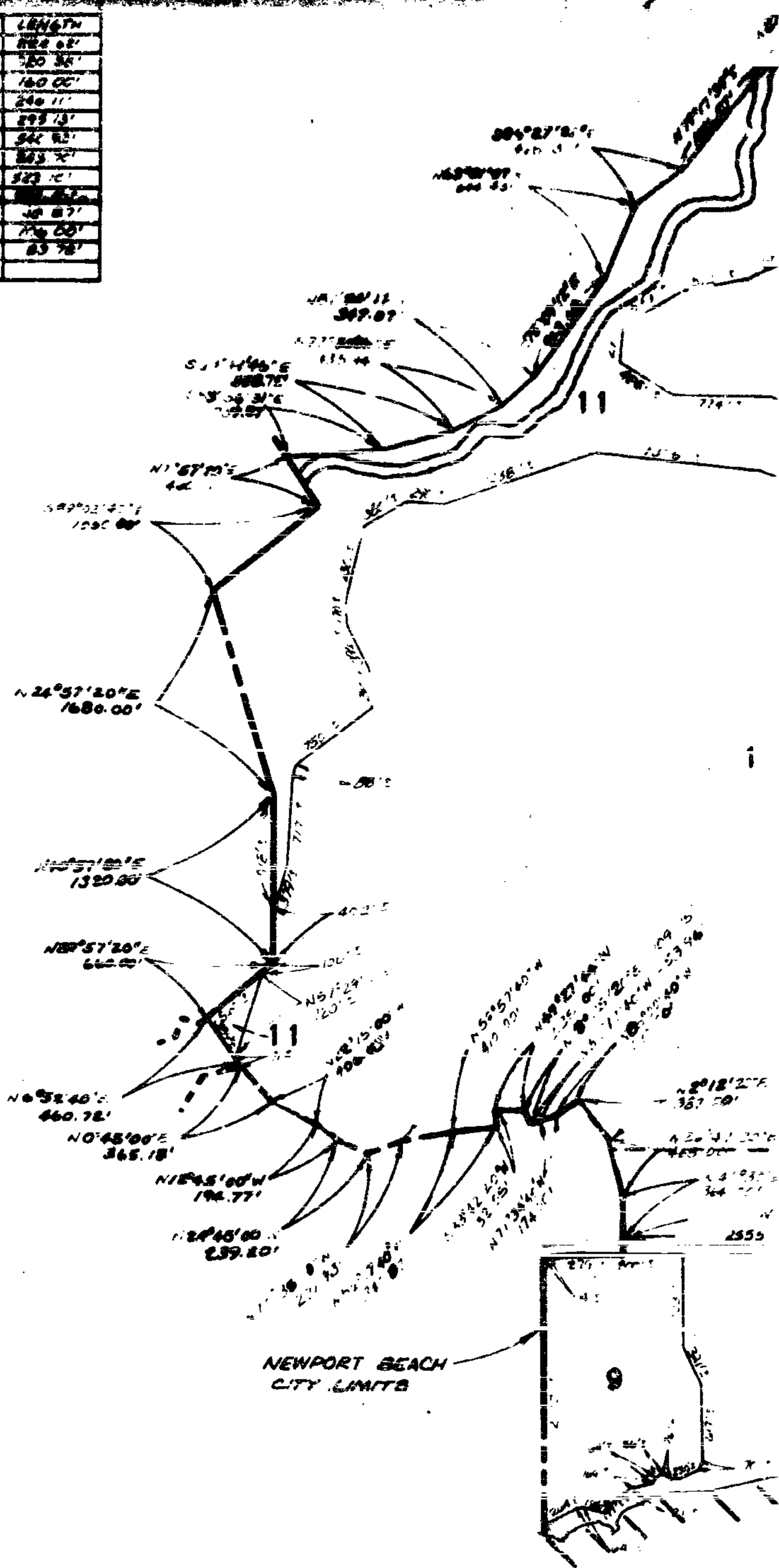
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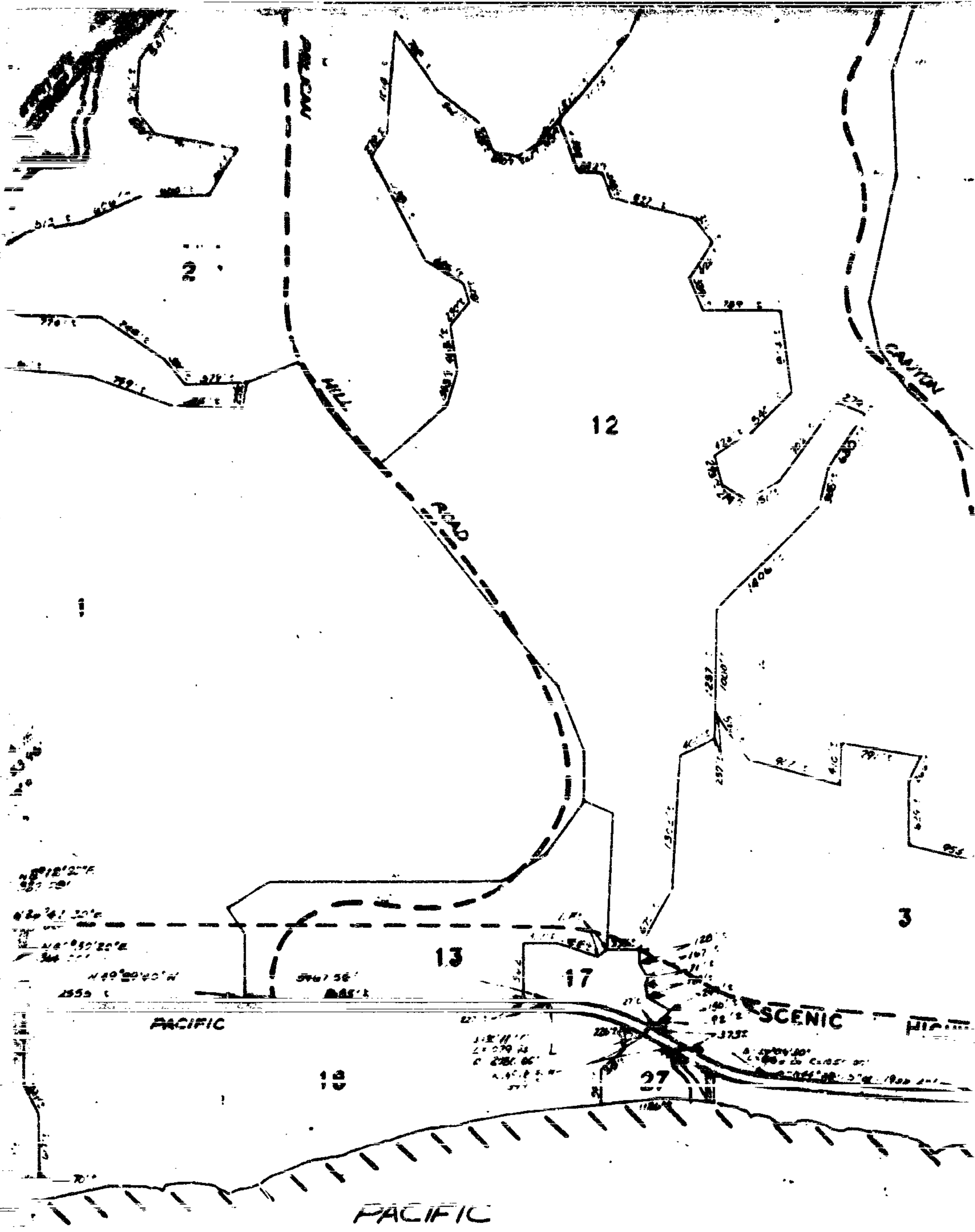
ION

DIST.

NO	DATA OF SURV	RAD	LENGTH
1	S 88° 51' 27" E		102.62'
2	S 40° 01' 27" E		50.36'
3	S 5° 31' 03" W		160.00'
4	S 84° 21' 33" W		246.11'
5	S 82° 06' 03" W		299.13'
6	N 88° 04' 59" W		94.92'
7	N 0° 18' 03" E		883.72'
8	N 12° 51' 23" E		323.10'
9	A 0° 32' 31" E	25'	10.87'
10	A 24° 47' 17" W	24'	10.87'
11	S 81° 42' 13" W		176.00'
12	A 1° 41' 00" W	20'	83.78'

BK 13090-1849

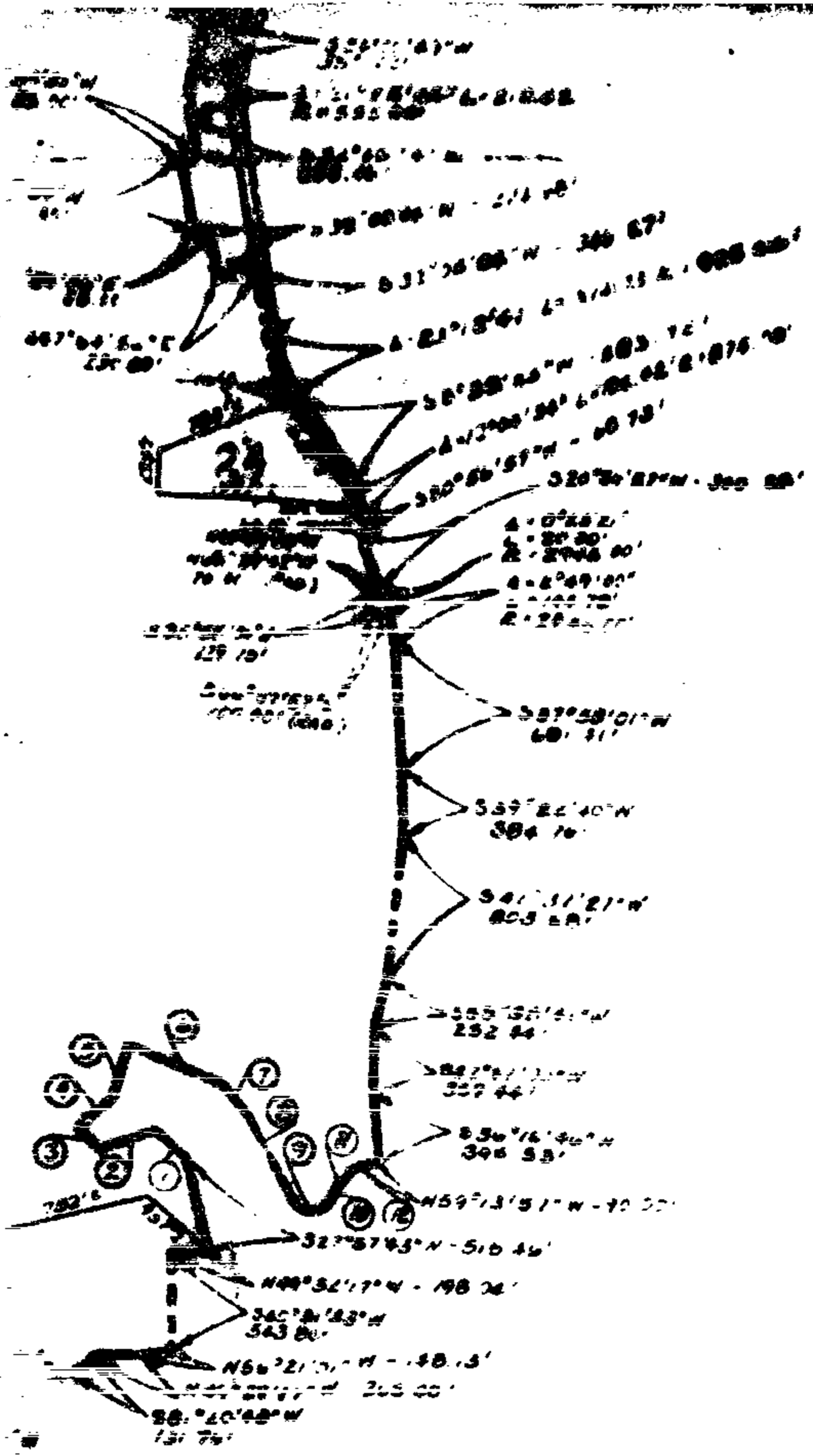






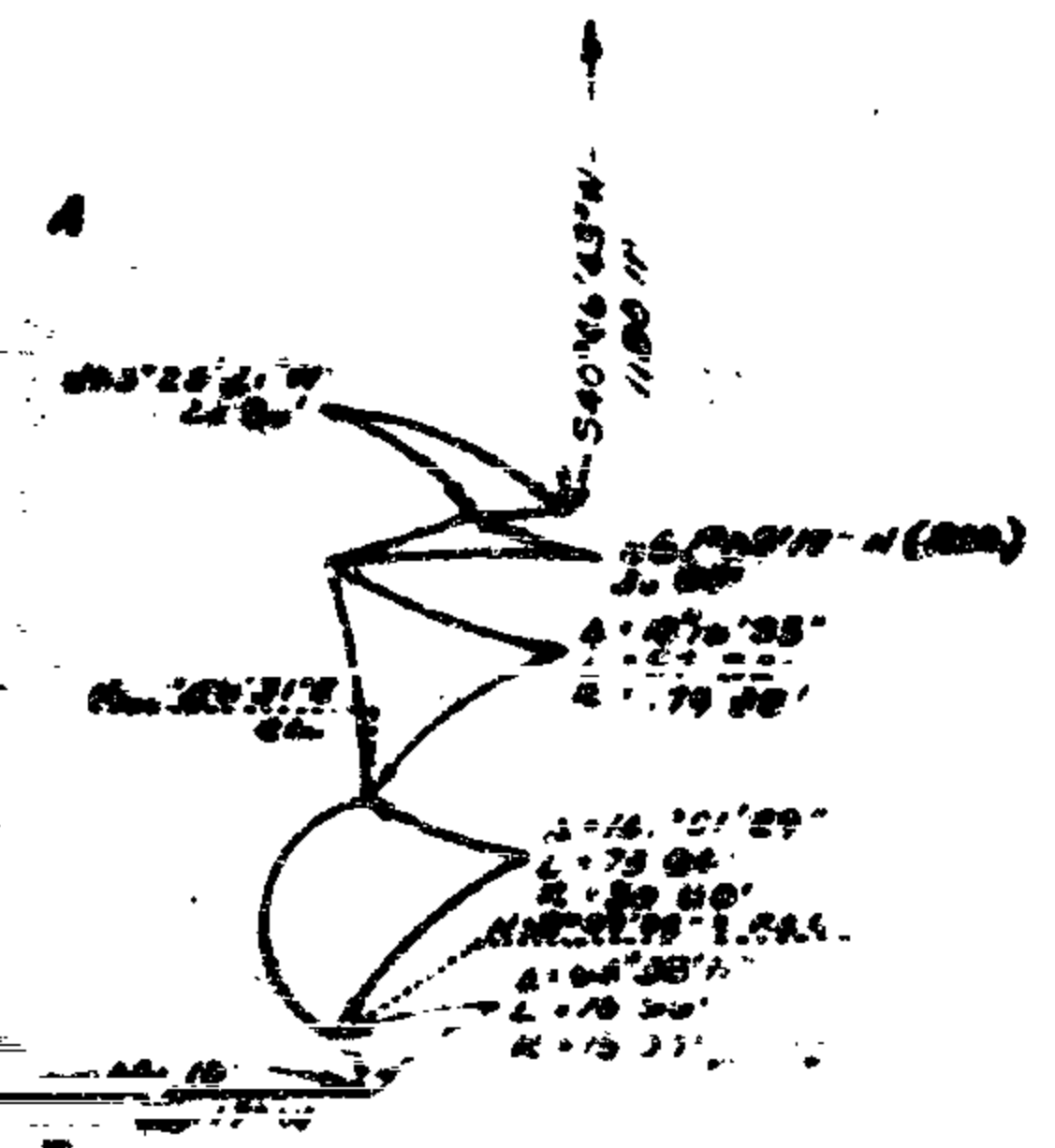






# NOTES:

1. PRECISE ALIGNMENTS FOR SAND CANYON HAVE NOT BEEN ESTABLISHED.
2. THE PRECISE ALIGNMENT OF SAND CANYON ROAD MAY NECESSITATE ADJUSTMENTS TO PLANNING AREAS 1, 2, 3, 4, 5, 10, 12. SUCH ADJUSTMENTS WILL BE MADE IN AN CONSISTENT WITH THE FOLLOWING:
  - A) ADJUSTMENTS MAY BE MADE ONLY WHERE BOUNDARIES JOIN ARE NOT
  - B) PLANNING AREA 12 MAY BE
  - C) REGIONAL LANDS ALLOCATED TO USE IN PLANNING AREA 1.
  - D) PLANNING AREA 14 MAY BE
  - E) SO THAT SAND CANYON ROAD BOUNDARY, PACIFIC COAST WESTERNLY BOUNDARY AND THE NOT EXCEED 97.
  - F) BOUNDARIES WHERE DIFFERENT ADJOIN, I.E., BOUNDARIES 12, BETWEEN PLANNING AREAS 3 AND 19 AND BETWEEN BE ADJUSTED TO THE EXTENT IN EACH ADJUSTMENT BETWEEN DOES NOT EXCEED 100 ACRES.
3. NEIGHBORHOOD COMMERCIAL SITES MAY BE 1 THROUGH 4 SUBJECT TO AN APPROVED
4. NOTWITHSTANDING THE PROVISIONS OF THE TOTAL NUMBER OF MARKET-RATE UNITS EXCEED 2000 AND THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED 667.
5. THE FP "FLOODPLAIN" DISTRICT REGULATIONS WILL IRVINE COAST PLANNED COMMUNITY IN ACCORDANCE ORDINANCE 3235 AND SECTIONS 7-9-48, 7-9-113 OF THE ORANGE COUNTY ZONING CODE.
6. THE SH "SCENIC HIGHWAY" DISTRICT REGULATIONS THAT PORTION OF THE IRVINE COAST PLANNED BETWEEN THE OCEAN AND SEVEN HUNDRED (700) OF THE CENTERLINE OF PACIFIC COAST HIGHWAY SECTION 7-9-119 OF THE ORANGE COUNTY ZONING



## LEGEND

- SCENIC HIGHWAY
- FLOOD PLAIN 2 ☒
- FLOOD PLAIN 3 ☒

ARTON AVENUE AND PELICAN HILL ROAD

CANYON AVENUE AND PELICAN HILL  
TO THE BOUNDARIES OF  
10, 12, 13, 14, 19 AND 20. ANY  
IN AN APPROVED AREA PLAN AND

ONLY TO THOSE PLANNING AREA  
NOT DIMENSIONED.  
BE REDUCED IN SIZE AND THE  
TO LOW DENSITY RESIDENTIAL

BE RELOCATED AND RECONFIGURED  
FORMS THE SOUTHEASTERLY  
HIGHWAY FORMS THE SOUTH-  
THE TOTAL GROSS ACREAGE DOES

LAND USE CATEGORIES  
BETWEEN PLANNING AREAS 1 AND  
AREAS 3 AND 20. BETWEEN PLANNING  
PLANNING AREAS 14 AND 19 MAY  
THAT THE TOTAL AREA INVOLVED  
TWO SAID PLANNING AREAS

MAY BE LOCATED IN PLANNING AREAS  
AREA PLAN.

OF THE STATISTICAL SUMMARY.  
DWELLING UNITS SHALL NOT  
OF AFFORDABLE DWELLING

IONS WILL APPLY TO THE  
ORDINANCE WITH COUNTY  
7-9-113 AND 7-9-290

ATIONS WILL APPLY TO  
COMMUNITY LOCATED  
(700) FEET NORTHEASTERLY  
IN ACCORDANCE WITH  
ZONING CODE.

# IRVINE COAST P.C. ZC 80-29

I HEREBY CERTIFY THAT THIS  
DEVELOPMENT PLAN  
WAS APPROVED BY THE ORANGE  
COUNTY PLANNING COMMISSION ON JAN 26, 1981  
AND ADOPTED BY ORDINANCE NO 3250  
BY THE ORANGE COUNTY BOARD OF SUPERVISORS  
ON MARCH 4, 1981

*Robert G. Fisher*

ORANGE COUNTY PLANNING COMMISSION  
BY ROBERT G. FISHER  
DIRECTOR OF PLANNING  
ENVIRONMENTAL MANAGEMENT AGENCY

*June Alexander*

JUNE ALEXANDER  
CLERK OF THE BOARD OF SUPERVISORS

RECORDED  
TIME: \_\_\_\_\_ DATE: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGES: \_\_\_\_\_


Irvine Coast Planned Community  
Orange County, California

The accompanying text constitutes the land use regulations under which development will be governed for the area hereinafter to be referred to as the Irvine Coast Planned Community. The properties involved were placed in the PC "Planned Community" District by Ordinance Number 3250 as adopted by the Orange County Board of Supervisors on March 4, 1981. The Development Plan (map) and this supplementary text were also considered and made a part of all public hearings on this matter and were subsequently adopted as part of the above noted Ordinance.

I hereby certify that this text material consisting of 35 pages, which will regulate the development of those properties shown on the Development Plan, was approved by the Orange County Planning Commission on January 26, 1981 and adopted by Ordinance Number 3250 by the Orange County Board of Supervisors on March 4, 1981.

Orange County Planning Commission

  
By: Robert G. Fisher, Director of Planning  
Environmental Management Agency

  
June Alexander, Clerk of  
Board of Supervisors  
County of Orange

IRVINE COAST

PLANNED COMMUNITY REGULATIONS

Approved by the Planning Commission

JANUARY 26, 1981

Approved by the Board of Supervisors

March 4, 1981

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I. - PURPOSE AND INTENT

A. The Irvine Coast Planned Community Regulations serve as the implementation document for the land use classifications and policies found in Section IV and V of the Local Coastal Program - Irvine Coast Planning Unit.

A Local Coastal Program means the "local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps and (d) within sensitive coastal resource areas, other implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act of 1976 at the local level" (Public Resources Code Section 30108.6). Section 30513(a) of the Coastal Act is explicit in requiring that zoning ordinances must conform with and be adequate to carry out the land use plan.

B. The Coastal Act uses the terms "principal permitted use." In unincorporated areas, the designation of the principal permitted use serves to define developments which are not subject to appeal to the Coastal Commission. In county areas only, "any development that is not designated as the principal permitted use" in the local zoning program is appealable following LCP certification (PRC 30603(a)). Permitted uses must be limited to those uses which clearly carry out designated land use and the intent and purpose of the particular zone.

For the purposes of the Local Coastal Program for the Irvine Coast, all uses which fall under the "Principal Permitted Uses" or "Principal Permitted Uses Subject to the Approval of a Site Plan in Compliance with Section XII" are non-appealable to the Coastal Commission. All other uses are appealable to the Coastal Commission.



11. GENERAL PROVISIONS

A. Within the Irvine Coast Planned Community, the continued use of the land for agricultural purposes with uses, structures, and appurtenances accessory thereto shall be permitted.

B. All construction and development within the Irvine Coast Planned Community shall comply with applicable provisions of the Uniform Building Code, and other various Mechanical, Electrical, Plumbing and Grading Codes. In any conflict between the said codes and the provisions in this text, the codes shall prevail.

C. Temporary special community events, such as parades, pageants, community fairs, athletic contests, carnivals, and other similar uses, may be permitted in any area in the Irvine Coast Planned Community by approval of the Director, EMA.

D. Any conditions, requirements, or standards, indicated graphically or in writing, that are a part of an approved site plan, use permit, or variance permit granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development not in conformance with such conditions, requirements, or standards shall be in violation of the Irvine Coast Planned Community Regulations.

E. When required by these regulations an area plan, site plan, or use permit, as appropriate, shall be submitted and approved prior to the issuance of any precise grading permit, building permit, or any change of use and occupancy permit.

F. Prior to the issuance of building permits within the Irvine Coast Planned Community, a Development and Dedication Agreement in compliance with the Local Coastal Program - Irvine Coast Planning Unit shall be entered into by the County of Orange and The Irvine Company.

G. All development within the Irvine Coast Planned Community shall comply with the regulations contained herein and where no such provisions exist, such uses shall comply with applicable provisions of the Orange County Zoning Code.

H. Prior to or concurrent with the approval of an area plan for planning areas which propose to include residential units within the Irvine Coast Planned Community, a Housing Element Implementation Plan specifying the location, number, phasing, monitoring and other relevant information regarding the provision of affordable housing within the Planning Area or off-site equal to 25% of the total number of built units shall be submitted to and approved by the Director, EMA.

I. Grading will be permitted within the Irvine Coast Planned Community outside an area of immediate development when it is consistent with an approved Area Plan.

J. Planning Area boundaries not dimensioned on the Development Plan shall be determined at the time of Area Plan approval.

K. The terms of the Agricultural Preserve contract which apply to lands within this Planned Community shall remain in full force and effect.

- L. The approval of an Area Plan for residential and recreation lands and the approval of an Area Plan and Site Plan for commercial lands shall constitute the issuance of a Coastal Development Permit. Upon issuance of a Coastal Development Permit for an area covered by an Area Plan or Site Plan, all further permits and actions are ministerial for purposes of the Local Coastal Program and Coastal Act of 1976. Unless otherwise provided at the time of approval, all utilities and public works depicted or implied on the Area Plan or Site Plan necessary to serve the proposed development shall be considered part of the Coastal Development Permit.
- M. The FP "Floodplain" District regulations will apply to the Irvine Coast Planned Community in accordance with County Ordinance 3236 and Sections 7-9-48, 7-9-113 and 7-9-290 of the Orange County Zoning Code.
- N. The SH "Scenic Highway" District regulations will apply to that portion of the Irvine Coast Planned Community located between the ocean and seven hundred (700) feet northeasterly of the centerline of Pacific Coast Highway in accordance with Section 7-9-119 of the Orange County Zoning Code.

III. LOW DENSITY RESIDENTIAL - PLANNING AREAS 1-8A. PURPOSE AND INTENT

The low density residential regulations are established to provide dispersed, single-family dwelling units on large lots in accordance with the low density residential category and policies of the Local Coastal Program-Irvine Coast Planning Unit, Sections IV C-1, IV C-3, V A, V B and V C. It is intended that the low intensity established by these regulations minimize any potential adverse visual or other environmental effect on the land and minimize traffic impacts on adjacent areas.

Area Plan approval is required prior to establishing uses within the Low Density Residential Planning Areas. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES

1. Single family detached dwellings (one per building site)
2. Parks, playgrounds, lakes, and open areas (non-commercial)
3. Bicycle, equestrian, and hiking trails

4. Accessory uses and structures customarily incidental to a principal permitted use including:

- a. Garages and carports
- b. Patio covers and roofs
- c. Swimming pools
- d. Fences and walls
- e. Horticulture (non-commercial)
- f. The keeping of pets readily classifiable as being customarily incidental to a residential use when no commercial activity is involved.

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Utility company structures, buildings, and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

2. Churches, temples and other places of worship
3. Educational institutions
4. Government facilities

5. Neighborhood commercial uses in compliance with Section VI of the Irvine Coast Planned Community Regulations.

6. Guest house (one per building site).

7. Caretakers quarters (one per building site).

**D. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT**

1. Heliport

2. Community association facilities

3. Equestrian centers

4. Keeping of horses

5. Tennis courts

6. Affordable housing such as apartments and condominiums, in compliance with an approved Housing Element Implementation Plan for Planning Areas 1, 2, 3, 4 and 5.

**E. USES PERMITTED - TEMPORARY**

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

**F. USES PROHIBITED**

Any uses which are not permitted within Subsections A through E are prohibited.

**G. SITE DEVELOPMENT STANDARDS**

The following standards apply unless otherwise specified on an approved area plan.

1. Building site area

a. Planning Areas 1, 2, 4 and 5 - 30,000 square feet minimum

b. Planning Area 3 - 60,000 square feet minimum

2. Building height - 35 feet maximum

3. Building setbacks for all structures except as provided in Section 7-9-137 of the Orange County Zoning Code

a. From ultimate street right of way lines - 20 feet minimum

b. From other property lines - 10 feet minimum

4. Offstreet parking - as provided in Section 7-9-145 "Off-street parking regulations" of the Orange County Zoning Code

BK 13990 Pg 1863

5. Location of accessory buildings, structures, and uses shall be in accordance with Section 7-9-137 of the Orange County Zoning Code

6. Lighting - all exterior lighting shall be designed and located to confine direct rays to the premises.

IV. MEDIUM DENSITY RESIDENTIAL - PLANNING AREAS 9-10A. PURPOSE AND INTENT

The medium density residential regulations are established to provide single-family detached dwelling units, planned developments, condominiums, or cluster arrangements in accordance with the medium density residential category and policies of the Local Coastal Program-Irvine Coast Planning Unit, Sections IV C-2 and IV C-3.

Area Plan approval is required prior to establishing uses within the Medium Density Residential Planning Areas. An approved area plan may modify development standards.

As part of the area plan submittal for Planning Area 9 and in addition to those requirements set forth in Section XI, the following detail shall be provided to specifically address the visual impacts of proposed development on adjacent residential areas:

1. Cross sectional exhibits which illustrate views from adjacent residential areas before and after development.
2. Illustrative exhibits which show views from adjacent residential areas after development.
3. A photographic display of natural key visual elements as viewed from adjacent residential areas.

The area plan for Planning Area 9 will be subject to approval by the Board of Supervisors.

B. PRINCIPAL PERMITTED USES

1. Single family attached and detached dwelling units
2. Parks, playgrounds, lakes, and open areas (non-commercial)
3. Bicycle, equestrian, and hiking trails
4. Accessory uses and structures customarily incidental to a principal permitted use including:
  - a. Garages and carports
  - b. Patio covers and roofs
  - c. Swimming pools
  - d. Fences and walls
  - e. Miscellaneous accessory structures
  - f. The keeping of pets of a type readily classifiable as being customarily incidental to a residential use when no commercial activity is involved.

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Utility company structures, buildings, and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

2. Churches, temples, and other places of worship

3. Educational institutions

4. Government facilities

D. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT

1. Residential condominiums, stock cooperatives, and community apartments in compliance with an approved area plan.

2. Community association facilities

3. Tennis courts

4. Residential single-family planned (unit) developments subject to the site development standards of Section 7-9-110.3(c) of the Orange County Zoning Code.

5. Residential single-family cluster developments subject to the site development standards of Section 7-9-103(f)(3) of the Orange County Zoning Code.

E. USES PERMITTED - TEMPORARY

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

F. USES PROHIBITED

Any uses which are not permitted within Subsections A through D are prohibited.

G. SITE DEVELOPMENT STANDARDS

The following standards apply unless otherwise specified in an approved area plan.

1. Building site area

a. Planning Area 9 - 6,000 square feet minimum

b. Planning Area 10 - 5,000 square feet minimum

2. Building height

- a. Planning Area 9 - 28 feet maximum.
- b. Planning Area 10 - 35 feet maximum.

3. Building setbacks

- a. From ultimate street right-of-way lines - 20 feet minimum
- b. From other property lines - none unless otherwise required by the Orange County Building Code

4. Area per unit - 2,500 square feet area per unit minimum permitted

5. Off-street parking - as provided in Section 7-9-145 "Off-street parking regulations" Orange County Zoning Code

6. Location of accessory buildings, structures, and uses shall be in accordance with Section 7-9-137 of the Orange County Zoning Code

7. Lighting - all exterior lighting shall be designed and located to confine direct rays to the premises.



V. NEIGHBORHOOD COMMERCIALA. PURPOSE AND INTENT

The neighborhood commercial regulations are established to provide convenience goods and services to those in the immediate neighborhood in accordance with the neighborhood commercial category and policies of the Local Coastal Program - Irvine Coast Planning Unit, Section IV C1. These neighborhood commercial areas shall not exceed a cumulative total of 10 acres.

The exact size and location of any neighborhood commercial area will be established by an Area Plan. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Food Markets
2. Liquor stores
3. Drug stores
4. Restaurants, fast food facilities
5. Laundromats, dry cleaners

6. Accessory uses and structures customarily incidental to a permitted principal use

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT

1. Automobile service stations in accordance with the site development standards of Section 7-9-114.6 of the Orange County Zoning Code

2. Any use which the Planning Commission finds consistent with the purpose and intent of the neighborhood commercial designations of the Irvine Coast Planned Community Regulations and Local Coastal Program - Irvine Coast Planning Unit, Section IV C, such as but not limited to medical offices, professional offices, hardware stores.

D. USES PERMITTED - TEMPORARY

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code

E. USES PROHIBITED

Any uses which are not permitted within Subsections A through D are prohibited.

F. DEVELOPMENT STANDARDS

The following standards apply unless otherwise specified on an approved area plan.

1. Building height - 35 feet maximum
2. Building setbacks
  - a. From ultimate street right-of-way lines - 20 feet
  - b. From abutting residentially zoned property - 10 feet
  - c. From abutting non-residentially zoned property - none
3. Signs - in compliance with Section XIV
4. Off-street parking - in compliance with Section 7-9-145 of the Orange County Zoning Code
5. Additional development standards such as landscaping screening, fences, walls, trash storage areas, loading areas, and building site coverage may be determined at the time of site plan approval.

VI. VISITOR SERVING COMMERCIAL - PLANNING AREAS 13-16

A. PURPOSE AND INTENT

The visitor serving regulations are established to assure that a wide range of recreational opportunities will be available for the general public along the coast. This is to be accomplished through permitted uses such as hotels, motels, restaurants, shops and facilities catering to the visitors needs in accordance with the visitor-serving commercial category and policies of the Local Coastal Program - Irvine Coast Planning Unit, Section IV B-3.

Area Plan and Site Plan approval are required for all uses within the visitor serving commercial classification. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Hotels and motels including accessory and incidental uses such as meeting rooms, retail shops, restaurants, cocktail lounges, and recreation facilities.
2. Restaurants and fast food facilities
3. Cocktail lounges, night clubs, and bars
4. Visitor serving retail and service businesses customarily found in coastal tourism areas such as but not limited to: sporting goods stores, drug stores, travel agencies, theaters, laundromats, dry cleaners, medical clinic, beach equipment sales and rental shops, delicatessen, ice cream shops, confectionaries, art galleries, photographic shops, import shops, and souvenir shops.
5. Conference center (limited to a maximum square footage of 50,000 square feet).
6. Parking structures provided for the visitor serving commercial uses.
7. Accessory uses and structures customarily incidental to a principal permitted use.

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Financial institutions.
2. Professional, medical, and administrative offices.
3. Government facilities for public safety purposes.
4. Athletic clubs, tennis clubs, and swimming clubs.

**D. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT**

1. Automobile service stations in compliance with the site development standards of Section 7-9-114.6 of the Orange County Zoning Code.

2. Affordable housing, such as condominiums and apartments, to serve the needs of local employees in compliance with an approved Housing Element Implementation Plan. The site development standards of the Medium Density Residential shall apply unless otherwise provided for in an approved area plan.

a. Planning Areas 13 and 14 may each contain both affordable housing and other uses permitted in Section VI.

b. Planning Areas 15 and 16 will each contain either affordable housing or other uses permitted in Section VI.

3. Any use which the Planning Commission finds consistent with the purpose and intent of Visitor Serving Commercial designation of the Irvine Coast Planned Community Regulations and Local Coastal Program - Irvine Coast Planning Unit, Section IV B-3.

**E. USES PERMITTED - TEMPORARY**

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

**F. USES PROHIBITED**

Any uses which are not permitted within Subsections A through E are prohibited.

**G. DEVELOPMENT STANDARDS**

The following standards shall apply unless otherwise specified on an approved area plan.

**1. Building height**

a. Planning Area 13 - ten stories and 150 feet maximum

b. Planning Areas 14 through 16 - four stories and 60 feet maximum

**2. Building setbacks**

a. From ultimate street right of way

1) 50 feet - along arterial highways

2) 20 feet - along other streets

b. From property lines

1) 20 feet - from property line abutting residentially zoned property

2) None - from property line abutting non-residentially zoned property

3. Maximum gross floor area exclusive of hotels, motels, conference center and their accessory uses.

a. Pelican hill Area 13 - maximum permitted gross floor area 250,000 square feet

b. Sand Canyon Area 14 - maximum permitted gross floor area 50,000 square feet

c. Laguna Canyon Areas 15 and 16 - maximum permitted gross floor area 25,000 square feet

4. Maximum number of hotel-motel rooms

a. Planning Area 13 - 1,500 rooms maximum

b. Planning Area 14 - 500 rooms maximum

c. Planning Areas 15 and 16 - none

5. Lighting

All exterior lighting shall be designed and located to confine direct rays to the premises.

6. Loading

All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

7. Trash and Storage areas

All storage, including cartons, containers or trash, shall be shielded from view by containment within a building, area, or areas enclosed by a wall not less than six (6) feet in height. Any such area located within fifty (50) feet of any residentially zoned area shall be covered.

8. Fences and Walls

Fences and walls shall be in compliance with Section 7-9-137.5 of the Orange County Zoning Code.

9. Off-street parking

Off-street parking shall be provided per Section 7-9-145 of the Orange County Zoning Code.

10. Signs

Signs are permitted in compliance with Section XIV.

11. Additional development standards such as but not limited to landscaping screening, fences, walls and building site coverage may be determined at the time of site plan approval.

VII. RESIDENTIAL RECREATION - PLANNING AREAS 11 AND 12A. PURPOSE AND INTENT

The Residential Recreation regulations are established to provide for both passive and active recreation uses while preserving slopes and open space within the Los Trancos Canyon and Buck Gully (Planning Areas 11 and 12) in accordance with residential recreation policies of the Local Coastal Program - Irvine Coast Planning Unit, Section IV C-4. These areas will serve the recreational needs of the surrounding Irvine Coast Planned Community residential areas.

Area Plan approval is required prior to establishing uses within the Residential Recreation classification. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES

1. Bicycle, equestrian, and hiking trails
2. Open space
3. Drainage and erosion control facilities
4. Access roads

C. PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

## 1. Planning Area 11

## a. Passive parks

b. Utility company structures, buildings, and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

## 2. Planning Area 12

- a. Local parks
- b. Tennis courts
- c. Swimming pools
- d. Horse stables
- e. Community clubhouses
- f. Private recreation areas

g. Accessory uses and structures customarily incidental to a permitted principal use.

h. Utility company structures, buildings, and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

**D. USES PERMITTED SUBJECT TO THE ISSUANCE OF A USE PERMIT**

1. Any use which the Planning Commission finds consistent with the purpose and intent of the Residential Recreation Designation of the Irvine Coast Planned Community Regulations and Local Coastal Program - Irvine Coast Planning Unit, Section IV C-4.

**E. USES PERMITTED - TEMPORARY**

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

**F. USES PROHIBITED**

Any uses which are not permitted within Subsections A through E are prohibited.

**G. DEVELOPMENT STANDARDS**

The following standards shall apply unless otherwise specified by an approved area plan.

1. Building height - 35 feet maximum
2. Building setbacks
  - a. From ultimate street right of way - 20 feet maximum
  - b. From other property lines - 50 feet maximum
3. Lighting

All exterior lighting shall be designed and located to confine direct rays to the premises.

4. Loading

All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential areas.

5. Trash and storage areas

All storage, including cartons, containers or trash, shall be shielded from view by containment within a building, area, or area enclosed by a wall not less than six (6) feet in height. Any such area located within fifty (50) feet of any residentially zoned area shall be covered.

6. Off-street parking

Off-street parking shall be provided in compliance with Section 7-9-145 of the Orange County Zoning Code.

7. Signs

Signs are permitted in compliance with Section XIV.

8. Additional development standards such as landscaping, screening, fences, walls and building site coverage may be determined at the time of site plan approval.



VIII. PUBLIC RECREATION - PLANNING AREAS 17-25A. PURPOSE AND INTENT

The Public Recreation regulations are established to assure that a wide range of outdoor recreational opportunities will be available along the coast to the general public and that significant natural resources will be preserved for the use and enjoyment of visitors. This is to be accomplished through a variety of permitted uses in accordance with the public recreation category and policies of the Local Coastal Program - Irvine Planning Unit, Section IV B-2.

Area Plan approval is required prior to establishing uses within the Public Recreation Planning Areas. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

## 1. Planning Area 17

## a. Principal permitted uses:

- 1) Parking and public transit facilities
- 2) Pedestrian walkways
- 3) Open space

## b. Development standards

The following standards shall apply unless otherwise specified in an approved area plan.

- 1) Building height - one story and 16 feet maximum
- 2) Building site coverage - 10 percent maximum
- 3) Lighting - all exterior lighting shall be designed and located to confine direct rays to the premises.
- 4) Additional standards such as landscaping, screening, fences, walls, trash storage areas, and loading areas may be determined at the time of site plan approval.

## 2. Planning Area 18

## a. Principal permitted uses:

- 1) Bicycle, equestrian, and hiking trails
- 2) Parks
- 3) Open Space

- 4) Picnicking and play fields not including stadiums
- 5) Swimming, skin diving, surf fishing, surfing and sunbathing
- 6) Nature study and resource interpretation
- 7) Public safety facilities

b. Development standards

The following standards apply unless otherwise specified in an approved area plan.

- 1) Building height - one story and 16 feet maximum

2) Additional standards such as landscaping, screening, fences, walls, trash storage areas, and loading areas may be determined the time of site plan approval.

3. Planning Area 19

a. Principal permitted uses

- 1) Bicycle, equestrian, and hiking trails
- 2) Parking and public transit facilities
- 3) Tent camping
- 4) Picnicking and playing fields

b. Development standards

The following standards shall apply unless otherwise specified in an approved area plan.

- 1) building height two stories and 35 feet maximum

2) Lighting - all exterior lighting shall be designed and located to confine direct rays to the premises.

3) Additional standards such as landscaping, screening, fences, walls, trash storage areas, loading areas, and building site coverage may be determined at the time of site plan approval.

4. Planning Areas 20 and 23

a. Principal permitted uses:

- 1) Bicycle, equestrian, and hiking trails
- 2) Parking facilities

3) Picnicking and playing fields

4) Tent camping

b. Development standards

The following standards apply unless otherwise specified in an approved area plan.

1) Building height - two stories and 35 feet maximum

2) Lighting - all exterior lighting shall be designed and located to confine direct rays to the premises.

3) Additional standards such as landscaping, screening, fences, walls, trash storage areas, and loading areas, may be determined at the time of site plan approval.

5. Planning Areas 21 and 22

a. Principal permitted uses:

1) Bicycle and hiking trails

2) Picnicking

3) Passive recreation facilities such as viewpoints and rest stops

b. Development standards

The following standards apply unless otherwise specified in an approved area plan.

1) Building height - one story and 16 feet maximum

2) Lighting - exterior lighting is not permitted

3) Additional standards such as landscaping, screening, fences, walls, trash storage areas, loading areas, may be determined at the time of site plan approval.

6. Planning Areas 24 and 25

a. Principal permitted uses:

1) Parking facilities

2) Hiking trails

3) Flood and drainage control facilities

b. Development standards

The following standards apply unless otherwise specified in an approved area plan.

1) Building height - two stories and 35 feet maximum

2) Additional standards such as landscaping, screening, fences, walls, trash storage areas, loading areas, and building site coverage may be determined at the time of site plan approval.

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT

Development standards as specified under "B" for the respective planning area or as specified in an approved area plan are applicable for each respective planning area.

1. Planning - Area 18

a. Concession stands providing food service and rental equipment and all accessory structures incidental to a principal permitted use - total building(s) square footage 5,000 square feet maximum.

b. Parking areas and facilities

2. Planning - Area 19

a. Commercial uses - total building(s) square footage 15,000 square feet maximum

b. Horse stables and accessory uses

c. Youth hostels

3. Planning - Areas 20 and 23

a. Horse stables and accessory uses

b. Youth hostels

4. Planning - Areas 21 and 22

a. Tent camping

b. Equestrian trails

5. Planning Area 24

a. Educational and cultural facilities

b. Recreational support facilities

6. Planning Area 25

a. Educational and cultural facilities

b. Recreational support facilities

## c. Commercial uses

## 7. Planning Areas 18-25

a. Utility company structures, buildings, and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

b. Any use which the approving authority finds consistent with the purpose and intent of the Public Recreation designation of the Irvine Coast Planned Community Regulations and Local Coastal Program - Irvine Coast Planning Unit, Section IV B-2.

D. USES PERMITTED - TEMPORARY - AREAS 18-25

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

E. USES PROHIBITED - AREAS 18-25

Any uses which are not permitted within Subsections A through D are prohibited.

IX. HISTORIC - PLANNING AREA 27A. PURPOSE AND INTENT

The purpose of this land use designation is to preserve the historic resource values of the property listed on the National Register of Historic Places while providing for public recreation and park use in accordance with the Local Coastal Program - Irvine Coast Planning Unit, Sections IV A-4 and IV B-2.

Area Plan approval is required prior to establishing uses within the historic classification. An approved area plan may modify development standards.

B. PRINCIPAL PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII

1. Uses permitted when the approving authority finds that such uses do not interfere or degrade the existing historic resources.

- a. Bicycle, equestrian, and hiking trails
- b. Parks
- c. Open space
- d. Playing fields
- e. Swimming and water activities
- f. Public safety facilities
- g. Historical structures listed on the National Register of Historic Places
- h. Youth hostels

C. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT

Any use which the Planning Commission finds consistent with the purpose and intent of the Historic designation of the Irvine Coast Planned Community Regulations and Section IV of the Irvine Coast LCP and Local Coastal Program - Irvine Coast Planning Unit, Sections IV A-4 and IV B-2.

D. USES PERMITTED - TEMPORARY

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

E. USES PROHIBITED

Any uses which are not permitted within Subsections A through D are prohibited.

F. DEVELOPMENT STANDARDS

- a. Building height - two stories and 28 feet maximum permitted
- b. Additional standards such as landscaping, screening, fences, walls, trash storage areas, loading areas, and building site coverage may be determined at the time of site plan approval.

**X. CONSERVATION - PLANNING AREA 26****A. PURPOSE AND INTENT**

The Conservation regulations are established to protect habitat values and other natural resources in the Laguna and Emerald Canyon (Planning Area 26) in accordance with the conservation category and policies of the Local Coastal Program - Irvine Coast Planning Unit, Sections IV A-2 and IV A-3.

Area Plan approval is required prior to establishing uses within the conservation classification. An approved area plan may modify development standards.

**B. PRINCIPAL PERMITTED USES**

1. Existing agricultural uses

**C. PRINCIPAL PERMITTED USES SUBJECT TO THE APPROVAL OF A SITE PLAN IN COMPLIANCE WITH SECTION XII**

1. Viewpoints
2. Bicycle, equestrian, and hiking trails
3. Drainage flood, and erosion control facilities

4. Utility company structures, buildings and facilities including communication equipment buildings, community television receiving and distribution systems, electric distribution substations, fire and police stations, microwave radio and television relay transmitters, private water pumping stations, natural gas booster stations, sewage lift stations, electric transmission lines, water reservoirs, water storage and transmission facilities.

5. Greenbelts

**D. USES PERMITTED SUBJECT TO THE APPROVAL OF A USE PERMIT**

1. Any use which the Planning Commission finds consistent with the purpose and intent of the Conservation designation of the Irvine Coast Planned Community Regulations and Section IV of the Irvine Coast LCP and Local Coastal Program - Irvine Coast Planning Unit, Sections IV A-2 and IV A-3.

**E. USES PERMITTED - TEMPORARY**

Except as otherwise provided herein, temporary uses are permitted in compliance with Sec. 7-9-136 of the Orange County Zoning Code.

**F. USES PROHIBITED**

Any uses which are not permitted within Subsections A through E are prohibited.

XI. AREA PLAN - PLANNING AREAS 1 THROUGH 27A. PURPOSE AND INTENT

Area Plans are provided to present a general development concept for a geographic area which demonstrates compliance with the applicable provisions of the Local Coastal Program - Irvine Coast Planning Unit, Section IV and V. An approved area plan may modify development standards.

B. PROCEDURE

Area Plans shall be processed in compliance with the procedure set forth in Section 7-9-150 Permits and Procedures, except that the following information shall be submitted in addition to the information required within Section 7-9-150.3(a) Applications.

The following information shall be included in an Area Plan submittal:

1. Planning area or areas covered by the area plan
2. General location, acreage and configuration of all land uses and open space
3. General circulation network and road standards
4. General areas proposed for landscaping and/or fuel modification
5. Conceptual grading plan
6. Identification and compliance with applicable policies and standards of the Local Coastal Program - Irvine Coast Planning Unit:
  - a) Section IV A, B, C, and D
  - b) Section V A, B, C, and D



XII. SITE PLAN

Site plan review is established to provide detailed information on proposed projects in compliance with the Local Coastal Plan and Area Plan as well as to establish additional development standards. Site Plans shall be processed in compliance with Section 7-9-150 of the Orange County Zoning Code.

XIII. SIGNS

The regulations of Sections 7-9-103a, 7-9-111, and 7-9-136 of the Orange County Zoning Code shall apply to the Irvine Coast Planned Community. Where there is a conflict among these sections, the more restrictive will apply.

XIV. LEGAL DESCRIPTION

Those portions of Blocks 96, 97, 128 through 134, 161 through 167, 180 through 183 and 185, Irvine's Subdivision, in the County of Orange, State of California, as per map filed in Book 1, page 88, Miscellaneous Record Maps, records of said County, described as follows:

## PARCEL 1:

Beginning at the northerly southerly corner of the "Cameo Highland Annex" to the City of Newport Beach, said corner being in the Northeast right of way line of Pacific Coast Highway as described in a deed to the State of California recorded May 20, 1931 in Book 487, page 1, Official Records of said County; thence along the boundary of said City of Newport Beach the following described courses:

1. N. 40° 30' 20" E. 304.00 feet;
2. N. 26° 47' 20" E. 463.00 feet;
3. N. 2° 12' 20" E. 387.00 feet;
4. N. 85° 00' 40" W. 190.00 feet;
5. N. 71° 34' 40" W. 174.00 feet;
6. N. 56° 17' 40" W. 53.96 feet;
7. N. 18° 25' 20" E. 109.15 feet;
8. N. 49° 27' 44" W. 225.00 feet;
9. S. 33° 42' 20" W. 132.05 feet;
10. N. 56° 17' 40" W. 340.87 feet;
11. N. 59° 57' 40" W. 410.00 feet;
12. N. 70° 35' 10" W. 271.93 feet;
13. N. 24° 45' 00" W. 139.20 feet;
14. N. 12° 45' 00" W. 194.77 feet;
15. N. 22° 15' 00" W. 406.53 feet;
16. N. 0° 45' 00" E. 365.18 feet;
17. Leaving said boundary N. 6° 52' 40" E. 460.72 feet to an angle point in the boundary of said City of Newport Beach;
18. N. 89° 57' 20" E. 660.00 feet along said boundary;
19. N. 40° 57' 20" E. 1320.00 feet;
20. N. 24° 57' 20" E. 1680.00 feet;
21. S. 89° 02' 40" E. 1050.00 feet;
22. N. 7° 57' 20" E. 460.11 feet;
23. Leaving said boundary S. 53° 56' 31" E. 739.57 feet;
24. S. 64° 41' 46" E. 558.75 feet;
25. S. 77° 20' 6" E. 435.44 feet;
26. N. 87° 24' 46" E. 327.07 feet;
27. N. 75° 49' 12" E. 943.68 feet;
28. N. 63° 01' 07" E. 644.43 feet;
29. S. 86° 27' 21" E. 465.31 feet;
30. N. 79° 17' 39" E. 1036.87 feet;
31. N. 87° 09' 43" E. 1336.73 feet;
32. N. 76° 05' 30" E. 328.20 feet;
33. N. 57° 17' 54" E. 446.57 feet;
34. N. 65° 01' 42" E. 434.01 feet;
35. N. 86° 59' 37" E. 553.17 feet;

36. N. 88° 54' 48" E. 863.92 feet;
37. S. 75° 08' 53" E. 668.82 feet;
38. S. 78° 53' 11" E. 404.48 feet;
39. S. 88° 34' 10" E. 1138.24 feet;
40. S. 81° 27' 33" E. 968.88 feet;
41. S. 89° 21' 53" E. 1984.12 feet;
42. N. 89° 07' 46" E. 1316.15 feet;
43. S. 71° 07' 11" E. 244.14 feet;
44. S. 46° 31' 00" E. 848.19 feet;
45. S. 41° 41' 40" E. 538.97 feet;
46. S. 22° 14' 31" E. 315.3 feet;
47. S. 32° 33' 52" E. 489.32 feet;
48. S. 24° 22' 42" E. 331.27 feet;
49. S. 12° 44' 41" W. 337.73 feet;
50. S. 34° 26' 47" E. 410.92 feet;
51. S. 34° 32' 56" E. 526.14 feet;
52. S. 39° 06' 59" E. 465.65 feet;
53. S. 66° 44' 19" E. 658.40 feet;
54. N. 83° 28' 38" E. 326.82 feet;
55. S. 60° 08' 12" E. 785.39 feet;
56. S. 68° 21' 36" E. 560.20 feet;
57. S. 34° 56' 14" E. 457.86 feet;
58. S. 24° 59' 11" E. 227.27 feet;
59. S. 62° 51' 54" E. 1752.88 feet;
60. S. 64° 52' 34" E. 1493.44 feet;
61. S. 60° 59' 36" E. 540.25 feet;
62. S. 49° 25' 35" E. 871.18 feet;
63. S. 66° 26' 24" E. 64.06 feet;
64. S. 64° 24' 04" E. 711.68 feet;
65. S. 60° 00' 22" E. 513.59 feet;
66. S. 60° 24' 52" E. 1287.83 feet to a point in the boundary of the City of Laguna Beach, said point being in a 425.00 foot radius curve that is concave Easterly, a radial to said point bears N. 89° 21' 46" W; thence along said boundary;
67. Southerly 47.30 feet along said curve through a central angle of 6° 22' 38";
68. S. 6° 52' 52" E. 264.82 feet;
69. S. 83° 11' 34" W. 228.16 feet;
70. S. 6° 48' 26" E. 443.29 feet;
71. Southerly 149.93 feet along a 345.00 foot radius curve that is concave Westerly through a central angle of 24° 54' 00";
72. S. 18° 05' 34" W. 323.31 feet;
73. Southerly 142.19 feet along a 1255.00 foot radius curve that is concave Easterly through a central angle of 6° 29' 30";
74. S. 11° 36' 4" W. 909.28 feet;
75. S. 11° 17' 49" W. 1113.97 feet;
76. S. 12° 52' 49" W. 385.94 feet;
77. Southerly 258.36 feet along a 655.00 foot radius curve that is concave Westerly through a central angle of 22° 36' 00";

78. S. 9° 43' 11" E. 462.58 feet;
79. Southerly 47.78 feet along a 145.00 foot radius curve that is concave Westerly, through a central angle of 18° 52' 45";
80. S. 9° 09' 34" W. 1981.77 feet;
81. Southerly 255.54 feet along a 1255.00 foot radius curve that is concave Easterly through a central angle of 11° 40' 00";
82. S. 2° 30' 26" E. 532.31 feet;
83. Southwesterly 261.21 feet along a 195.00 foot radius curve that is concave Northwesterly through a central angle of 76° 45' 00";
84. E. 74° 14' 34" W. 215.79 feet;
85. Westerly 132.05 feet along a 195.00 foot radius curve that is concave Northerly through a central angle of 38° 48' 00";
86. N. 66° 57' 26" W. 248.29 feet;
87. Westerly 715.71 feet along a 1155.00 foot radius curve that is concave Southerly through a central angle of 35° 30' 15";
88. S. 77° 32' 19" W. 198.05 feet;
89. Southwesterly 227.88 feet along a 555.00 foot radius curve that is concave Southeasterly through a central angle of 23° 31' 30";
90. S. 54° 00' 49" W. 350.12 feet;
91. Southwesterly 212.42 feet along a 555.00 foot radius curve that is concave Southeasterly through a central angle of 21° 55' 45";
92. S. 32° 05' 04" W. 238.46 feet;
93. N. 57° 54' 56" W. 85.00 feet;
94. S. 32° 05' 04" W. 400.00 feet;
95. S. 57° 54' 56" E. 85.00 feet;
96. S. 32° 05' 04" W. 274.68 feet;
97. S. 57° 54' 56" E. 230.00 feet;
98. S. 32° 05' 04" W. 346.27 feet;
99. Southerly 374.73 feet along a 525.00 foot radius curve that is concave Easterly through a central angle of 23° 12' 41";
100. S. 8° 53' 23" W. 583.75 feet;
101. Southerly 184.42 feet along a 675.00 foot radius curve that is concave Westerly through a central angle of 12° 04' 34";
102. S. 20° 56' 57" W. 68.73 feet;
103. N. 69° 03' 03" W. 60.00 feet;
104. S. 20° 56' 57" W. 300.28 feet;
105. Southwesterly 20.00 feet along a 2945.00 foot radius curve that is concave Northwesterly through a central angle of 0° 23' 21";
106. N. 68° 39' 42" W. 70.00 feet along a radial of said curve;
107. S. 35° 58' 04" W. 129.75 feet;
108. S. 66° 07' 57" E. 100.00 feet along a radial of last mentioned curve to the Southwesterly prolongation of said curve;
109. Southwesterly 144.78 feet along said curve through a central angle of 2° 49' 00";
110. S. 37° 58' 01" W. 681.41 feet;

111. S. 35° 22' 40" W. 384.76 feet;
112. S. 47° 37' 27" E. 503.58 feet;
113. S. 55° 35' 41" W. 252.44 feet;
114. S. 42° 47' 6" W. 359.44 feet;
115. S. 35° 16' 46" W. 395.53 feet;
116. N. 59° 13' 57" W. 90.00 feet;
117. Westerly 53.78 feet along a 120.00 foot radius curve that is concave Southerly through a central angle of 40° 00' 00";
118. S. 80° 46' 03" W. 106.00 feet;
119. Southwesterly 48.87 feet along a 105.00 foot radius curve that is concave Southeasterly through a central angle of 26° 40' 00";
120. Northwesterly 255.16 feet along a 110.00 foot radius reverse curve through a central angle of 132° 54' 19";
121. Non-tangent N. 12° 52' 23" E. 523.10 feet;
122. N. 0° 05' 03" E. 243.70 feet;
123. N. 25° 54' 57" W. 540.93 feet;
124. S. 56° 05' 03" W. 295.13 feet;
125. S. 89° 03' 33" W. 246.11 feet;
126. S. 0° 31' 43" W. 160.00 feet;
127. S. 68° 01' 27" E. 320.35 feet;
128. S. 5° 53' 57" E. 222.62 feet;
129. S. 27° 57' 43" W. 515.46 feet;
130. N. 40° 46' 43" W. 198.04 feet;
131. S. 40° 31' 43" W. 543.84 feet;
132. N. 56° 21' 01" W. 143.13 feet;
133. N. 49° 28' 17" W. 265.40 feet;
134. S. 81° 20' 43" W. 131.76 feet;
135. N. 49° 28' 17" W. 1480.30 feet;
136. S. 40° 46' 43" W. 1180.11 feet;
137. N. 53° 23' 21" W. 22.86 feet;
138. N. 67° 03' 17" W. 36.00 feet to a point on a non-tangent curve 179.88 foot radius curve that is concave Northwesterly, a radial to said point bears S. 67° 03' 17" E;
139. Southwesterly 57.32 feet along said curve through a central angle of 18° 15' 33" to a point on a non-tangent 30.00 foot radius curve that is concave Southeasterly, a radial to said point bears N. 29° 50' 31";
140. Southwesterly 73.84 feet along said curve through a central angle of 141° 01' 29" to the beginning of a 15.00 foot radius reverse curve that is concave Westerly;
141. Southerly 16.66 feet along said curve through a central angle of 63° 38' 11" to the Southwest line of said Block 183;
142. N. 49° 28' 17" W. 551.10 feet along said Southwest line and said boundary of the City of Laguna Beach;
143. Leaving said Southwest line N. 24° 51' 03" W. 79.61 feet;
144. N. 0° 55' 17" W. 40.00 feet;
145. S. 89° 04' 43" W. 95.39 feet to said Southwest line;
146. N. 49° 28' 17" W. 2133.40 feet long said Southwest line to the West corner of said Block 183.

147. Leaving said boundary N. 49° 28' 13" W. 2007.84 feet along the Northeast line of said Block 164, being in part the Northeast line of Tract No. 3125 as per map filed in Book 98, pages 2 through 11, Miscellaneous Maps, records of said County, to the most Northerly corner of said Tract;
148. S. 40° 30' 55" W. 1167.32 feet along the Northwest line of said Tract to an angle point in the boundary of the Cameo Cove Annexation to the City of Laguna Beach;
149. Along said boundary, N. 53° 23' 40" W. 672.23 feet;
150. N. 62° 03' 40" W. 1009.13 feet;
151. S. 27° 56' 20" W. 700.00 feet; to the Northeasterly right-of-way line of said Pacific Coast Highway;
152. Leaving said boundary and along said right-of-way line, N. 62° 03' 40" W. 88.01 feet;
153. Northwesterly 612.86 feet along a 1450.00 foot radius curve that is concave Northeasterly through a central angle of 24° 13' 00";
154. N. 37° 50' 40" W. 445.69 feet;
155. Northwesterly 311.79 feet along a 2050.00 foot radius curve that is concave Southwesterly through a central angle of 10° 28' 30";
156. N. 48° 19' 10" W. 1097.18 feet;
157. Northwesterly 383.83 feet along a 1450.00 foot radius curve that is concave Northeasterly through a central angle of 15° 10' 00";
158. N. 33° 09' 10" W. 119.30 feet;
159. Northwesterly 518.96 feet along a 1550.00 foot radius curve that is concave Southwesterly through a central angle of 19° 11' 10";
160. N. 52° 20' 10" W. 2498.67 feet;
161. Northwesterly 679.63 feet along a 4950.00 foot radius curve that is concave Northeasterly through a central angle of 7° 52' 00";
162. N. 44° 28' 10" W. 1966.20 feet;
163. Northwesterly 856.24 feet along a 1950.00 foot radius curve that is concave Northeasterly through a central angle of 25° 09' 30";
164. N. 19° 18' 40" W. 399.81 feet;
165. Northwesterly 1079.94 feet along a 2050.00 foot radius curve that is concave Southwesterly through a central angle of 30° 11' 00";
166. N. 49° 29' 40" W. 5467.56 feet to the point of beginning.

Parcel 2:

That portion of said Blocks 131 and 164 that is bounded on the Southwest by the line of Ordinary High Tide of the Pacific Ocean, on the Southeast by the Northwesterly boundary of the land described in a deed to the Irvine Cove Community Association recorded July 5, 1974 in Book 11189, Page 1323 of Official Records of said Orange County and the Northerly line of Tract 4655, as per map filed in Book 192, Pages 1 through 3, Miscellaneous Maps, records of said County, on the Northeast by the Southwest line of Pacific Coast Highway, 100.00 feet

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wide, as described in a deed to the State of California, recorded May 20, 1931 in Book 487, Page 1, said Official Records, and on the Northwest by the Northwest line of said Block 131.