



**THE IRVINE COMPANY**

*orig - L. Beach  
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CALIFORNIA  
COASTAL COMMISSION

October 23, 1987

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Mr. Michael Wornum  
California Coastal Commission  
c/o 570 Riviera Circle  
Larkspur, California  
94939

**RECEIVED**  
OCT 28 1987  
CALIFORNIA  
COASTAL COMMISSION  
SOUTH COAST DISTRICT

Irvine Coast  
Local Coastal Program

Dear Commissioner Wornum:

The Irvine Coast Local Coastal Program is scheduled for hearing by the California Coastal Commission in November 1987. The LCP for the Irvine Coast area has been the subject of an extraordinary effort by County and Coastal Commission staffs, environmental groups and the Irvine Company. We have worked together - over a six month time period - to refine the Irvine Coast LCP which was introduced into the public hearing process last March. As a result of these collective efforts, the Irvine Coast LCP was approved by the Orange County Supervisors on September 30, 1987 with an unprecedented level of support from public agencies (including State Parks and Coastal Commission District Office staffs) and a coalition of local and statewide environmental groups.

We have attached to this letter a brief summary of the main features of the LCP resulting from this process. For your convenience, we also are enclosing three summary documents presenting an overview of the Irvine Coast LCP and some of its key elements. The Executive Summary is provided to outline the major features of the plan. The document titled "The Irvine Coast LUP Amendment - Major Differences between 1982 Approved Plan and 1987 Proposed Plan" presents a summary comparison of the approved 1982 LUP and the proposed LUP amendment, along with the list of major changes incorporated into the plan which address public concerns identified during the County processing. The final summary document - "The Irvine Coast LUP Amendment - Dedication Program" - highlights major revisions incorporated into the Open Space Dedication Program. Copies of press coverage of the final County hearing on the Irvine Coast LCP, highlighting public support for the plan, have also been provided.

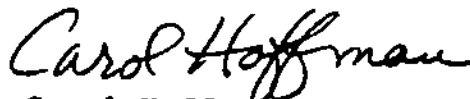
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Extensive technical documentation for the Irvine Coast LCP is contained in the overall program approved by Orange County. In addition to the text of the LCP itself, which will be forwarded to you with the hearing packet prior to the November hearing, various technical appendices (listed on an attachment to this letter) are available. We will be happy to forward any of these technical documents that you wish to review.

We hope that you find this information useful. We look forward to the public hearing and your review of this plan, which we believe represents a thoughtful balance of public and private interests and a sensitive regard for coastal resources.

Sincerely,



Carol Hoffman  
Senior Director

CH/nd

cc: Peter Douglas  
Executive Director  
California Coastal Commission  
Robert Fisher  
Director of Planning  
Orange County Environmental Management Agency  
Ken Winters  
Orange County Environmental Management Agency  
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Friends of the Irvine Coast  
c/o Terry Watt  
Shute, Mihaly & Weinberger

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IRVINE COAST LCP

The following are the main features of the proposed Irvine Coast Land Use Plan Amendment as contrasted with the LUP certified by the California Coastal Commission in January 1982:

- Open Space - The proposed plan will provide an additional 1,511 acres of public open space, increasing total plan area open space from 61% under the approved LUP to 76% in the LUP Amendment.
- Open Space Dedication Program - The dedication program for 2,666 acres of future parkland contiguous with Crystal Cove State Park has been simplified to facilitate ultimate County management and will be completed much earlier than under the approved LUP.
- Public Recreation - 1,155 acres of new public park lands will be added to the 1,650 acres of public recreation area required under the 1982 LUP, comprised primarily of parklands in Los Trancos Canyon, Buck Gully, and Muddy Canyon linked to Crystal Cove State Park trails.
- Visitor-Serving Facilities - The frontal slopes of Pelican Hill have been redesigned to create a destination resort containing a broad array of overnight accommodations, two 18-hole golf courses, related commercial uses and extensive recreational amenities. Office uses allowed under the approved plan have been deleted.
- Coastal Viewshed - The two golf courses will create a greenbelt along Pacific Coast Highway framing views of the coastal ridges and providing a landscaped foreground for the visitor-serving areas.
- Habitat Protection - Sand Canyon Avenue has been re-aligned to protect Muddy Canyon habitat areas that would have been impacted under the alignment approved in the 1982 LUP. With the preservation of additional areas of Los Trancos Canyon, all the major coastal canyon riparian areas will be preserved under the proposed LUP Amendment.
- Roads/Recreational Access - Pelican Hill Road will be constructed early in the development process at four lanes (as contrasted with initial two lanes under the approved plan), thereby providing a major access from inland areas to Crystal Cove State Park. This road will also serve as a bypass for Pacific Coast Highway traffic, providing relief for present and future heavy use of Pacific Coast Highway.