




## REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 10, 2009

TITLE: SCOPING SESSION FOR GENERAL PLAN AMENDMENTS FOR  
SURPLUS SCHOOL SITE PROPERTIES IN PLANNING AREAS  
15 (WOODBIDGE) AND 20 (UNIVERSITY PARK)

  
Director of Community Development

  
City Manager

**RECOMMENDED ACTION:**

1. Receive staff report.
2. Council comments and questions.

## EXECUTIVE SUMMARY:

William Lyon Homes has filed two applications to amend the General Plan in Planning Area 15 (Woodbridge) and Planning Area 20 (University Park) on former Irvine Unified School District school sites. Each location is further described below under “Project Descriptions.”

The village of Woodbridge is centrally located in the City. The boundaries include: Culver Drive to the west, Irvine Center Drive to the north, Jeffrey Road to the east, and Interstate 405 (San Diego Freeway) to the south. University Park is located directly south of Woodbridge and is bounded by Interstate 405 (San Diego Freeway) to the north, Culver Drive to the west, and University Drive to the south. For exact project locations, see the Vicinity Map (Attachment 1).

City Council Resolution No. 87-108 requires that the City Council hold a scoping session for all general plan amendment requests. The purpose of the scoping session is to provide the City Council with advance knowledge of the proposed general plan amendments and to offer an opportunity to raise comments and identify issues for subsequent analysis during project review.

**COMMISSION/BOARD/COMMITTEE RECOMMENDATION:**

Not applicable.

## STATEMENT OF THE ISSUES:

### Issue 1 – Project Descriptions

- Woodbridge – 2 Alderwood

William Lyon Homes is proposing a general plan amendment to allow future residential development on an approximate 6-acre parcel located at 2 Alderwood, the former Alderwood Basics Elementary School site. The amendment proposes adjusting the Planning Area 15 General Plan statistical tables by decreasing 28,975 square feet of institutional land use and increasing the residential unit total by 48 medium density homes at a project density of 8 dwelling units per gross acre.

The project site is generally surrounded by existing low to medium-density attached and detached single-family homes to the north, west, and south, and to the east by the Fallbrook private neighborhood park and single family detached residential (Attachment 2).

- University Park – 5144 Michelson

William Lyon Homes is proposing a general plan amendment to allow future residential development on an approximate 8.5-acre parcel located at 5144 Michelson Drive, the former Vista Verde Elementary School site. The amendment proposes adjusting the Planning Area 20 General Plan statistical tables by decreasing 38,871 square feet of institutional land use and increasing the residential unit total by 66 medium-density homes at a project density of 7.7 units per gross acre.

The project site is bounded to the west and north by existing low-density attached and detached single-family residential, to the east by medium-high density apartments (Parkwood Apartments), and to the south by the Parkside private neighborhood park (Attachment 3).

### Issue 2 – Anticipated Issues

The issues listed below will be analyzed in conjunction with this proposal.

Annexation into Existing Homeowners Associations/Parkland Dedication

All residential projects are responsible for providing their own fair share of park amenities.

(Woodbridge) Alderwood Site

Woodbridge has numerous private neighborhood parks that contain various amenities such as pools, tennis courts, tot lots, and community meeting rooms. The applicant has expressed a desire to annex into the master homeowners association and is currently working through that process.

There is an existing provision within the zoning for Woodbridge requiring that the CC&Rs for the new residential units require annexation into the Woodbridge Master Homeowners Association. Staff is currently evaluating this ordinance provision and any implications to the project should the applicant not be successful in annexing into the association.

(University Park) Vista Verde Site

University Park is also a community that contains various private neighborhood park amenities such as pools, tennis courts, tot lots, and community meeting rooms. The applicant has expressed an interest in annexing into an association within University Park and is currently working through that process.

Unlike Woodbridge, however, where there is a single master association providing park amenities to all of the residents within the community, University Park contains five separate individual homeowners associations. Each of the five associations in University Park provides amenities individually to its respective residents. The applicant must, therefore, satisfy its parkland dedication requirements by either obtaining consent to annex into an adjacent homeowners association or meet its parkland obligations on-site.

Since the outcome of the annexation issue may have significant implications on each project, staff will require that this issue be resolved early in the general plan amendment process and prior to these applications proceeding to public hearings.

- Land Use Compatibility

Staff will evaluate the appropriateness of residential development at the former school sites given the proposed densities of the two projects and the existing land uses in the area. The applicant must ensure each project is compatible in density and design with the existing neighborhoods.

- Public Services

The applicant shall address the availability of nearby public services. Specific services to be addressed include: schools, parks, transit, consumer goods and services, places of worship, and fire and police protection.

Staff will ensure that these issues are considered as part of the evaluation of these requests along with other issues identified by the City Council.

### Issue 3 – Project Schedule

Staff is currently working through the general plan amendment review process with the applicant and will commence environmental review this month. Staff anticipates public hearings for both projects in the fall of 2010. This schedule is largely dependent upon the level of environmental documentation that is required for each project and, therefore, could change.

### Issue 4 – Public Review

As part of the review process, ample opportunity for public input will be provided. Staff will ensure coordination with the community through informational letters and community meetings. The public will also be invited through public notices and update letters to attend and participate in public hearings before the Planning Commission and City Council.

William Lyon Homes has initiated an outreach program for both of its proposed projects. Staff has also received correspondence from Woodbridge and University Park residents. Copies of these letters, respectively, have been provided as Attachments 4 and 5.

### ENVIRONMENTAL REVIEW:

The projects are subject to California Environmental Quality Act (CEQA) review. The CEQA documents will include an assessment of each project's impact on the environment and any required mitigation measures to off-set potential impacts. The documents will be made available for public review and comment and presented to the City's decision-making bodies at the time of their review.

ALTERNATIVES CONSIDERED:

The City Council could direct staff not to process the requested general plan amendment.

FINANCIAL IMPACT:

General Plan policy A-5(h) requires the preparation of a fiscal analysis for all general plan amendment applications to evaluate the long-term fiscal impacts to the City. Consistent with this policy, a fiscal impact analysis will be prepared in conjunction with both projects and presented to decision-makers during the public hearing process.

CONCLUSION:

This scoping session provides the City Council an opportunity to give staff and the applicant direction on issues of concern regarding the proposed general plan amendments. Staff will evaluate the issues identified above in addition to other areas of concern raised by the City Council.

Report prepared by:            Stacy Tran, Senior Planner  
   Bill Rodrigues, Senior Planner

Reviewed by:                    Tim Gehrich, Manager of Development Services  
   Steve Weiss, Principal Planner

Attachments:

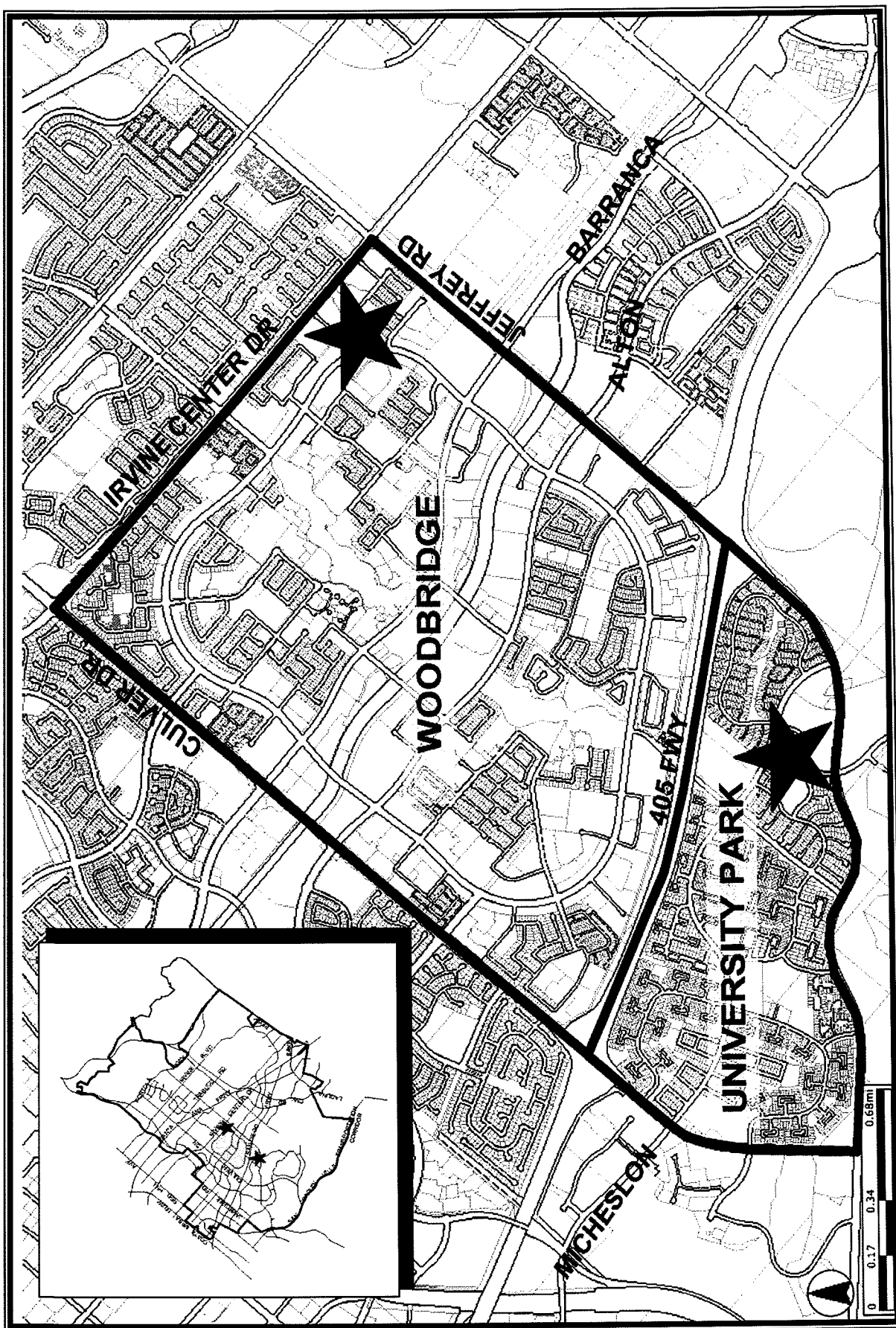
1. Vicinity Map
2. Location Map – Alderwood (Woodbridge)
3. Location Map – Vista Verde (University Park)
4. Woodbridge correspondences
5. University Park correspondences

cc: Carl Morabito, William Lyon Homes

ec: Eric Rubery, Sapetto Group, Inc.  
Woodbridge and University Park Homeowner Association and Interest Lists  
Steve Haubert, Community Services – Park Planning  
Bill Jacobs, Advance Planning  
Sun Sun Murillo, Public Works – Transportation Analysis  
Ken Brown, Finance

Files: 00490442-PGA  
00490443-PGA

# VICINITY MAP

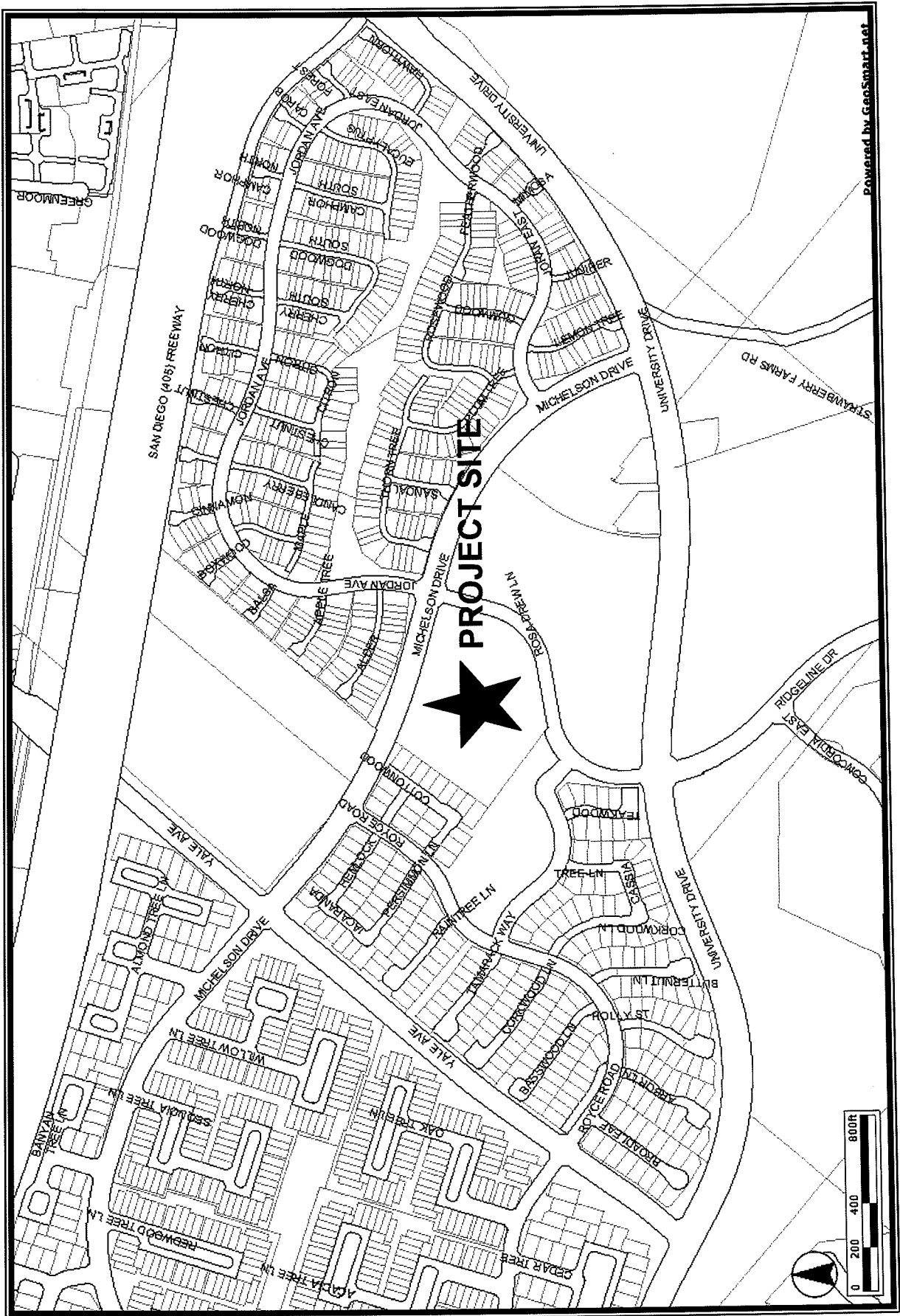


**PROJECT SITE**

0 200 400 800 FT

Powered by GeoSmart.net

# LOCATION MAP – VISTA VERDE





## Stacy Tran

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**From:** Barbara Wu Heyman [barbara.wu@gmail.com]  
**Sent:** Monday, October 26, 2009 12:31 PM  
**To:** Stacy Tran  
**Subject:** Proposed GP Amendment and Zone Change/William Lyon Homes at Alderwood ES in Woodbridge

Hi Stacy,

I am the property owner of 179 Briarwood. Please keep me on your mailing/interest list for the subject matter. I would like to know when the environmental documents will be available for public review and when the project description will be available. Are MF or SFD proposed, and how many?

My main concerns at this time are related to the 1) loss of open space, 2) loss of community amenities (jacuzzi, school, park) and 3) increased traffic and changed traffic patterns. Please be sure that the traffic analysis conducted includes current trips, not when the former school was in session. Also, how does this project affect the property value of nearby properties?

Regards,  
Barbara (Wu) Heyman

Mailing Address:  
2728 Stoner Avenue  
Los Angeles CA 90064  
626.377.0773 (CELL)

**Stacy Tran**

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**From:** Steven R Harlow [sharlow2@csc.com]  
**Sent:** Monday, October 26, 2009 1:19 PM  
**To:** Stacy Tran  
**Subject:** Alderwood Development

Stacy Tran,

I will not be able to attend the city council meeting on Nov. 10. But I do want to bring up some concerns. I live at 73 EYL 2 houses from the project site.

I will provide the following concerns to WoodBridge Village and Yale Estates Board Members.

Concerns-

Woodbridge was designed with inadequate parking. We don't have enough parking in our facility (Yale Estates) which is next to the development. I am concerned that this will make it worse by taking up street parking on Alderwood and on the Wildwood (private) street.

Generally, new SFR designs in Irvine have inadequate parking. Woodbury comes to mind. Suggest that you require designs that provide for driveways to reduce street parking.

Planning-

It is normally assumed that one family will live in a house but I would be willing to bet that there will be extended families or two families on some of these homes. I base that on my knowledge of the price per acre paid, construction costs in this area, and income demographics for this specific area. This drives the price point for the homes. Again, another reason for giving increased thought to the parking problem.

Safety-

Cars running stop signs is a systemic problem on this side of the loop. I walk my child at night and am concerned about using cross walks when some cars don't **even slow down** when there is a stop sign. Increased traffic brings increased probabilities of someones child getting run over, LIKE MINE.

Thank You

Steven Harlow

73 East Yale Loop

Irvine 949-201-5621

This is a PRIVATE message. If you are not the intended recipient, please delete without copying and kindly advise us by e-mail of the mistake in delivery.

NOTE: Regardless of content, this e-mail shall not operate to bind CSC to any order or other contract unless pursuant to explicit written agreement or government Initiative expressly permitting the use of e-mail for such purpose. •

10/28/2009

## Stacy Tran

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**From:** BJ Kiernan [bjkiernan@gmail.com]  
**Sent:** Friday, October 30, 2009 11:38 AM  
**To:** Stacy Tran  
**Subject:** Alderwood Site

Dear Stacy Tran, Senior Planner:

As a resident across the street from the Alderwood Site, I would like to be put on the email list for future announcements and I would also like to express desire for LOW DENSITY, detached homes, for the former site.

Thank you for honoring this request!

Sincerely, Barbara Kiernan, 120 Briarwood

## Stacy Tran

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**From:** Mert Isaacman [mert@cox.net]  
**Sent:** Saturday, October 31, 2009 9:03 PM  
**To:** Stacy Tran  
**Cc:** 'Mert Isaacman'  
**Subject:** 2 Alderwood.

Thanks for your information. I would like to know what density is being proposed and how much "green" space is being made available for parks etc. I sincerely hope it's not multifamily. I would like to see the General Plan amendment limiting the density. Please advise.

Mert Isaacman  
17 Buckthorn  
Irvine  
92604

11/2/2009

## Stacy Tran

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**From:** Jeanette Shelly [jtsluvs@earthlink.net]  
**Sent:** Sunday, November 01, 2009 4:07 PM  
**To:** Stacy Tran  
**Subject:** 2 Alderwood

Stacy-

Thank you for your letter concerning 2 Alderwood. As a longtime resident of 3 Eastmont, I was very sad that the parcel at 2 Alderwood will be destroyed for multiple homes. The school was excellent and shouldn't have been moved!

The representatives from the William Lyon Company came to our association board meeting on 10/28. They were clueless about the traffic needs, the trees on the property and the windrows on either side of the property. Their proposal will add much congestion to already croded streets in our neighborhood. They didn't even know about the longstanding windrows or the 20+ year-old trees on the school grounds. We told them that we wanted those untouched! The man in attendance said that they could be moved somewhere else! Would you please educate them about the trees and the windrows! We tried, but all they care about is cramming 48 homes onto this small parcel. Thank you for your attention to this beautiful area.

I have lived in Woodbridge for over 32 years and hate to see them damage our beautiful neighborhood.

Jeanette Shelly  
3 Eastmont  
Irvine  
Woodbridge Village Glen Owner, 31-year Resident and Board Member

11/2/2009

## Stacy Tran

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**From:** Hanh Nguyen [hanh800@yahoo.com]  
**Sent:** Monday, November 02, 2009 11:42 AM  
**To:** Stacy Tran  
**Cc:** Hanh  
**Subject:** Alderwood Basics Elementary Project

Dear Ms. Tran,

I live behind the Alderwood school for nearly 3 decades. I recently received your letter regarding the planned William Lyon Homes project. I am very concerned that the addition of these new residences will diminish the quality of life for current homeowners surrounding the area as a result of the increase in population density and traffic.

I have the following questions:

- Will the new homes be built on the grass playground area bordering East Yale Loop and Briarwood streets?
- How many homes in total will be built? What is their average living square footage and lot size?
- Can I obtain a detailed map which shows the placement of these new homes?
- Has the city considered a senior center option?

Thank you.

Sincerely,

Mr. Hanh Nguyen  
4 Ponderosa  
Irvine, CA 92604  
Tel: 714-422-4330  
[hanh800@yahoo.com](mailto:hanh800@yahoo.com)

Robert Vogel  
50 Brookmont  
Irvine, CA 92604  
November 2, 2009

Stacy Tran – Senior Planner  
Community Development  
City of Irvine

**Re: Proposed General Plan Amendment and Zone Change at 2 Alderwood**

You have not presented the details on the William Lyon proposal for residential development at the Alderwood site so it is difficult to deal in specifics. Obviously, the density of the proposed residential development would be a major concern. And we must presume that any homebuilder will have a bias toward higher density housing.

Clearly, traffic congestion and policing requirements would increase. And of course the loss of the existing grassy open recreational space would be tragic. Many who do not live in the immediate area adjacent to the site would thus be adversely affected by a rezoning to residential.

The overriding issue here is the quality of life and respect for the spirit and principles embraced by the thoughtful master planning by the city of Irvine and the community of Woodbridge Village.

The City of Irvine has done a remarkable job of balancing high density residential living with numerous shared common areas. The Village of Woodbridge has been one of the best examples of this.

To the extent that existing shared common areas are eliminated we diminish the quality of life which makes Irvine such a unique and desirable community. Because of that I strongly oppose re-zoning of the Alderwood Basics School Site for residential use.

I strongly urge you to work with the Woodbridge Village Association and the other community homeowner associations along with residents to make sure that this property can have an expanded public use.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Vogel", written over a horizontal line.

Robert Vogel

**Bill Rodrigues**

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**From:** Darren Foster [darrenfo@aol.com]  
**Sent:** Tuesday, October 20, 2009 11:10 AM  
**To:** Bill Rodrigues  
**Cc:** Steve Weiss; alex@redoakinv.com; jbenanti@pcminet.net; john@ceqa.com  
**Subject:** Lyon Homes @ Vista Verde - Scoping Meeting

Bill,

At our recent meeting at Parkside you shared with us that November 10th was tentatively set for the City Council initial Vista Verde environmental study scoping session for the General Plan Amendment.

Can you please provide Parkside with some additional information as to what exactly will be discussed during this scoping session, and how we might be able to contribute to this discussion about the study parameters.

Also, I believe Alex Wong had reached out to you try and clarify the interpretation of the Irvine Park Dedication Requirements (specifically as it relates to a developer of more than 50 units at Vista Verde being able to meet its dedication requirement solely by the payment of a fee). As we discussed, the interpretation and understanding of this is critical to on-site amenity vs. annexation discussions taking place with Lyon and the surrounding community. Lyon has indicated to the University Park community that should they not be annexed into an existing HOA they will attempt to satisfy their dedication requirement via just the payment of fees (without any on-site amenities). and that this would be permissible should the Planning Commission support this.

We would greatly appreciate providing some clarity to both these issues at your earliest convenience.

Best regards,

Darren Foster - Parkside HOA, President  
M: 949-500-9935  
F: 949-515-4080

8/29/2009

**ATTACHMENT 5**



## Bill Rodrigues

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**From:** JannEzroj Gumbiner [janngumbinerezroj@yahoo.com]  
**Sent:** Saturday, October 10, 2009 11:20 AM  
**To:** Bill Rodrigues  
**Subject:** RE: Parkside Resident

Bill,  
Thank you for your informative response. As I sit on the Parkside HOA board, neighbors ask me a lot of questions. I will pass this on.  
Thanks.  
Jann Gumbiner

--- On Fri, 10/9/09, Bill Rodrigues <BRodrigues@ci.irvine.ca.us> wrote:


From: Bill Rodrigues <BRodrigues@ci.irvine.ca.us>  
Subject: RE: Parkside Resident  
To: "JannEzroj Gumbiner" <janngumbinerezroj@yahoo.com>  
Cc: "Bill Rodrigues" <BRodrigues@ci.irvine.ca.us>  
Date: Friday, October 9, 2009, 2:37 PM

Hi Jann,

Having water supplies to serve a residential population is important. The Irvine Ranch Water District is the local water purveyor and the City will work with them to assess existing and future supplies of water. So, yes, we will be considering the availability of water to serve Lyon Homes intended residential project as part of our assessment.

Sincerely,

Bill

**BILL RODRIGUES, AICP | SENIOR PLANNER** |  | Community Development | One Civic Center Plaza |  
Irvine, CA 92606 | P: (949) 724-6359 | F: (949) 724-6440

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**From:** JannEzroj Gumbiner [mailto:janngumbinerezroj@yahoo.com]  
**Sent:** Wednesday, October 07, 2009 7:03 PM  
**To:** Bill Rodrigues  
**Subject:** RE: Parkside Resident

8/29/2009

Hi, Bill,

In response to your reply, Lyon may not have applied yet but intends to, city planners already walked the Vista Verde site and you were the city planner we were told to contact.

**Regarding the "big picture" and rezoning:** Obviously, residential and density are important for the Vista Verde site but isn't "water" central to rezoning for residential? How can you even consider rezoning residential without projections of an adequate water supply?

Thank you.

Jann Gumbiner

--- On **Wed, 10/7/09**, **Bill Rodrigues** <[BRodrigues@ci.irvine.ca.us](mailto:BRodrigues@ci.irvine.ca.us)> wrote:

From: Bill Rodrigues <[BRodrigues@ci.irvine.ca.us](mailto:BRodrigues@ci.irvine.ca.us)>  
Subject: RE: Parkside Resident  
To: "JannEzroj Gumbiner" <[janngumbinerezroj@yahoo.com](mailto:janngumbinerezroj@yahoo.com)>  
Cc: " Bill Rodrigues " <[BRodrigues@ci.irvine.ca.us](mailto:BRodrigues@ci.irvine.ca.us)>  
Date: Wednesday, October 7, 2009, 11:44 AM

Thank you for your email, Jann. I've added you to the mail/email interest list.

At this time, the applicant has not submitted formal development plans to the City. The applications that are pending tend to address "big picture" questions like: Is residential an appropriate land use for this site? If so, at what density?

Your specific concerns regarding water and traffic are shared by the City. Through this process we will coordinate with the Irvine Ranch Water District on water-related matters and with the City's Transportation Division regarding traffic implications of the project. These will be more thoroughly vetted through future environmental review of the project. Being on the interest list, we will notify you of opportunities to participate in the planning process, including review of environmental documents, for this project.

Thank you for continued interest and feel free to contact me at any time with questions/comments/ideas you may have.

Best Regards,

Bill

**BILL RODRIGUES, AICP | SENIOR PLANNER**



| Community Development | One Civic Center Plaza |

8/29/2009

Irvine, CA 92606 | P: (949) 724-6359 | F: (949) 724-6440

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**From:** JannEzroj Gumbiner [mailto:janngumbinerezroj@yahoo.com]  
**Sent:** Wednesday, October 07, 2009 8:53 AM  
**To:** Bill Rodrigues  
**Subject:** Parkside Resident

Dear Mr. Rodrigues,

I am a concerned Parkside resident. Can you please add me to your list and keep me informed?  
You will find my info below.

At this time, I have 2 concerns:

1. **Water.** We are in a serious drought. How does the new development effect future water supplies and the water table? Is the development reviewed by the IRWD and what do they say? Is the developer required to follow state standards for appliances and landscaping? What are they?

2. **Traffic.** I live on Tamarack. The last thing I want is an entrance to the development on Tamarack. Please make sure the entrances are on Michelson.

Thank you.

Jann Gumbiner

4982 Tamarack Way

Irvine , CA 92612

949. 733-8352

janngumbinerezroj@Yahoo.com

8/29/2009

## Vista Verde school site

From: **Frank/Mary McGill** (mbmcgill@hotmail.com)

Sent: Fri 9/11/09 7:36 AM

To: tgehrich@ci.irvine.ca.us

Cc: darrenfo@aol.com; slayton331@aol.com; rfhawk@aol.com; aimskyhigh@cox.net; r-davison@hotmail.com; Rob Armstrong (arm1@cox.net); Jean Anne Turner (jeananneturner@cox.net)

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Tim:

As you know, the community associations in the University Park area have been concerned with the future development of the Vista Verde school site since 2003, when the school board declared the property "surplus". During the early years of this process, each community association adopted resolutions and sent letters regarding the future development of this site to the school board.

Since William Lyon Homes has recently filed an application to develop the site, I am hand delivering to you today such resolutions and letters from the following community associations:

- Parkcrest
- Parkside
- Terrace
- Village Park
- University

Although these statements were addressed to the school board, they are germane to the city and should be considered by staff and city decision-makers in processing the William Lyon Homes application. Therefore, I am asking that you add them to the file for this project.

Also included is a 2006 email from the Director of Community Development confirming that the gross density of the Terrace (across the street from the site) is 6.4 units per acre and the gross density of Parkside (abutting the site) is 4.8 units per acre.

Thank you.

Frank



mbmcgill@hotmail.com

Printed: Saturday, September 16, 2006 5:00 PM

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**From :** Douglas Williford <DWilliford@cl.Irvine.ca.us>  
**Sent :** Friday, September 15, 2006 5:20 PM  
**To :** <mbmcgill@hotmail.com>  
**Subject :** Vista Verde area densities

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Frank,

We have completed our research into the surrounding densities of the Vista Verde site and I can confirm your numbers for the tracts you gave me. In addition, of course, is the Parkwood Apartments, adjacent to the school site, which has a density of 13.53 du/ac. I will respond to your other questions next week.

Doug Williford

## ACTUAL GROSS DENSITY

### Terrace

Tract 8002: 38.67 acres

Tract 8261: 40.54 acres  
79.21 acres

507 units or 6.4 units/acre

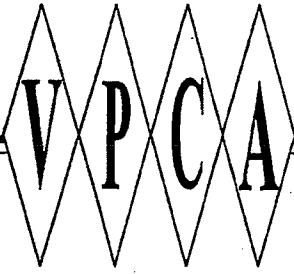
### Parkside

Tract 8263: 51.2 acres

(Tract 15132, the Standard-Pacific development, is Lot 222 in Tract 8263)

246 units or 4.8 units/acre

**UNIVERSITY PARK**  
**COMMUNITY ASSOCIATIONS**  
**RESOLUTIONS**  
**ON VISTA VERDE**



## VILLAGE PARK COMMUNITY ASSOCIATION

*A California Corporation*

2/26/04  
RESOLUTION  
OF THE BOARD OF DIRECTORS  
VILLAGE PARK COMMUNITY ASSOCIATION

WHEREAS, the Village Park Community Association (VPCA) was created in 1968 and includes 636 homes very near the Vista Verde school site, and

WHEREAS, VPCA and the Vista Verde school site were part of the development of a master planned community, and

WHEREAS, the Vista Verde school site provided valuable open space and recreational amenities to the surrounding neighborhood and thus enhanced the quality of life and property values of the surrounding homeowners, and

WHEREAS, the Irvine Unified School District (IUSD) was recently successful in creating an assessment district to tax property owners for the purpose of maintaining recreational facilities on school sites, including Vista Verde, and

WHEREAS, the IUSD Board Of Education now has determined that the Vista Verde site is no longer necessary for classroom uses and is seeking an alternative use for the site.

NOW, THEREFORE, BE IT RESOLVED that the VPCA Board of Directors has made the following decisions regarding any alternative use of the Vista Verde site:

**GENERAL:**

Any future use and development of the Vista Verde site should not create significant adverse effects on the quality of life or the property values of neighboring homeowners. Potential adverse effects include, but are not limited to, traffic, noise, and aesthetics.

If the open space and recreational amenities on the subject site, which have always been available to the surrounding neighborhood, are to be eliminated, there should be some mitigation to the surrounding neighborhood for this loss.

**SPECIFIC:**

We oppose any commercial use, any office use, and any apartment use on this site.

We support the site as a public park.

We support the site for single-family residential development with the following conditions:

- There is a landscaped setback of 30 ft. minimum from all public sidewalks to be maintained by the HOA.
- Building height and density are no greater than surrounding development.



RESOLUTION  
OF THE BOARD OF DIRECTORS  
TERRACE COMMUNITY ASSOCIATION

WHEREAS, the Terrace Community Association was established in 1973, and include 507 homes located near the Vista Verde school site, and

WHEREAS, Terrace Community Association and Vista Verde school site were part of the development of a master planned community, and

WHEREAS, the Vista Verde school site provided valuable open space and recreational amenities to the surrounding neighborhood and thus enhanced the quality of life and property values of the surrounding homeowners, and

WHEREAS, the Irvine Unified School District has recently been successful in creating an assessment district to tax property owners for the purpose of maintaining recreational facilities on school sites, including Vista Verde, and

WHEREAS, the Irvine Unified School District Board of Education has now determined that the Vista Verde site is no longer necessary for classroom uses and is seeking alternative use for the site.

NOW, THEREFORE, BE IT RESOLVED that the Irvine Terrace Community Association Board of Directors has made the following decision regarding any alternative use of the Vista Verde school site:

GENERAL:

Any future use and development of the Vista Verde school site should not create significant adverse effects on the quality of life or the property values of neighboring homeowners. Potential adverse effects include, but are not limited to traffic, noise, and aesthetics.

If the open space and recreational amenities on the subject site, which have always been available to the surrounding neighborhood, are to be eliminated, there should be some mitigation to the surrounding neighborhood for this loss.

SPECIFIC:


We oppose any commercial use, office use, or apartment use on this site.

We support the site as a public park.

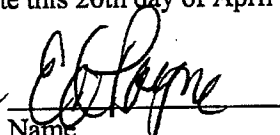
We support the site for single-family residential development with the following conditions:

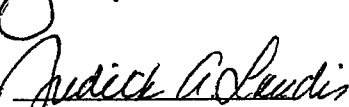
- There is a landscape setback of 30 ft. minimum from all public sidewalks to be maintained by the Homeowners Association.
- Building height and density are no greater than the surrounding development.

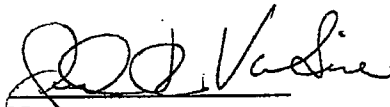
By unanimous written consent, we adopt the above resolution date this 26th day of April 2006

  
Name

  
Name

  
Name

  
Name

  
Name

UNIVERSITY COMMUNITY ASSOCIATION  
RESOLUTION OF THE BOARD OF DIRECTORS  
MAY 10, 2006

WHEREAS, the University Community Association (UCA) was created in 1965 and includes 971 homes near the Vista Verde school site, and

WHEREAS, UCA and Vista Verde school site were part of the development of a master planned community, and

WHEREAS, the Vista Verde school site provided valuable open space and recreational amenities to the surrounding neighborhood and thus enhanced the quality of life and property values of the surrounding homeowners, and

WHEREAS, the Irvine Unified School District (IUSD) was recently successful in creating an assessment district to tax property owners for the purpose of maintaining recreational facilities on school sites, including Vista Verde, and

WHEREAS, the IUSD Board of Education now has determined that the Vista Verde site is no longer necessary for classroom uses and is seeking an alternative use for the site.

GENERAL:

Any future use and development of the Vista Verde site should not create significant adverse effects on the quality of life or the property values of neighboring homeowners. Potential adverse effects include, but are not limited to, traffic, noise and aesthetics.

If the open space and recreational amenities on the subject site, which have always been available to the surrounding neighborhood, are to be eliminated, there should be some mitigation to the surrounding neighborhood for this loss.

SPECIFIC:

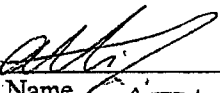
We oppose any commercial use, any office use, and any apartment use on this site.

We support the site as a public park.

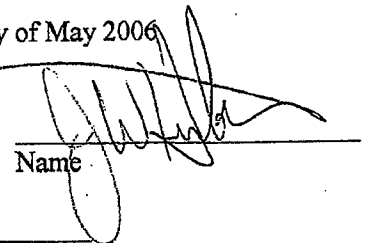
We support the site for a single-family residential development with the following conditions:

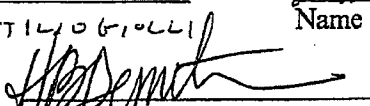
- There is a landscape setback of 30 ft. minimum from all public sidewalks to be maintained by the HOA.
- Building height and density are no greater than the surrounding development

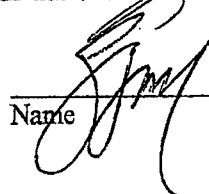
By Unanimous written consent, we adopt the above resolution dated this 10<sup>th</sup> day of May 2006

  
Name ATTILIO GIOLLI

  
Name \_\_\_\_\_

  
Name \_\_\_\_\_

  
Name Holly Demetrescu

  
Name \_\_\_\_\_

March 16, 2006

**Parkcrest Homeowners Association**

**Located between Beech Tree and Golden Glow on University, Irvine  
Established in 1976 and representing its' 98 residences.**

**Resolution of the Board of Directors:**

**Whereas the IUSD is proposing the sale of Vista Verde school site and grounds to receive the best price possible for an as yet undetermined use. If it is not going to be open space for public enjoyment, we will support its use only for residential development in a manner consistent with the existing surrounding area. This would be detached, not to exceed two stories and would be of similar density and setbacks.**

**We are strongly opposed to any type of high rise, high density development which will put more strain on our roadways. We are also opposed to any commercial uses which would add more traffic than detached housing, such as office buildings**

*Tom Delaney Pres., Parkcrest HOA*  
Tom Delaney

**UNIVERSITY PARK**  
**COMMUNITY ASSOCIATIONS**  
**LETTERS REGARDING THE SALE**  
**OF THE VISTA VERDE SCHOOL SITE**



## VILLAGE PARK COMMUNITY ASSOCIATION

*A California Corporation*

December 11, 2008

Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Subject: Vista Verde School Site

Dear Board Members:

From the beginning, the Village Park Community Association Board of Directors has requested that you condition the sale of the school site by requiring residential development that is compatible with the existing surrounding single-family development (see attachments). Conditioning the sale of land is something the Irvine Company does all the time. Your attorney has told you that you can do this. However, to date, you have refused to so direct your staff. We ask you to please reconsider.

I have met with each of you regarding Vista Verde and each of you have promised me, in so many words, that the school district would not allow development of the school site that would adversely impact the existing community. **If you sell the property without any conditions, there is no way you can keep that promise.**

It is not acceptable for you to try to absolve yourself of your responsibility in this issue by saying that it is solely up to the City of Irvine as to how the property is developed. You are our elected representatives and this is public land that you control. Vista Verde School was part of the community master plan when the University Park area was developed. The community is already taking a big hit by losing the public school as well as significant open space and recreational amenities. It is most appropriate that you take steps to mitigate possible additional adverse impacts on the community rather than just sell the property to the highest bidder and let him try to develop whatever he can.

The surrounding single-family development has a maximum density of 6.4 units (Terrance) and a maximum building height of 35 feet (Parkside). For the Vista Verde school site, this would allow a maximum of 54 single-family dwelling units with a maximum height of 35 ft. We ask that the sale of this property be conditioned in this way.

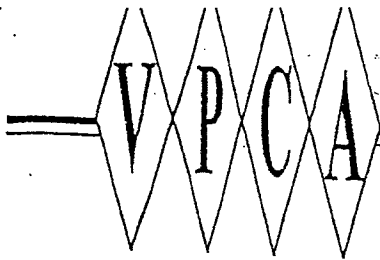
By restricting the sale in this way, you would be demonstrating your sensitivity to the legitimate concerns of the University Park area homeowners. At the end of the day, I believe that the community will prevail. But it will be much easier if you are with us than not. However it turns out, the University Park voters will be mindful of which members were responsive to our concerns. Thank you for your consideration.

Respectfully yours,

Frank McGill

Attachments

4552 Michelson Dr., Irvine, CA 92612  
Ph: 949-786-8722 Fax: 949-786-8072



VILLAGE PARK COMMUNITY ASSOCIATION

*A California Corporation*

June 19, 2006

Hon. Board Members  
Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Subject: Vista Verde School Site

Dear Board Members:

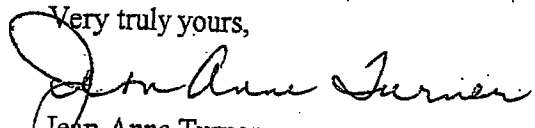
The Village Park Community Association requests that you condition the sale of the Vista Verde school site to the development of single-family homes with a density and building height no greater than surrounding single-family development and with a similar landscape setback from Michelson Drive and Rosa Drew Lane as surrounding single-family development.

We believe that our elected representatives on the school board have a responsibility to insure that the future development of this public property does not create significant adverse effects on the property values or quality of life of existing homeowners in the University Park area. The Vista Verde site is much different from private property or from property not surrounded by existing residential development. It is public property that has been an important component of a master planned community because it provides valuable open space and recreational amenities to the University Park area. Therefore, the sale of this public property deserves the requested condition.

Conditioning the sale of land is common practice by the Irvine Company and others interested in insuring that surrounding development is not adversely impacted. Implementing our request can be easily done. We do not believe that it will reduce the price you would get otherwise. It will demonstrate your sensitivity to the concerns of those that live in the University Park area.

Thank you.

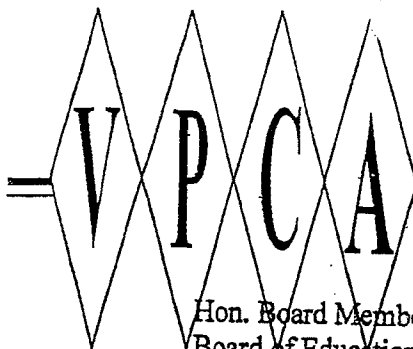
Very truly yours,

  
Jean Anne Turner,  
President

Attachments:

Previous letter 11/02/04  
VPCA Board Resolution 02/26/04

4552 Michelson Dr., Irvine, CA 92612  
Ph: 949-786-8722 Fax: 949-786-8072



## VILLAGE PARK COMMUNITY ASSOCIATION

*A California Corporation*  
November 2, 2004

Hon. Board Members  
Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Subject: Vista Verde School Site

Dear Board Members:

The Board of Directors of the Village Park Community Association (VPCA) requests that you condition the sale of the Vista Verde school site to the development of single-family homes with a density and building height no greater than surrounding single-family development.

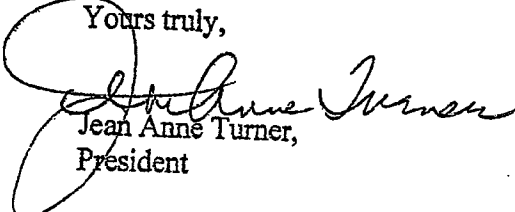
The VPCA consists of 636 homes or approximately 2,000 voters. We are located very close to the Vista Verde school site and, thus, have a special interest in the future disposition of this property. We do not want future development of the subject site to adversely affect our quality of life or property values.

We understand that you have a responsibility to serve the best interests of the entire District in this matter. Fortunately, there is a course of action that is a "win-win" for the District and the nearby homeowners.

Your Asset Management Plan Advisory Committee reported to you on October 12, 2004, that single-family residential development would generate maximum revenue for this property. They also reported that any other development would probably create major opposition within the surrounding community. We agree. By restricting the sale of this site as we recommend, you would be demonstrating your sensitivity to the concerns of nearby homeowners and serving the best interests of the entire District.

Thank you for your consideration. Frank McGill will be representing the VPCA Board at your meeting on this matter and reporting back to our Association.

Yours truly,

  
Jean Anne Turner,  
President

Jackson|DeMarco|Tidus  
Peckenpaugh

A L A W C O R P O R A T I O N

January 5, 2009

Direct Dial: 949.851.7478  
Email: kcasey@jdtplaw.com  
Reply to: Irvine  
File No: 5551.41127

**VIA E-MAIL ONLY**

Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604

**RE: Requested Conditions to Irvine Unified School District Purchase and Sale Agreement for Surplus Property (Vista Verde Site)**

Dear Board Members:

Our firm represents Parkside Community Association ("Parkside"). At the December 9, 2008, Irvine Unified School District ("IUSD") Board of Education meeting, the Board authorized its counsel to negotiate and draft a purchase and sale agreement ("Agreement") between IUSD and the highest bidder for the Alderwood and Vista Verde surplus properties. We understand that the Board will likely consider the proposed Agreement at its upcoming meeting on January 13, 2009. In advance of that meeting, Parkside requests that the Board direct counsel to include certain conditions in the Agreement to address Parkside's concerns about future development of the Vista Verde site.

Parkside has consistently voiced its concerns about the future development of the Vista Verde site. Parkside, located directly adjacent to the Vista Verde Site, has already been negatively impacted by Vista Verde's closure due to the current loss of University Park's top neighborhood elementary school, and future loss of nearby public school access and recreational facilities in University Park. Parkside now has a vested interest in ensuring that any future entitlement application (including tract map) and the subsequent residential development of the Vista Verde site be consistent with existing land uses in the area. To that end, Parkside requests that the following concepts be included as conditions in the Agreement (subject to further negotiation of specific language to be included in the Agreement):

1. *Density of any future residential development is required to be consistent with Parkside's density.* Parkside is zoned low density residential and has a density of 4.9 units per gross acre and 5.5 units per net acre. High density development would not only be inconsistent with the surrounding uses and City's General Plan, but it would significantly compromise the open space and aesthetic values of the existing area.
2. *Building height is required to comply with standard zoning restrictions (35') and be consistent with Parkside homes.* Parkside's homes are one and two story structures. Three story buildings would be incompatible with the existing community.

Irvine Office  
2030 Main Street, Suite 1200  
Irvine, California 92614  
t 949.752.8585 f 949.752.0597

Westlake Village Office  
2815 Townsgate Road, Suite 200  
Westlake Village, California 91361  
t 805.230.0023 f 805.230.0087

[www.jdtplaw.com](http://www.jdtplaw.com)



3. *Ingress and egress will be limited at Michelson.* To address concerns about traffic and congestion, any access points to future development should be limited (or preferably, restricted), at Michelson.
4. *Product and community design will be compatible with Parkside (comprised of zero lot line, detached, front-loaded single-family tract homes, located on curved streets with cul-de-sacs).* This site plan creates spaces that are protected for children to safely play in the streets; the curved roads also make the neighborhood feel smaller and less dense; and, the front-loaded site planning encourages activity in the front yards and the streets. Backyards are private and small. Residents use their yards for gardening, sitting, and entertaining. Also, there are no back alleys, service roads, or motor courts that are common in more dense tracts.
5. *Setbacks will be required equal to or greater than those that exist in Parkside.* Minimal setbacks would be incompatible with the existing community and would promote higher density, which again, is inconsistent with Parkside.
6. *Future development will fully mitigate increased parking needs and accommodate parking ratios at or above Parkside's.* Parkside is concerned about the negative impacts associated with increased parking needs in the area and the potential for overflow parking in the surrounding neighborhoods.
7. *Future development will include adequate recreational amenities and facilities.* Such amenities and facilities will be separately constructed by the buyer (future developer) or accomplished through annexation with Parkside.
8. *Buyer (future developer) will be required to sponsor meetings with Parkside and other community members about the future project.* Parkside believes that these meetings or focus groups would foster communication between the developer and community and assist in avoiding potential future conflicts.

Parkside requests that the Board honor Parkside's request to include the above conditions in the Agreement so as to ensure that any future development of the Vista Verde site is consistent with the existing land uses. Parkside will object to the Board's approval of any Agreement in the absence of such conditions and/or to any future development that undermines or otherwise frustrates Parkside's interests and negatively impacts the community and its residents.

Lastly, in the spirit of cooperation, Parkside welcomes the opportunity to meet with IUSD and the buyer to further discuss Parkside's concerns and requested conditions.

Board of Education  
Irvine Unified School District  
January 5, 2009  
Page 3

Please contact us if you have any questions.

Very Truly Yours,

Kathryn M. Casey

cc: Andreas Chialtas, Esq., Counsel for IUSD (via-email)

# ParkSide

COMMUNITY ASSOCIATION

January 31, 2006

**SENT VIA EMAIL AND CERTIFIED MAIL**

Mr. Vern Medeiros  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, California 92604

**Re: PARKSIDE COMMUNITY ASSOCIATION  
Vista Verde School**

Dear Mr. Medeiros:

Parkside Community Association is directly adjacent to the current site of the Vista Verde School ("the site") and will be the most significantly impacted community by the future development of the site. As such, the Members of the Parkside Community Association are most interested in any future development of the site. The Board of Directors believes that it is important that the Asset Management Plan Advisory Committee have an understanding of the concerns that have been expressed by the Members of our community.

The immediate concerns of this community are as follows:

1. The site has served as a recreational and open space area since the development of our subdivision. The community is concerned that the loss of recreational and open space area will have an adverse effect on the quality of life of residents in the vicinity. In developing the site, the community wishes to see comparable features, such as dedicated open spaces, trails, walkways, greenbelts and the like.
2. The subdivision is currently set back far enough from major thoroughfares to provide a tranquil setting for residents. Currently, for the most part, there are no significant concerns regarding parking, traffic, noise, and pollution. The community desires minimal impact from the addition of new homes and that considerable consideration is made as to the appropriate measures that may be taken to eliminate the concerns regarding parking, traffic, noise, and pollution.
3. The adjacent community, Parkside, consists of single-family homes. This has allowed the property values to steadily increase. Increased housing density or smaller homes will not be compatible with existing residential structures and

**Re: PARKSIDE COMMUNITY ASSOCIATION**

**Vista Verde School**

**Page 2**

likely will have a deleterious impact on the value for the neighboring properties. Such adverse impact is not tolerable.

4. In terms of aesthetic concerns, the community insists in ensuring that current neighboring minimum setback requirements be maintained and that significant greenbelts and landscaping are mandated. The immediate surrounding homes are all single or two-story homes, and taller buildings would have a significant effect on the aesthetics of the community at large.
5. In summary, we believe that the redevelopment of this property should be completely compatible with our existing association so that there is aesthetic continuity between the existing properties and the new development. An excellent example of this approach was the conversion of the church property at the west entrance of our association into residential property on what is now Broadleaf. This project went so smoothly and was so compatible that these homes became part of Parkside.

We sincerely hope that the Asset Management Plan Advisory Committee will continue to communicate with the Board of Directors for Parkside Community Association, as well as the Boards of Directors for the adjacent Homeowners Association. In this capacity, the Board of Directors wishes to act as a conduit for the concerns expressed by the Members of the Parkside Community Association.

Sincerely,

**AT THE DIRECTION OF THE BOARD OF DIRECTORS**



Alisa Toalson, CCAM®  
Community Manager

Cc: Board of Directors, Parkside Community Association  
Frank Hasleton, LSA & Associates Inc.  
Denise Iger, Esq. Hickey & Petchul, LLP



Community Association

(949) 450-1515

June 19, 2006

Honorable Board Members  
Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

**SUBJECT: Vista Verde School Site**

Dear Board Members:


The Terrace Community Association requests that you condition the sale of the Vista Verde school site to the development of single-family homes with a density and building height no greater than surrounding single-family development and with a similar landscape setback from Michelson Drive and Rosa Drew Lane as surrounding single-family development.

We believe that our elected representatives on the school board have a responsibility to insure that the future development of this public property does not create significant adverse effects on the property values or quality of life of existing homeowners in the University Park area. The Vista Verde site is much different from private property or from property not surrounded by existing residential development. It is public property that has been an important component of a master planned community because it provides valuable open space and recreational amenities to the University Park area. Therefore, the sale of this public property deserves the requested condition.

Conditioning the sale of land is common practice by the Irvine Company and others interested in insuring that surrounding development is not adversely impacted. Implementing our request can be easily done. We do not believe that it will reduce the price you would get otherwise. It will demonstrate your sensitivity to the concerns of those that live in the University Park area.

Thank you,

Very truly yours,

  
Carrell Thatcher,  
President

P.O. Box 4708, Irvine, California 92616



# UNIVERSITY COMMUNITY ASSOCIATION

June 8, 2006

Board Members  
Irvine Unified School District Board of Education  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Re: Vista Verde School Site Reuse

Dear Members of the Board:

The University Community Association is deeply concerned with the proposed sale of the Vista Verde school site property, and the potential detrimental effect such a sale and unrestricted development would have on our residents, their quality of life and home values.

As the first residential development in Irvine, UCA has been impacted as different types of residences have been completed around it. UCA is bisected by Michelson Drive, with much of the association's ingress and egress traffic moving directly onto this street. Several years ago, in response to a coordinated appeal from several University Park's homeowner associations, the City modified the General Plan, reclassifying Michelson Drive between University Drive and Culver Drive from a four-lane, to a two-lane collector with medians. This was done to limit the amount and speed of traffic through our neighborhoods, thus the additional traffic through and within the neighborhood as a result of higher density development at the site is of great concern to us.

UCA has been negatively impacted by the large apartment complex on our northwest border in the way of vandalism, littering, trespassing, parking problems, and unauthorized use of our private facilities by apartment residents. We believe that if an apartment building complex were allowed to be developed at the Vista Verde site, it would only compound these types of problems for UCA and for our neighboring associations.

The Irvine Unified School District's policy adopted December 1980, and revised May 4, 2004, states that one of the district goals "...worthy of perpetual pursuit..." includes maintaining "...positive relations with employee groups and with parents/guardians and the community, emphasizing communications...". Additionally, the IUSD Board of Education web site, ([http://www.iusd.org/district\\_info/board.htm](http://www.iusd.org/district_info/board.htm)), updated June 21, 2005, states, "The Board is charged with providing the best possible education for the children of the Irvine Unified School District in accordance with the desires of the community, and federal and state laws."

Therefore, in keeping with the policies and goals of the IUSD Board of Education, and in consideration of the potential adverse effects certain types of development of the Vista Verde site would have on the surrounding communities, the UCA Board of Directors request that the IUSD Board of

Education condition the sale of the Vista Verde school site to the development of single-family homes with a density and building height no greater than surrounding single-family development, and with a similar landscape setback from Michelson Drive and Rosa Drew Lane as surrounding single-family development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly Demetrescu', with a long horizontal flourish extending to the right.

Holly Boyce Demetrescu  
President, UCA Board of Directors

cc: Tom Delaney, President, Park Crest Community Association  
Katherine Jacobs, President, Parkside Community Association  
Frank McGill, Liaison to Village Park Community Association, Vista Verde Reuse  
Scott Mourer, CCAM, UCA On-site Manager, PCM  
Carroll Thatcher, President, The Terrances Community Association  
Jean Anne Turner, President, Village Park Community Association  
UCA Board of Directors

December 19, 2008

Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Subject: Vista Verde School Site

Dear Board Members:

PARKCREST Community Association Board of Directors has requested that you condition the sale of the school site by requiring residential development that is compatible with the existing surrounding single-family development. The Irvine Company does this all the time. However, to date, you have refused to so direct your staff. PARKCREST residents ask you to please reconsider.

You are our elected representatives and this is public land that you control. **Vista Verde School was part of the community master plan when the University Park area was developed.** The community is taking a big loss by losing the public school as well as significant open space and recreational amenities. It is most appropriate that you take steps to mitigate possible additional adverse impacts on the community rather than just sell the property to the highest bidder and let him try to develop however he sees fit.

The surrounding single-family development has a maximum density of 6.4 units (Terrance) and a maximum building height of 35 feet (Parkside). For the Vista Verde school site, this would allow a maximum of 54 single-family dwelling units with a maximum height of 35 ft. We ask that the sale of this property be conditioned in this way.

By restricting the sale in this way, you would be showing your sensitivity to the real concerns of the University Park area homeowners. I believe that the community concerns will prevail. But it will be much easier if you are with us. University Park voters will remember which members were responsive to our concerns. Thank you very much for your consideration.

Respectfully yours,

Richard Forney,  
Secretary, ParkCrest Community Association.



# PARKCREST

## COMMUNITY ASSOCIATION

SEABREEZE MANAGEMENT CO. Amanda McGinley Manager  
39 Argonaut, ste. 100 Aliso Viejo Ca. 92656  
949-855-1800 ext.228

Date JUNE 15, 2006

Hon. Board Members  
Board of Education  
Irvine Unified School District  
5050 Barranca Parkway  
Irvine, CA 92604-4652

Subject: Vista Verde School site

Dear Board Members:

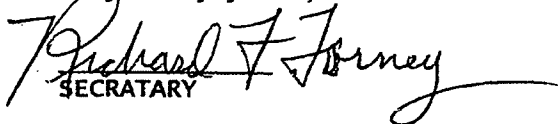
The PARKCREST Community Association requests that you condition the sale of the Vista Verde school site to the development of single-family homes with a density and building height no greater than surrounding single-family development and with a similar landscape setback from Michelson Drive and Rosa Drew Lane as surrounding single-family development.

We believe that our elected representatives on the school board have a responsibility to insure that the future development of this public property does not create significant adverse effects on the property values or quality of life of existing homeowners in the University Park area. The Vista Verde site is much different from private property or from property not surrounded by existing residential development. It is public property that has been an important component of a master planned community because it provides valuable open space and recreational amenities to the University Park area. Therefore, the sale of this public property deserves the requested condition.

Conditioning the sale of land is common practice by the Irvine Company and others interested in insuring that surrounding development is not adversely impacted. Implementing our request can be easily done. We do not believe that it will reduce the price you would get otherwise. It will demonstrate your sensitivity to the concerns of those that live in the University Park area.

Thank you.

Very truly yours,

  
SECRETARY



VILLAGE PARK COMMUNITY ASSOCIATION  
*A Planned Unit Development of 636 Homes*

*A California Corporation*

October 1, 2009

Mr. Tim Gehrich  
Manager of Planning & Development Services  
City of Irvine  
P.O. Box 19575  
Irvine, CA 92623-9575

Subject: Vista Verde School Site

Dear Tim:

Thank you and your staff for meeting with the University Park area HOA representatives yesterday regarding the proposed development of the Vista Verde school site by William Lyon Homes. Please include this letter in the material to the city council for the scoping section on this project November 10, 2009.

The University Park area was developed 40+ years ago as part of a master plan that included the Vista Verde site as a public school. This site has provided valuable public open space and recreational amenities for the community. The master plan also designated all the five community associations in University Park as "Low Density Residential". It is within this situation that the 2,458 University Park area homeowners bought their homes.

This is not a situation where vacant land is now being developed or land always owned by a private party is being re-developed. This is a situation where the entire University Park area has been developed as described above and the subject site is a public parcel that a private party wants to redevelop for profit. The William Lyon Homes application should be evaluated in that context.

The loss of the public school and the open space and recreational amenities is a major adverse impact to the community. Thus, any private development should at least be required to include the following modest mitigation measures:

- Landscape setbacks from the public sidewalk to private property walls at least equal to that which is existing in the area (i.e., 30 ft. minimum).
- Gross density no greater than existing in the area for single-family homes (i.e., 6.4 units/acre or 54 units for this site).
- Either join an existing nearby community association or provide a recreational/open space lot with at least tot lot facilities.

Respectfully yours,

Frank McGill,  
VPCA Civic Affairs Liaison

Cc: VPCA Board of Directors

4552 Michelson Dr., Irvine CA 92612  
Ph: 949-786-8722 Fax: 949-786-8072

**Bill Rodrigues**

---

**From:** Jim [jimmy2x@cox.net]  
**Sent:** Thursday, October 29, 2009 8:55 AM  
**To:** Bill Rodrigues  
**Subject:** Proposed General Plan Amendment and Zone Change for 5144 Michelson

Dear Mr. Rodrigues,

My family and I currently reside at 17582 Cottonwood Irvine, CA 92612, and will be one of the homes that will be greatly affected by the new development that is being proposed at the former Vista Verde school site. I am also a member of the Vista Verde planning committee for the Parkside Community Association and I am quite familiar with the development plans. In early meetings with William Lyon homes the issue of the new home elevations was of great concern to the residents of Parkside and, understandably so, even greater concern to the residents that currently live on Cottonwood due to the fact that the proposed homes will be basically "in our back yards". At these early meetings William Lyon Homes originally stated that it should not be a big problem to grade down to the current elevations of the Cottonwood homes. At our last meeting (Tuesday October 27<sup>th</sup>) they revised their original plan stating that, due to sewer and drainage concerns, the grade would have to stay basically the way it is now. The current elevation of the site is 3 or 4 feet above the current grade of the homes on Cottonwood and the elevation of the proposed homes will be somewhere around 35 feet. This makes the total elevation above the grade at Cottonwood somewhere near 40 feet. This will have the effect of these homes "towering" over the current homes and looking down directly into our back yards, which are currently very private. I feel this will have a great impact on privacy and also detrimentally affect the current value of these homes.

On the above grounds, please take the elevation of the proposed site relative to the existing elevations of the Cottonwood homes into consideration at the November 10<sup>th</sup> General Plan Amendment and Zone Change meeting for 5144 Michelson..

Also, would you kindly add this e-mail address to the interest list concerning this project?

Thank you,

James Rubino  
17582 Cottonwood  
Irvine, CA 92612  
949-653-6684  
[jimmy2x@cox.net](mailto:jimmy2x@cox.net)

8/29/2009

## Bill Rodrigues

---

**From:** alex@redoakinv.com  
**Sent:** Wednesday, October 07, 2009 12:18 PM  
**To:** Bill Rodrigues  
**Subject:** RE: Irvine Park Dedication Requirements

One question, Bill: Section A1 has "and/or" language that seems to allow subdivisions larger than 50 units to meet the dedication requirement solely by the payment of a fee. Section A2 seems to imply otherwise. Are the sections inconsistent? In reality, does Planning Commission have the discretion to decide either way?

**Alex Wong**  
**Red Oak Investments LLC**  
2101 Business Center Drive, #230  
Irvine, CA 92612  
949-733-2000 p  
949-733-2005 f  
714-342-2502 c  
[www.redoakinv.com](http://www.redoakinv.com)

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**From:** Bill Rodrigues [mailto:BRodrigues@ci.irvine.ca.us]  
**Sent:** Thursday, October 01, 2009 7:31 PM  
**To:** alex@redoakinv.com; darrenfo@aol.com  
**Cc:** Steve Weiss; Bill Rodrigues  
**Subject:** Irvine Park Dedication Requirements


Hi Gentlemen,

Thank you for inviting Steve and me to meet with your HOA group this evening. We appreciated hearing your thoughts, concerns, and ideas.

We talked quite a bit about parks, so I've attached a copy of the City's park dedication requirements from our Subdivision Ordinance for your information (starts at Section 5-5-1004 at the very bottom of page 1). Please review and let me know if you have any questions. Steve and I are always available to answer your questions or attend any other meetings regarding this project.

Have a nice evening.

Best Regards,  
Bill

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