



April 9, 2010

Subject: Former Vista Verde Elementary School Site

Dear Neighbor:

The City of Irvine has received development applications from William Lyon Homes to construct homes at the former Vista Verde Elementary School site in University Park. General Plan Amendment and Zone Change applications which seek to amend the City's General Plan and Zoning Code to "residential" from an "institutional" land use were submitted to the city in 2009.

The proposal includes 66 detached single-family homes served by a single point of access on Michelson Drive. The development will include perimeter landscaping along Michelson Drive and Rosa Drew Lane. Lot sizes average 3,806-square feet, but range from 3,352-square feet to 5,388-square feet in area. An illustrated site plan is located on the reverse of this letter for reference.

Three home models are proposed and these would have an area of 2,085-, 2,263-, and 2,396-square feet, respectively. The homes are proposed as two-story structures available in one of two different exterior elevations. Homes are proposed from 25.5-feet to nearly 31-feet high. The filed development applications include a Tentative Tract Map, Master Plan, and Park Plan.

Please contact me at (949) 724-6359 or brodrigues@ci.irvine.ca.us if you are interested in learning more about this project. I would be happy to review the application materials with you or receive any written or verbal comments you would like to offer.

The City of Irvine welcomes your involvement in the City's planning process.

Sincerely,

BILL RODRIGUES, AICP
Senior Planner

ILLUSTRATED SITE PLAN



- Existing Sidewalk Protect-In-Place
- Screening Trees to Buffer Adjacent Existing Neighborhood
- Accent Tree at Community Entry
- Michelson Streetscape
 - Background Shrubs and Vine Planting Along Perimeter Wall
 - Replace Existing Shrubs with Water-Wise Plant Material Where Appropriate
 - Protect-In-Place Existing Street Trees Where Possible
 - New Accent and Street Trees Where Appropriate
 - Refer to "Perimeter Streetscape Typical" Exhibit on This Sheet

- Pedestrian Connection to Parkside Recreation Center
- Private Homeowner-Maintained Landscape
- Community Perimeter Wall

- Existing Sidewalk Protect-In-Place
- Rosa Drew Streetscape
 - Background Shrubs and Vine Planting Along Perimeter Wall
 - Replace Existing Shrubs with Water-Wise Plant Material Where Appropriate
 - Protect-In-Place Existing Street Trees Where Possible
 - New Accent and Street Trees Where Appropriate
 - Refer to "Perimeter Streetscape Typical" Exhibit on This Sheet