



Community Development

www.cityofirvine.org

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APR 12 2010

WOODBIDGE VILLAGE ASSOCIATION
KEVIN K. CHUDY

April 9, 2010

Subject: Former Alderwood Elementary School Site

Dear Neighbor:

The City of Irvine has received development applications from William Lyon Homes to construct homes at the former Alderwood Elementary School site in Woodbridge. 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 48 detached single-family homes served by a single point of access along Fallbrook. The development will include perimeter landscaping along Briarwood, East Yale Loop, Alderwood, and Fallbrook. An illustrated site plan is located on the reverse of this letter for reference.

Proposed lot sizes range from 3,375 to 4,965-square feet with the average being 3,835-square feet. Three home models are proposed with square footages that range between 2,085 to 2,396 square feet. All the homes will be two-stories at an approximate height of 26 feet. The filed applications include a Tentative Tract Map, Master Plan, and Park Plan.

Please contact me at (949) 724-6316 or stran@cityofirvine.org 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,

STACY TRAN
Senior Planner

ILLUSTRATED SITE PLAN

