

Torres, Eddie

From: Ron Putney <breezin2@cox.net>
Sent: Sunday, July 08, 2012 1:56 PM
To: Santos, Ron
Subject: Portola Center Development

Dear Mr. Santos,

It has been brought to our attention that a proposed 4-way intersection with traffic signals is being considered on Saddleback Ranch Road to accommodate two new gated communities that are currently in the planning stages. There are numerous reasons why this is not a good location for the signal. Following being several of those reasons:

- Saddleback Ranch is a two lane road.
- There is an existing signal approximately 450 feet from the proposed location.
- There is a school at approximately 450 feet from the proposed location that currently creates excess traffic and negative traffic situations along with there being children in the area.
- The proposed light would be close to the bottom of Saddleback Road, which is at the bottom of a steep hill with a speed allowance of 50 miles an hour, which proposes a safety issue.
- The entrances to the two proposed building sites are directly across from one another with houses to be at approximately 300 feet from the entrances, which will create traffic congestion.
- The new traffic site would create traffic congestion for existing residents (2,181 homes) to accommodate approximately 280 new homes.

It would benefit all if the entrances to the two new sites were located on Glenn Ranch Road, since this is a four lane road with less congestion and not with a steep incline

Please take this into consideration when moving forward with the development of this area. Your consideration in this matter is greatly appreciated.

Sincerely,

Mr. and Mrs. Ronald Putney

Torres, Eddie

From: rbyaya <rbyaya@cox.net>
Sent: Sunday, July 08, 2012 1:44 PM
To: Santos, Ron
Subject: Portola Center Project

Mr. Santos,

I am writing this in protest to the new 4-way intersection with traffic signals you want to put on Saddleback Ranch Road that is within 450

feet of the existing traffic signal at the intersection of Saddleback Ranch Road and Glenn Ranch Road. It would create such a traffic

mess.

If your study says it won't then it is wrong. There are better options for entrances into the new development that you need to consider.

I am a resident of Portola Hills for over 21 Years. When I moved here there was only one way in and out so I know the effect on the

community when we finally had another way out with Saddleback Ranch Road To Glenn Ranch Road. If you make such a traffic mess

with mistake of the new signals and roads I referred to, it will be like having one way in and out again.

I want this protest to be factored in when you make a decision as your study is wrong.

Morris

Canyon Ridge Dr.

Roxane

28989

Torres, Eddie

From: Jill Hammerbeck <hammerbeck@gmail.com>
Sent: Sunday, July 08, 2012 1:42 PM
To: Santos, Ron
Subject: Intersection at Saddleback Ranch Road

Dear Mr. Santos,

I am a homeowner in the Portola Hills community. It has recently been brought to my attention that the City of Lake Forest is considering allowing the Baldwin Companies to build entrances to new developments near the base of Saddleback Ranch Road, necessitating a new intersection just a few hundred feet from the existing intersection of Saddleback Ranch and Glenn Ranch. As a resident of this community, I can tell you that the intersection of Saddleback Ranch and Glenn Ranch is a heavily congested area, particularly between the hours of 5 pm and 7 pm, as many of the current residents of Portola Hills wait to turn left to return home after work. Creating an intersection just a few hundred feet beyond that congested intersection would exacerbate that congestion, and could potentially create blockage in the middle of intersection at this time of day. This could create serious safety issues, particularly given the vast increase in residents that will be occurring.

As a concerned member of the community, I would like to ask you to consider requiring the Baldwin Companies to build the entrances to their new communities elsewhere, such as directly off of Glenn Ranch. I would also like to see the results from the traffic study that has been conducted by the city. It is my understanding that such data has only been partially disclosed to the community members at previous meetings.

Thank you,

Jill Hammerbeck
Homeowner
19112 Echo Pass Road
Lake Forest CA 92679

Torres, Eddie

From: Lynne Ehrlich <lme@cox.net>
Sent: Sunday, July 08, 2012 1:14 PM
To: Santos, Ron
Subject: new 4 way intersection on Saddleback Ranch near Glen Ranch

Hi Ron,

I live in Portola hills and am very concerned about the proposed plan for the new 4 way intersection on Saddleback Ranch.

I too believe the entrances to the new developments would be better placed on Glen Ranch road versus Saddleback road – due to traffic congestion concerns. It is really too bad they are developing at all, but we'd like it to impact our existing community as little as possible.

We really all need more information regarding the traffic study that was done and access to that data so we can all make informed decisions and be advocates for our community.

Thank you so much for your time and consideration on this very important matter.

Best Regards,
Lynne Ehrlich

19292 Sycamore Glen Dr
Trabuco Canyon, CA 92679

lme@cox.net

Torres, Eddie

From: Ann Sullens Donovan <ajsdonovan@yahoo.com>
Sent: Sunday, July 08, 2012 12:57 PM
To: Santos, Ron
Subject: NO Intersection at Saddleback Ranch right before Glenn Ranch please

Dear Mr. Santos,

I understand that there is a proposal to place a 4 way traffic stop a few feet before the intersection of Glenn Ranch and Saddleback Ranch. I'm quite concerned that this will be a traffic and safety issue. Please know I do not think this is a good idea and I would like to reconsider placing it further down Glenn Ranch.

I need more information as to the results of the traffic study and a discussion as to the optimal place to add intersections.

Thank you for considering my concern to my neighborhood.

Ann Donovan
Camelback Rd., Portola Hills CA

Torres, Eddie

From: Morgan Pasqualetto <tucker0806@yahoo.com>
Sent: Sunday, July 08, 2012 12:51 PM
To: Santos, Ron
Subject: "portola hills"

Dear Mr. Santos:

I am writing as a concerned resident of Portola Hills. As you may be aware that there is considerable traffic congestion between the hours of 4:00-7:00 pm at Saddleback Ranch Rd. With the proposed location of the gated entries and traffic light, this will only make the existing problem worse.

Thank you for your time regarding this matter,

Morgan Pasqualetto
19378 Cascade Drive
Portola Hills

Torres, Eddie

From: Steve Kuver <mrchips@pacbell.net>
Sent: Sunday, July 08, 2012 11:51 AM
To: Santos, Ron
Subject: Portola Center development traffic problems..

As I see it, I don't understand exactly why Saddleback ranch road is slated for further choking with another traffic signal; ESPECIALLY one so close to the existing (to be modified) Glenn Ranch interchange etc. Re-striping a few years ago to allow the vocal few in neighborhoods their own (mostly unused) right-turn lanes has caused a MASSIVE amount of wasted fuel for folks traveling up-hill who must jam on their brakes to stop.... wait for someone to turn left in to the neighborhood, then accelerate up hill because the uphill side is no longer wide enough to safely pass.

There are many creative solutions we can come up with to afford folks the opportunity for ingress/egress without ruining the neighborhood flow more than it already was with the re-striping. Consider using one way entrance / exits for the gated community - directed traffic flow seems to be enjoyed by many civil engineers, and that would about do it!

Glenn Ranch can be choked a bit further down than Saddleback Ranch road, but The Baldwins will have to run their earth movers for an extra half-day or so to grade things down a bit.

The primary goal should be to reduce the necessity of Left-turn arrows. Since visibility is good, Glenn Ranch / Saddleback Ranch could be converted to "Yield on Green" for left turn lanes. This a QUITE successful in other areas at ridding 'staging backup' from the left turn lanes, and will also keep Glenn Ranch flowing.

Please. Do not consider allowing the Baldwins to ruin our commutes home, trips to the store, or other tax-generating business in Foothill Ranch. As it is, many of us will drive 12 miles through Santiago canyon, or head through Live Oak Canyon to shop at the stores where only one or two traffic lights halt our travels. Further clogging of Saddleback Ranch Road would make things worse.

As for pedestrians, under-road tunnels or over-road bridges should replace traditional cross-walks. This affords the numerous runners / walkers / future sports-park attendees to get where they need to go without delay (in the sun), and removes most of a considerable delay to traffic.

I'd love to help out if I can - let me know if there's any more information I can garner for you on this.

Torres, Eddie

From: Heather Banner <heather.banner@cox.net>
Sent: Sunday, July 08, 2012 11:31 AM
To: Santos, Ron
Subject: Portola Hills Development - Baldwin

I live in Portola Hills and want to request that you not allow Baldwin to add intersections onto Saddleback Ranch Road for their new developments. Traffic congestion will be unbelievable! Please insist that they put intersections on Glen Ranch Road instead. They need to be responsible builders and take into account the existing community.

Thank you

Heather Banner
19352 Sleeping Oak Drive
Trabuco Canyon, CA 92679

Torres, Eddie

From: SD 14865 <sd14865@yahoo.com>
Sent: Sunday, July 08, 2012 11:06 AM
To: Santos, Ron
Subject: Portola Center Development - Traffic Light / Intersection Concern Public Safety

Mr. Santos

My family has resided in Portola Hills since 2005.

The reason we moved here is the quiet beauty of the neighborhood, the quality of the schools and relative safety of the area as well as the lack of the massive traffic experienced by other local communities.

We are concerned about the plan for the Portola Center for 280 new homes in the general addition to the 2,181 original homes in the Portola Hills community.

The concern is not the new homes being built in the area - those are actually welcomed for various reasons.

The concern is due to the design of gated entrances on Saddle Back Ranch road that appear to be poorly designed and could become a traffic safety issue located in such proximity to the existing Saddleback Ranch/Glenn Ranch Intersection.

It appears there are much better alternatives available for putting the entrance to these planned communities off the Glenn Ranch Road either by locating an entrance via a spur off the existing Definition / Glenn Ranch Road Intersection for that NW Parcel of homes planned location. (80 Homes)

IN addition, there is plenty of room for entrance to the Northeast parcel of homes (200) off Glenn Ranch between Saddleback Ranch and El Toro road for that location.

The key item is that these potential alternatives seem to be much more acceptable to the existing community of 2,181 homes. It appears that we should be making a decision that takes into account the needs of the many vs the needs of a few. (2,181 Homes vs 280 Homes)

Thanks for your support in this matter

Steven B. Donovan

28632 Camelback Road
Lake Forest CA. 92679

(949) 697-1190

Torres, Eddie

From: Cory <coryv03@gmail.com>
Sent: Sunday, July 08, 2012 10:54 AM
To: Santos, Ron
Subject: Signal in portola hills

Hello Ron,

I am sending this email in protest to the possibility of traffic signals only 900 feet from the glenn ranch / saddleback ranch intersection for the new Baldwin homes. The traffic congestion would be ridiculous and would only be serving a small number of new homes. I suggest they put a signal further down Glenn ranch towards el toro road to alleviate congestion at and above the Glenn ranch / saddleback ranch intersection.

Please put me on a list so I am informed of any all communications regarding this topic.

Thanks,
Cory
(949) 419-7948
Sent from my iPad

Torres, Eddie

From: joeguitar@cox.net
Sent: Sunday, July 08, 2012 9:30 AM
To: Santos, Ron
Cc: joeguitar@cox.net
Subject: Balwin Companies construction in Portola Hills

Mr. Santos,

I sure you are aware of the community's opposition to the Baldwin Companies construction in our neighborhood, but specifically plans to have an intersection with a traffic light just a few yards up the hill from the intersection of Glenn Ranch an Saddleback Ranch. As a homeowner in this community for 12 years, I have watched this situation and considered the potential for not only increased traffic congestion, but also the possibility for related traffic collisions, especially for the downhill traffic approaching the intended entrance to the proposed construction of 280 homes. What happened to the sacrifice of the few for the good of the many? This project would create undue burden on the existing 2900 homes in our neighborhood, for the profit of a few, the Baldwin Companies, and decrease the safety of our residents with respect to traffic congestion and collision. Also consider the relative risk posed to significant pedestrian traffic in the area. For these reasons, this e-mail is my notice to you of my opposition to not only the proposed entrance, but to all of the Baldwin Companies proposed construction in the area of the aforementioned intersection in Portola Hills.

Thank you for your time and consideration,

Mr. & Mrs. Joseph Fisher

Torres, Eddie

From: edsuestew@cox.net
Sent: Sunday, July 08, 2012 9:27 AM
To: Santos, Ron
Subject: Baldwin Company Portola Hills Development

Dear Mr. Santos:

We understand that the Baldwin Company is planning to install a traffic intersection about 450 feet from the existing traffic intersection at Saddleback Ranch and Glenn Ranch Road in Portola Hills to accommodate access to their proposed development. This seems to us to be a recipe for a major traffic snarl and are opposed to its installation. We urge the City of Lake Forest to conduct a detailed traffic study to assess the impact of the installation of such an intersection and provide the complete results of the study to the public. We further suggest that an access road to the proposed development would be logically located off Glenn Ranch Road rather than on Saddleback Ranch.

Thank you and we look forward to hearing from you regarding this issue.

Ed and Susan Stewart
28571 Cedar Ridge
Lake Forest

Torres, Eddie

From: ellen livingston <cubgirl1@yahoo.com>
Sent: Sunday, July 08, 2012 12:49 AM
To: Santos, Ron
Subject: Plans for new Portola Center Gated Entrances & 4-Way Intersection

Mr. Santos,

It has come to my attention there are plans for a new gates coming off of Saddleback Ranch Rd. and a new four way stop at the intersection of Saddleback Ranch Rd & Glenn Ranch Rd. for the new developments of Portola Center. A flyer was left at my door on Friday, July 6th which gave some details of the plan.

Needless to say I am concerned about this plan. It would negatively affect the traffic going up & down Saddleback Ranch Rd. This is a quiet area with people who are concerned about over-building, traffic and noise. We live in an area which is not high in crime or other problems which come from higher density areas. Many of us chose to live here because of the area. I am not happy with the idea that 200 new homes will be built down the hill from where I live. I am not happy with the idea of more traffic and noise.

Please consider the people who already live in Portola Hills.

I am sure you are not the only one who has a say in what goes on in this situation but your email was given on the flyer left at my door.

Please pass on my sentiment and any others which you have gotten to let the City of Lake Forest know we do not want any new developments which do not consider the people who already live near by.

Making money isn't the only thing in life.

Thank you for your attention to this matter.

Sincerely,

Ellen Livingston

19636 Agria Way

Trabuco Canyon, CA 92879

Torres, Eddie

From: Jeff McKellips <jeff_mck@cox.net>
Sent: Saturday, July 07, 2012 8:26 PM
To: Santos, Ron
Subject: Proposed intersection at bottom of Saddleback Ranch near Glenn Ranch Road

Importance: High

Hello Mr. Santos,

I have been a resident of Portola Hills since May 1994. My family has been very pleased to reside here and raise our 3 sons.

We are very concerned about the proposed proposed intersection at bottom of Saddleback Ranch near Glenn Ranch Road. We strongly urge you to research the relocation of this entrance off of Glenn Ranch in order to not create a bottleneck on Saddleback Ranch Road. Or to add an additional entrance on Glenn Ranch in order to alleviate everyone from the new development entering and exiting off of Saddleback Ranch.

We also request that we are better informed with information and details about the impact studies that are being made regarding this proposed development

Thank your very much.

Sincerely,

Jeffrey A. McKellips
28322 Harvest View Lane
Trabuco Canyon, CA 92679

949.929.1015 direct
949.713.3065 fax

Torres, Eddie

From: Daniel Walker <email@dan-amigo.com>
Sent: Saturday, July 07, 2012 5:43 PM
To: Santos, Ron
Subject: Baldwin Company's desire to put a new 4-way intersection with traffic signals and two gated entrances for their new developments

Ron Santos, Senior Planner

Regarding the Baldwin Company's desire to put a new 4-way intersection with traffic signals and two gated entrances for their new developments in Portola Center at the base of the hill on Saddleback Ranch Road that is just 450 feet above the existing Glenn Ranch intersection with Saddleback; I believe is not safe and there will be unexpected traffic surprises for pedestrians and motorists travelling on Saddleback Ranch Road.

A far better solution for the Baldwin Company is to put a gated entrance for each of the two home developments along Glenn Ranch similar in design to the entrances for the Painted Trails neighborhood on EL Toro Rd. rather than using Saddleback Ranch for the entrances.

We have a safe and beautiful neighborhood, it deserves the best planning and layout for all of the residents.

Best Regards,

Daniel Walker
19032 Canyon Terrace Drive
Portola Hills, CA 92679-1047
949-713-7792
email@dan-amigo.com

Torres, Eddie

From: Larry Smail <lajn@jps.net>
Sent: Saturday, July 07, 2012 3:55 PM
To: Santos, Ron

RON SANTOS:

WE OBJECT TO THE NEW INTERSECTION/TRAFFIC SIGNAL PROPOSED ON SADDLEBACK RANCH RD.NEAR GLENN RANCH.
THE ENTRANCE FOR TTHE NEW DEVELOPEMENT SHOULD BE ON GLENN RANCH TO AVOID TRAFFIC CONGESTION NIGHTMARES.

LARRY SMAIL AND
DANA SEGNER
28945 SANTIAGO PK. PORTOLA HILLS
949-858-1831

Torres, Eddie

From: Laura Jelinek <laura.jelinek@sbcglobal.net>
Sent: Saturday, July 07, 2012 3:30 PM
To: Santos, Ron
Cc: Larry Jelinek; Laura Jelinek WebEmail
Subject: Portola Hills

Dear Ron,

My husband and I are part of Portola Hills community and are writing concerning the new intersection going in at Saddleback Ranch/Glenn Ranch Road as part of the Baldwin project to build new residences.

There is a question that the new intersection will cause traffic congestion, more than we have already. We would like to have access to more details concerning the traffic study to understand what the impact will be. Currently we have limited computer simulations that are confusing. The impact of the traffic has not been presented well. We are very concerned that there will be way too much traffic up her with a 4way intersection and a sports park going in at the same location. Please, how can we get more information.

Thank you,
Lawrence and Laura Jelinek

Torres, Eddie

From: SeLina Pierce <selina_pierce@hotmail.com>
Sent: Saturday, July 07, 2012 3:27 PM
To: Santos, Ron
Subject: Portola Center Information

Dear Mr. Santos:

Please consider the residents of Portola Hills as you are making decisions concerning the Saddleback Ranch/Glenn Ranch intersection. We are already impacted by the increasing volume of traffic through this area. We are confident there are viable alternatives to what is currently being proposed. In any event, we respectfully request that the traffic study data be more adequately provided to the public and homeowners of this community. We also implore that the City require the Baldwin Companies, and anyone else associated with the new developments at Portola Center to more accurately and adequately disclose the impact upon the neighboring communities.

We sincerely trust that you will continue to represent the entirety of the community as you pursue your decisions. Thank you in advance.

Kind regards,
SeLina Pierce & Family
Local Homeowners and Residents

Torres, Eddie

From: Carl Herkes at Portola Home <carl@portolahome.com>
Sent: Saturday, July 07, 2012 1:24 PM
To: Santos, Ron
Subject: Concerns about proposed entrance to new Baldwin development

Dear Ron,

I live in Portola Hills.

Carl Herkes
19422 Jasper Hill Road

I have concerns about the proposed entrance to the newly planned Baldwin Development. I believe that locating the entrance somewhere on Glenn Ranch (rather than on Saddleback Ranch) would not have nearly the negative impact on the current traffic coming in and out of Portola Hills.

Thank you,

Carl

Torres, Eddie

From: peggy saylor <peggy0118@hotmail.com>
Sent: Saturday, July 07, 2012 12:42 PM
To: Santos, Ron
Subject: portola center access

Hello,
I am concerned about the intersection proposal on Saddleback Ranch Rd so close to the Glenn Ranch / Saddleback Ranch intersection. That would make a lot of congestion going up the hill and a waste of fuel to have to stop so soon after building up power to climb the hill. Is there no other options?
I live on the hill and am concerned.
Thank you,
Peggy Saylor

Torres, Eddie

From: Jacqueline H. Laiz <jhlaiz@cox.net>
Sent: Saturday, July 07, 2012 10:03 AM
To: Santos, Ron
Subject: Proposed intersection for portola center

Mr. Santos,

I'm a resident owner in Montecido at Portola Hills and have recently been made aware of the proposed new intersection on Saddleback Ranch road for Portola Center. I'm very concerned that the effect on current residents has not been properly considered. As you are probably aware, Saddleback road is the main access road to Portola Hills and is heavily used by the current residents. Personally, Saddleback road is my access to everything including commuting to my job and I would hate to have to go through two traffic signals in such a short distance.

For this reason, I would like additional information regarding the traffic study that was made and request that you reevaluate the current proposal to determine if there are alternative options that could be utilized by the developers that would reduce the impact on current residents.

Sincerely,

Jacki Laiz
28366 Klondike Dr
Trabuco Canyon, CA 92679

Sent from my iPad

Torres, Eddie

From: Richard Chester <r_chester@pacbell.net>
Sent: Saturday, July 07, 2012 8:10 AM
To: Santos, Ron
Subject: Portola Center Development

Importance: High

I am sending this email in regard to the information I have learned regarding the Portola Center Development near the intersection of Saddleback Ranch and Glenn Ranch Roads. Because of previous commitments, I will not be able to attend the "Portola Center Scoping Meeting" scheduled for July 10th.

I would like to see a copy of the traffic survey complete. The changes indicated seem like they will create more congestion at that intersection than there is now. This will increase the commute time for the existing 2K + households presently in Portola Hills. It would seem that placing the main entrances on Glen Ranch Road instead of Saddleback Ranch would minimize some of the congestion ... especially when the elementary school is in session.

Concerned Citizen of Portola Hills.

Rick Chester

28741 Vista Santiago Road
Trabuco Canyon, CA 92679
Phone: (949) 766-8482

Torres, Eddie

From: Dave Wise <dlwise1@cox.net>
Sent: Saturday, July 07, 2012 7:29 AM
To: Santos, Ron
Cc: sdwise84@cox.net
Subject: proposed intersection on Saddleback Ranch Rd

Ron,

My wife and I are residents of Portola Hills. We would like to raise our concerns about the proposed intersection on Saddleback Ranch Road, just north of Glenn Ranch Road. We feel that this intersection would adversely affect traffic and cause considerable congestion in the immediate area. It seems as if traffic study data may not have been adequately analyzed or made available for public review and comment. We would like to request full disclosure of traffic study data and have the information presented to the community in a manner that would be easily understood. Thank you for your attention to this matter.

Dave and Stephanie Wise
28941 Oakview Ln
Portola Hills, CA
92679
(714) 330-7538

Torres, Eddie

From: Sue Boyd <boyds@cox.net>
Sent: Friday, July 06, 2012 9:14 PM
To: Santos, Ron
Subject: Portola Center Development

Dear Sirs:

I am writing regarding my deep concerns about the proposed 4-way intersection with traffic signals and two gated entrances for Baldwin's new developments in Portola Center.

I have seen over the years the increased amount of traffic that travels Portola Parkway and at the intersections of Portola Parkway/Glenn Ranch and especially at Glenn Ranch/Saddleback Ranch Rds.

Unlike Foothill Ranch development that has multiple roads up into their development, Portola Hills, with its approx 2100 homes, only has Saddleback Ranch Rd. which 95-98% of the residents use to get up and down the hill to their homes. I know that only a very small percentage of home owners use Ridgeline from El Toro or the Canyon. During the fires of recent years, it was very upsetting to realize that if we were to evacuate, there would be absolutely no way for all 2100 resident homes to safely get down Saddleback Ranch Road. Also, it is impossible to turn left onto Saddleback Ranch above the school to go down the hill. Traffic is driving very fast up and down the road, the school's fence and shrubbery blocks the view making it very hazardous making the left turn.

The congestion that would be created by this 4-way intersection, additional traffic signals a mere few feet from Glenn Ranch/Saddleback Ranch intersection would be totally unbelievable. With such a small amount of land that Baldwin is trying to build out as it is with the additional homes, apartments, and the City's new Sports Park, I can't conceive of a more poorly designed concept.

I feel that this community has been duped many times over because of the Baldwin Company's poor construction, etc and now again feel the city is aiding this contractor and not disclosing or addressing the concerns of this Community. Please stop and adequately address this nightmare in the happening and release total access to all traffic study data so this proposal can be properly mitigated to meet this communities concerns and safety.

Thank you for you attention to this very serious matter and I look forward to meeting you at the Tuesday, July 10th City Hall meeting.

Sincerely,

Sue Boyd
19471 Dorado Drive
Trabuco Canyon

Torres, Eddie

From: Stacie <stacan@aol.com>
Sent: Friday, July 06, 2012 6:12 PM
To: Santos, Ron
Subject: Baldwin Company - Portola Center Intersection

Dear Ron Santos -

Thank you so much for bringing awareness of the planned intersection for the new Portola Center. I am extremely concerned about the traffic jam this planned signal would cause. There most certainly isn't enough space between the 2 signals, which would congest the signal on Glenn Ranch Saddleback. I'm stunned that this would even be a consideration! With the pedestrian traffic that will come into play, what a nightmare! Certainly adding the entrances to the new center on Glenn Ranch makes a lot more logistical sense and keep the signal on Glenn Ranch / Saddleback moving. I hope that the council understands the impact of adding this signal (as planned). It is unnecessary when there are other access points that can be built that would be better suited for the area. It seems as if they (Baldwin) are trying to take the easy /cheap way out! I wonder if any of these Baldwin execs live in our community and will have to sit at that planned signal during rush hour?

Thank you for your time and I hope that this letter does not fall upon deaf ears.

Sincerely,

Stacie & Kirk Condurachi
Portola Hills, CA

Torres, Eddie

From: ED BONILLA <nyg@att.net>
Sent: Friday, July 06, 2012 5:53 PM
To: Santos, Ron
Subject: Concerned 12 yr. Portola Hills Homeowner

Hello Mr. Santos. I am very concerned about the proposed new intersection on Saddleback Ranch road near Glenn Ranch road. It will cause numerous SAFETY concerns including pedestrian against vehicle accidents and injuries or worse. It is also unsafe for all vehicles. For instance, if you have a stalled vehicle near the intersection, you have little reaction time driving around the corner. As the Senior Planner for the city of Lake Forest, I hope you keep our Portola Hills intersection safe for all Portola Hills and Lake Forest residents alike. Thank you very much for your help in this matter. Ed, Andora, Asia and India Bonilla.

Torres, Eddie

From: Noel Hoffmann <noel318@sbcglobal.net>
Sent: Friday, July 06, 2012 5:44 PM
To: Santos, Ron
Subject: Proposed traffic signals for Portola Center/Saddleback Ridge road

A signaled intersection just a few hundred feet up the street from one that already exists doesn't make sense to me, especially considering the numerous other streets leading onto Saddleback Ranch road which work just fine without stoplights. I hope you folks will consider alternatives.

Regards,

Noel Hoffmann
Trabuco Canyon

Torres, Eddie

From: Jon Pawlowski <Jon@bjgd.com>
Sent: Friday, July 06, 2012 3:07 PM
To: Santos, Ron
Subject: Portola Hills - Baldwin's Intersection

Dear Ron, I am a concerned resident of Portola Hills I have lived and worked in the area for over 26 years. I moved to Portola Hills because of the connection to nature and the relaxed atmosphere. It is nice to be able to go home and feel like you are away from it all for a few hours when you work in the busy section of Orange County. This is why I live here and why most live here. I feel as most in the area feel that the future construction plans are counterproductive in terms of what these new communities and shopping centers will create. More traffic, more people, more litter, more noise, and more pollution are all obvious affects. At some point I believe we have to understand that by continuing to build on the little land we have left in Orange County we are killing the reason why people like in here in the first place. I think there are more important things that money.

I would like to bring attention to one specific topic today. The Planned intersection on Saddleback road. This project will undoubtedly cause a grid lock of cars going up and down that hill. For people like me that drive the hill up and down everyday this will be more than an annoyance. With the intersection of Glenn Ranch just seconds down from the proposed site it is easy to imagine how this will ruin the pace to our homes we now enjoy. Please consider this and do not allow the Gem that Portola Hills now is to turn into something it was never intended to be...just another crammed up community in Orange County.

As a resident my way of life is being threatened. I will fight this in every way possible and encourage others to do the same. Since I have been in the field of advertizing on both television and the Internet for over 20 years I plan on using media as a tactic to bring interest and help to this needed cause.

I appreciate your time and consideration.

*Jon Pawlowski
Systems Operations Director
BJ Global Direct
Direct Line: 949-825-5830*

Torres, Eddie

From: Amanda Newton <anewton@theranch.com>
Sent: Friday, July 06, 2012 2:47 PM
To: Santos, Ron
Cc: 'Mandy Taber (tkbmandy@yahoo.com)'
Subject: Baldwin = Bad decision.....

Importance: High

Dear Mr. Santos,

I have lived in the Portola Hills community since 1996. Over the last 16 years, I have seen the vast expansion and growth of our community. Sadly I watch as Baldwin is out to make another undeserved buck and we, the community, are the ones that pay in the end. I have owned previous homes built by Baldwin and been through lawsuits galore due to their inadequate building techniques and inability to follow code. They have filed bankruptcy several times and keep coming back under new names. It cost my last homeowner's association an arm and a leg when one resident went after them individually. What a horrible ordeal that was to experience. It tore our neighborhood apart and yet – here they go again....

Portola Hills used to be a place to escape the daily humdrums people so easily get caught up in. . It provided a place to call home which was a little off the beaten path yet still close enough to civilization. Now with all these new condos, traffic and other ruffraff being directed into our community, our property values will definitely decline.

There are currently 2 ways to get off of the hill. By adding a new traffic signal 450ft above the existing one on the corner of Glenn Ranch and Saddleback Ranch, it is going to create such havoc, traffic, congestion and many more problems we have not even been able to foresee yet. Driving up and down that hill daily I see many cars aggressively speed and pass Left from the Right hand turning lane which leads into Palermo, to cut off slower cars going up the hill. I can only imagine what kind of mess and accidents will be created when the same thing starts to occur on the opposite side of the street because of their new plan for a traffic signal. There is no shoulder on either side of the street, so God forbid anyone break down or else you could end up sandwiched on the side of the road. Every weekend we have to share Glenn Ranch and Saddleback Ranch with hundreds of bicyclists who use our hill to train. I have seen cars literally stop and wait until there is finally a chance to swerve into the other lane to avoid hitting the riders and miss hitting the previous car by millimeters. Now all of this is going to be doubled due to Baldwin's poor choice of planning . Please reconsider moving the entrance to the new gated community onto Glenn Ranch and save Saddleback Ranch Road for our community's safety if for nothing else. Please save our community and designate Baldwin to use the NE & NW parcels on Glenn Ranch Road as the destination for the entrances.

Seriously disappointed in my city,

Amanda Newton

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Torres, Eddie

From: Annelle Wells <annellewells@gmail.com>
Sent: Friday, July 06, 2012 1:39 PM
To: Santos, Ron
Subject: Portola Center / Traffic Signal OPPOSE

Dear Mr. Santos,

I'm writing in **opposition** to the City of Lake Forest's plan to install a 4-way intersection with traffic signals for the new Portola Center on Saddleback Ranch Road.

The congestion this will cause will be unacceptable. I understand the City has performed a traffic study but that the data have not been adequately disclosed to our community in a comprehensive and detailed manner. I also understand that the traffic numbers and their impact on the residents of Portola Hills were poorly presented during public meetings. We need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

It is also my understanding that, as an alternative, the City could install the intersection on Glenn Ranch Road towards the entrance to Whiting Park. I would encourage the City to consider and approve this alternative as it would be more favorable to the 2,181 original households of Portola Hills.

Respectfully,

Annelle Wells
(949) 888-9033

Torres, Eddie

From: Lovetroon@aol.com
Sent: Friday, July 06, 2012 12:59 PM
To: Santos, Ron
Subject: Portola Hills

Dear Mr. Santos.,

I have just received information that the Baldwin Company wishes to put a stop light on Saddleback Ranch Road, very near the intersection of Saddleback Ranch and Glenn Ranch Rd. I'm wondering if any of the "planners" have actually been at this intersection during "high-traffic" times? The back-up when turning left from Glenn Ranch onto Saddleback is long now, often like a raceway, so imagine when you add another signal less than 450 feet away!

Although I'd prefer to have the Baldwin Company NOT build anything else in Portola Hills (we are original homeowners (1986) who only had our home problems resolved by a Court order), it makes much more sense to put any signals on Glenn Ranch.

Thank you.

Donna & Brian Anderson

Torres, Eddie

From: greg <greg@coloramanursery.com>
Sent: Friday, July 06, 2012 11:20 AM
To: Santos, Ron
Subject: Portola Hills

To whom it may concern,

Although I don't have all the details, from what I've heard and read, the new Baldwin project has not been planned correctly. As a daily commuter, I am concerned about what impact the new development will have on traffic. If you've ever travelled this area during peak hours, you'd know that more traffic signals will create unbearable congestion.

We need to have total access to all traffic studies so intelligent and comprehensive decisions can be made. I am very concerned about future decisions and would certainly like to know what meetings will be held in the future to enlighten the residents of the community.

Thank you,

Greg Martino

Key Accounts Manager
Colorama Wholesale / LaVerne Nursery
626-969-3585 Office
626-969-0481 Fax
626-255-1012 Cell
greg@coloramanursery.com

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Torres, Eddie

From: Judy Harmer <HarmerJ@MDWebbInc.com>
Sent: Friday, July 06, 2012 11:02 AM
To: Santos, Ron
Cc: Judy Harmer
Subject: Intersection / Portola Center

As a resident that has lived in Portola for the past 10 years, and pays high taxes to live here; I strongly protest the City allowing two gated entrances on Glenn Ranch Road. This will cause extreme congestion for the residents that currently live in Portola Hills.

The traffic study has not been adequately disclosed, as a community we need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

I am concerned and disappointed that our City would agree to poor planning of this intersection without taking into consideration the congestion this will present to the current residents of our Community.

Judy Harmer

Torres, Eddie

From: Antoinette Bonfiglio <acbonfiglio@gmail.com>
Sent: Friday, July 06, 2012 10:59 AM
To: Santos, Ron
Subject: Portola Hills Neighborhood

Dear Mr. Santos,

I received your contact information from a neighborhood flyer regarding the Baldwin developments off Glenn Ranch and Saddleback Ranch Roads. While I haven't been active in this development, I wanted to express my agreement with the flyer regarding alternate access for the new homes, i.e., directed away from Saddleback Ranch Road and onto Glenn Ranch Road.

I believe that the traffic study probably was an accurate snapshot of the current situation but the addition of approximately 600 homes and 300 apartments--each with owners/renters with more than one vehicle per dwelling--should be given more consideration.

As a long-time owner, I have accommodated the commuter traffic in the neighborhood which is further complicated during the Portola Elementary School hours. Adding access gates to Saddleback Ranch Road would cause additional congestion for all of us. I realize that Baldwin has a lot of clout in this area (my home was built by the same company), but Baldwin will not be living in the area after they complete the construction. Please consider the homedwellers who wish to remain safe--we don't have many alternates to Saddleback Ranch Road. We wish to enjoy living in our neighborhood without dreading the only logical ingress/egress to our homes.

Thank you,

Antoinette Bonfiglio

Torres, Eddie

From: Mark Wells <wellsemail@yahoo.com>
Sent: Friday, July 06, 2012 10:42 AM
To: Santos, Ron
Subject: Opposed to Portola Center 4-way intersection traffic signals

Dear Mr. Santos,

I'm writing in opposition to the City of Lake Forest's plan to install a 4-way intersection with traffic signals for the new Portola Center on Saddleback Ranch Road.

The congestion this will cause will be unacceptable. I understand the City has performed a traffic study but that the data have not been adequately disclosed to our community in a comprehensive and detailed manner. I also understand that the traffic numbers and their impact on the residents of Portola Hills were poorly presented during public meetings. We need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

It is also my understanding that, as an alternative, the City could install the intersection on Glenn Ranch Road towards the entrance to Whiting Park. I would encourage the City to consider and approve this alternative as it would be more favorable to the 2,181 original households of Portola Hills.

Respectfully,
Mark Wells
(949) 880-9033

Torres, Eddie

From: kchai@cox.net
Sent: Thursday, July 12, 2012 1:52 PM
To: Santos, Ron
Subject: Re: Portola Center - Comment Received

Hello Ron,

Thank you very much for putting together the meeting regarding Portola Center. Thank you also for talking with me at the end about all the concerns mentioned by the current residents, especially the 4 way stop sign that is proposed by the builder on Saddleback Ranch Road. As mentioned at the meeting I also wanted the city to consider an additional access road off Malabar to Glen Ranch Road. I am aware of the builder's desire to build a gated community there but an additional access would not only reduced traffic on Saddleback Ranch Road but give us an additional access point to the hill. Since it is already planned for an emergency road, I am hoping there will be minimal impact on construction, cost, etc.

Regards,

Ken Chai

---- "Santos wrote:

> Dear Portola Hills Resident:

>

> Thank you for your e-mail regarding the proposed Portola Center project. Your comments will be given careful consideration during the preparation of the Environmental Impact Report for the project and made a part of the public record. The City will also add your e-mail address to the notification list for future Portola Center related meetings and notices.

>

> RON SANTOS

> Senior Planner

> City of Lake Forest

> Development Services Dept.

> (949) 461-3449

>

Torres, Eddie

From: Jessica Lesko <jessicalesko@yahoo.com>
Sent: Wednesday, July 11, 2012 7:17 PM
To: Santos, Ron
Subject: Portola Center Comment

Hello Ron,

I want to make this as short and sweet as possible - putting in another signal in addition to the ones we currently have on Saddleback Ranch between Glenn Ranch and Fawn Ridge will only be creating un-needed headaches for current and future residences.

I believe the distance between the two lights would only cause an even greater traffic build up then what already exists especially for the 10 months out of the year to get we receive from Portola Hills Elementary School.

In conclusion: I would really like to see yourself as well as other members in charge of this planning to deny the request for the traffic signal in the upcoming home projects.

Thank You,
Jessica Lesko
21 year resident of Portola Hills

Torres, Eddie

From: Matt Trujillo <matt.trujillo@a1webcams.com>
Sent: Friday, July 06, 2012 9:10 AM
To: Santos, Ron
Subject: Proposed Baldwin Company Homes

Hello Mr. Santos,

I am a resident of Portola Hills and am very concerned about the proposed traffic signals for the new homes being built by the Baldwin Company.

Please do what is right for the community and not a company. There is no problem with the new homes going in, but there is when companies are allowed to sway (misrepresent) things in their favor at the expense of others. The builder may have to build a few less homes but the correct thing to do for the city and the community is to have both exits out of the new homes onto Glenn Ranch. A signal 450 feet away from the current Glenn Ranch/Saddleback intersection is not the answer. Please expect residents of the community to start to become very involved in this process. Thank you for your time.

Best Regards,

Matt Trujillo
A1Webcams, Inc.



(714) 651-0483

(714) 688-7989 fax

www.A1Webcams.com

Other Divisions: www.CobraSystems.com | www.VnMSignmaker.com

Torres, Eddie

From: Ron Santos <rsantos@lakeforestca.gov>
Sent: Thursday, July 05, 2012 6:51 PM
To: Alisha Winterswyk; Torres, Eddie; Cheryl Kuta; David Belmer; Dennis Jue; Debra Rose; Gayle Ackerman; Hannah Shin-Heydorn; Marcella Nankervis; Thomas Wheeler
Subject: FW: Re Planned new intesections for the so-called Portola Center

FYI, please see the e-mail below from a Portola Hills resident regarding the Portola Center project.

RON SANTOS

City of Lake Forest

(949) 461-3449

From: Anton Machany [<mailto:amachany@cox.net>]
Sent: Thursday, July 05, 2012 6:42 PM
To: Santos, Ron
Subject: Re Planned new intesections for the so-called Portola Center

Dear Sir,

As a Portola Hills resident since 1988 who daily uses the intesection of Saddleback Ranch and Glenn Ranch roads, I was shocked to discover that the Baldwin Companies are actually proposing to put in a new 4 way intersection a mere 450 feet (!!!!) above the EXISTING intersetion of Saddleback and Glenn Ranch ! What insanity is this ? They should have to put any REQUIRED new intesection somewhere along the 2,900 feet of frontage along the NE parcel of Glenn Ranch Road between El Toro road and Saddleback Ranch Road, NOT 450 feet from the current intersection, which will OBVIOUSLY create a traffic congestion mess.

I believe that the traffic study data concocted to support this fiasco has not been adequately disclosed to our community and that its true impact has been poorly presented during public meetings.

As a voter and Portola Hills resident who actually uses these streets daily - in contrast to those who 1) produced the study in a manner to make their goal appear harmless, 2) present it in a manner to suit their goal, and 3) simply want to build their ridiculous intersection for their own, no doubt strictly monetary, reasons and to hell with the people who actually live nearby, I expect the requested intersection location to be disapproved and forced to move to somewhere on Glenn Ranch Road where simple common sense directs it be located.

Torres, Eddie

From: Ron Santos <rsantos@lakeforestca.gov>
Sent: Thursday, July 05, 2012 6:48 PM
To: Alisha Winterswyk; Torres, Eddie; Cheryl Kuta; David Belmer; Dennis Jue; Debra Rose; Gayle Ackerman; Hannah Shin-Heydorn; Marcella Nankervis; Thomas Wheeler
Subject: FW: 4-Way Intersection Proposal

FYI, please see e-mail below from a Portola Hills resident regarding the Portola Center project.

RON SANTOS

City of Lake Forest

(949) 461-3449

From: James Garay [<mailto:j.garay850@cox.net>]
Sent: Thursday, July 05, 2012 5:50 PM
To: Santos, Ron
Subject: 4-Way Intersection Proposal

Dear Mr. Santos:

The Saddleback Ranch/Glenn Ranch Intersection is the busiest intersection in the Portola Hills community.

I know this since I have lived here for over fifteen years. The traffic study data has not been adequately disclosed to our community in a comprehensive and detailed way. I am however in favor of gated community entrances in light of the increased home invasions. The planning commission should look into the NE parcel on Glenn Ranch rather than using Saddleback Ranch as an entrance.

I thank you for your time.

James Garay

28562 Brookhill Road