

PORTOLA CENTER AREA PLAN

CHAPTER TWO

DEVELOPMENT CONCEPT

2.1 EXISTING CONDITIONS AND PROJECT DESIGN INFLUENCES

2.2 LAND USE PLAN & COMMUNITY STRUCTURE

2.1 EXISTING CONDITIONS & PROJECT DESIGN INFLUENCES

The design and configuration of land uses in Portola Center have been influenced by the physical characteristics of the site as well as surrounding land uses. These design influences are described in more detail below.

2.1.1 EXISTING STREETS AND TRAILS

The Project site consists of three Planning Areas bisected by Glenn Ranch Road, which traverses the site in an east to west direction and Saddleback Ranch Road, which extends northeasterly from its intersection with Glenn Ranch Road.

The Aliso Serrano Riding & Hiking Trail is an existing dirt trail which runs through the center of the Project site along the north side of Glenn Ranch Road, extending from Aliso Creek east of the Project site to the Whiting Ranch Wilderness Park just west of the Project site. The Whiting Ranch Trail traverses the western edge of the Northwest Planning Area and connects to both the Whiting Ranch Wilderness Park vehicle parking area and Glenn Ranch Road. Additional hiking trails exist offsite in the Southern California Edison Transmission Corridor property south of the Project site and the Project site supports incidental foot trails.

2.1.2 TOPOGRAPHY AND FEATURES

The Project site has a combination of steep hillsides and large graded pads. Elevations onsite range from 1,260 Above Mean Sea Level (AMSL) in northern most portions of the site to 890 feet AMSL in the southeastern portions of the site. The site currently supports a mix of native and non-native habitat. The site has several randomly occurring knolls separated by a series of minor drainage courses which are tributary to Aliso Creek. A large earthen detention basin, which accommodates storm water runoff from Portola Hills, is located at the southwest corner of the intersection of Glenn Ranch Road and Saddleback Ranch Road, and drops at a 39% grade to 123 feet below Glenn Ranch Road. Natural grades exceed 30% in a number of areas on the Project site. Exhibit 2-1 below shows the existing topography and slopes on the site.

Several manmade features exist on the property, including the earthen detention basin located southwest of the intersection of Glenn Ranch Road and Saddleback Ranch Road, several bench drains along the manufactured slopes adjacent to existing residential development of Portola Hills and along the roadways, and limited storm water, potable water, and communication facilities. The remnants of a construction water storage feature are located south of Glenn Ranch Road.

2.1.3 VIEWS

Significant off-site views are available from the eastern, western and southern edges of the Project site. Views of the Whiting Ranch Wilderness Park and portions of O'Neill Regional Park exist from the higher elevations of the Project site north of Glenn Ranch Road. In addition, the highest elevations of the property have long range views which overlook portions of the Cities of Lake Forest and Mission Viejo out to the Pacific Ocean, as well as Saddleback Mountain and other open space and urbanized areas to the east, west, and south of the Project site.

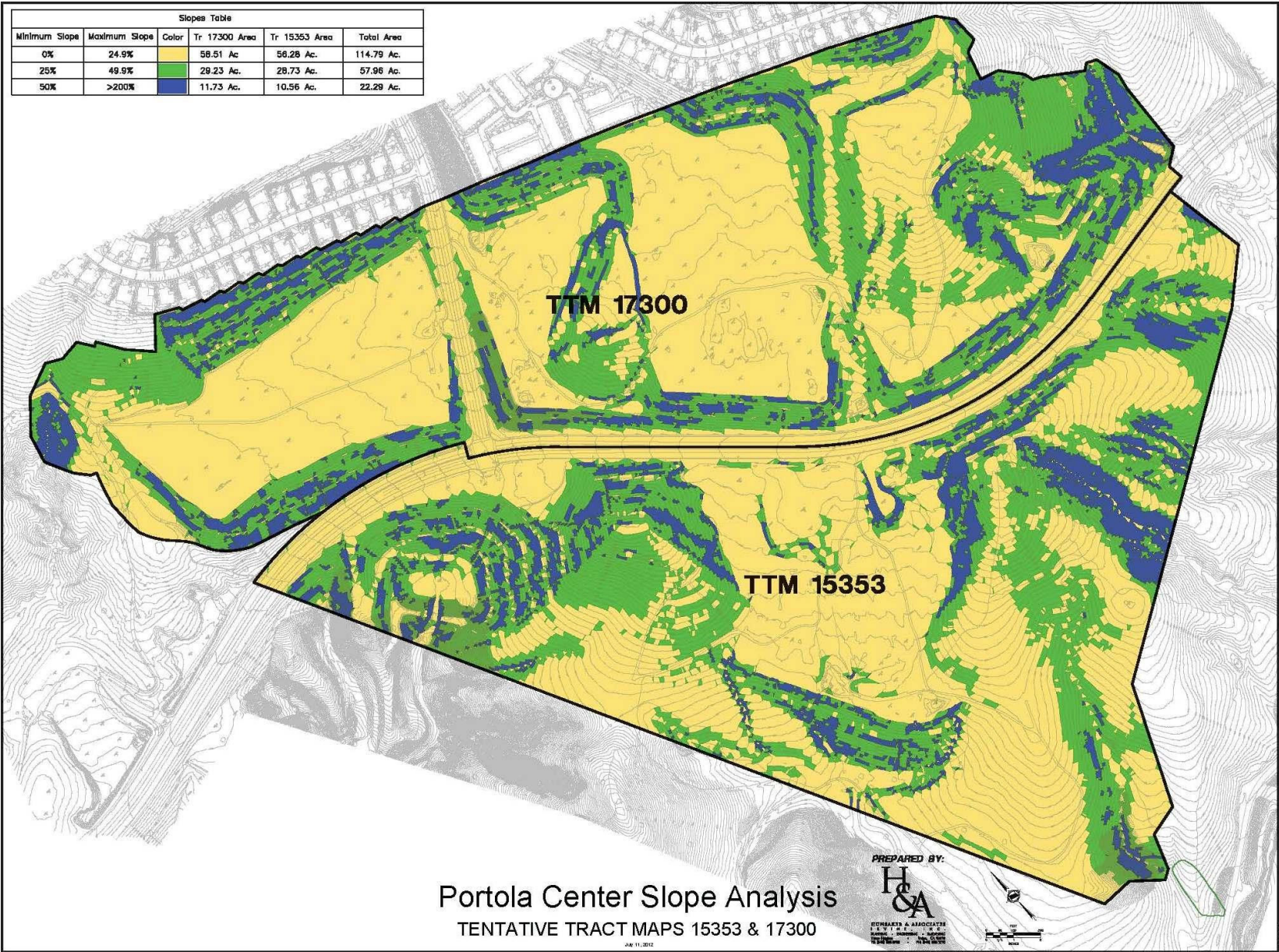
2.1.4 PREVIOUS OPEN SPACE DEDICATIONS

Beginning with the original Portola Hills Project, 15.25 acres of open space were dedicated to the County of Orange for inclusion into the Whiting Ranch Regional Park. In 2010, the project applicants advanced the dedication of additional approximately 32 acres of open space to the City of Lake Forest which was later transferred to the County and added to the County's parkland around the Project site. The transfer of land facilitated the creation of the City's Glass Creek Sports Park Complex currently under construction. As part of the 32 acres of dedication, the Project retained the right to use designated portions of these open space areas for specific improvements, including habitat restoration and fuel modification. Exhibit 2-2 below shows the previous open space dedications for the Project.

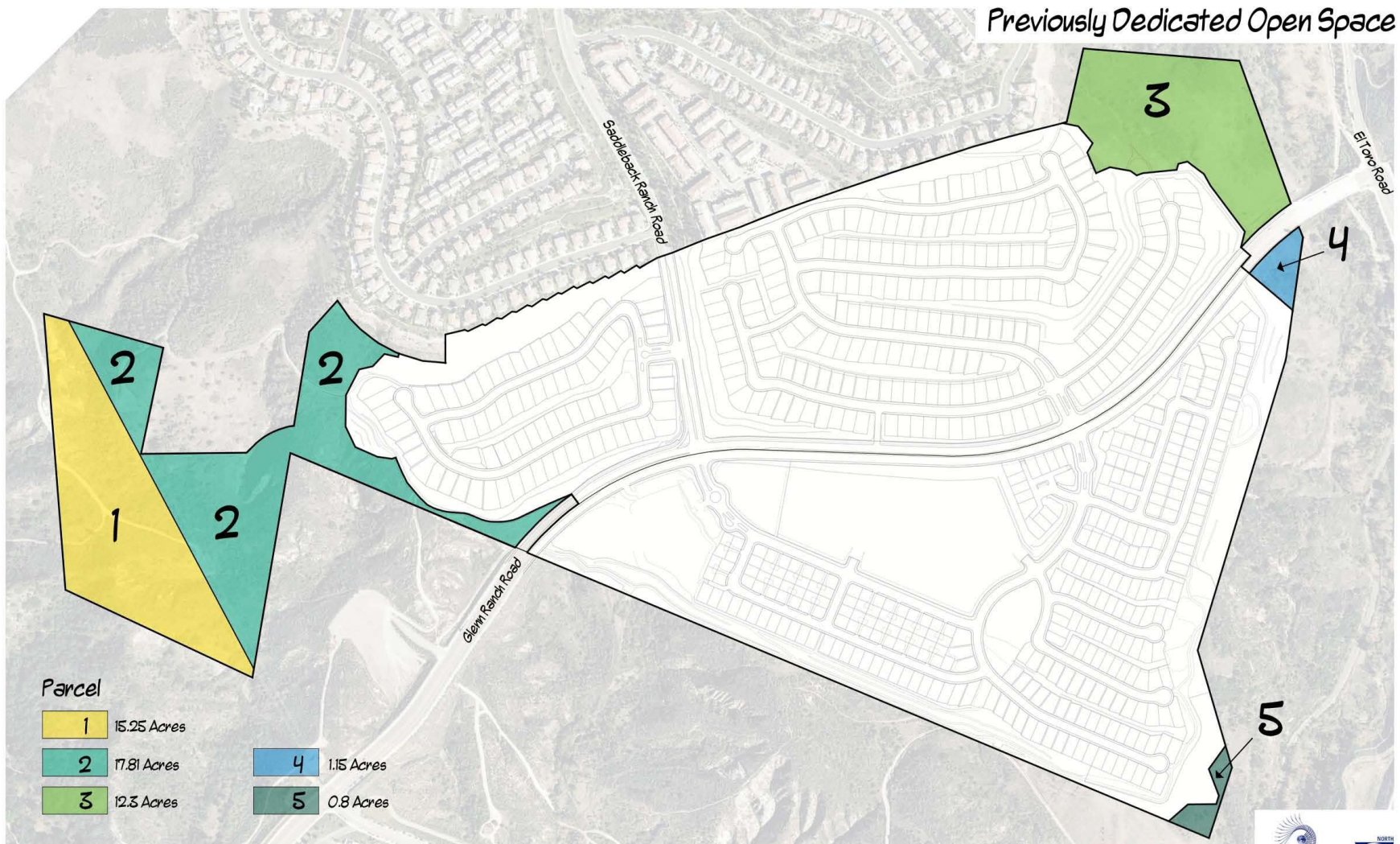
2.1.5 LAND USE OBJECTIVES

The Project's overall land use objectives—to provide a balanced mix of single family and multifamily neighborhoods, active and public and private uses, development that is compatible with its surroundings, a balanced grading and landform plan, and a distinct community image and identity for the Project—together with the existing conditions, constraints, and opportunities onsite and surrounding the Project site lead to the comprehensive land use plan for the Portola Center Project. The Project's land use plan achieves a balance between the Project's planning objectives and the various other design influences by creating a new community with a variety of residential uses, a small neighborhood-oriented commercial component, and integrated public and private active and passive recreational opportunities that are compatible with the surrounding natural and built environment.

Slopes Table					
Minimum Slope	Maximum Slope	Color	Tr 17300 Area	Tr 15353 Area	Total Area
0%	24.9%	Yellow	56.51 Ac.	56.28 Ac.	114.79 Ac.
25%	49.9%	Green	28.23 Ac.	26.73 Ac.	57.96 Ac.
50%	>200%	Blue	11.73 Ac.	10.56 Ac.	22.29 Ac.



**Exhibit 2-1
Existing Topography**



PORTOLA CENTER



**Exhibit 2-2
Previously Dedicated Open Space**

2.2 LAND USE PLAN & COMMUNITY STRUCTURE

Portola Center consists of three Planning Areas and eight Planning Units. The two Planning Areas north of Glenn Ranch Road, located west (PA-1) and east (PA-2) of Saddleback Ranch Road, are designed as single family hillside residential neighborhoods. Each of these Planning Areas constitutes an individual Planning Unit. PA-1 includes the single family neighborhood R-1 and PA-2 includes the single family neighborhood R-2. The third Planning Area, the Portola South Planning Area (PA-3), is south of Glenn Ranch Road and includes six Planning Units, including four single family residential neighborhoods (R-3 through R-6), one multi-family residential neighborhood (MF R-7), and the Neighborhood Mixed Use Center (MU-1). Each of these three Planning Areas is planned with its own pedestrian-oriented neighborhood parks that serve as focal points for the entry to the neighborhood, recreation, and social gathering. The Project's Planning Areas are shown in Exhibit 2-3 below. Table 2-1 shows the various land uses for the Project and the acreages associated with each land use, including residential areas, open space, circulation, parks, and trails, and Exhibit 2-4 shows the Land Use Plan and individual Planning Units for the Project.

The Portola Center Community Structure is broken into 9 major Project Features: Project Entries, the Mixed Use Center, the Multifamily Neighborhood, the Single Family Neighborhoods, the Portola South Promenade Street, the Project Parks and Trails, Project Open Space and Fuel Modification Zones, and the Circulation System. Each of these Project Features is further described below.

2.2.1 PROJECT ENTRIES

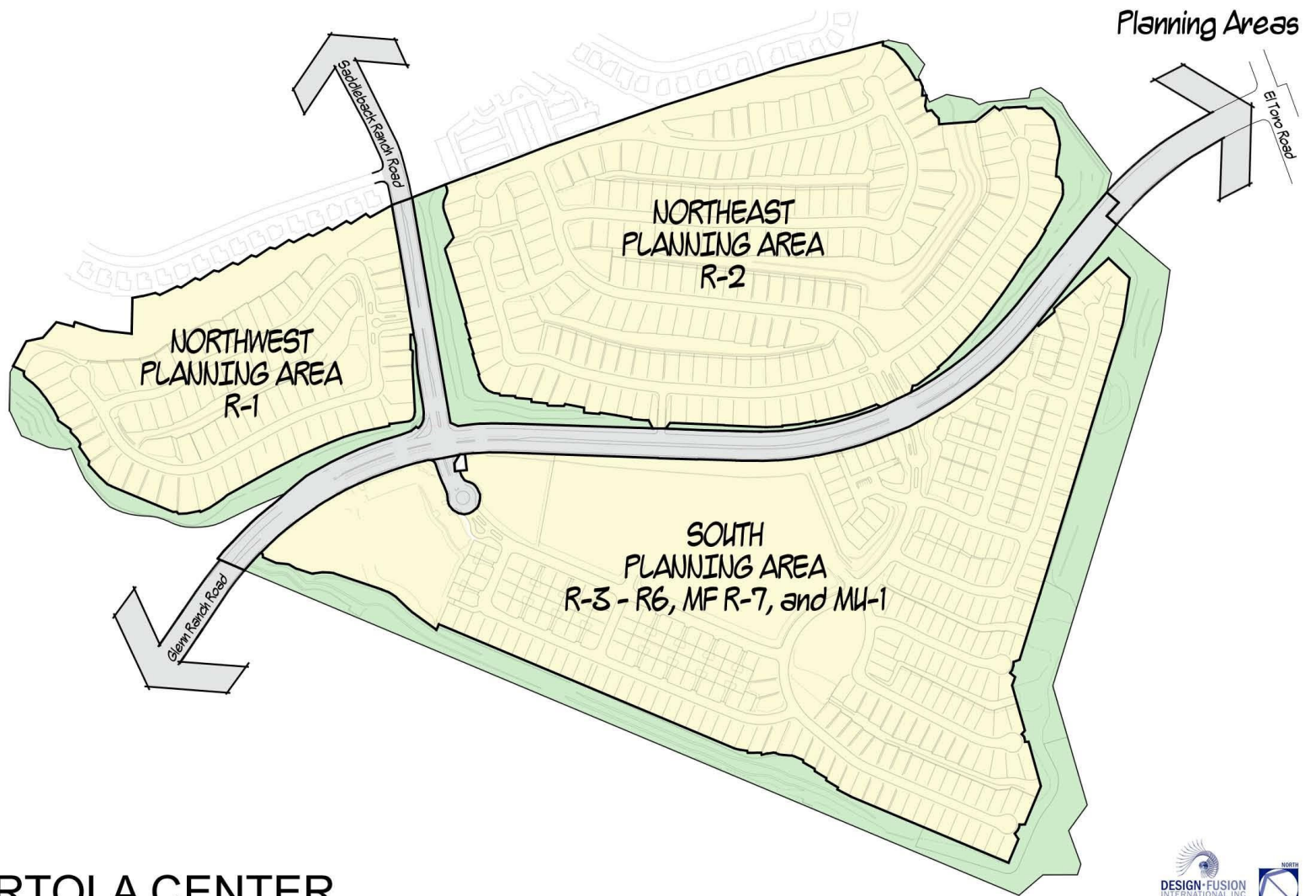
All of the Project entries are designed to be gated entrances. These gated entrances have been designed in accordance with the Orange County Standard Plan 1107 to provide the proper distances for vehicle stacking at the entry gates during the morning and evening peak hours of traffic flow. The Project entries will serve as a major component of the community character of the neighborhoods in the Project. The entries are designed to have expanded landscape buffers and enhanced medians with landscape and community design elements that set the tone for the communities which they serve. The project entries are also designed to maximize efficient vehicle movement into and through the Project's neighborhoods with each entry designed with two lanes of ingress.

2.2.2 MIXED USE CENTER

The Mixed Use Center is intended to serve as the architectural and activity focal point for the residential neighborhoods and recreational uses of the Portola South Planning Area. The Mixed Use Center is an approximately 2-acre site located at the southeastern corner of Glenn Ranch Road and Saddleback Ranch Road directly across from the 5-acre public Community Park. The site benefits from direct access from the community entry to the South Planning Area, its western entrance at the intersection of Glenn Ranch Road and Saddleback Ranch Road. The site is planned for 57 multi-family affordable homes above 10,000 square feet of street-level neighborhood-serving commercial/retail uses. Chapter 7 specifies which commercial/retail uses are permitted in the commercial space planned for the site. The immediate adjacency of the affordable homes, the 5-acre Community Park, the multifamily neighborhood, and the close proximity of the Project's single family neighborhoods to these neighborhood-serving commercial uses will provide residents, visitors, and park users convenient pedestrian access to the Mixed Use Center.

2.2.3 MULTI-FAMILY NEIGHBORHOOD

The multifamily neighborhood to the east of the Mixed Use Center is planned for a total of 256 multifamily homes with an average density range of 18 to 22 dwelling units per acre. The multifamily neighborhood in conjunction with the smaller lot courtyard-style single family neighborhood to its southwest will serve as an important transition to the more traditional single family neighborhoods in the southern and eastern portions of the Portola South Planning Area. The multifamily neighborhood is expected to provide homes to young professionals and working families in a new and vibrant residential community with convenient access to the regional shopping and employment centers of central Orange County. The multifamily neighborhood will include private recreational facilities for its residents and guests. The neighborhood will provide adequate onsite parking for both residents and guests. The architectural styles and landscaping and community design elements of this neighborhood will be compatible with the other neighborhoods in Portola South.



PORTOLA CENTER



Exhibit 2-3
Portola Center Planning Areas

2.2.4 SINGLE FAMILY NEIGHBORHOODS

Portola Center contains six distinct single family neighborhoods. The Planning Areas north of Glenn Ranch Road are designed as lower-density single family hillside neighborhoods of comparable density to the existing single family neighborhoods in Portola Hills. The Northwest Planning Area supports the planning unit Neighborhood R-1. The Northeast Planning Area supports the planning unit Neighborhood R-2. The North Planning Areas support lots sizes between 5,500 and 6,000 square feet with lots as large as 7,000 square feet. The Portola South Planning Area contains four distinct single family neighborhoods (Neighborhoods R-3 through R-6) with a range of housing sizes and lot sizes, with lot sizes ranging from just under 3,000 square feet to 5,000 square feet with lots as large as 6,500 square feet in Neighborhood R-3. These neighborhoods will provide a range of housing options, including entry-level homes, move-up homes, and executive homes. These single-family neighborhoods are configured to provide a transition from the smaller lot neighborhoods on the interior of the Project site to the larger-lot neighborhoods on the perimeter of the Project site.

2.2.5 PORTOLA SOUTH "PROMENADE" STREET

The Portola South Planning Area is defined by its "Promenade" Street that is designed to support efficient vehicle, pedestrian, and bicycle use through the neighborhoods in Portola South, to the Project's parks, recreational areas, and trails system, and between the Project entries. Internally, the Portola South Promenade Street is designed as a pedestrian-oriented street with landscaped parkways and an enhanced pedestrian pathway throughout its entire length. This enhanced pedestrian pathway provides connectivity from its beginning along Saddleback Ranch Road at the Project's northern most boundary to the Aliso Serrano Regional Riding and Hiking Trail, to the Project's western community entrance at the Glenn Ranch Road/Saddleback Ranch Road intersection, to the 5-acre Community Park, Mixed Use Center, and neighborhoods in Portola South, to the Central Park and Community Recreation Center, and finally to its termination at the neighborhood park inside the entrance to the Northeast Planning Area.

2.2.6 PARKS AND TRAILS

The Portola Center Project is planned with a hierarchy of park and trail facilities designed to provide a wide range of passive and active recreational uses. The bulk of these facilities reside in the Portola South Planning Area, including the 5-acre Community Park planned at the southwest corner of the Glenn Ranch Road/Saddleback Ranch Road Intersection. This public park will be dedicated to the City of Lake Forest by the Portola Center Project and owned and operated by the City of Lake Forest.

Two additional pedestrian parks and recreational facilities are planned for the Portola South Planning Area, including a 1.7-acre park at the center of the Planning Area supporting a multi-use field, a community recreation center, and ancillary passive recreational uses, and a 3.3-acre park along the eastern perimeter of the Project supporting neighborhood-oriented recreational uses and uses integrated into the Project's Perimeter Trail System. Finally, the multi-family neighborhood will include additional private recreational facilities for its residents.

The Portola Northwest and Northeast Planning Areas each contain an approximately half-acre neighborhood park that supports neighborhood-serving recreational uses, picnic areas, and passive recreational uses. Chapter 6 provides conceptual park plans for each of the 5 pedestrian-oriented Neighborhood Parks in Portola Center.

In addition to the park system, Portola Center includes an approximately 1.5-mile-long amenitized public use trail system, the "Perimeter Trail", with exercise/activity stations ("par courses"), viewing and rest areas, and picnic areas. This trail begins in the southeastern corner of the 5-acre Community Park, follows the southwestern and southeastern perimeter of the Portola South Planning Area, providing multiple pedestrian connections to the neighborhoods of Portola South, connects to an existing trail system on the SCE Transmission Corridor Property, and connects out to the south side of Glenn Ranch Road near the eastern most Project boundary.

Portola Center also includes landscaping and fencing enhancements to those portions of the existing Aliso Serrano Riding & Hiking Trail inside the Project boundaries and a relocation of a portion of this trail along the

perimeter of the Northwest Planning Area. As mentioned above, the Project also includes an enhanced pedestrian pathway, an expanded off-street concrete pedestrian sidewalk (8' wide) along the east side of Saddleback Ranch Road that connects the neighborhoods of Portola Hills to the Mixed Use Center, the 5-acre Community Park, and the neighborhoods and parks in Portola Center. More information on the Project's circulation and trail system can be found in Chapter 4, Circulation, and Chapter 6, Parks, Recreation, and Trails, respectively. Lastly, the Project includes a small neighborhood trail in the northeastern corner of the Northeast Planning Area that connects to the Portola Hills Community to the north at the Malabar/La Quinta stub street.

2.2.7 OPEN SPACE AND FUEL MODIFICATION ZONES

Beginning with the original approval of Portola Hills and industrial and commercial uses in Portola Center, the Portola Center Project has resulted in the advanced dedication of more than 47 acres of natural open space to the Whiting Ranch Wilderness Park and Aliso Creek Open Space Preserve. Portola Center has approximately 44 acres of internal open space areas and onsite fuel modification zones, approximately 23% of the total project area. Internal open space areas are generally in and around the Project's residential areas and are planted with more ornamental landscaping consistent with the landscape theme for the Project.

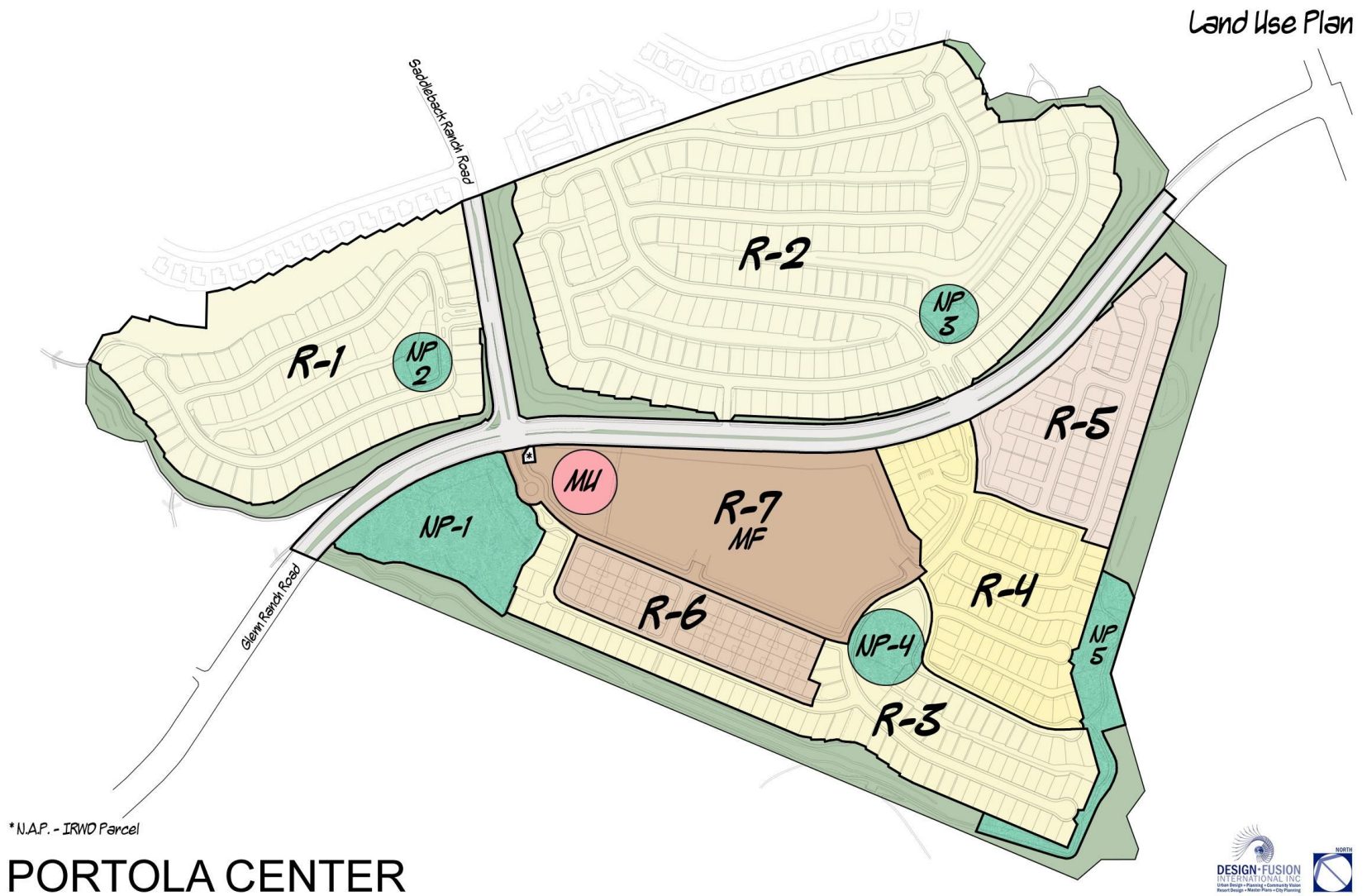
Fuel Modification Zones (FMZs) are generally located along the perimeter of the Project site and serve as a buffer between the existing offsite "wildland" areas vegetated with natural habitats and the residential neighborhoods in the Project. The FMZs are planted with more naturalized low fuel load vegetation meant to serve multiple functions: blending with the natural offsite open space areas, fuel modification requirements, and visual/aesthetic requirements in areas that are visible from the public Right-of-Way and include MSE retaining walls. Chapter 8.0, Landscape Design Guidelines, contains more detailed information on the Project's Fuel Modification Zones.

2.2.8 CIRCULATION SYSTEM

Portola Center includes a hierarchy of new residential streets, including a "Promenade Street", internal neighborhood streets, and private driveways and courtyards. The Project's private streets include parkways on both sides and the Project proposes landscaped medians along Glenn Ranch Road and Saddleback Ranch Road within the Project boundaries. New streets will comprise approximately 29 acres. As a gated community, the internal streets in Portola Center will be privately maintained. Chapter 4 describes the Circulation Plan and provides additional detail on the hierarchy of residential streets in Portola Center.

2.2.9 AFFORDABLE HOUSING

The City of Lake Forest requires the provision of a certain amount of Affordable Housing with new development projects. To meet the City's affordable housing requirements, Portola Center includes two forms of affordable housing: 57 low- and moderate-income multifamily homes within the Mixed Use Center in the Portola South Planning Area and 18 second units geographically distributed and attached to the single family homes in the North Planning Areas. The 57 affordable homes will be managed by a professional property management company that specializes in managing affordable housing. For more information on Portola Center's Affordable Housing Plan, please see Appendix B: Portola Center Affordable Housing Implementation Plan.



**Exhibit 2-4
Conceptual Land Use Plan & Planning Units**

TABLE 2-1: PORTOLA CENTER LAND USES

PLANNING UNITS (NEIGHBORHOODS)	LAND USE TYPE	LAND USE DESCRIPTION	ACREAGE	DWELLING UNITS
R-1	SF	Single Family Residential	13.6	81
R-2	SF	Single Family Residential	35.7	223
SUBTOTAL:			49.3	304

R-3	SF	Single Family Residential	9.9	85
R-4	SF	Single Family Residential	8.4	83
R-5	SF	Single Family Residential	7.0	80
R-6	SF	Single Family Residential	4.8	65
R-7	MF	Multifamily Residential	13.8	256
MU-1	MU	Mixed Use (Residential & Commercial)	2.0	57
SUBTOTAL:			45.9	626

PARKS & TRAILS	LAND USE TYPE	LAND USE DESCRIPTION	GROSS ACREAGE	NET ACREAGE	PUBLIC PARK CREDIT
PARK 1	NP-1	Public Neighborhood Park	6.30	5.00	5.75
PARK 2	NP-2	Private Neighborhood Pedestrian Park	0.50	0.50	0.13
PARK 3	NP-3	Private Neighborhood Pedestrian Park	0.50	0.50	0.13
PARK 4	NP-4	Private Neighborhood Pedestrian Park & Recreation Center	1.70	1.60	0.40
PARK 5	NP-5	Private Neighborhood Pedestrian Park	3.30	2.60	0.65
TRAIL 1	TR	Amenitized Public Use Trail	1.50	1.50	1.73
SUBTOTAL:			13.80	11.70	8.78

CIRCULATION & OPEN SPACE	LAND USE TYPE	LAND USE DESCRIPTION	GROSS ACREAGE
PROJECT ENTRIES	C	Gated Entrances	1.8
PRIVATE STREETS	C	Internal Streets & Private Driveways	28.9
FIRE ACCESS	C	Utility Easements, Fire & Common Access	0.5
PUBLIC STREETS	C	Glenn Ranch Road & Saddleback Ranch Road	11.8
COMMUNITY OPEN SPACE	OS	HOA Open Space & Fuel Mod. Areas	44.0
SUBTOTAL:			87.0

TOTAL SITE ACREAGE:	196.0
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