

PORTOLA CENTER AREA PLAN

CHAPTER FIVE

INFRASTRUCTURE, COMMUNITY FACILITIES, & SERVICES

5.1 SUMMARY OF PROJECT FACILITIES & SERVICES

5.2 WATER DISTRIBUTION SYSTEM

5.3 WASTEWATER SYSTEM

5.4 STORM WATER DETENTION, TREATMENT AND DRAINAGE SYSTEM

5.5 ELECTRIC, GAS, AND COMMUNICATION SERVICES

5.6 POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

5.7 SCHOOLS

5.1 SUMMARY OF PROJECT FACILITIES AND SERVICES

This Chapter describes the water, waste water, storm water facilities, electric, gas, and communications facilities, police and fire services, and school services necessary to support for the Project.

As part of this Area Plan, the Portola Center Project includes a Public Facilities Financing & Phasing Plan that describes the major public and backbone improvements in the Project, outlines the financing options for construction and maintenance of the Project's major facilities and improvements, and lays out the major phases of grading and development. Further discussion of the timing of these facilities and services can be found in the PFFP Plan.

5.2 WATER DISTRIBUTION SYSTEM

Domestic water service and reclaimed water service are provided by the Irvine Ranch Water District (IRWD). Portola Center is within the Glenn Ranch Road Sub-area Master Plan for water facilities and Water Improvement District No. 188 which will be utilized to provide service to the new development. Existing 10", 12" and 16" water mains are located in Glenn Ranch Road and 10" and 16" water mains exist in Saddleback Ranch Road. These existing water mains will be utilized to provide domestic water service to the project's internal water distribution system. The Project's existing and proposed water distribution system is shown in Exhibit 5-1: Portola Center Water Distribution System below.

Reclaimed water facilities are not currently available to the Project site. The Project will include reclaimed water backbone infrastructure to HOA-maintained landscape areas and parks facilities such that those areas can be irrigated with reclaimed water should services become available to the Project site in the future.

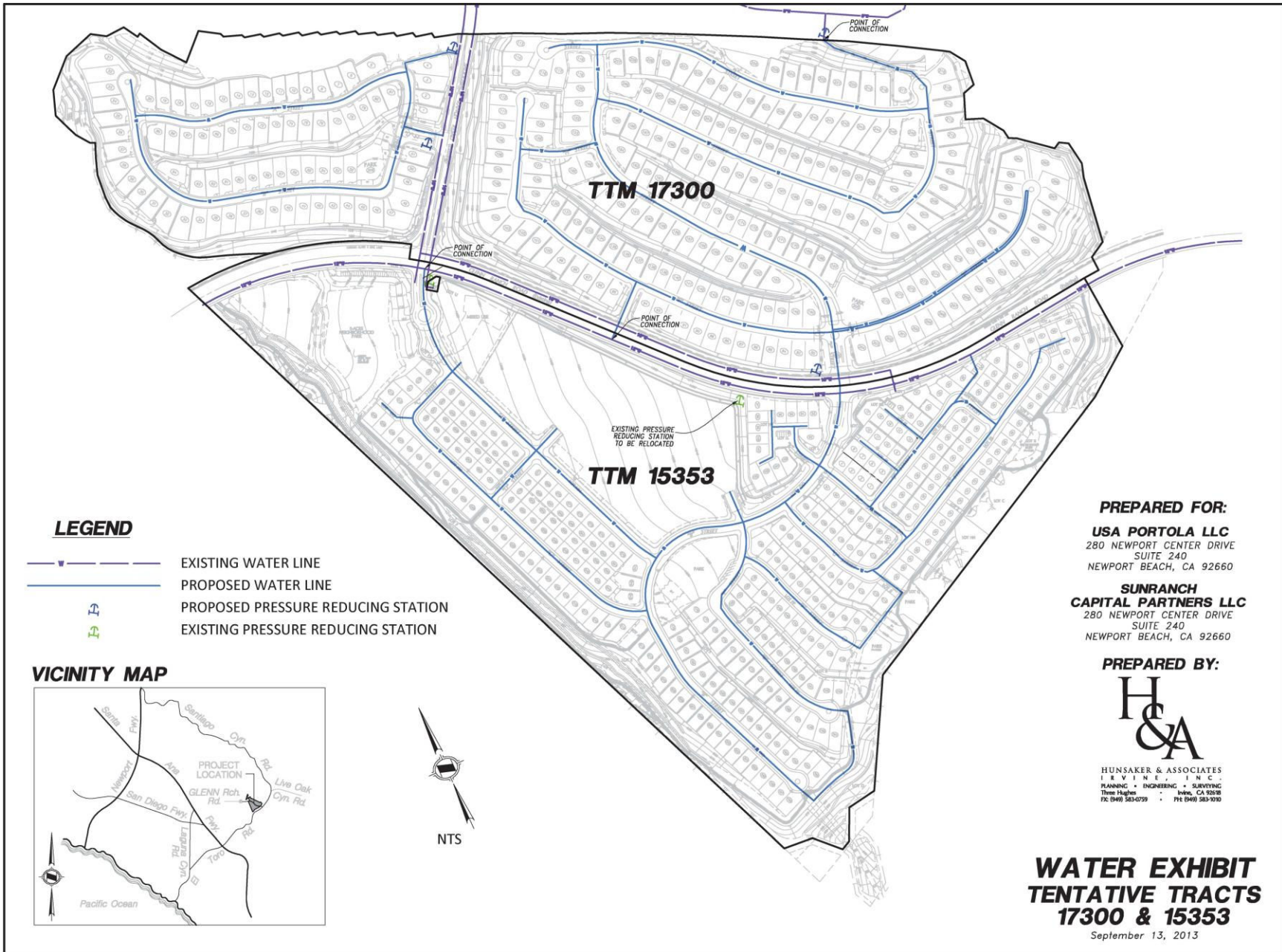
5.3 WASTEWATER SYSTEM

Sewage collection and treatment is provided by the Irvine Ranch Water District and the Santa Margarita Water District. The plan area is within the Glenn Ranch Sub-area Master Plan for sewer facilities and Sewer Improvement District No. 288 which will be utilized to provide service to the new development. A new 12-inch sewer line between Portola Parkway and Saddleback Ranch Road will provide service to the existing Portola Hills Community as well as the majority of the Portola Center Project. Approximately 125 homes within the southeastern portions of the Portola South Planning Area will sewer out to El Toro Road. The Project's existing and proposed wastewater system is shown in Exhibit 5-2: Portola Center Wastewater System below. This system will provide a gravity connection to the El Toro Trunk Sewer exiting out the southwest corner of the site and a gravity connection to the new 12-inch sewer line in Glenn Ranch Road exiting out the western corner of the site.





5.4 STORM WATER DETENTION, TREATMENT, AND DRAINAGE SYSTEM

The Project falls inside the edge of the San Diego Regional Water Quality Control Board (RWQCB) Basin Plan and, therefore, the Project must meet the applicable hydromodification and water quality treatment requirements of the San Diego RWQCB (reference specific regulations). The Project also must meet the Orange County Flood Control requirements to avoid downstream flooding impacts on existing properties or facilities. To meet these requirements, the Project incorporates a combination of hydromodification detention facilities, water quality treatment facilities, and flood control facilities. Where possible, the Project has optimized the design of these facilities by combining hydromodification and flood control functions and incorporating pre- and post-detention treatment facilities into the hydromodification and flood control facilities.

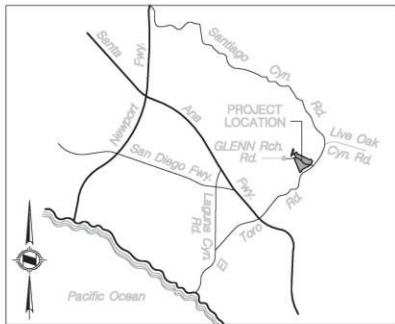
The Project will construct and maintain its own storm water facilities, including storm drain inlets and catch basins, underground storm drains, underground storm water detention and treatment facilities, and storm drain outfalls. The Project's storm drain system is depicted in Exhibit 5-3 below. Existing runoff from Portola Hills will flow into the underground detention chamber prior to controlled discharge into the natural drainage system offsite. All of the Portola Center Project's detention and treatment facilities are located in the Portola South Planning Area, and the Project's facilities are sized to accommodate storm water runoff from the Portola Northwest and Northeast Planning Areas as well as runoff from the South.



LEGEND

-  EXISTING WATER LINE
-  PROPOSED WATER LINE
-  PROPOSED PRESSURE REDUCING STATION
-  EXISTING PRESSURE REDUCING STATION

VICINITY MAP



PREPARED FOR:

USA PORTOLA LLC
 280 NEWPORT CENTER DRIVE
 SUITE 240
 NEWPORT BEACH, CA 92660

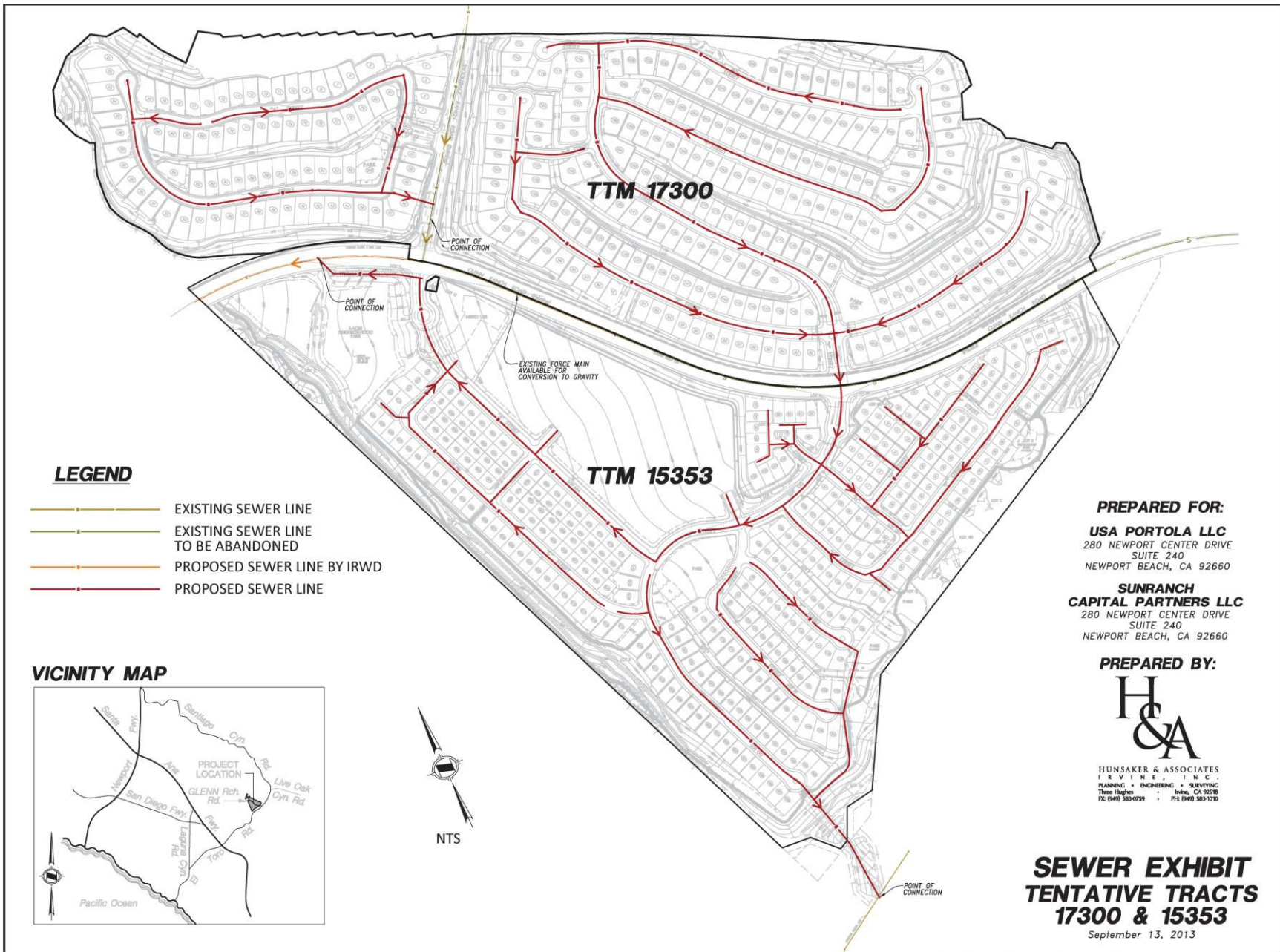
**SUNRANCH
 CAPITAL PARTNERS LLC**
 280 NEWPORT CENTER DRIVE
 SUITE 240
 NEWPORT BEACH, CA 92660

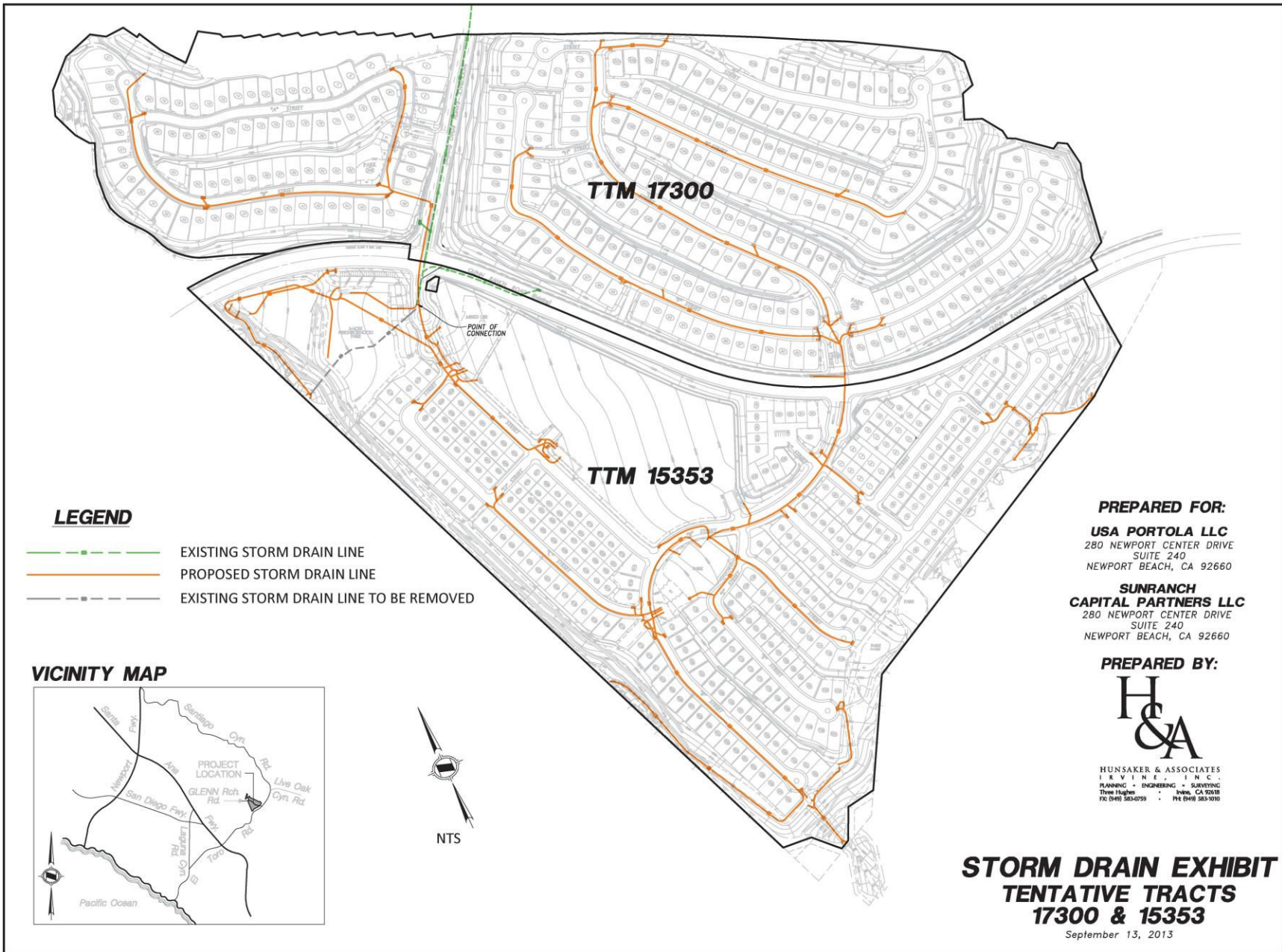
PREPARED BY:



**HUNSAKER & ASSOCIATES
 IRVINE, INC.**
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes Irvine, CA 92618
 FX (949) 583-0759 • PH (949) 583-9100

**WATER EXHIBIT
 TENTATIVE TRACTS
 17300 & 15353**
 September 13, 2013





**Exhibit 5-3
 Portola Center Storm Drain System**

5.5 ELECTRIC, GAS, AND COMMUNICATION SERVICES

The Project's dry utilities include electrical and natural gas services, and communication services (telephone, cable and internet). Southern California Edison (SCE) and Southern California Gas Company provide electric and gas services, respectively, to the Project and the surrounding area. Electrical transmission service to the Project area is provided via a transmission line extending along Santiago Canyon Road and natural gas transmission service is provided via a 6-inch main within El Toro Road. Electric and gas distribution services are extended through Glenn Ranch Road and Saddleback Ranch Road to which the Project will connect. The developer will be responsible for constructing connections to these distribution facilities and the backbone distribution systems for the Project.

Telephone, Cable, and Internet services also exist in Glenn Ranch Road and Saddleback Ranch Road and these services will be extended into the Project at the Project's four entrances. Internal to the Project, the Project Developer will be responsible for constructing backbone utility infrastructure and providing extensions to the various neighborhoods in the Project. The dedication and construction of utility infrastructure within individual neighborhoods will be the responsibility of the builder(s) with each subdivision map for that neighborhood. Transformer and cable box locations shall be carefully planned and coordinated with the utility company, the landscape architect, and the builder to be unobtrusive and screened from public view where possible.

5.6 POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

The City of Lake Forest contracts with the Orange County Sheriff-Coroner's Department for law enforcement and protection. The community is served by the Aliso Viejo Sheriff's Station located in Aliso Viejo, approximately 10 miles south of the site. Service levels and response times to the Portola Center Planned Community are considered sufficient to meet current law enforcement needs and no additional on-site facilities are required to serve the planned development.

The City of Lake Forest contracts with the Orange County Fire Authority (OCFA) for fire and emergency medical services. The Fire Authority provides fire suppression, fire prevention (construction and maintenance inspections), and paramedic services. First responding units to the Planning Area would be from OCFA Station #42 located at 19150 Ridgeline Road approximately 0.6 miles northeast of the plan area, within the Portola Hills Planned Community. OCFA Station #42 employs three captains, three engineers and three firefighters and houses two engines. Current personnel and equipment at the fire station are adequate for life and property protection within the project site, thus, no additional on-site facilities will be required. OCFA also has automatic aid agreements with adjoining jurisdictions, as well as mutual aid agreements for brush fire response.

As a requirement of all new residential development in California, all homes within the Project will be constructed with internal fire sprinkler systems. All of the structures in the Project will be constructed to meet all applicable California Building Code and Fire Code standards and OCFA regulations for fire safe project design and building construction. Fire hydrants and connections shall be located and designed at the direction of the Orange County Fire Authority and shall be placed in plain sight and in locations that allow for quick and unobstructed access by fire personnel. The Project is surrounded on three sides by natural vegetation and, therefore, will include permanently irrigated Fuel Modification Zones around these three sides of the Project as well as vegetation management on the Project's interior slopes to protect structures and homes from the threat posed by wildland fires. More information on the layout and details of the Fuel Modification Zones is contained in Chapter Eight of this Area Plan.

5.7 SCHOOLS

The project is located within the jurisdiction of the Saddleback Valley Unified School District (SVUSD). Portola Hills Elementary School is located within the Portola Hills Planned Community within one half mile of the Project site along Saddleback Ranch Road. The Portola Center Project will result in the generation of additional school-age children who are expected to largely attend schools within the Saddleback Valley Unified School District, including Portola Hills Elementary. As part of the Portola Center Development Agreement, the Portola Center property owners entered into a School Mitigation Agreement with SVUSD. The School Mitigation Agreement requires the project to contribute approximately \$2.9 million to the School District which is required to be used for modernization of the Portola Hills Elementary School. In addition, the Project Developer will pay a per unit fee of \$8,415 for every home built in Portola Center to the school district for a total contribution of more than \$10.7 million to the School District.