

# PORTOLA CENTER AREA PLAN

## CHAPTER SIX

### **PARKS, RECREATION, & TRAILS**

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- 6.4 TRAIL FACILITIES**

## 6.1 SUMMARY OF PROJECT PARKS, RECREATION, & TRAILS PLAN

The Portola Center Project park and recreational facilities are distributed throughout the Project and connected by enhanced pedestrian pathways, paseos through neighborhoods, the Perimeter Trail, and neighborhood streets. Neighborhood-serving recreational uses such as picnic areas, multi-use fields, and child play areas are located in the smaller neighborhood pedestrian parks. Community-level recreational uses such as the HOA pool facilities and recreation center are located in the central portion of the Project to provide convenient access for all the Project's neighborhoods. Ball fields, large multi-purpose fields, and other active recreational uses are located in the Project's 5-acre Public Community Park and conveniently accessible to the Project's residents as well as the surrounding area with direct pedestrian and vehicle access from Glenn Ranch and Saddleback Ranch Roads.

The Project's entries and various community open space areas are located and designed to create a defining break between the more essential development components of the Project such as buildings, roads, and other infrastructure. The Project's perimeter open space areas are designed to provide fire protection to the Project as well as a landscape transition between the Project's perimeter neighborhoods and the natural open space areas surrounding the Project, including parks and trail systems. The Project's interior slopes, MSE retaining walls, and slopes adjacent to the Portola Hills Community are landscaped to ensure sufficient coverage and stabilization of the slopes, to protect views, and to meet OCFA landscape requirements for interior slopes.

The Project's parks and community open space areas serve as defining elements of the Portola Center Land Use Plan and community design strategy. The Portola Center trail system and its exercise/activity stations are integral to the recreational experience of the Portola Center Community. The Project's trail system, pedestrian pathways, and neighborhood paseos create a recreational fabric that weaves together the Project's various neighborhoods, the Mixed Use Center and 5-acre Community Park, the community open space areas, Neighborhood Parks, and Community Recreation Center.

## 6.2 PORTOLA CENTER PARK REQUIREMENTS

The City of Lake Forest General Plan establishes a public park requirement based on population projections for future projects. The City requires that 3 acres of new public parkland be created for every 1,000 residents a new project is projected to support. The City's General Plan establishes an average per home population factor of 2.91 persons per home to determine the number of future residents a project will generate. Table 6-1 below details the Portola Center Public Park Requirements based on this population factor.

**TABLE 6-1: PORTOLA CENTER PUBLIC PARK REQUIREMENTS**

<b>Dwelling Units</b>	<b>Population Factor</b>	<b>Population</b>	<b>Acres / Person</b>	<b>Park Acres</b>
<b>930</b>	<b>2.91</b>	<b>2707</b>	<b>0.003</b>	<b>8.12</b>

## 6.3 PARK FACILITIES

To meet its public park requirements, Portola Center provides a hierarchy of park and recreational facilities and amenitized public use trails which collectively provide a comprehensive set of recreational uses to Portola Center residents and the surrounding community. Consistent with the City's General Plan, each park in the Project is located to provide convenient access to the Project's various neighborhoods and the Project's parks are planned to provide a variety of neighborhood- and community-serving recreational improvements.

In total, the Project includes 10.8 net acres of public and private parks, recreational facilities, and public use trails equating to 8.55 acres of public park credit. Per the Portola Center Development Agreement, public parks and public use trails are eligible for a public park credit of 1.15 acres for every net acre of parkland provided and private parks and recreational facilities are eligible for a public park credit of 0.25 acre for every net acre of parkland provided. Table 6-2 ("Portola Center Park & Recreational Facilities") below provides a list of the Project's various park and recreational facilities, the size of each facility, and the public park credit each facility generates towards the Project's public park requirements.

**TABLE 6-2: PORTOLA CENTER PARK & RECREATIONAL FACILITIES**

<b>Park (Lot #)</b>	<b>Location</b>	<b>Description</b>	<b>Gross Acreage</b>	<b>Net Acreage</b>	<b>Public Park Credit <sup>(1)</sup></b>
<b>305</b>	Portola Northeast Park	Private Neighborhood Pedestrian Park	0.50	0.50	0.13
<b>306</b>	Portola Northwest Park	Private Neighborhood Pedestrian Park	0.50	0.50	0.13
<b>316</b>	Portola South Community Park (Western End)	Public Neighborhood Park	6.30	5.00	5.75
<b>317</b>	Portola South Central Park (Central to Project)	Private Neighborhood Pedestrian Park & Community Recreation Center	1.70	1.60	0.40
<b>318</b>	Portola South Perimeter Park (Eastern Edge)	Private Neighborhood Pedestrian Park	3.30	2.60	0.65
<b>Public Trail</b>	Portola South Perimeter Trail (Project Perimeter)	Public Use Trails <sup>(2)</sup>	1.50	1.50	1.73
<b>Total Park Acreage Provided:</b>			<b>13.80</b>	<b>11.70</b>	<b>8.78</b>
<b>Total Public Park Acreage Credit Required:</b>					<b>8.12</b>
<b>Park Acreage Credit Surplus</b>					<b>0.66</b>
<sup>(1)</sup> Calculations based on Development Agreement Exhibit F, Attachment 1 (1.15 acres of park credit per acre of public park creation, 0.25 acre of park credit per acre of private park/private rec. facility creation 0.5 acre or greater in size).					
<sup>(2)</sup> Per the Portola Center Development Agreement, a maximum of 1.5 acres is available for public park credit at the ratio of 1.15 acres of park credit per acre of public trails creation.					

Each park facility in Portola Center provides family-oriented/neighborhood-serving recreational uses to meet the needs of the neighborhoods in its immediate vicinity. These uses include tot lots/children’s play areas, picnic areas, multi-purpose fields/open grass areas, and picnic, relaxation and passive use areas. Other components of the Portola Center Park and recreation facilities include a greater diversity of uses and a system of amenitized and enhanced trails.

The various facilities planned for Portola Center have been designed at the conceptual level to comply with the Portola Center Development Agreement. Final site plans and construction drawings will be prepared and reviewed by the City of Lake Forest to determine their consistency with the conceptual plans contained in this Area Plan as well as their compliance with the Development Agreement. The final approved park site plans may vary somewhat from the conceptual plans contained in this Area Plan, however the recreational amenities will not deviate from this Area Plan or the requirements of the Portola Center Development Agreement. Table 6-3 (“Portola Center Park & Recreation Facilities Amenities”) below identifies the Neighborhood Park and Public Use Trail Criteria from the Development Agreement and how the Project’s various park and trail facilities comply.

Conceptual layouts of the Project’s various park facilities are shown in Exhibits 6-1 through 6-5. The 5-Acre Community Park includes active ball fields, courts, multi-purpose fields, picnic and barbeque areas, and other passive uses that serve the broader community. The 5-Acre Park will be constructed and maintained by the City and open to the public. A conceptual layout is shown in Exhibit 6-1 of possible uses. The uses and facilities in the park will ultimately be determined by the City of Lake Forest.

The smaller Neighborhood Parks in the Portola North Planning Areas include picnic areas, multi-purpose fields, and play areas and equipment for children (please see Exhibits 6-2 and 6-3). The Central Park includes community pool facilities and a clubhouse with meeting rooms, barbeque and picnic areas, a children’s play area, a multi-purpose field, and a volleyball court. The Central Park is operated by the HOA and open to residents of the Portola Center community (please see Exhibit 6-4). The Perimeter Park is bordered by the Perimeter Trail and includes a children’s play area, a multi-purpose field, picnic and seating areas, and three exercise stations that are part of the Perimeter Trail (please see Exhibit 6-5).

**TABLE 6-3: DEVELOPMENT AGREEMENT NEIGHBORHOOD PARK CRITERIA**

FACILITY	SIZE	DESCRIPTION	AMENITIES						
			TR	NP-5	NP-4	NP-3	NP-2	NP-1	
<b>NP-1</b>	<b>6.3</b>	<b>Public Community (Neighborhood) Park</b>							
<b>NP-2</b>	<b>0.6</b>	<b>Northwest Neighborhood Park</b>							
<b>NP-3</b>	<b>0.5</b>	<b>Northwest Neighborhood Park</b>							
<b>NP-4</b>	<b>1.8</b>	<b>Central Park &amp; Community Rec. Center</b>							
<b>NP-5</b>	<b>2.1</b>	<b>Perimeter Neighborhood Park</b>							
<b>TRAIL</b>	<b>1.8</b>	<b>Public Use Perimeter Trail</b>							

**ALL NEIGHBORHOOD PARKS**

<i>Landscaping &amp; Site Design</i>	TR	NP-5	NP-4	NP-3	NP-2	NP-1
Min. Improvements (Grading, Drainage/BMPs, Utilities, etc.)	◆	◆	◆	◆	◆	◆
Hardscape, Sidewalks, Minimum 5' Wide, Concrete	◆	◆	◆	◆	◆	◆
Hardscape, Mow-Strip, Concrete	◆	◆	◆	◆	◆	◆
Turf, Sod	◆	◆	◆	◆	◆	◆
Shrubs, Minimum 5-Gallon Size	◆	◆	◆	◆	◆	◆
Trees, Minimum 15-Gallon Size	◆	◆	◆	◆	◆	◆
Mulch/Soil Preparation	◆	◆	◆	◆	◆	◆
Satellite/Weather-Based Automatic Irrigation System	◆	◆	◆	◆	◆	◆
Automatic Security Lighting System with Communications	◆	◆	◆	◆	◆	◆
City Standard Park Identification Sign & Park Rules Signs <sup>(1)</sup>	◆	◆	◆	◆	◆	◆
ADA Universal Signage	◆	◆	◆	◆	◆	◆
ADA Accessible Path of Travel	◆	◆	◆	◆	◆	◆
Concrete Pavement (Under Tables and Seating) <sup>(2)</sup>	◆	◆	◆	◆	◆	◆

<i>Park Amenities</i>	TR	NP-5	NP-4	NP-3	NP-2	NP-1
Multi-Purpose Field or Tennis, Volleyball, or Basketball Court	<sup>(3)</sup>	◆	◆	◆	◆	◆
Spectator Seating	<sup>(3)</sup>	◆	◆	◆	◆	◆
1 group BBQ w/ 4 tables or 2 family BBQs w/ 4 tables	<sup>(3)</sup>	<sup>(4)</sup>	◆	<sup>(4)</sup>	<sup>(4)</sup>	◆
1 Drinking Fountain per Field, Court, and Picnic Area	<sup>(3)</sup>	◆	◆	◆	◆	◆
1 Tot Area and 1 Adjacent Bench	<sup>(3)</sup>	◆	◆	◆	◆	◆
Exercise Stations, Rest Areas, & Viewing Areas	◆	◆	N/A	N/A	N/A	N/A

**NEIGHBORHOOD PARKS 3+ ACRES IN SIZE**

<i>Park Amenities</i>	TR	NP-5	NP-4	NP-3	NP-2	NP-1
1 Multi-Purpose Field	<sup>(3)</sup>	◆	◆	◆	◆	◆
Parking area with van accessible ADA parking	N/A	N/A	◆	N/A	N/A	◆
1 Shade Structure (Min. 50% Shade)	◆	◆◆	◆◆	◆◆	◆◆	◆
1 ages 6 to 12 Play Area	<sup>(3)</sup>	◆◆	◆◆	◆◆	◆◆	◆

◆ Meets DA Requirement; ◆◆ Exceeds DA Requirement

<sup>(1)</sup> Private Parks will include HOA Signage.

<sup>(2)</sup> Concrete or, in certain instances, decomposed granite surfaces are used under tables and benches.

<sup>(3)</sup> The Perimeter Trail & Perimeter Park include exercise/activity stations as equivalent facilities per the DA

<sup>(4)</sup> Gas & Charcoal BBQs are not permitted in parks and open space in Very High Fire Hazard Severity Zones.





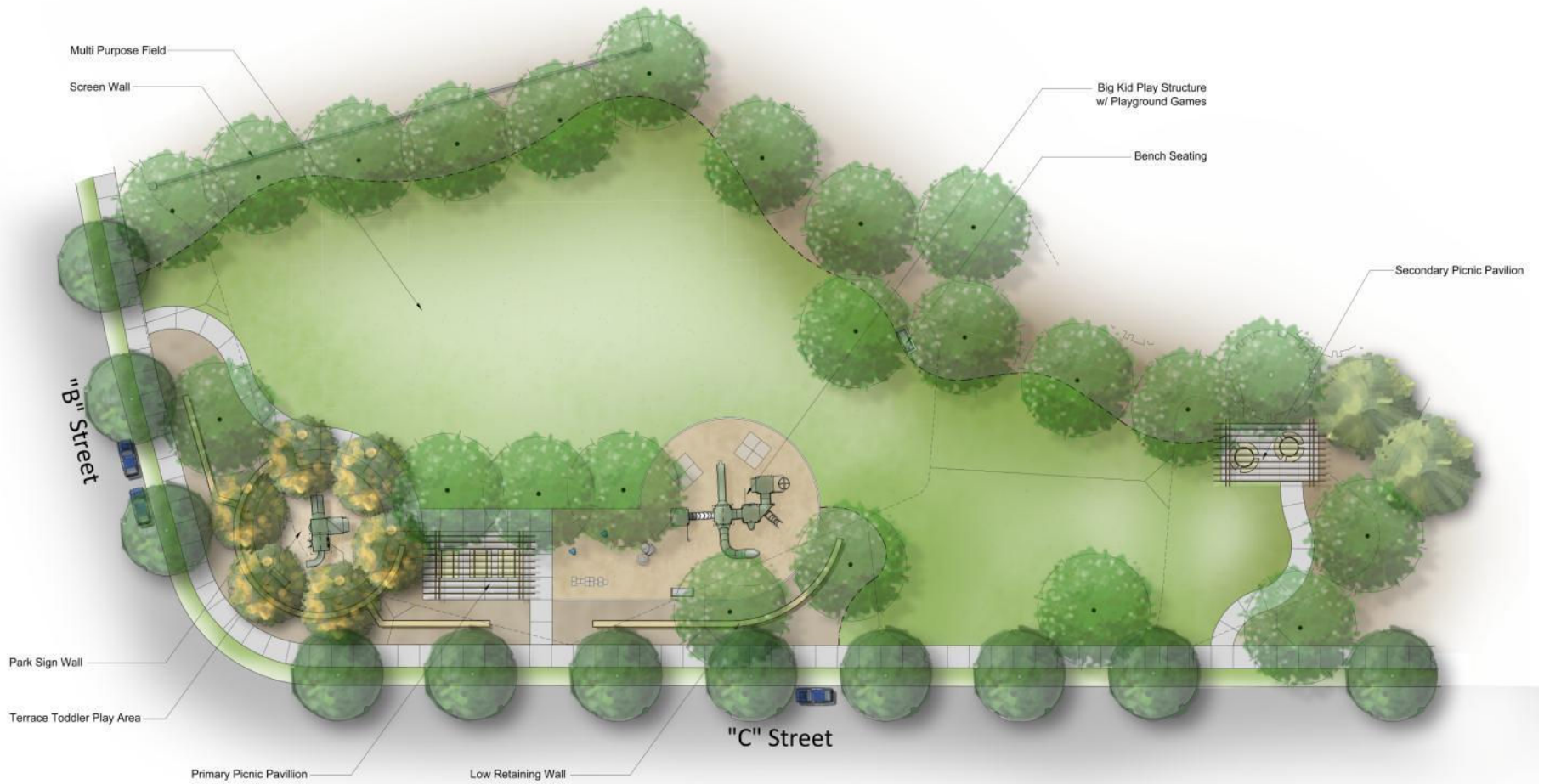
# Portola Center - South

Five Acre Park  
by Sunranch Capital Partners LLC

Tributary LA, Inc.  
Landscape Architecture  
5411 Avenida Encinas, Suite 280  
Carpenter, CA 95028  
760.438.3304 office  
760.438.3308 fax  
11/02/13 02 Apr 13

## EXHIBIT 6-1

### 5-ACRE PUBLIC COMMUNITY PARK CONCEPTUAL PLAN



# Portola Center - North

Park Enlargement - Lot 306

by USA Portola LLC



Tributary LA, Inc.  
Landscape Architecture

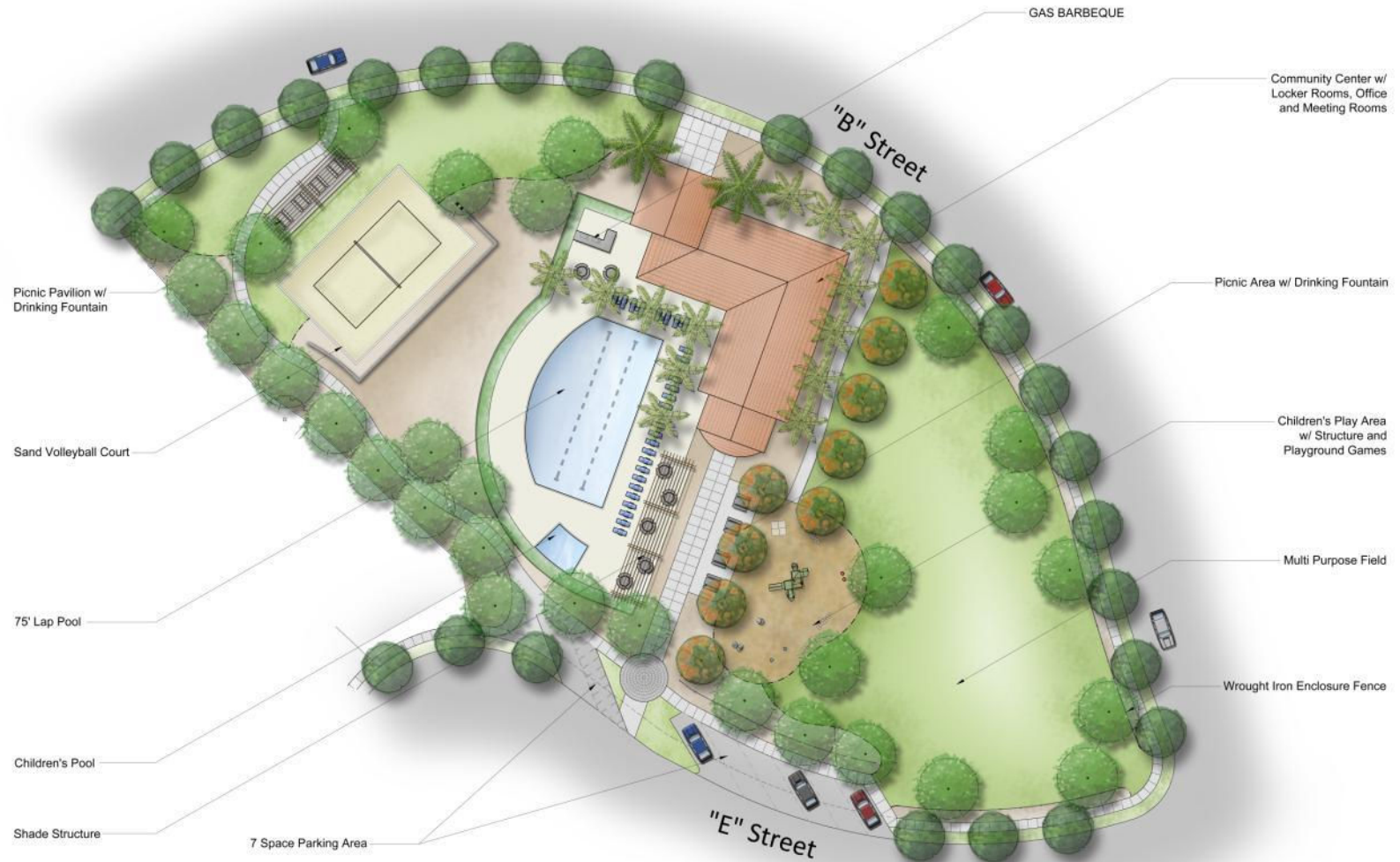
5411 Avenida Encinas, Suite 200  
Carrollton, CA 94506  
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## EXHIBIT 6-2 PORTOLA NORTHWEST NEIGHBORHOOD PARK CONCEPTUAL PLAN



**EXHIBIT 6-3  
PORTOLA NORTHEAST NEIGHBORHOOD PARK CONCEPTUAL PLAN**





# Portola Center - South

Park Enlargement

by Sunranch Capital Partners LLC

Tributary LA, Inc.

Landscape Architecture

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Carlsbad, CA 92008

760.438.3304 office

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## EXHIBIT 6-4 CENTRAL PARK & COMMUNITY RECREATION CENTER CONCEPTUAL PLAN



# Portola Center - South

South Perimeter Park  
by Sunranch Capital Partners LLC

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11/07 02 Apr 13

## EXHIBIT 6-5 PERIMETER PARK AND EXERCISE STATIONS #4-6 CONCEPTUAL PLAN



## **6.4 TRAIL FACILITIES**

The Portola Center trail system links the Project to the existing system of trails located within the open space areas around the Project site. The Project includes approximately 1.5 miles of new public use trails, including new walking, hiking, and jogging trails with workout stations ("par courses"), viewing and rest areas, and picnic areas, and improvements to the existing Aliso Serrano Riding & Hiking Trail and Whiting Ranch Trail.

The existing and proposed trails in the project will be grade separated where they are adjacent to residential neighborhoods in order to preserve the privacy of the residents above and to make the dominant focus of the trails the surrounding open space and views. Paseos are located at various places along the Project's trail system to provide convenient neighborhood access to the trails. The trails and the paseos will also serve as access for fire safety personnel to the Project's perimeter slopes and walls in the event of a wildland fire. The Project's trail system is also integrated into the maintenance access for the Project's MSE retaining walls along its southwestern boundary. Exhibit 6-6 below shows the Project's entire Trail System including enhancements to existing trails and the new "Perimeter Trail" discussed below.

### **6.4.1 PERIMETER TRAIL**

The Project includes a new 1.5-mile-long "Perimeter Trail" along the southern boundary of the South Planning Area. The Perimeter Trail begins in the southwestern corner of the 5-acre Community Park and extends along much of the southwestern perimeter and ridge of the Planning Area. Approximately half way along its path on the southwestern ridge of the Project site, the trail branches into two trail segments, one that continues along the ridge of the Project site and a second trail that borders the natural open space areas found just off of the Project site on the Southern California Edison Transmission Corridor Property where the trail connects up with the existing regional trail system, including the SCE Regional Riding & Hiking Trail and the Aliso Creek Trail.

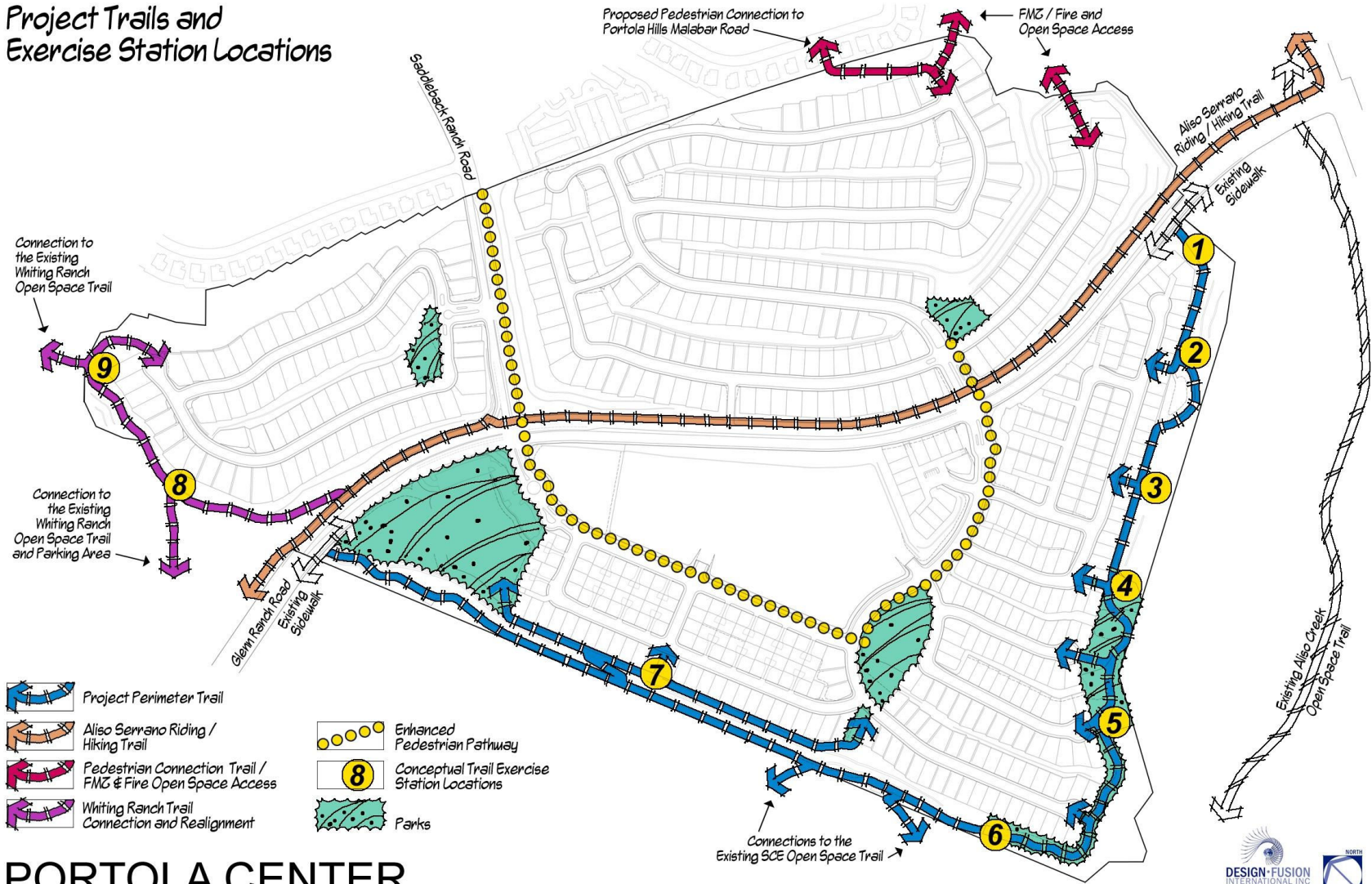
The upper segment of the trail continues along the ridge of the Project, connecting to two paseos along the way, one into Neighborhoods R-3 and R-6, and a second expanded paseo that connects the trail to the Project's Central Park and Community Recreation Center. The lower segment of the trail extends along the entire SCE edge where it serves as a combined access road and trail. The trail connects out to Glenn Ranch Road on the west side and a separate segment continues southeasterly eventually climbing back up and around to the Project's Perimeter Park located along the southeastern perimeter of the Project. The Perimeter Trail continues through the Project's southeastern Perimeter Park and follows along the southeastern edge of the Portola South Planning Area, connecting out to the south side of Glenn Ranch Road near the eastern most Project boundary.

The trail is designed as a hiking, jogging, and walking trail within a ten to twenty-foot-wide easement consisting of a decomposed granite or similar base material, a concrete block retaining wall with a maximum height of five feet on much of its interior side, and safety fencing on its exterior side. Along the ridgeline of the Project, the trail will have a minimum pathway width of six feet within a ten-foot-wide easement. Along the Project's boundary with the SCE open space areas, the trail width will be 10 feet within a 20-foot-wide easement. Seven activity stations, including "par courses", viewing and rest areas, and picnic areas, are planned at various locations along the upper portions of the trail as "trail amenities". Multiple paseos provide pedestrian and maintenance connections to the Perimeter Trail from the Project's neighborhoods and parks.

Exhibit 6-6 below shows the layout of the Perimeter Trail and the nine different activity stations. Exhibit 6-5 above shows the layout of the Perimeter Trail and Activity Stations 4 through 6 within the Perimeter Park, and conceptual layouts of the other activity stations are shown in Exhibits 6-7 through 6-13 below.



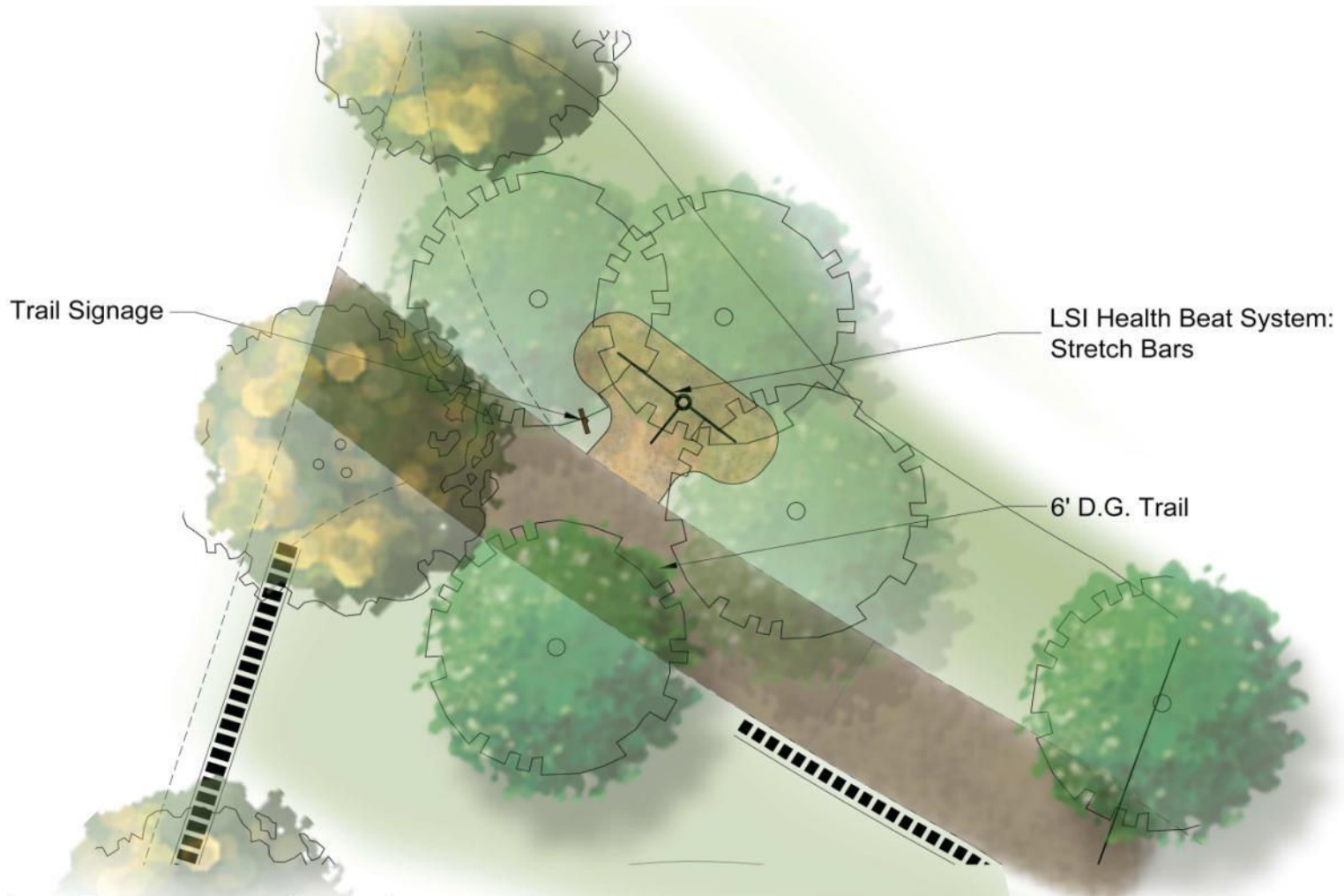
# Project Trails and Exercise Station Locations



# PORTOLA CENTER



## EXHIBIT 6-6 PORTOLA CENTER TRAIL SYSTEM



# Portola Center - South

Exercise Station #1

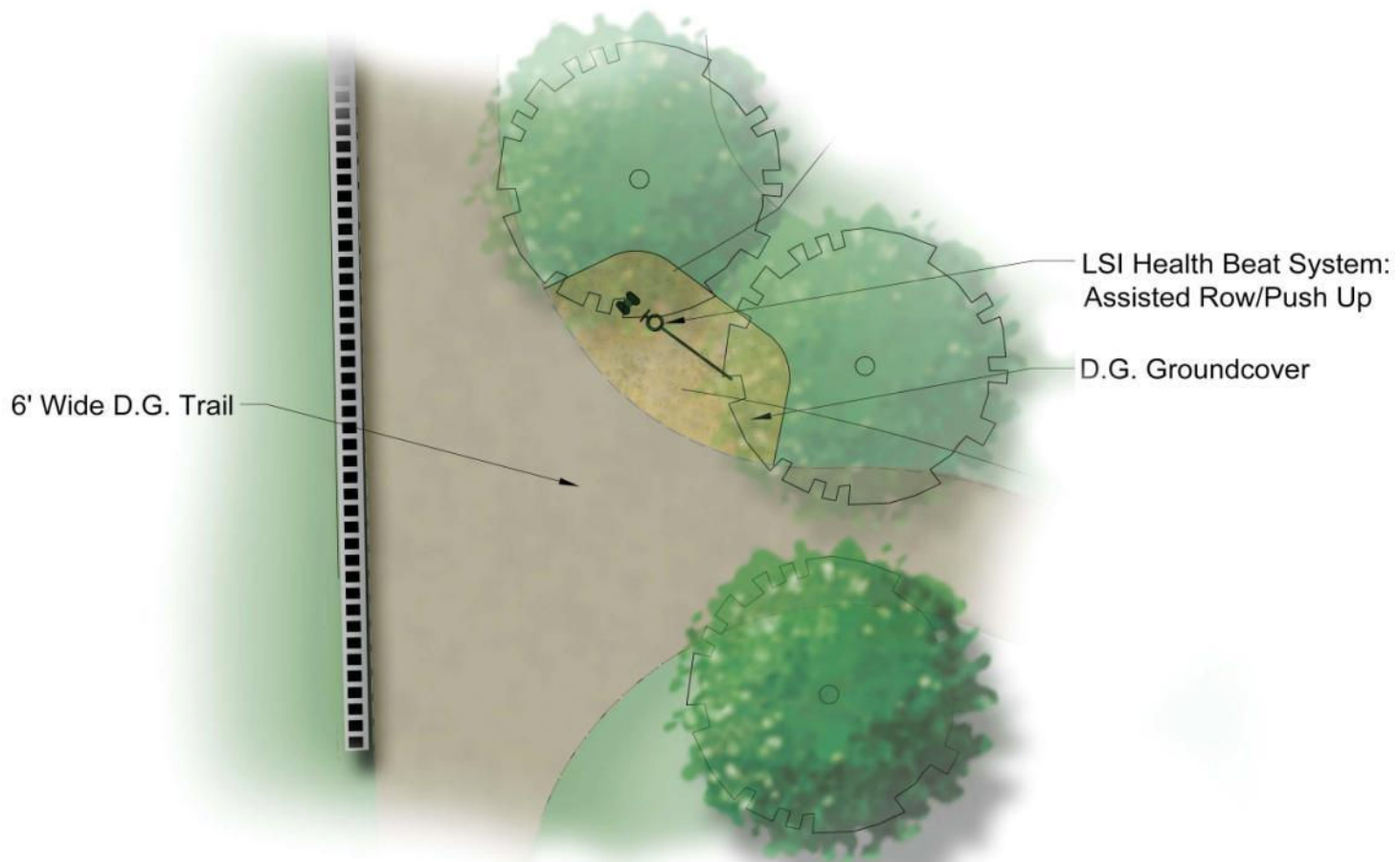
by Sunranch Capital Partners LLC

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Landscape Architecture

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## EXHIBIT 6-7 PORTOLA CENTER ACTIVITY STATION #1



# Portola Center - South

Exercise Station #2

by Sunranch Capital Partners LLC

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Carlsbad, CA 92008  
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760.438.3306 fax

11/07 02 Apr 13

## EXHIBIT 6-8 PORTOLA CENTER ACTIVITY STATION #2



6' Wide D.G. Trail

Community Access

LSI Health Beat System:  
Plyometrics

D.G. Groundcover

# Portola Center - South

Exercise Station #3

by Sunranch Capital Partners LLC

Tributary LA, Inc.

Landscape Architecture

5411 Avenida Encinas, Suite 200  
Carlsbad, CA 92008

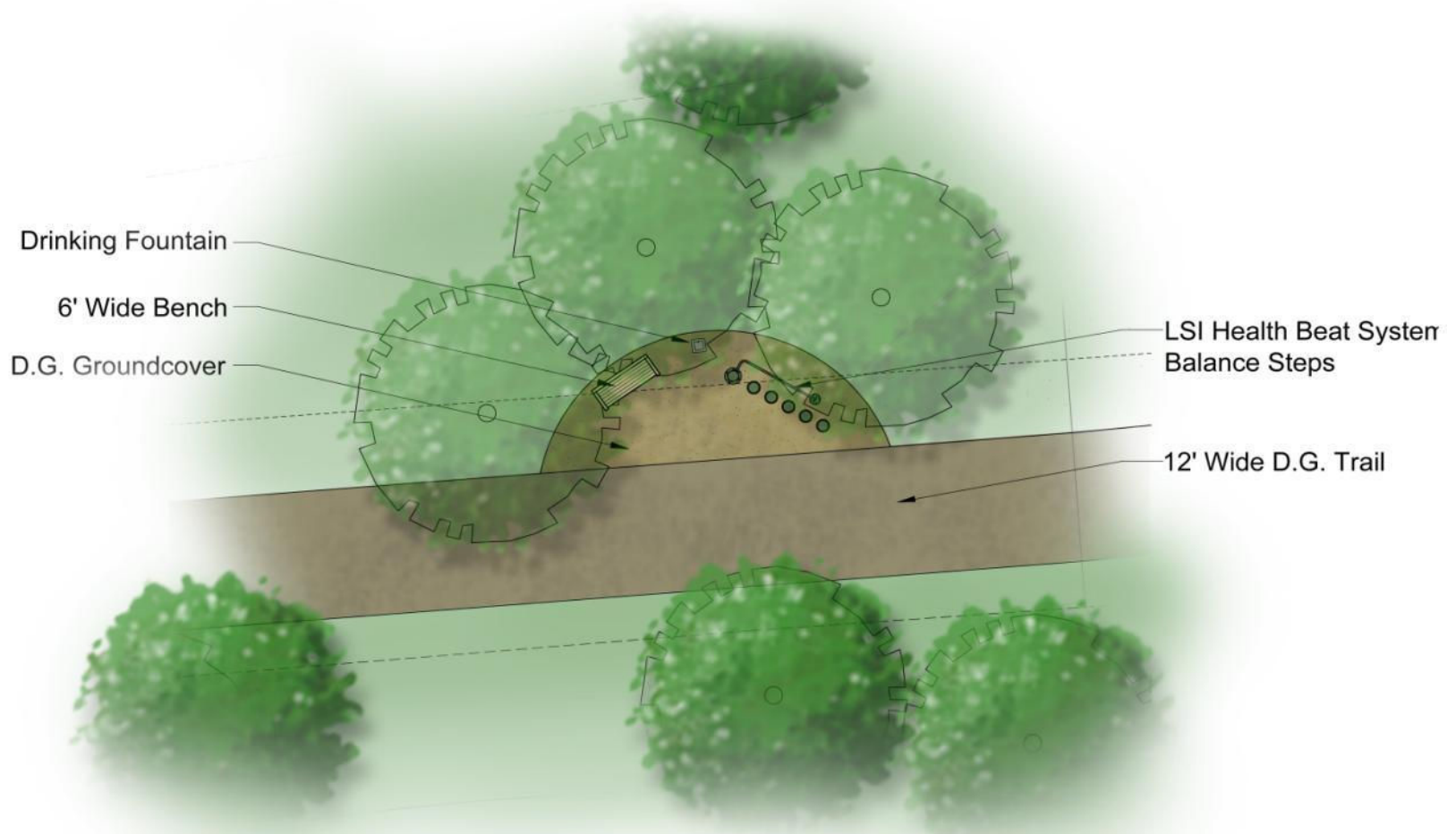
760.438.3104 office

760.438.3306 fax



11/07 02 Apr 13

## EXHIBIT 6-9 PORTOLA CENTER ACTIVITY STATION #3



# Portola Center - South

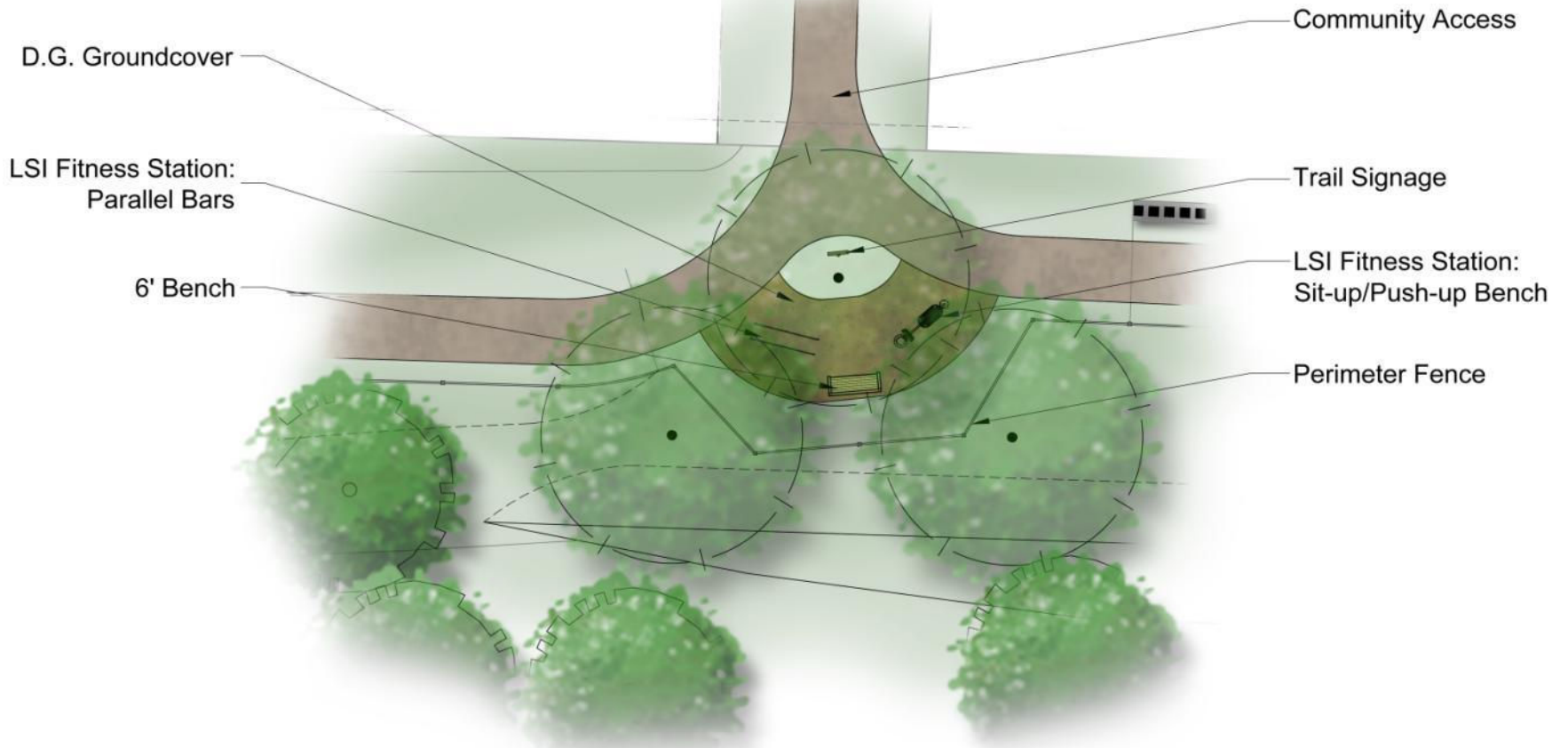
Exercise Station #6

by Sunranch Capital Partners LLC

Tributary LA, Inc.  
 Landscape Architecture  
 5411 Avenida Encinas, Suite 200  
 Carlsbad, CA 92008  
 760.438.3304 office  
 760.438.3306 fax



## EXHIBIT 6-10 PORTOLA CENTER ACTIVITY STATION #6



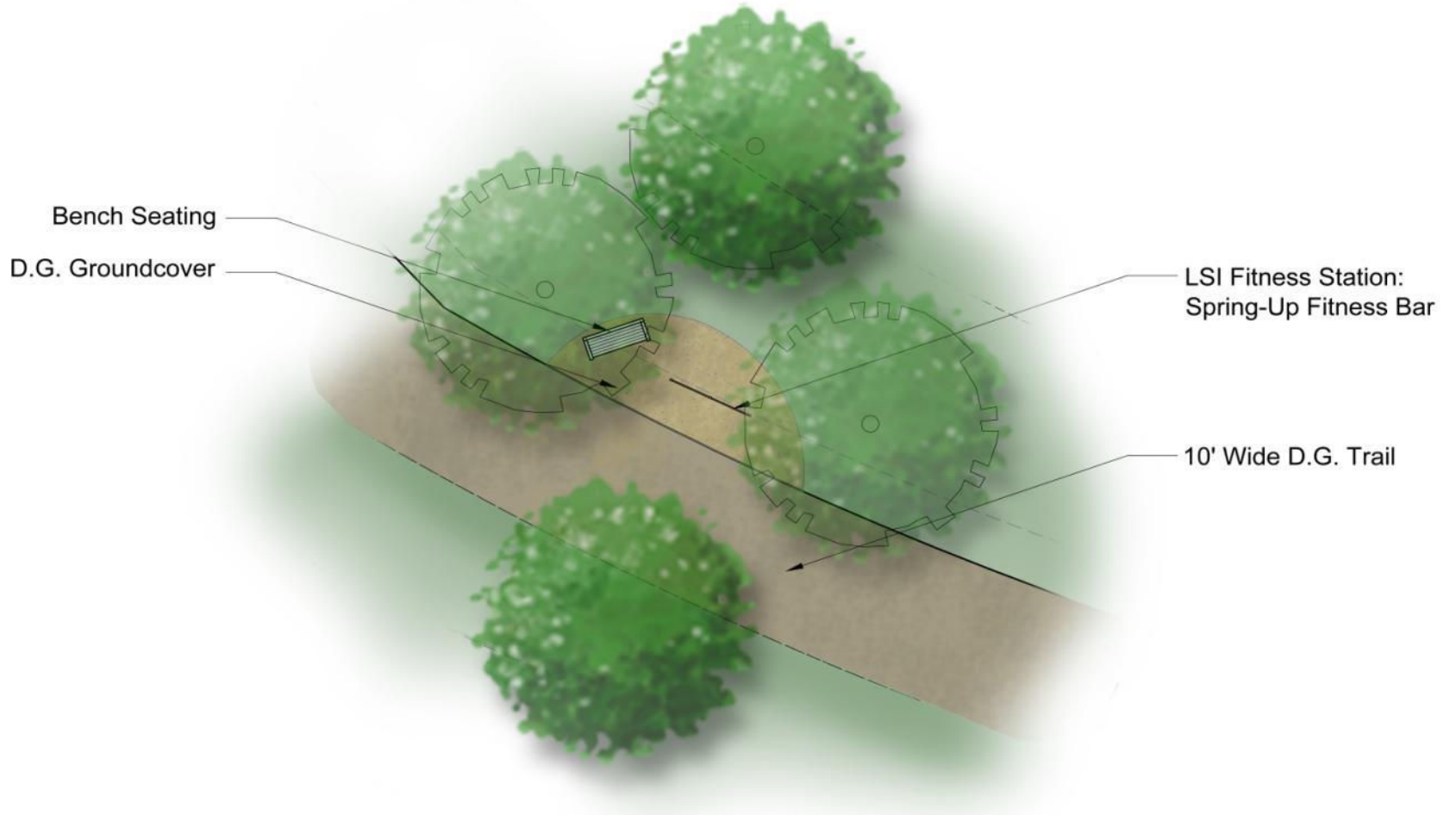
# Portola Center - South

Exercise Station #7

by Sunranch Capital Partners LLC

Tributary LA, Inc.  
 Landscape Architecture  
 9411 Avenida Encinas, Suite 200  
 Carlsbad, CA 92008  
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 760.438.3304 fax  
 11/07 02 Apr 13

## EXHIBIT 6-11 PORTOLA CENTER ACTIVITY STATION #7



# Portola Center - North

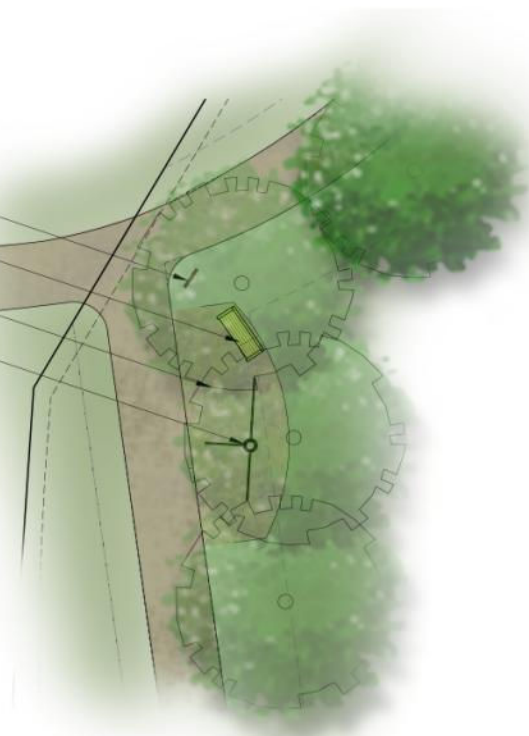
Exercise Station #8

by USA Portola LLC

Tributary LA, Inc.  
Landscape Architecture  
3411 Avenida Encinas, Suite 200  
Corte Madera, CA 94929  
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707.926.7200 fax

## EXHIBIT 6-12 PORTOLA CENTER ACTIVITY STATION #8

- Trail Signage
- Bench Seating
- D.G. Groundcover
- LSI Health Beat System:  
Stretch Bars



## Portola Center - North

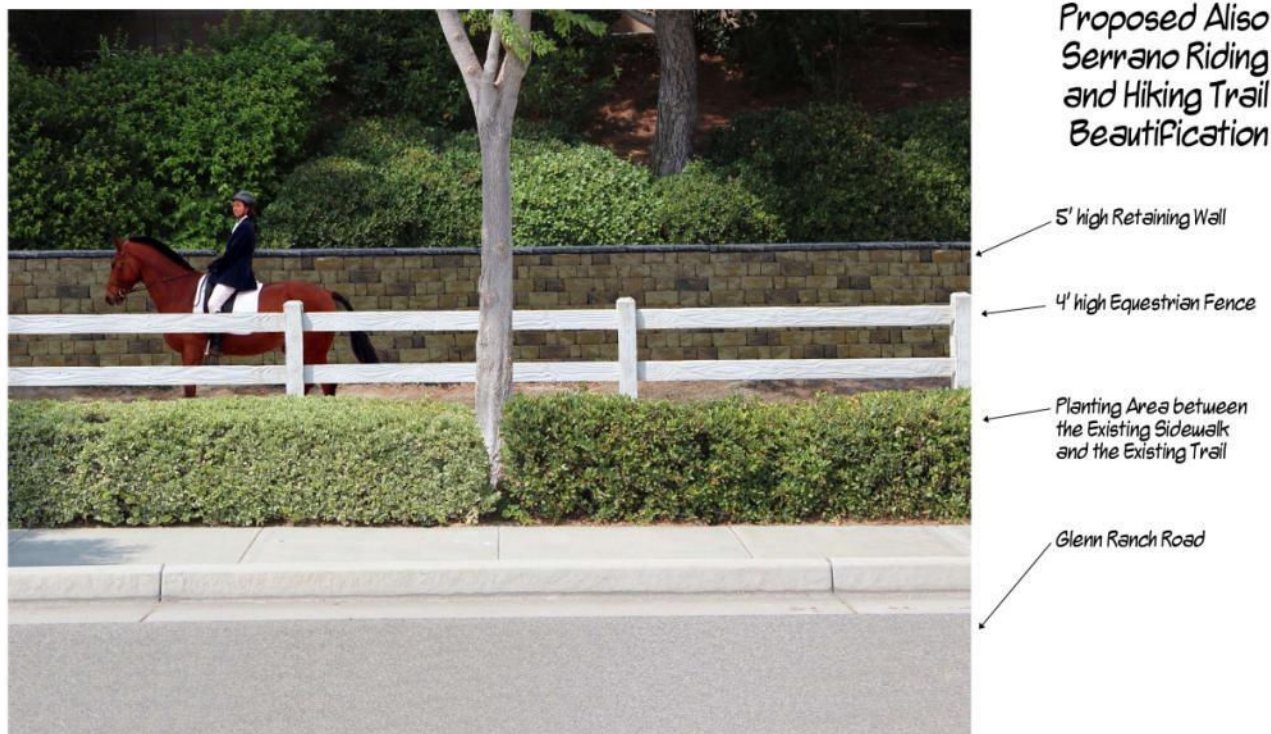
Exercise Station #9  
by USA Portola LLC



### EXHIBIT 6-13 PORTOLA CENTER ACTIVITY STATION #9

**6.4.2 ALISO SERRANO RIDING & HIKING TRAIL ENHANCEMENTS**

The existing Aliso Serrano Riding and Hiking Trail is a dirt trail that travels along the north side of Glenn Ranch Road connecting the Aliso Creek Riding & Hiking Trail and Open Space Area with the Whiting Ranch Wilderness Park. Portola Center enhances this trail with landscaping, a decorative pedestrian-scale retaining wall, and fencing to those portions of the existing Aliso Serrano Riding & Hiking Trail inside the Project boundaries. The Portola Center Project will incorporate a landscaping buffer separating the street and sidewalk of Glenn Ranch Road from the trail, an open ranch-style equestrian fence along the trail's outside edge, and a pedestrian-scale decorative retaining wall along much of the trail's inside edge where it abuts the Project landscaped slopes. Exhibit 6-6 above shows the layout of the Aliso Serrano trail enhancements and exhibit 6-14 below shows a conceptual photo simulation of the trail with enhancements.



**PORTOLA CENTER** Aliso Serrano Regional Riding and Hiking Trail along Glenn Ranch Road

April 20, 2013 

**Exhibit 6-14**  
**Aliso Serrano Trail Photo Simulation**

**6.4.3 WHITING RANCH COYOTE BRUSH TRAIL REALIGNMENT & ENHANCEMENTS**

The existing Whiting Ranch Coyote Brush Trail begins along the north side of Glenn Ranch Road west of the Saddleback Ranch Road/Glenn Ranch Road Intersection as a branch along the Aliso Serrano Riding & Hiking Trail. The Whiting Ranch Trail presently traverses the southwestern edge of the Portola Northwest Planning Area and connects to the Whiting Ranch Wilderness Park. The Portola Center Project realigns a portion of this trail where it traverses the Project site with the new alignment traveling around the boundary of the Northwest Planning Area and then into the Whiting Ranch Park. Portola Center enhances this realigned portion of trail with two activity stations and a pedestrian connection into the Northwest Planning Area.