PORTOLA CENTER

RETAINING WALL WORKSHOP

SEPTEMBER 2012

Portola Center
Lake Forest Planning Commission
Retaining Wall Workshop
September 27, 2012

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Portola Center
Project History

The Portola Center Project is located on an undeveloped 196-acre site in the City of Lake Forest, CA. The Project site is within the boundaries of a larger master-planned community, the Portola Hills Planned Community (Portola Hills). While still a part of Portola Hills, Portola Center will have its land use governed by this Portola Center Area Plan.

The Project site was approved for approximately 150 acres of commercial and industrial uses under the Portola Hills Planned Community by the Orange County Board of Supervisors in 1986. At that time, the Project site was located within the 65 dB CNEL Noise Contour for the Marine Corps Air Station (MCAS) El Toro base and; therefore, was restricted to non-residential uses. Between 1986 and 2002, the remainder of Portola Hills was developed with single and multi-family residential, a fire station, an elementary school, recreational and open space uses.

Following the closure of MCAS El Toro, the City of Lake Forest commissioned an "Opportunities Study" to identify land uses which would be appropriate on properties no longer encumbered by the 65 dB CNEL Noise Contour. These properties were collectively identified as the Opportunities Study Area (OSA) and consisted of approximately 838 acres of undeveloped property, including the Project site. The City sought to change the allowed land uses on the OSA properties from industrial and commercial uses to residential and mixed uses, which would better serve the needs of the community than would the then-permitted uses. As part of the Opportunities Study, the City processed a General Plan Amendment (GPA) to amend the permitted land uses on OSA properties. For the Portola Center site, the GPA evaluated approximately 125 acres of residential uses, 13 acres of mixed (commercial) uses, public facilities and open space and park uses. In June 2008, the City approved the OSA GPA.

Concurrent with the approval of the OSA GPA, the City entered into the Portola Center Development Agreement (DA) with the owners of the Project site whereby the owners agreed to provide certain extraordinary benefits in exchange for the vested right to develop between 904 and 930 residential units and 40,000 sq. ft. of commercial uses.

Such public benefits consist of contributions toward city facilities (i.e. 70-acre Sports Park, neighborhood parks and a community center), school facilities and improvements, and traffic/transportation improvements specified in the Lake Forest Transportation Mitigation (LFTM) Ordinance.

Chronology

1986 Approval for Commercial and Business Park Uses

- 3 million square feet of commercial/business park
- 47,588 Average Daily Trips (ADTs)
- Rough grading of parcels north of Glenn Ranch Road
- Construction of interim storm water facility south of Glenn Ranch Road

2008 Opportunity Study Area (OSA) General Plan Amendment, Programmatic EIR and Portola Development Agreement

- 930 Homes, 18 attached second units
- 40,000 square feet of retail commercial
- 5 acre Neighborhood Park/8 acre Sports Park
- Approximately 10,500 ADTs

2008 Initial Submittal of Tentative Tract Maps (TTM) and Area Plan

2010 Natural Community Conservation Plan (NCCP) Minor Amendment

- 32.2 acres additional open space dedicated prior to project approval
- Cactus Scrub Revegetation Plan

2010 Implementing Agreement (as allowed by Development Agreement)

May 2012 Application Deemed Complete

July 2012 EIR Scoping Meeting and first Planning Commission Workshop

Sept 2012 First Community and Project Traffic Workshop

Portola Center
Project Context and Design Influences

Site Location and Setting

The Portola Center site is located in the northern foothills of the City of Lake Forest, in the County of Orange, California. The site is located northeast of the Foothill Transportation Corridor (SR-241), west of El Toro Road and south of existing development. El Toro Road, Portola Parkway and Santiago Canyon Road provide regional access to the Project site. The undeveloped site is bisected in an east/west direction by Glenn Ranch Road and in a north/south direction by Saddleback Ranch Road.

With the exception of the Project site, development within the project vicinity is largely completed. Single-family detached, single-family attached and multi-family residential development, along with Portola Hills Elementary School, OCFA Fire Station #42 and private recreation areas exist within Portola Hills immediately north of the Project site. Much of the 196 acre property has been previously cleared and graded as part of the existing Portola Hills Planned Community development, including a large debris basin which was graded to accommodate storm flows by allowing for settlement and velocity dissipation before continuing downstream. Other public services and infrastructure improvements have been constructed to serve the area, including public recreation (hiking/biking trails, trail heads and parking); water storage, conveyance facilities, flood control and storm drain facilities, roads, etc. to the east, south and west of the site.

Existing Surrounding Land Uses

Portola Center is located in a region that has undergone extensive urbanization over the past 18 years. The site comprises the southernmost portion of Portola Hills and is located adjacent to the southerly limits of existing development. The Portola Hills community encompasses just under 2,200 residential dwelling units and ancillary infrastructure, including Portola Hills Elementary School and OCFA Fire Station #42. Saddleback Ranch Road and Glenn Ranch Road provide vehicular access to the major arterials, including El Toro Road, Portola Parkway, the Foothill Transportation Corridor and the San Diego Freeway.

Other existing development in the region includes the Foothill Ranch Planned Community, located west of the Project site, which is composed of residential, commercial, light industrial and employment land uses. The Painted Trails Planned Community is located southeast of the Project site and includes single and multi-family residential homes, parks and recreation facilities.

Immediately northwest and west of the project site is the Whiting Ranch Regional Park, a 4,300-acre open space Regional Park which is part of the Central Coastal NCCP Reserve. To the south of the Project site is the Southern California Edison (SCE) easement/open space and a portion of the Foothill Ranch business park. To the east and southeast of the site are Aliso Creek and El Toro Road.

Existing Infrastructure

The Project site consists of three Planning Areas bisected by two fully improved roadways. Glenn Ranch Road traverses the site in a generally east/west direction. Saddleback Ranch Road extends northeasterly from Glenn Ranch Road, further dividing the Project site. The largest Planning Area is located south of Glenn Ranch Road. The two other Planning Areas are located north of Glenn Ranch Road and separated by Saddleback Ranch Road.

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

Topography

The site has several randomly occurring knolls separated by a series of minor drainage courses which are tributary to Aliso Creek. A large debris basin, which was graded in support of 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 lower than Glenn Ranch Road. The highest elevation on the site is approximately 1,260 feet above mean sea level (MSL) in the northeastern portion of the site adjacent to Malabar Road in the existing Portola Hills Community. This northeast portion of the site was partially graded as part of the

Portola Hills Planned Community approvals and has an average grade of 13%. The northwestern portion of the site was mostly pad graded as part of the Portola Hills Planned Community approvals. The lowest elevation on the site is approximately 890 feet above MSL in the southeastern portion of the site adjacent to Aliso Creek. This southern portion of the site has an average grade of 27%.

Previous Grading

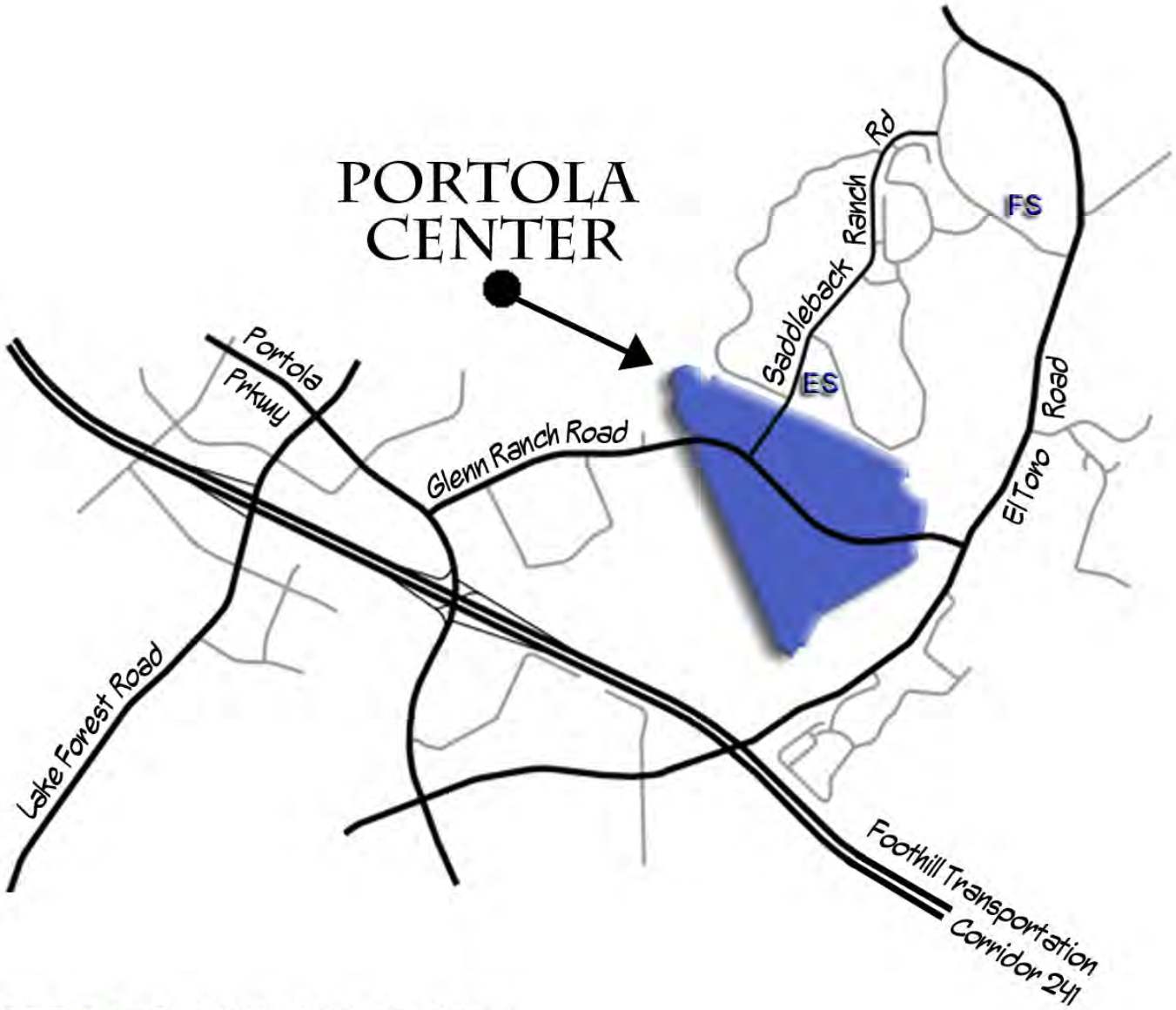
A substantial portion of the site has been extensively graded. This grading involved the construction of Saddleback Ranch Road and Glenn Ranch Road. Following road construction, rough grading was completed in both Planning Areas north of Glenn Ranch Road and in a portion of the Planning Area south of Glenn Ranch Road. These areas were graded as part of the Portola Hills Planned Community approvals based on the previously approved land uses and for overall grading balances within Portola Hills. Additional rock and dirt “stock-pile” knolls remain south of Glenn Ranch Road and north of Glenn Ranch Road east of Saddleback Ranch Road.

Views

Significant off-site views are available from the eastern, western and southern edges of the Project site. Vistas from the higher elevations north of Glenn Ranch Road include a panorama of the Whiting Ranch Wilderness Park and portions of O'Neill Regional Park. 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.

Trails

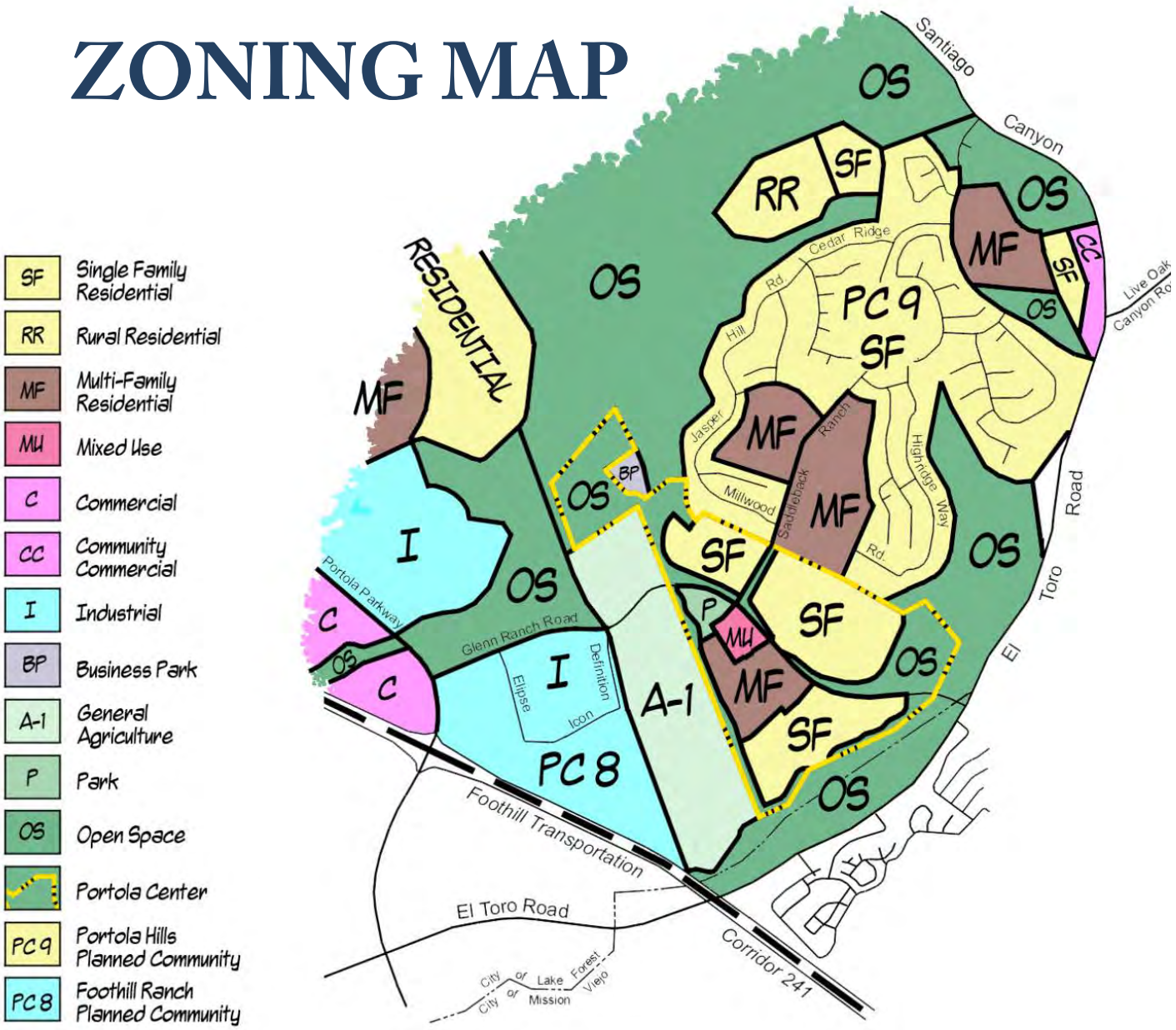
The Aliso Serrano Equestrian Trail is a ten-foot wide dirt trail which runs parallel to the north side of Glenn Ranch Road, extending from Aliso Creek to the Whiting Ranch Wilderness Park parking area just west of the Project site. The Whiting Ranch Regional Park trail runs along the western edge of the Planning Area northwest of Glenn Ranch Road and connects to both the Whiting Ranch parking area and Glenn Ranch Road.



ES = Portola Hills Elementary School
FS = OCFA Fire Station #42

North

ZONING MAP



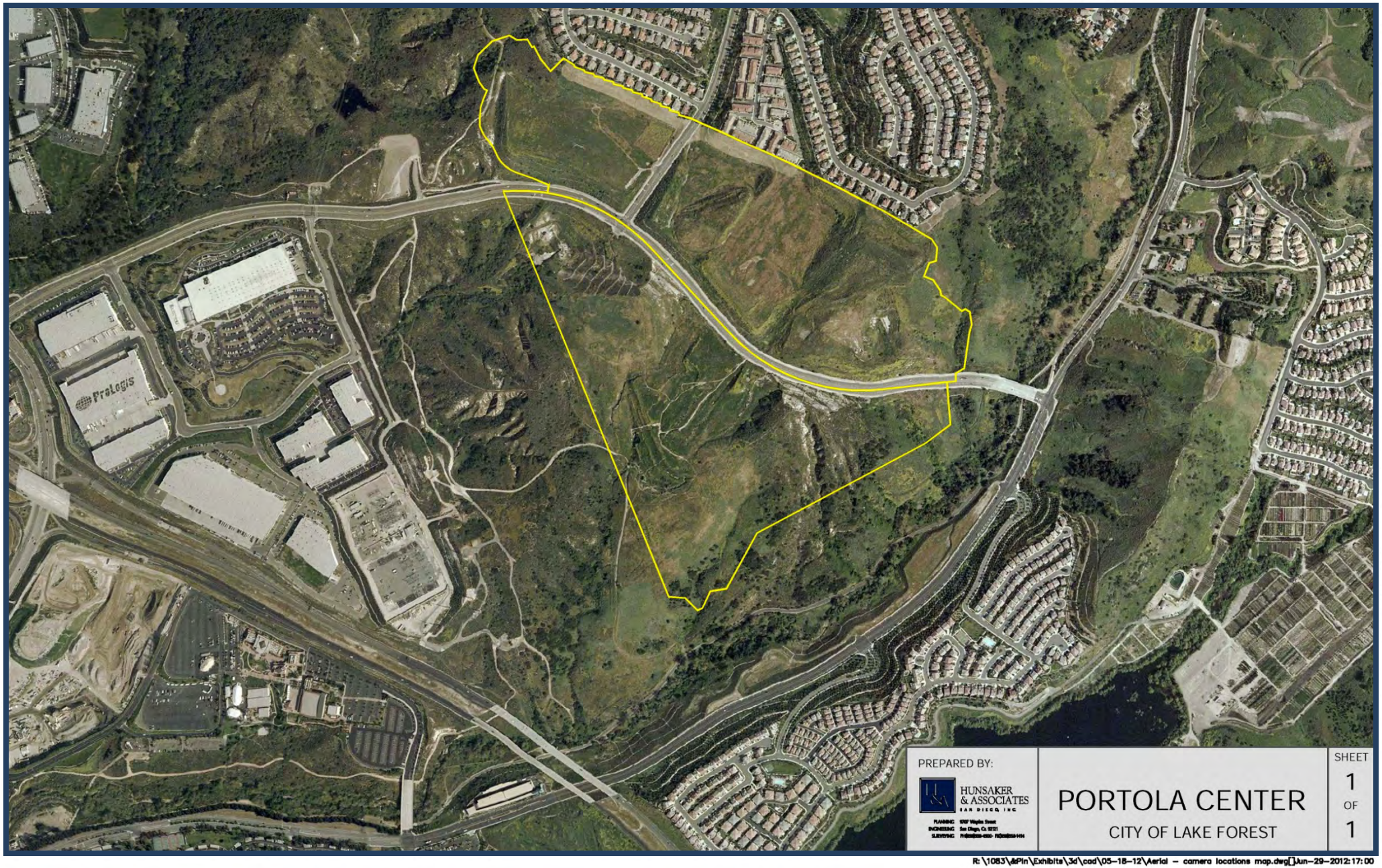
The Portola Center Project Site is bordered by the single family and multifamily neighborhoods of Portola Hills to the North and open space along its western, eastern, and southern boundaries.

...

Portola Center's Northwest and Northeast Planning Areas are planned for single family neighborhoods consistent with those in Portola Hills and the South Planning Area is planned for a combination of multifamily neighborhoods and a range of single family neighborhoods.

...

The South also includes a mixed use site with a small retail component and a large 5-acre public neighborhood park.



PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING: 6707 Vegas Street
ENGINEERING: San Diego, Ca. 92121
SURVEYING: P:(858)268-8080 F:(858)268-1414

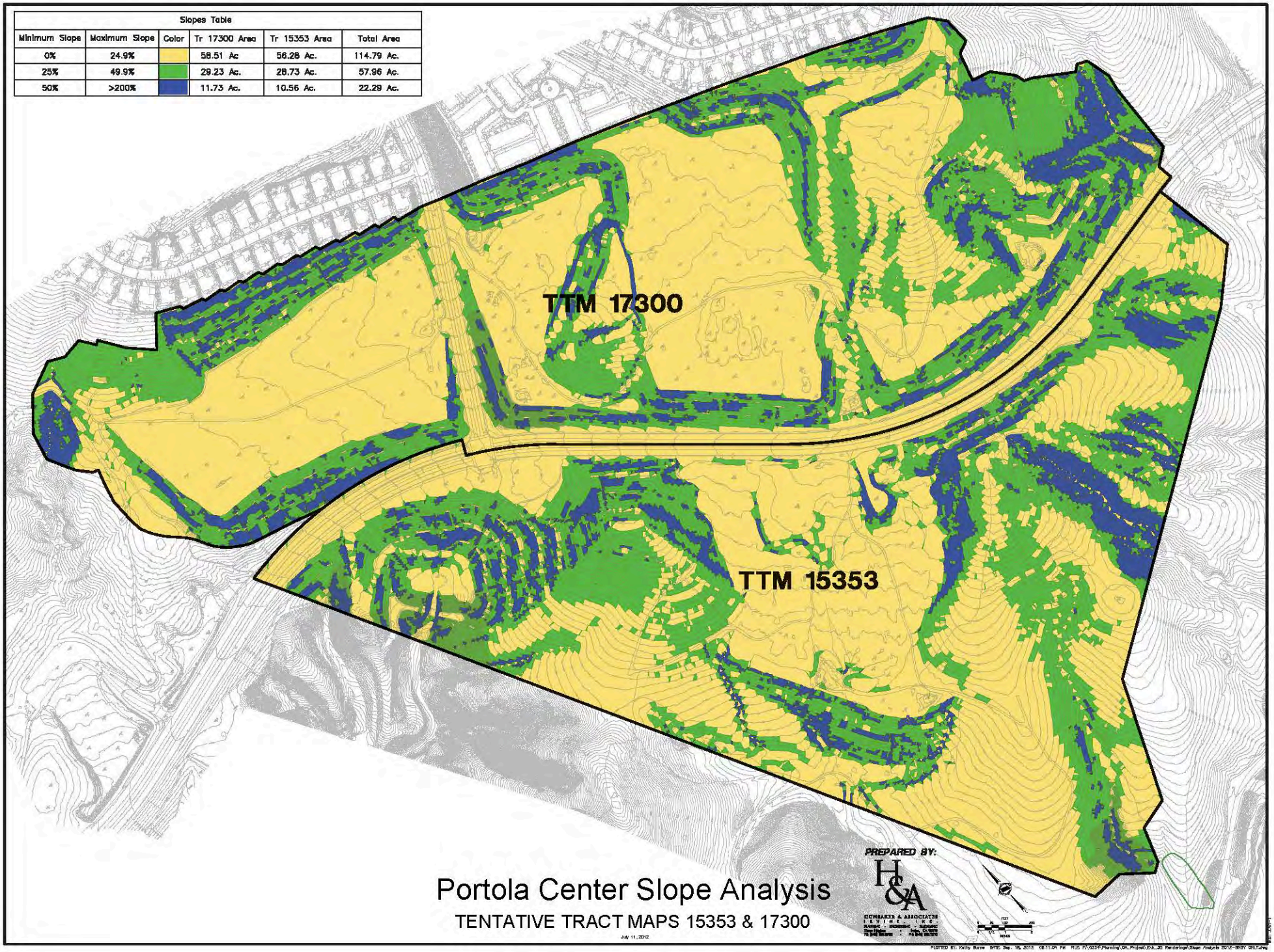
PORTOLA CENTER

CITY OF LAKE FOREST

SHEET 1 OF 1

R:\1083\&Pln\Exhibits\3d\cad\05-18-12\Aerial - camera locations map.dwg[]Jun-29-2012:17:00

Slopes Table					
Minimum Slope	Maximum Slope	Color	Tr 17300 Area	Tr 15353 Area	Total Area
0%	24.9%		58.51 Ac	56.28 Ac.	114.79 Ac.
25%	49.9%		29.23 Ac.	28.73 Ac.	57.96 Ac.
50%	>200%		11.73 Ac.	10.56 Ac.	22.29 Ac.



Portola Center Slope Analysis

TENTATIVE TRACT MAPS 15353 & 17300

July 11, 2012

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RETAINING WALL PHOTO SURVEY "DO'S AND DON'T'S"

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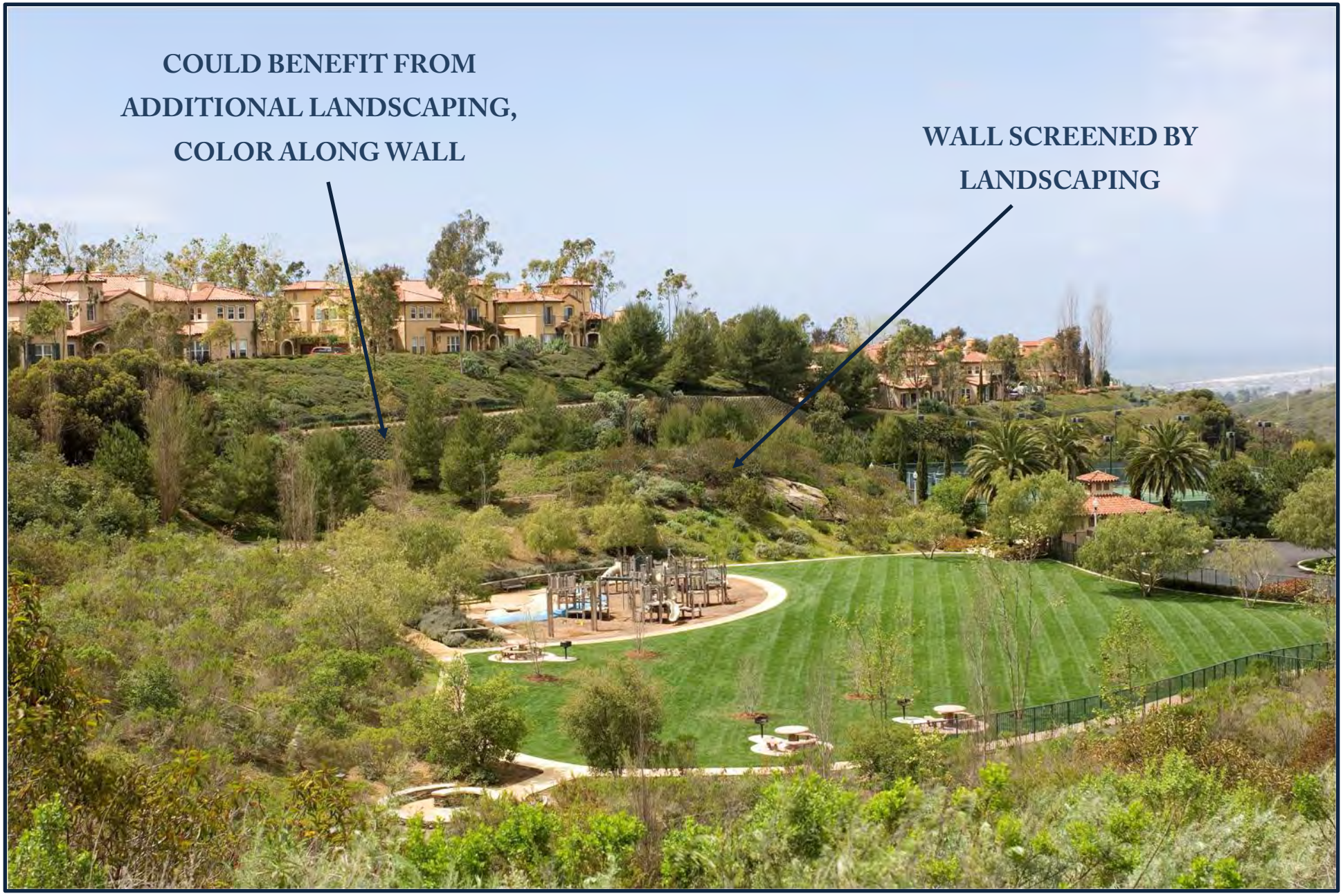
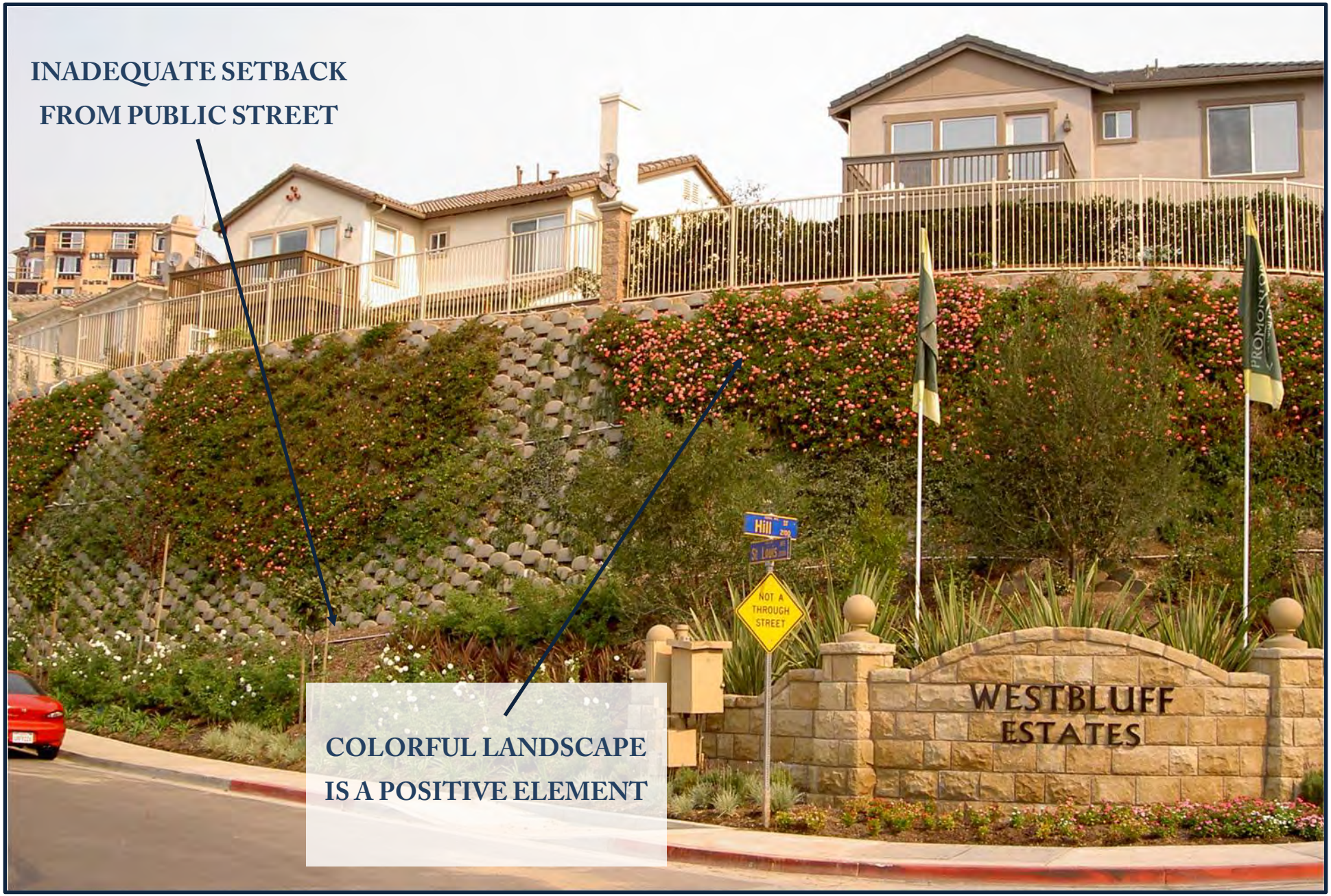
NEWPORT COAST PUBLIC WALL (ADJACENT TO PUBLIC PARK)

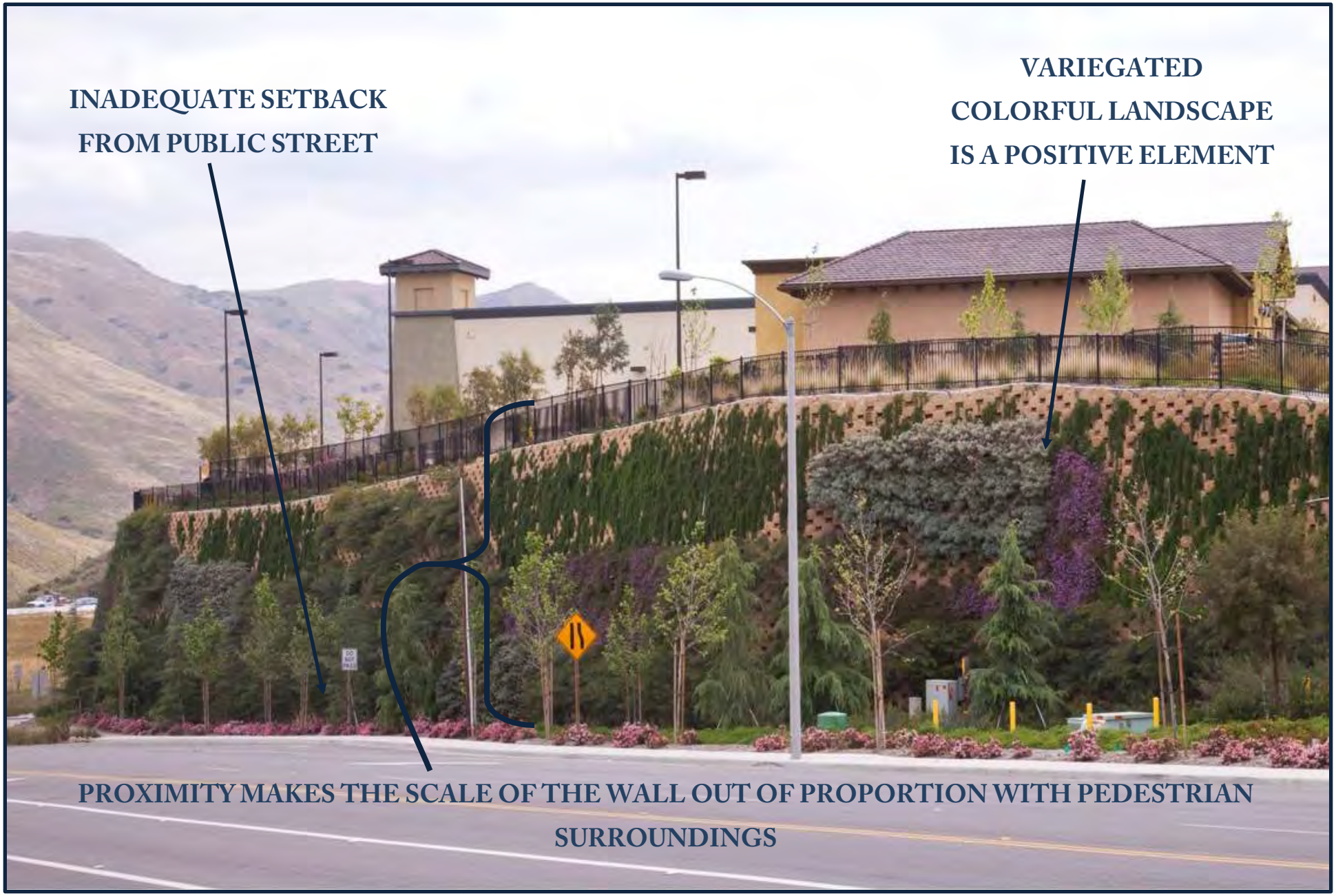


NEWPORT COAST PUBLIC WALL (ADJACENT TO PUBLIC STREET)

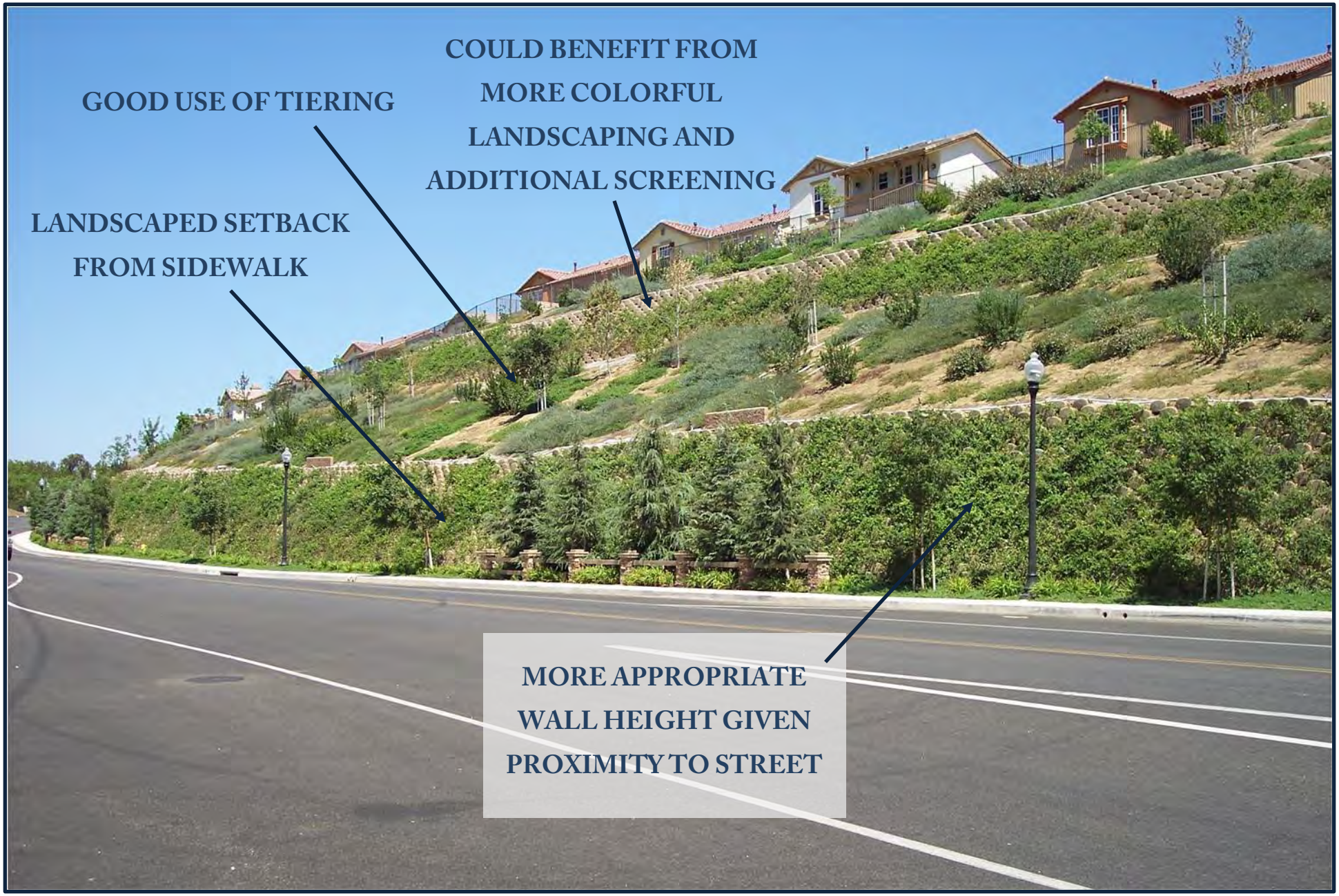
SIGNAL HILL PUBLIC WALL (ADJACENT TO PUBLIC STREET)



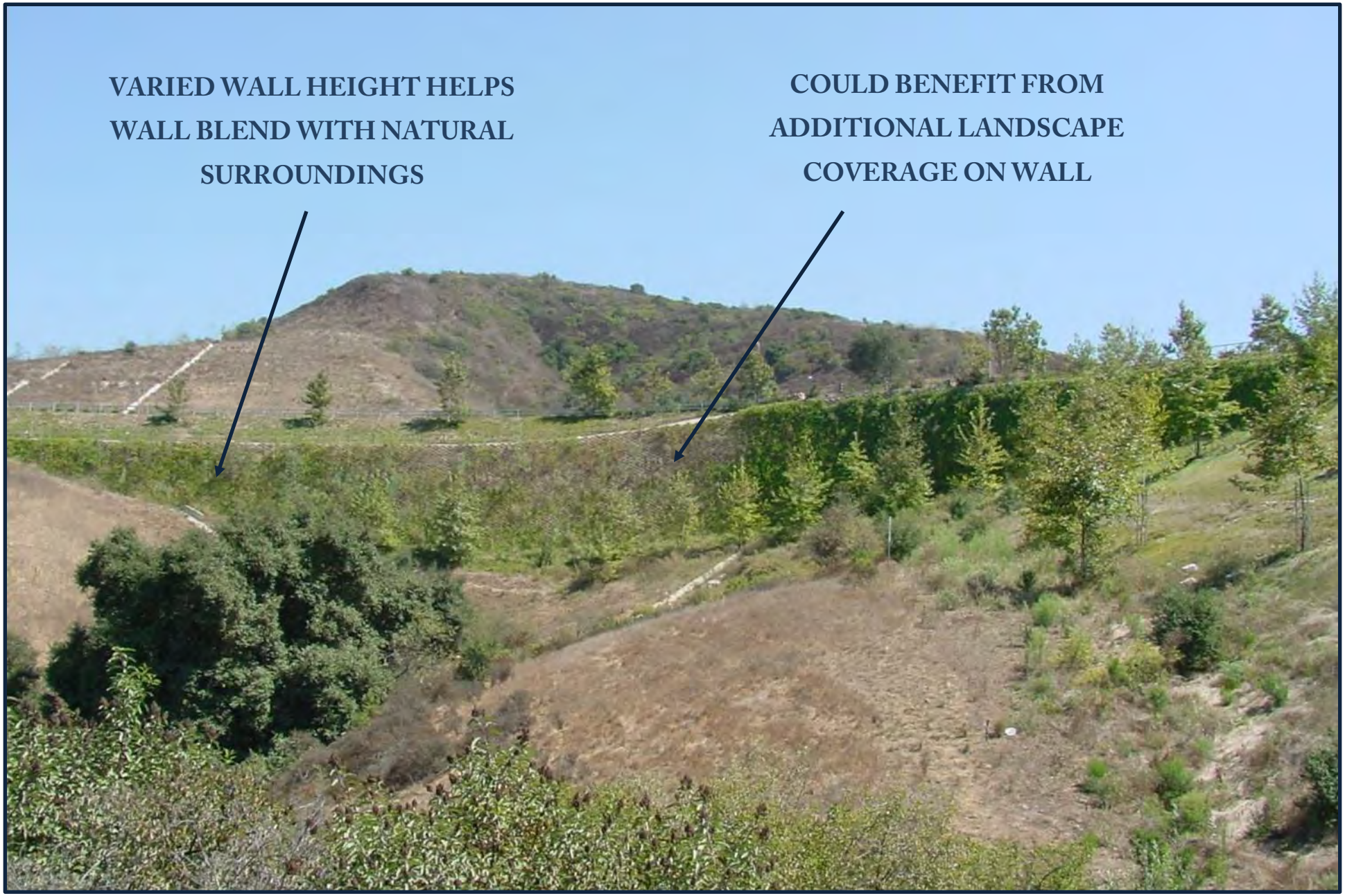
SYCAMORE CREEK PUBLIC WALL (ADJACENT TO PUBLIC STREET)



CALABASAS PUBLIC WALL (ADJACENT TO PUBLIC STREET)



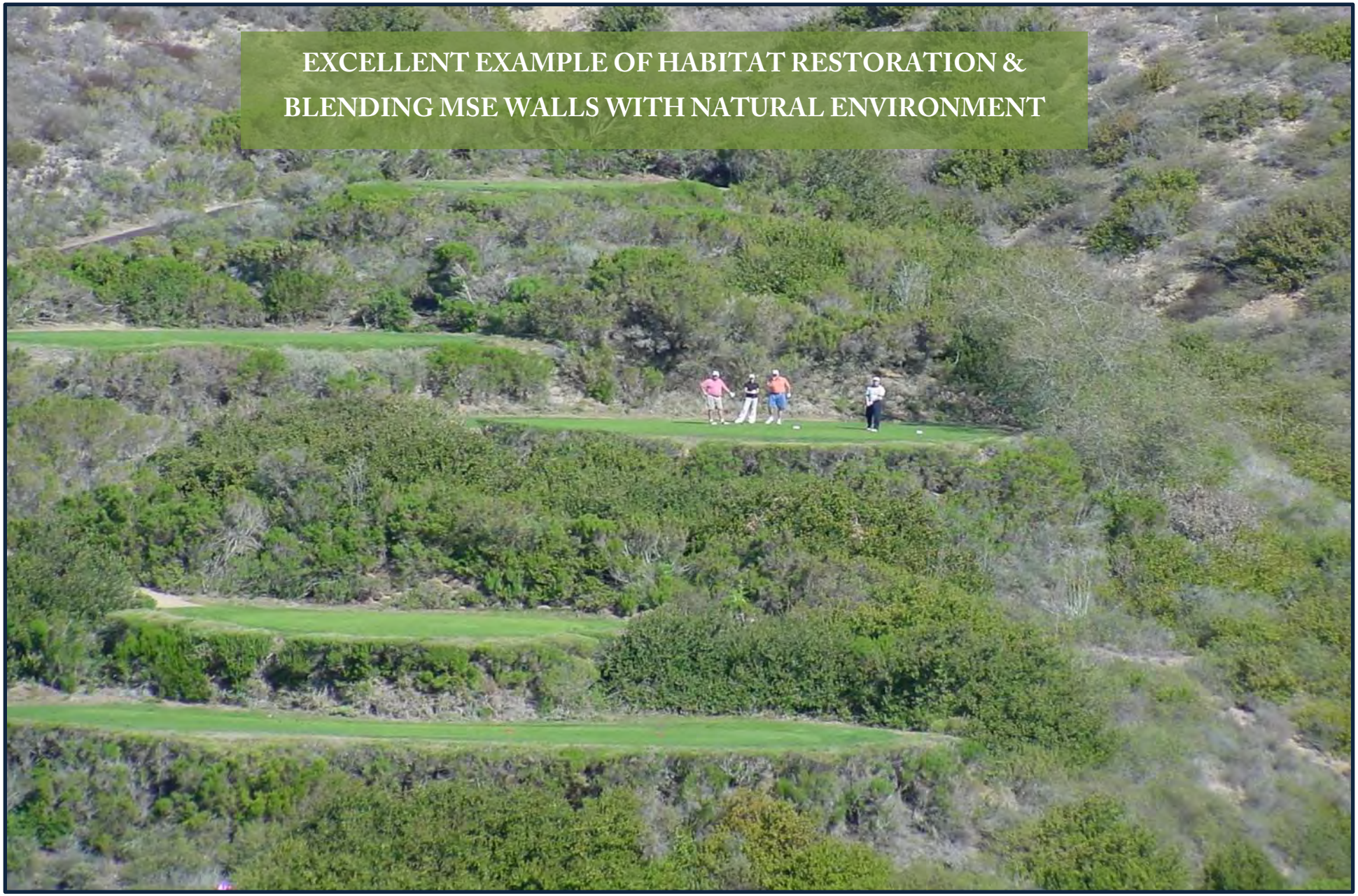
PERIMETER WALL (ADJACENT TO OPEN SPACE)



DIAMOND BAR PERIMETER WALL (ADJACENT TO OPEN SPACE)

PELICAN HILLS GOLF COURSE MSE WALL (IN OPEN SPACE) *BEFORE…*

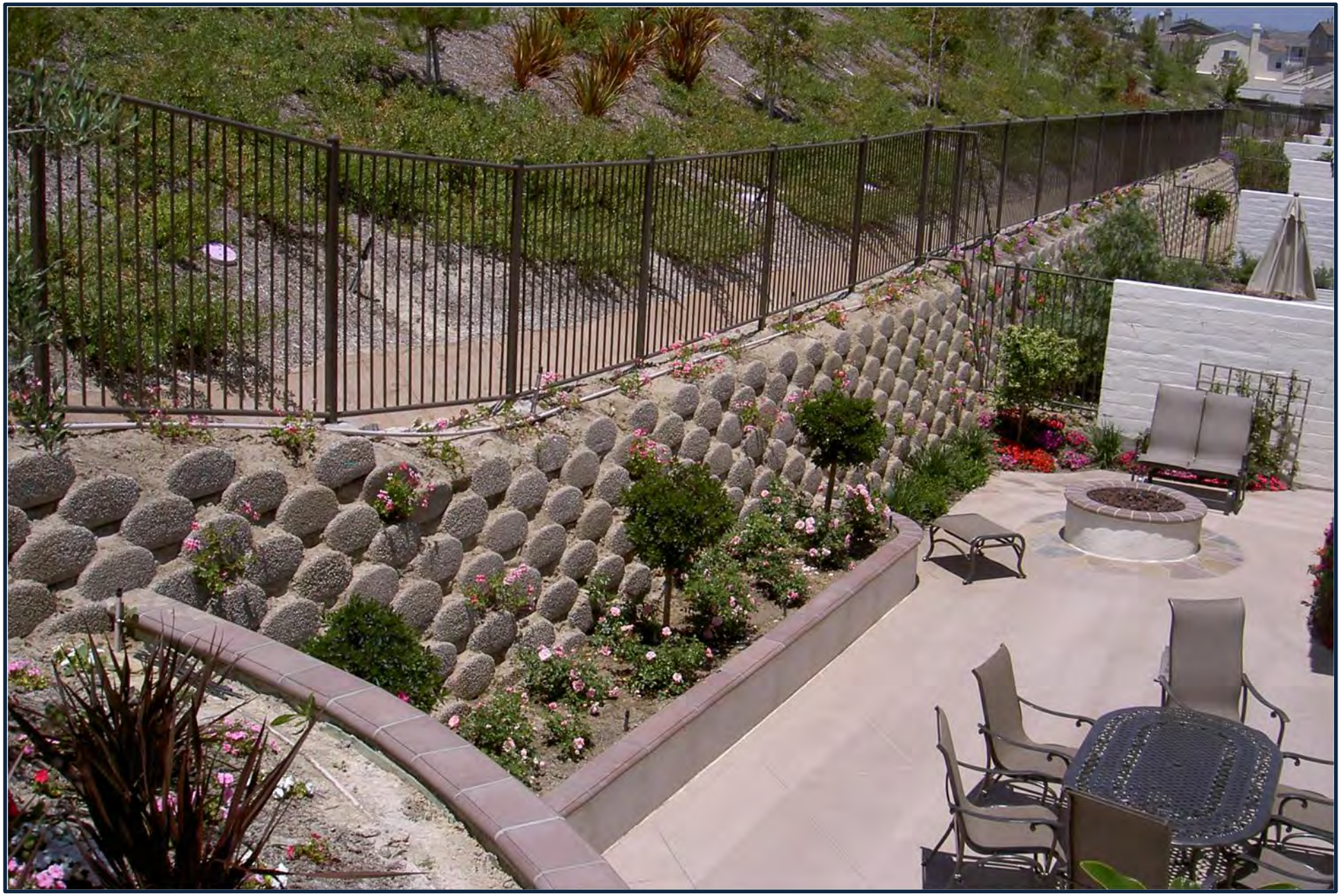
PELICAN HILLS GOLF COURSE MSE WALL (IN OPEN SPACE) *AFTER…*



PRIVATE WALL EXAMPLE 1 (PRIVATE YARDS OR PRIVATE COMMON AREAS)

PRIVATE WALL EXAMPLE 2 (PRIVATE PARKING LOT)

PRIVATE WALL EXAMPLE 3 (BACK YARD RETAINING WALL) *BEFORE…*



PRIVATE WALL EXAMPLE 4 (BACK YARD RETAINING WALL) *AFTER…*

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Portola Center Vision
Draft Project Objectives

Provide a comprehensive plan for development of Portola Center, as implemented by the Area Plan, which implements the goals and policies of the Lake Forest General Plan.

Establish a distinct image and identity for Portola Center which is appropriate for the setting.

Develop new neighborhoods compatible with and complimentary to the fabric of the larger Portola Hills community.

Provide a balanced mix of public and private uses which meet the existing and future needs of the community and the City.

Provide a diversity of housing types, including move-up and up-scale homes, to meet the housing needs of the City.

Create an upscale, high value neighborhood of hillside single family view lots north of Glenn Ranch Road by using retaining walls to terrace the site, which providing a positive contribution to the overall community.

Develop a mix of single family and multi-family homes and active uses (parks and retail) south of Glenn Ranch Road with better access and traffic circulation.

Fulfill the requirements of the Portola Development Agreement with respect to residential homes, affordable housing, retail uses and park space.

Eliminate import and export of cut/fill material by developing a balanced grading plan for the community, thereby reducing construction trips, travel distance, and emissions.

Integrate the land use plan and use of retaining walls into the Fire Protection Plan to increase the defensibility of the site to wildfire.

Portola Center
Project Description

The Portola Center Project consists of 930 residential units, including 260 multi-family homes, 613 single family homes, and a mixed-use site that includes 57 affordable multi-family units and 10,000 square feet of commercial retail. A total of 18 accessory/secondary units, which by State Law are not counted as a separate dwelling unit, are proposed as attached and integrated to single family homes. The Project also includes approximately 5.4 acres of onsite pedestrian parks, a 5-acre neighborhood park, and various other amenities, consisting of trails, natural open space areas, and private recreational facilities.

The Project is made up of three major planning areas, the Portola South Planning Area, the Portola Northwest Planning Area, and the Portola Northeast Planning Area. The South Planning Area includes the 5-acre neighborhood park site, the mixed-use site, 260 multi-family homes, and 309 single family homes. The Northwest Planning Area includes 81 single family homes and the Northeast Planning Area includes 223 single family homes. The accessory/secondary units will be geographically dispersed throughout the Northwest and Northeast Planning Areas.

The Portola Center Project also includes substantial contributions to offsite public facilities, including transportation/road facilities, city facilities, public open space and regional park facilities, and school facilities. To fulfill its regional park contributions, the Project will reimburse the City for the acquisition of land to develop the City's Sports Park Complex.

Portola Center
Retaining Wall Design Guidelines - Project Design Approach

Develop a framework of wall typologies to respond to the hierarchy of retaining walls proposed for the community.

Based upon the typologies of perimeter walls, public walls, and private walls, identify the critical considerations to be applied in the design process.

Utilize retaining walls to enhance the level of safety in fuel management zones per conceptual agreement with the Orange County Fire Authority (OCFA).

Incorporate a public trail system as part of the wall design.

Utilize appropriate and compatible landscaping to minimize visual impacts and enhance wall safety.

Address geological instability through the installation of approved wall systems.

Utilize walls to distribute grade changes uniformly and create terraces for home lots and variations to horizontal and vertical perspectives, thus providing visual interest and the image of a hillside community.

Strive for human scale in areas directly adjacent to walking and cycling trails.

Use decorative wall materials (stone, brick) to enhance the visual experience at the intersection of Glenn Ranch Road and Saddleback Ranch Road and neighborhood entrances.

To the maximum extent practicable locate walls adjacent to open space and on internal private property to minimize/eliminate visual impacts and avoid human scale issues of mass, height and form.

Provide variations in wall height, articulation and landscaping to provide visual interest for decorative and plantable walls.

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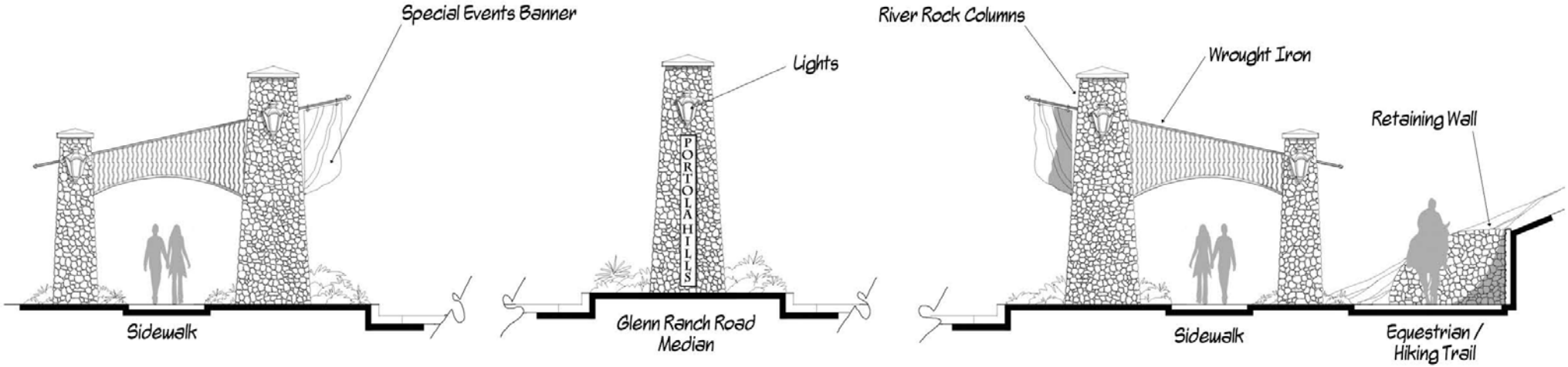
GLENN RANCH ROAD
PROJECT ENTRY DESIGN

This design lowers the retaining walls along the north side of Glenn Ranch Road by placing a decorative pedestrian-scale-sized wall along the riding and hiking trail in addition to creating entry monuments at both ends of the project along Glenn Ranch Road. Please see Project Entry Detail "A" in the "Public Retaining Wall" Section of this Report.



PORTOLA CENTER

DESIGN•FUSION INTERNATIONAL INC

Land Use Plan

PORTOLA CENTER

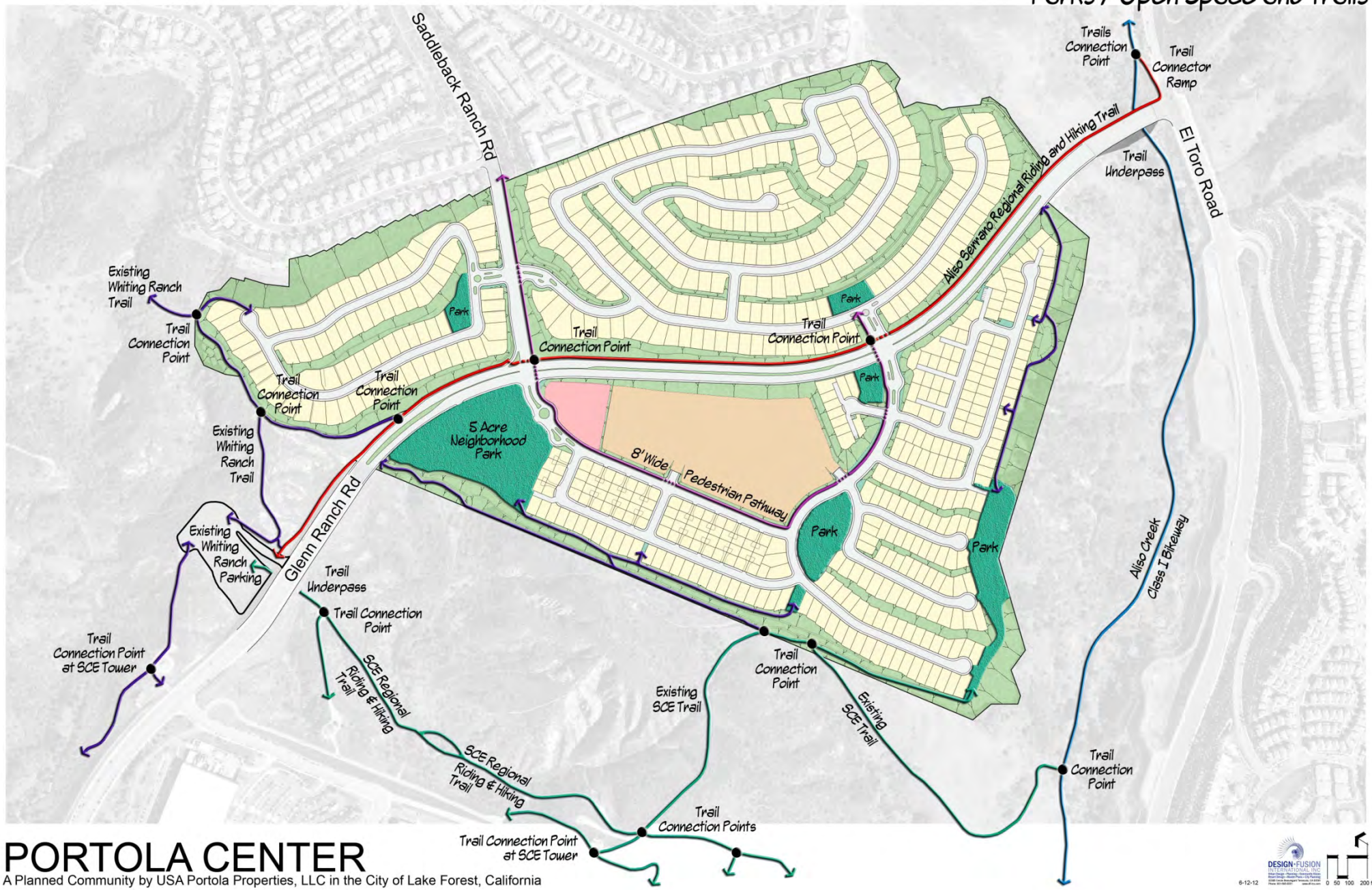
A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

9-14-12

DESIGN•FUSION INTERNATIONAL INC

0 50 100 200 feet

Parks / Open Space and Trails



PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

6-12-12

DESIGN•FUSION INTERNATIONAL INC

0 50 100 200 feet

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Portola Center
Retaining Walls

With some of the most dynamic hillsides in Lake Forest, existing steep topography, active geological conditions and unique view opportunities of the Portola Center, hillside development will require the use of retaining walls to maximize the positive impacts of site design by allowing for reduced street grades throughout the naturally steep project site. These retaining walls will also be used for terraced grading, soil stabilization, creating public and private views and dimensional landscape architecture. Where slopes are over a 10% natural grade, retaining walls are necessary for slope management, drainage and erosion control, and to allow for safe construction and acceptable slope conditions for the project and adjacent land uses. Not only will the retaining walls in Portola Center help to maintain the integrity of predominant off-site views, opening public view opportunities that are currently available to only the more adventurous hiker and/or mountain-bike rider today.

The most innovative of the retaining walls is the Mechanically Stabilized Earth (MSE) wall which can mitigate several engineering and geotechnical problems such as adverse bedding and active and historic landslides. MSE walls are envisioned to perform dual purposes for the Portola Center project; as retaining walls and as fire attenuation through the use of their fire resistant plantings and incorporated irrigation systems. These fire attenuations have been discussed and designed in accordance with the Orange County Fire Authority.

The MSE Wall is a gravity and soil reinforced retaining wall system utilizing segmental concrete blocks along with geosynthetic reinforcement and compacted soils which depends on its weight and geometry to resist lateral earth pressures and other lateral forces, providing long-term durability and protection against landslides. These internally reinforced slopes perform more reliably than natural slopes of equivalent or flatter inclination because the geosynthetic (geogrid and/or geotextile) is a structural element formed by a regular network of woven or woven and coated tensile elements which have proven to provide long-term durability even if the slopes are neglected.

MSE Walls are constructed of individual concrete blocks which are stacked in staggered courses like concrete blocks. Each block has an open “planting pocket”

which is filled with soil as recommended by the Landscape Architect, serving as a planter for vegetation which will eventually cover the face of the wall; allowing it to blend into and become a part of the landscape palette within the residential area, and/or the natural open space environment surrounding the project. The MSE Walls stabilize the slope and over time the vegetation within its "planting pockets" will further bind the slope together. Where retaining walls are a part of the project design, the vegetation within the MSE walls not only serve to stabilize the soil, but promote better water absorption than conventional concrete block retaining wall designs, filter out sediments and pollutants; reducing landscape runoff and water contamination before they enter the water source or flow into the surrounding natural areas, thus improving the overall project water quality.

Retaining Wall Hierarchy

Portola Center is proposed to be implemented through the construction of retaining walls of various height and construction type to achieve various objections. These objectives include improving the overall safety and stability of the site, providing a range of housing types, provide a visually interesting community, and are an integral architectural and design component of the community. To achieve these various objectives in the context of the overall project, three typologies have been identified; perimeter, public, and private walls.

Perimeter Walls

Walls located adjacent to open space, these walls serve to stabilize geological conditions and are an integral part of the fire protection plan developed to address the wildland urban interface areas. The proposed perimeter walls are the most significant in the project, located primarily along the Southern California Edison property line and the Northwest and Northeast open space area conveyed to the City of Lake Forest in 2010. These walls are located adjacent to natural open space and must be compatible with existing vegetation. They also are in fuel management zones and must comply with revegetation standards established by OCFA. The also may be used as habitat restoration areas for the cactus wren to provide safe harbor areas in the event of wildfires. The visibility of these walls is typically from a distance as they are not adjacent to public streets or sidewalks. The use of landscaped perimeter walls is found throughout Orange County.

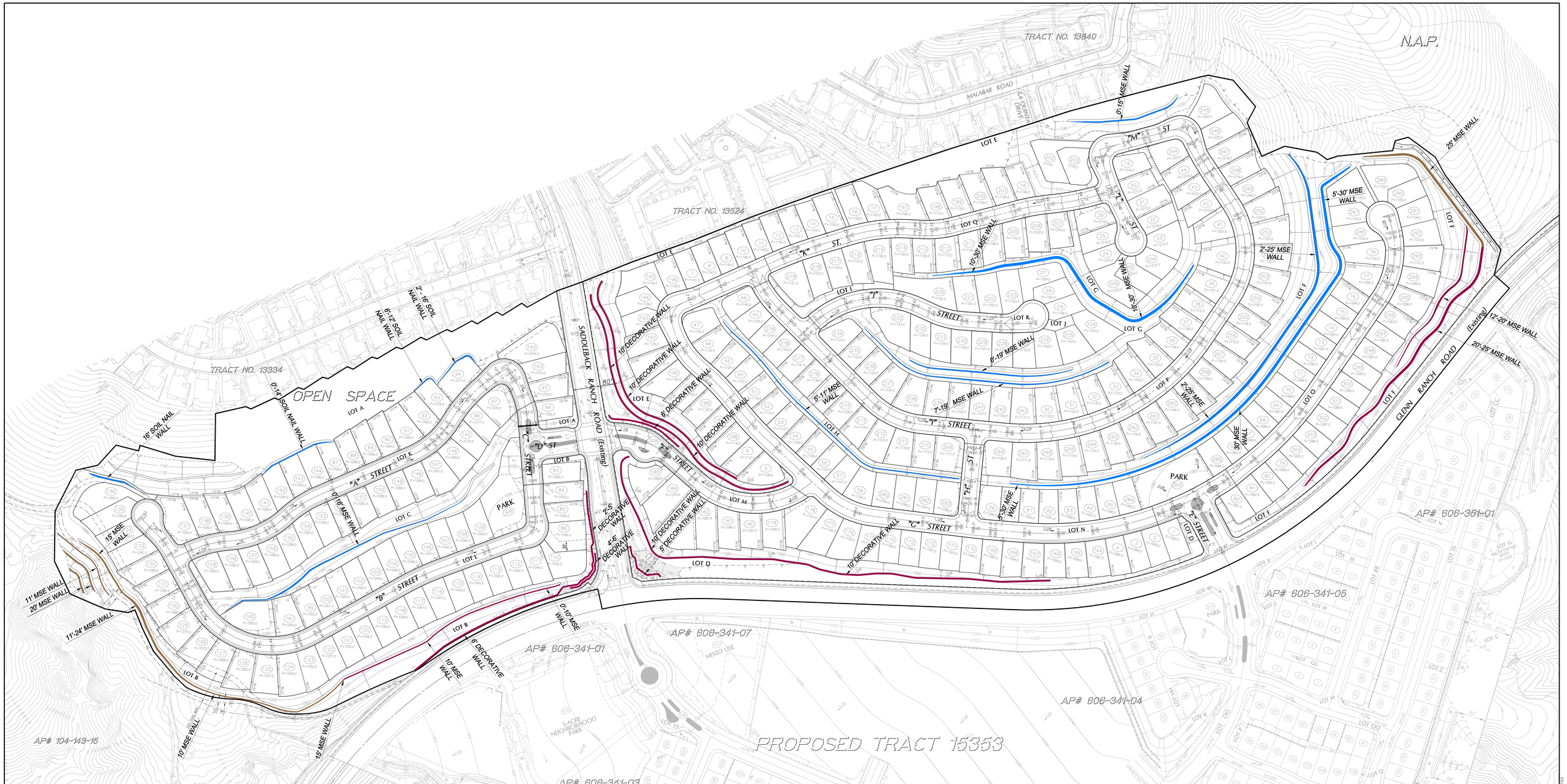
Public Walls

Walls located adjacent to public right-of-way are the most context sensitive due to visibility and human scale considerations. Located primarily and Glenn Ranch Road and Saddleback Ranch Roach, these walls provide an opportunity to improve the aesthetics of the project by providing an architectural element and development as an entryway to the community. The use of stone or brick, combined with community identification signs and a more organized landscape plan create an image and value to the neighborhoods. Where larger public walls are proposed, the use of a six-foot high wall adjacent to the sidewalk or trail and pushing taller farther onto the private property serves to improve the pedestrian experience and mitigation the issue of human scale.

Private Walls

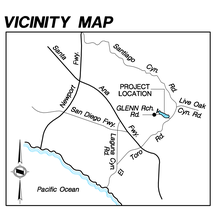
Retaining walls located on private property include larger walls located on Homeowners Association (HOA) lots between private residential lots. Located outside of fuel management zones and shielded by buildings, these walls are less visibility and the greatest flexibility for ornamental landscaping. The use of private walls internal to the site is essential in creating the image of a hillside village with single family view lots. This solution provides greater privacy to the backyards of the adjacent homes by increasing the distance between structures and the angle of view into the yard and rear windows of the home. Private walls are also used between the side yards of home lots to accommodate the higher street grades necessary to design to the topographic conditions found in Portola Center and Portola Hills overall. The terracing of the site provides variations to both horizontal and vertical perspectives, creating a more interesting visual impact.

RETAINING WALL LOCATION MAPS



MAP DATE IDENTIFIER
9/19/12 BY: KB
09/19/12

VICINITY MAP



Legend

- PERIMETER WALLS
- PUBLIC WALLS
- PRIVATE WALLS

NTS

PREPARED FOR:

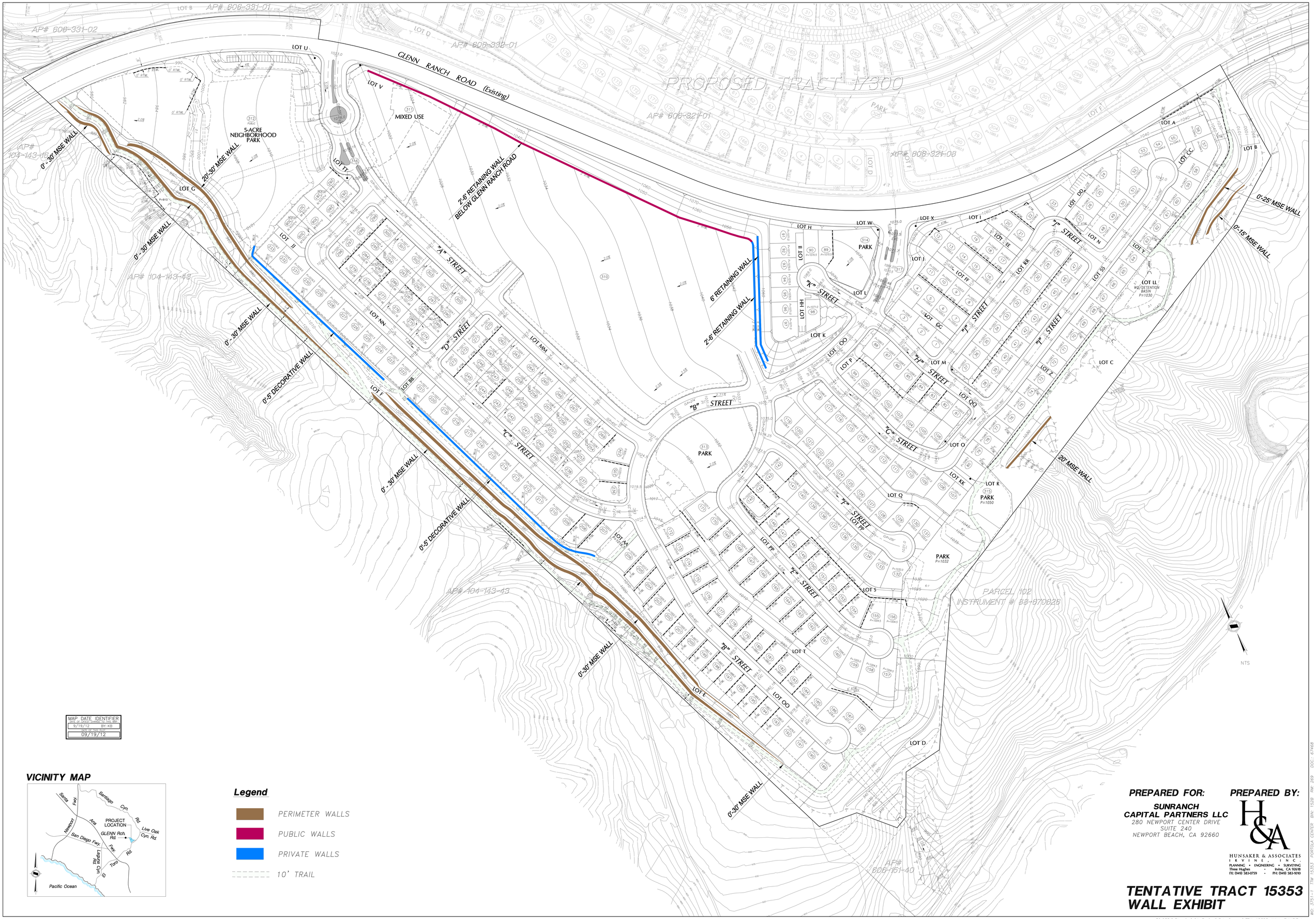
USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

TENTATIVE TRACT NO. 17300
WALL EXHIBIT

F:\0334\Planning\OA_Project\Exh_General\TTM17300-WALL-EXHIBIT.dwg



MAP DATE IDENTIFIER
DATE OF INITIAL SUBMITTAL 1st REV.
9/19/12 BY: KB
DATE OF 2nd REV.
09/19/12

VICINITY MAP

Legend

- PERIMETER WALLS
- PUBLIC WALLS
- PRIVATE WALLS
- 10' TRAIL

PREPARED FOR:

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

PREPARED BY:

HUNSAKER & ASSOCIATES
I R V I N E , I N C
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

TENTATIVE TRACT 15353
WALL EXHIBIT

WO: 3751-1 TM 15353 PORTOLA CENTER BN: 1528 RM: 269 DOC: 67468

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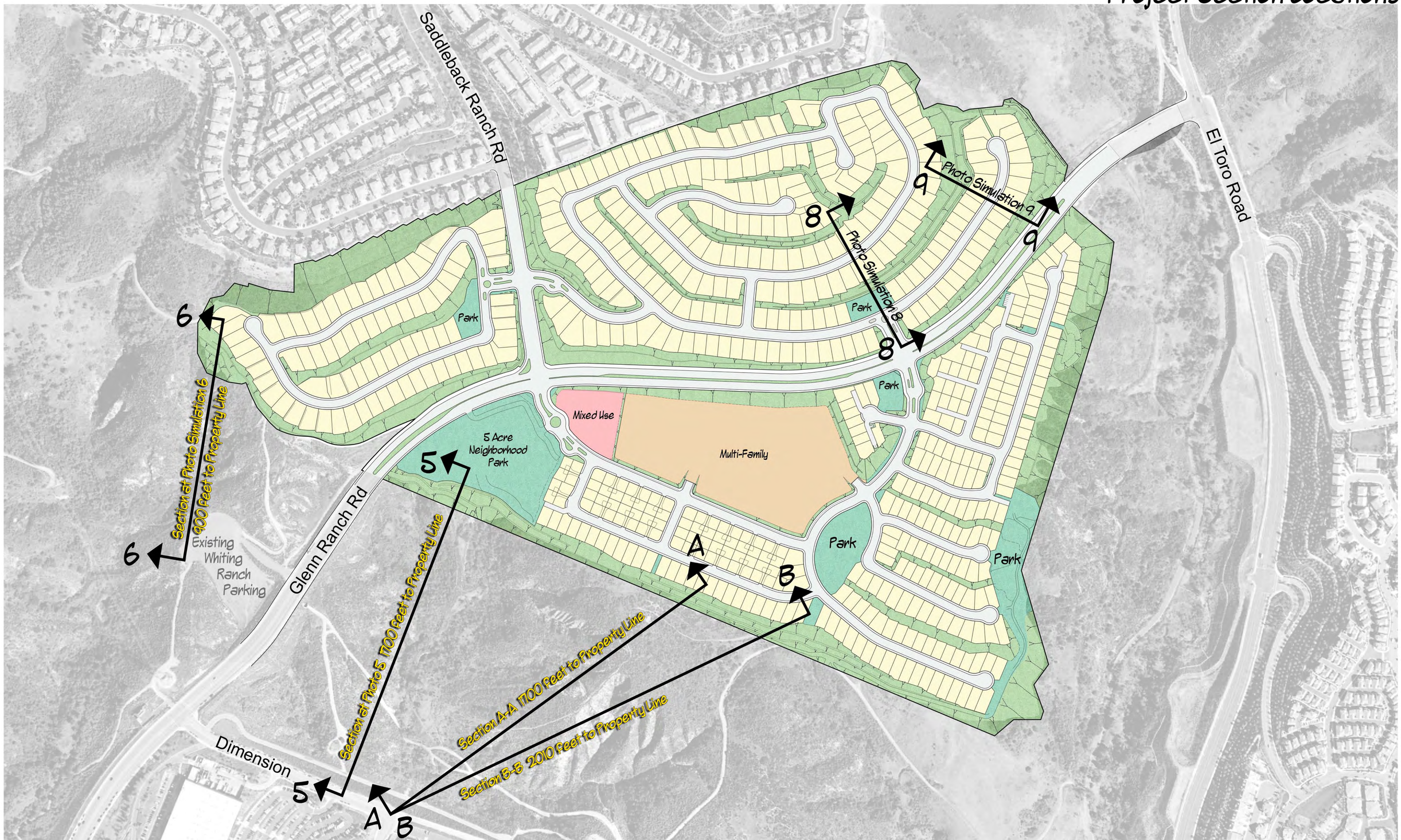
Project Section Locations



PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

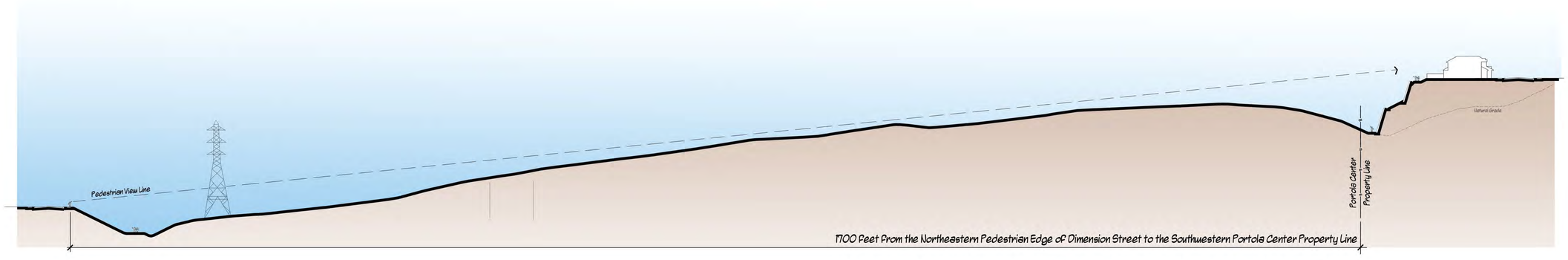
9September 14, 2012

DESIGN•FUSION INTERNATIONAL INC
Urban Design • Planning • Community Vision
Resort Design • Master Plans • City Planning
32388 Cerrick Beaumpard Temecula, CA 92592
Phone: 951-695-0001 www.dfi-inc.com

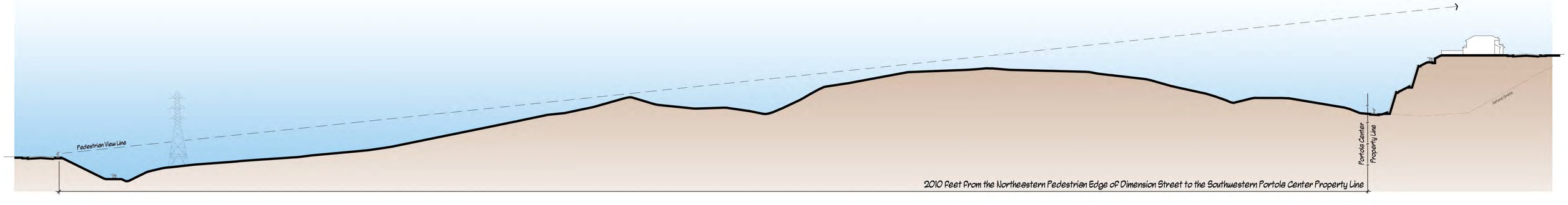
0 50 100 200 feet

SCE Easement Sections

Dimension Street to Portola Center MSE Walls



Section A-A SCE Easement Edge / Dimension Street to Project Property Line



Section B-B SCE Easement Edge / Dimension Street to Project Property Line

PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

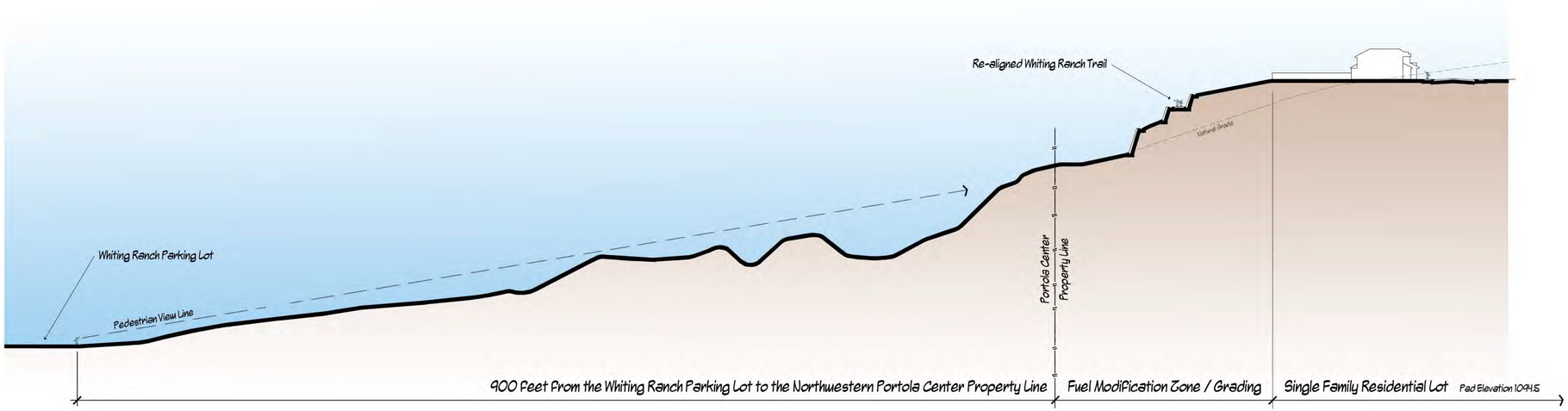
September 18, 2012

DESIGN•FUSION INTERNATIONAL INC
Urban Design – Planning / Community Vision
Resort Design – Master Plans / City Planning
19362 Jamboree Road Tarzana, CA 91356
Phone: 951-684-0007 www.dfi-inc.com

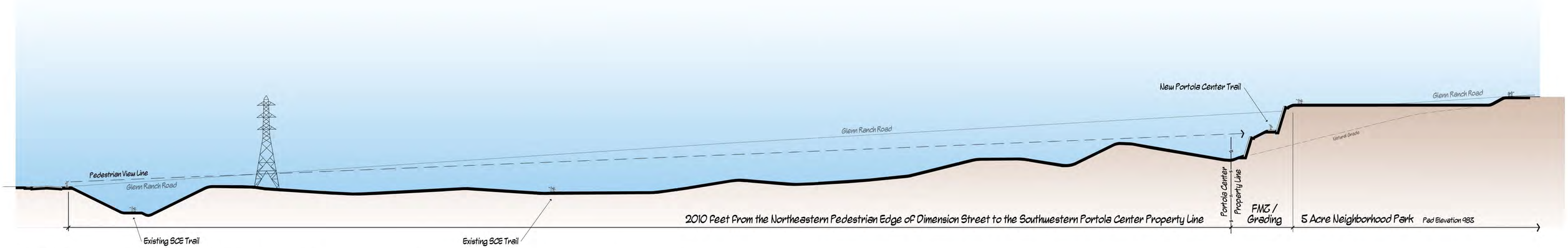
0 12 25 50 feet

Whiting Ranch and SCE Easement Section

Whiting Ranch Parking Lot and
Dimension Street to Portola Center Property Line



Section at Photo Simulation 6 Whiting Ranch Parking Lot to Project Property Line



Section at Photo Simulation 5 SCE Easement Edge / Dimension Street to Project Property Line

PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

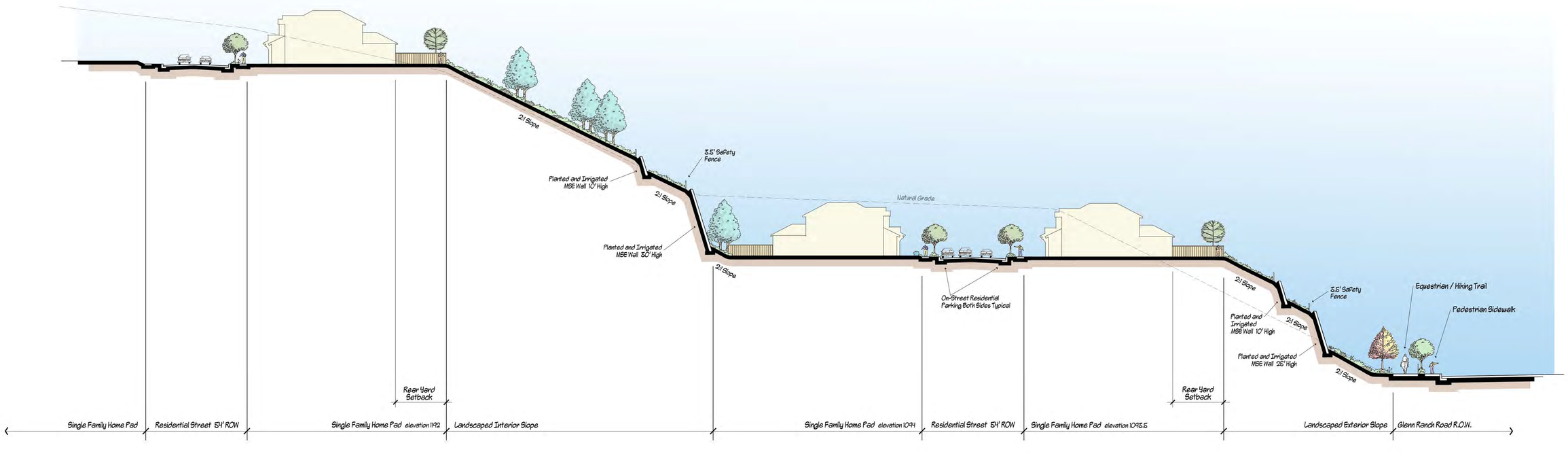
September 18, 2012

DESIGN•FUSION INTERNATIONAL INC
Street Design • Residential • Commercial • Mixed Use • Master Planned Communities
32396 Verde Beaumont Temecula, CA 92592
Phone: 951-695-0071 www.dfi-inc.com

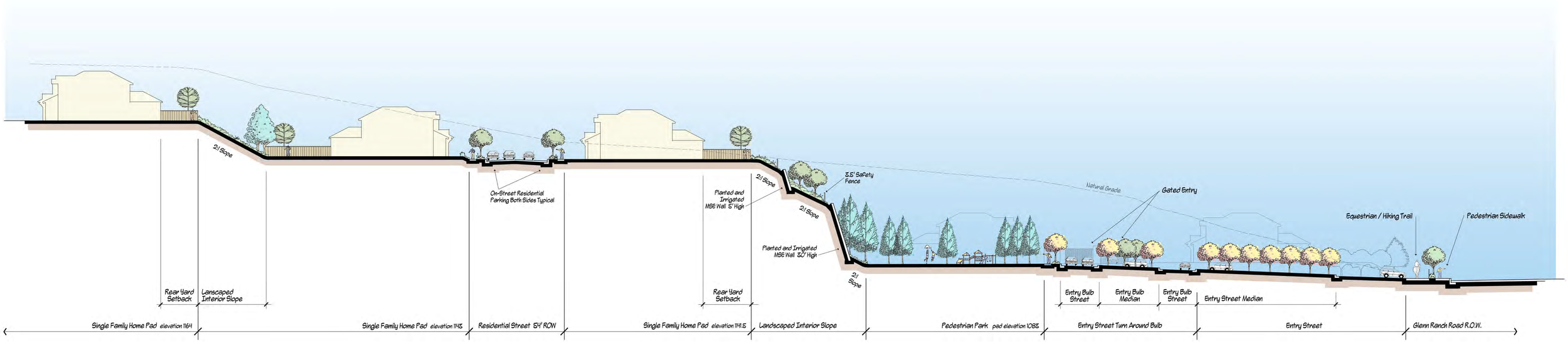
0 12 25 50 feet

Project Site Sections

Northeastern Parcel - North of Glenn Ranch Road



Section at Photo Simulation 9 Northeastern Parcel - North Side of Glenn Ranch Road



Section at Photo Simulation 8 Northeastern Parcel Entry at Glenn Ranch Road

PORTOLA CENTER

A Planned Community by USA Portola Properties, LLC in the City of Lake Forest, California

September 18, 2012

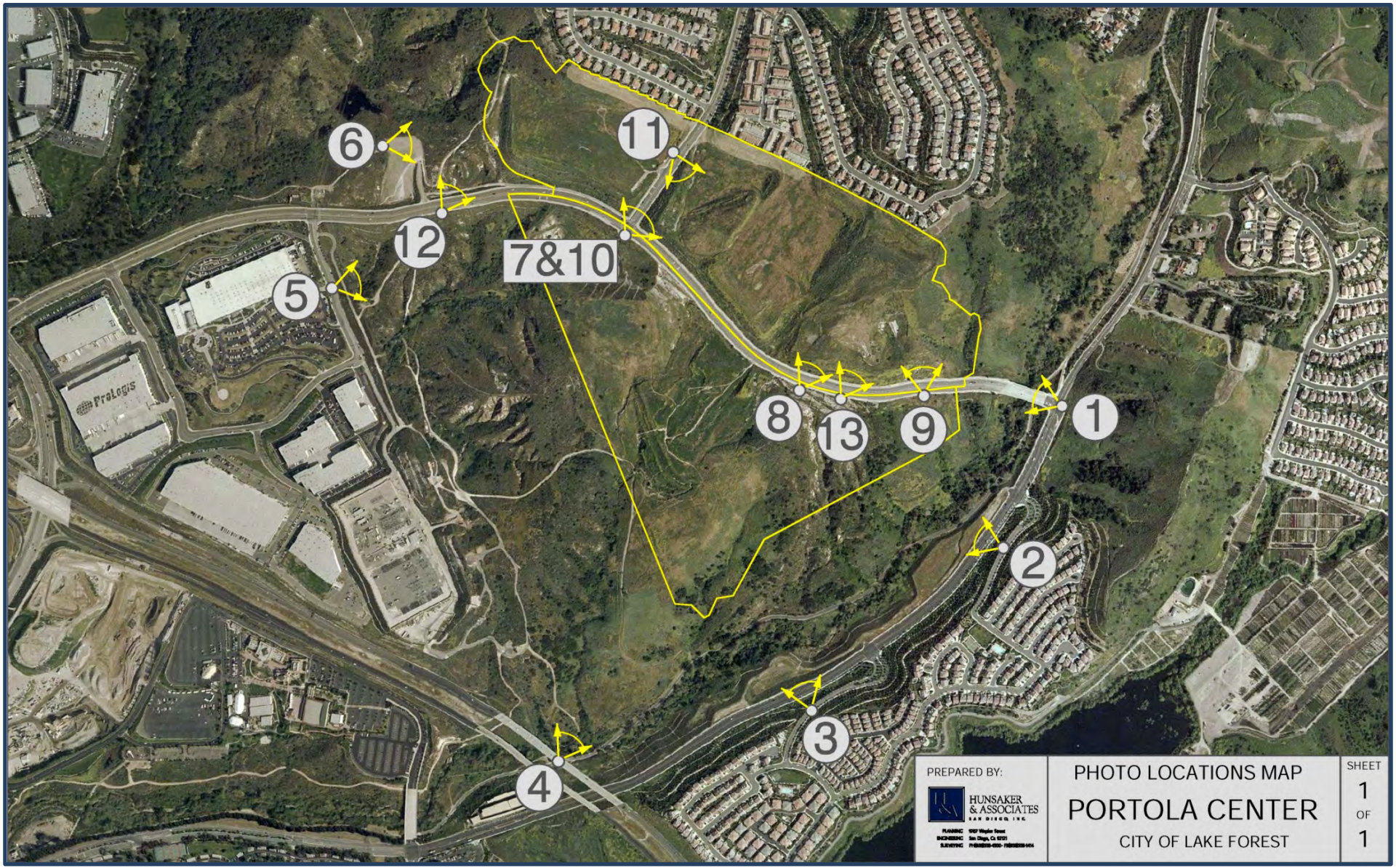
DESIGN+FUSION INTERNATIONAL INC
Urban Design · Planning · Landscape Plans
Resort Design · Master Plans · City Planning
31206 Corte Buenaventura Temecula, CA 92591
Phone: 951-695-0501 www.dfi-inc.com

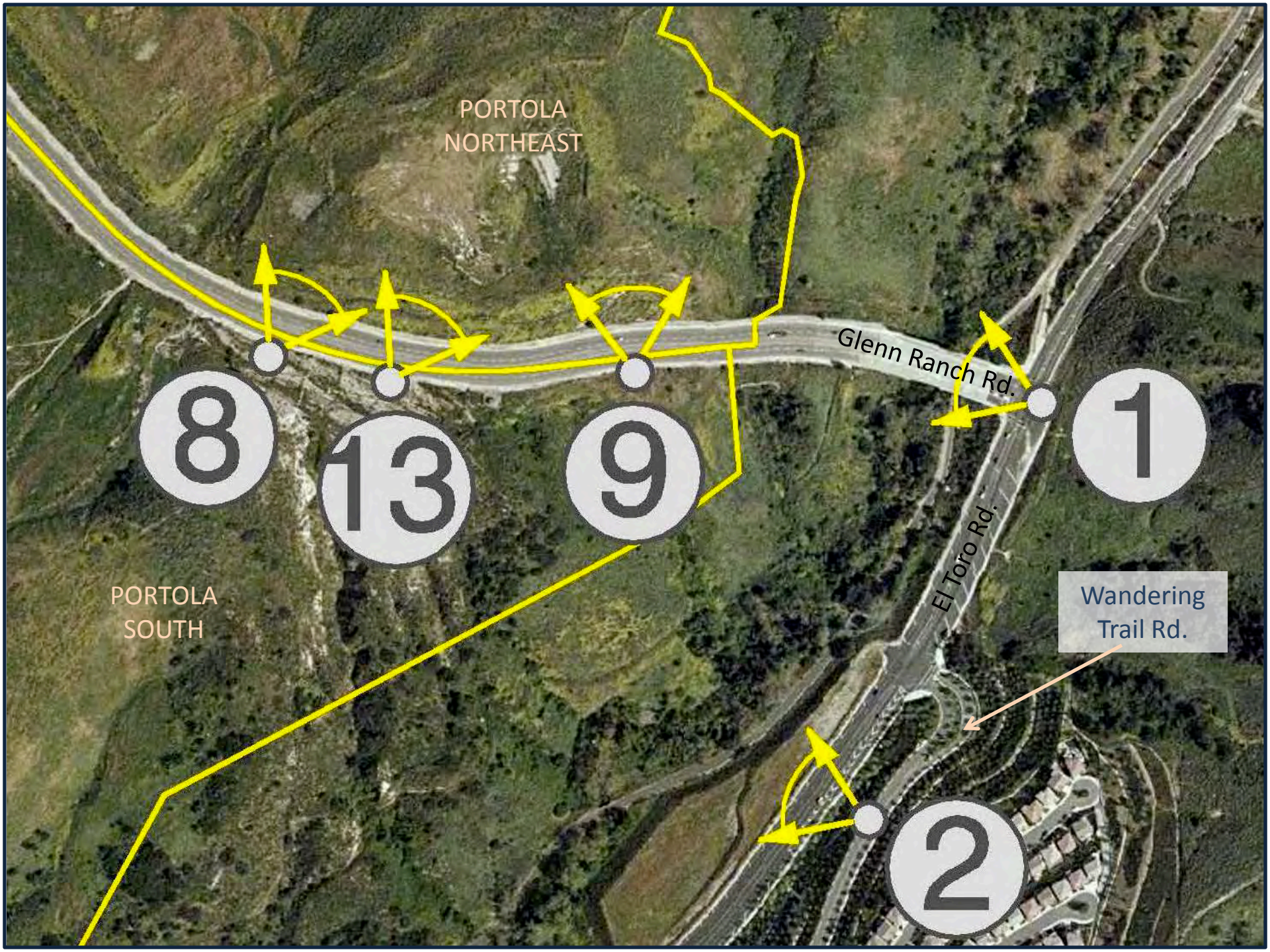
0 5 10 20 feet

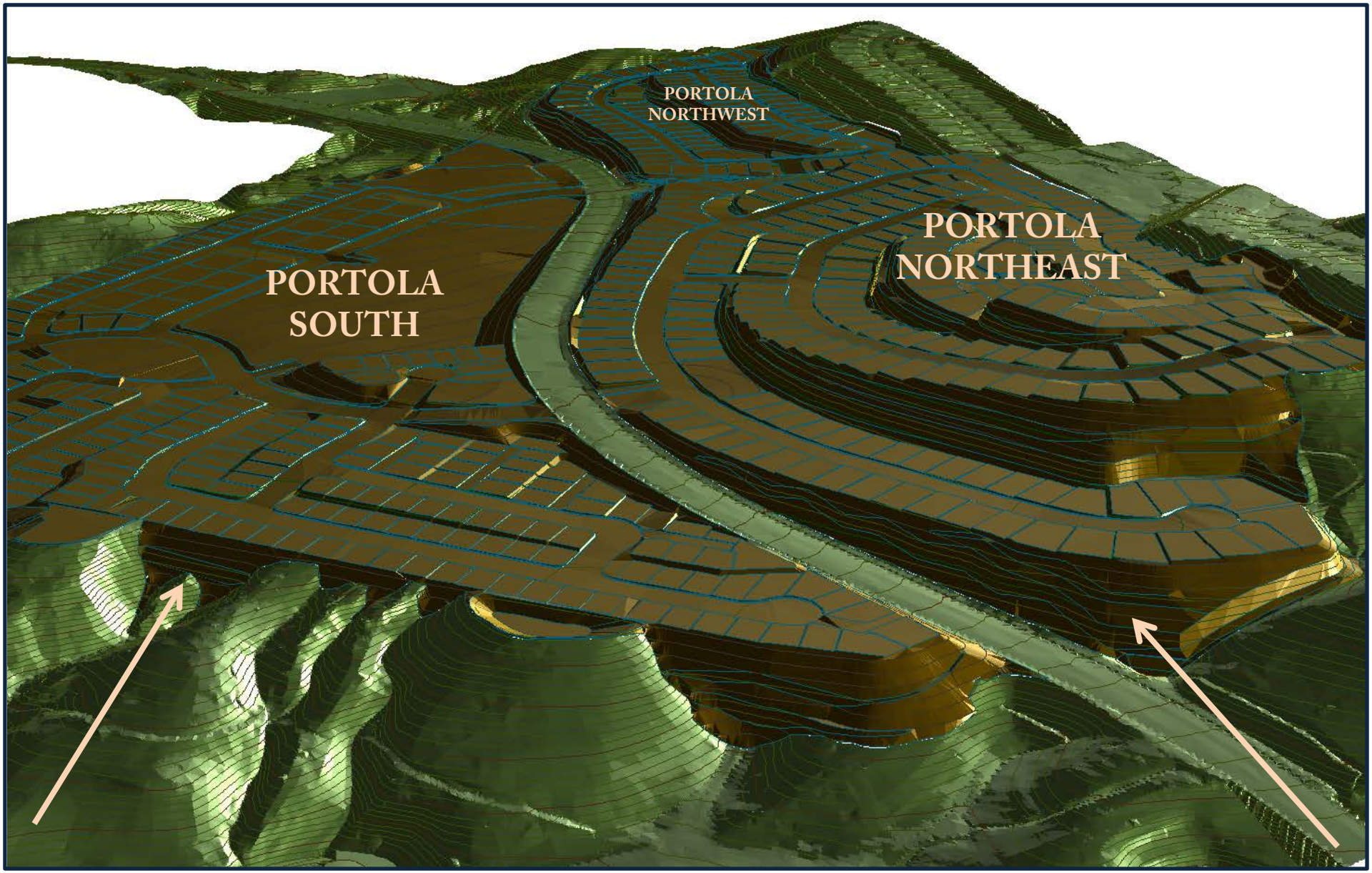
PORTOLA CENTER

PERIMETER RETAINING WALLS

PHOTO SIMULATIONS AERIAL KEY MAP




PORTOLA
NORTHEAST
Glenn Ranch Rd.
8
13
9
1
El Toro Rd.
PORTOLA
SOUTH
Wandering
Trail Rd.
2



VIEW 2
(View from Wandering Trail Rd.)

VIEW 1
(View from Glenn Ranch Rd./ El Toro Rd. Intersection)

View 1 Existing

PHOTO SIMULATION
View 1 New
Trees & Shrubs Not Shown

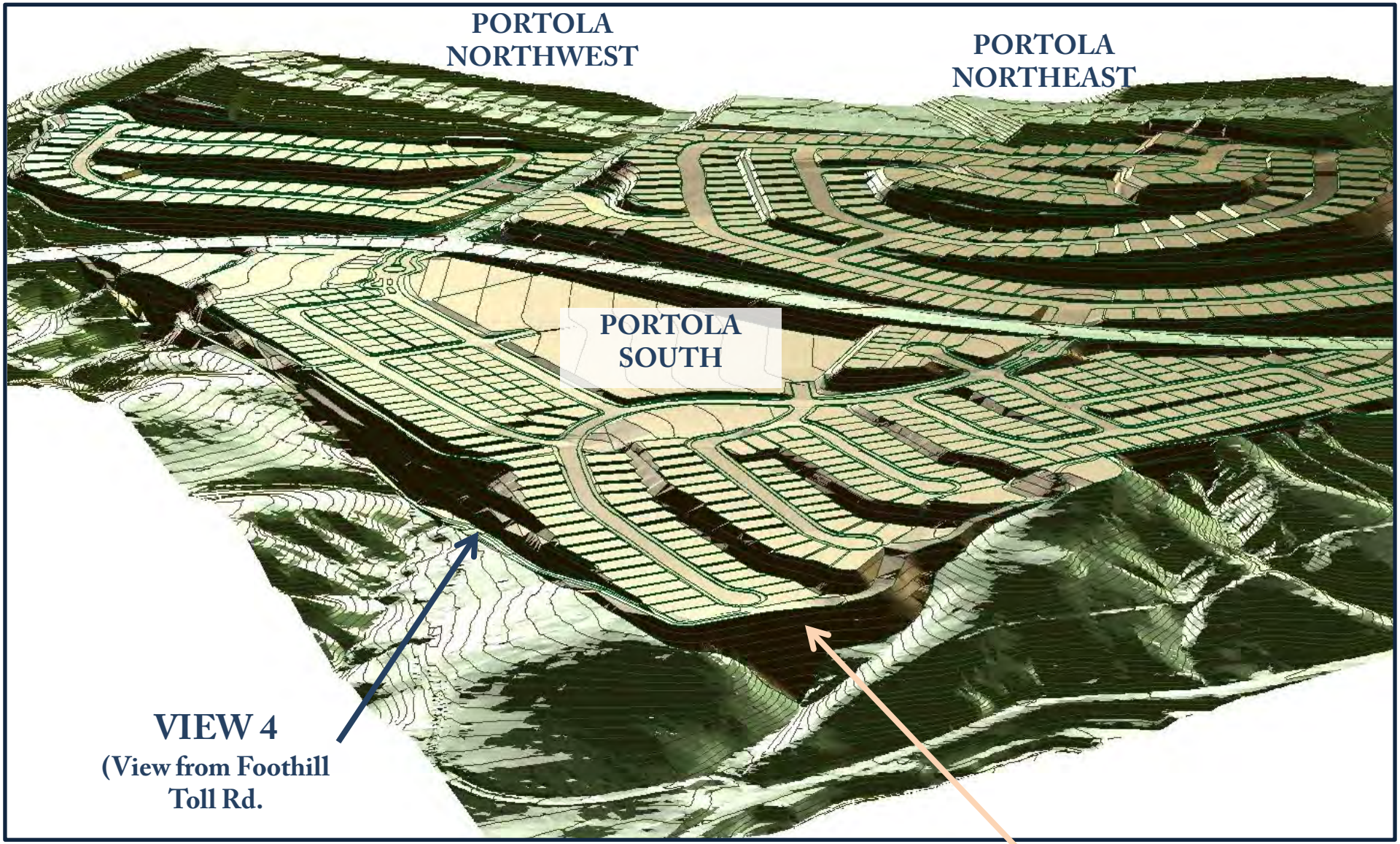
PHOTO SIMULATION
View 1 New
Mature Landscaping

View 2 Existing

PHOTO SIMULATION
View 2 New
Trees & Shrubs Not Shown

PHOTO SIMULATION
View 2 New
Mature Landscaping

Painted Trail Rd.
Foothill Toll Rd.
El Toro Rd.
3
4


PORTOLA NORTHWEST
PORTOLA NORTHEAST
PORTOLA SOUTH
VIEW 4
(View from Foothill Toll Rd.
VIEW 3
(View from Painted Trail Rd.)

View 3 Existing

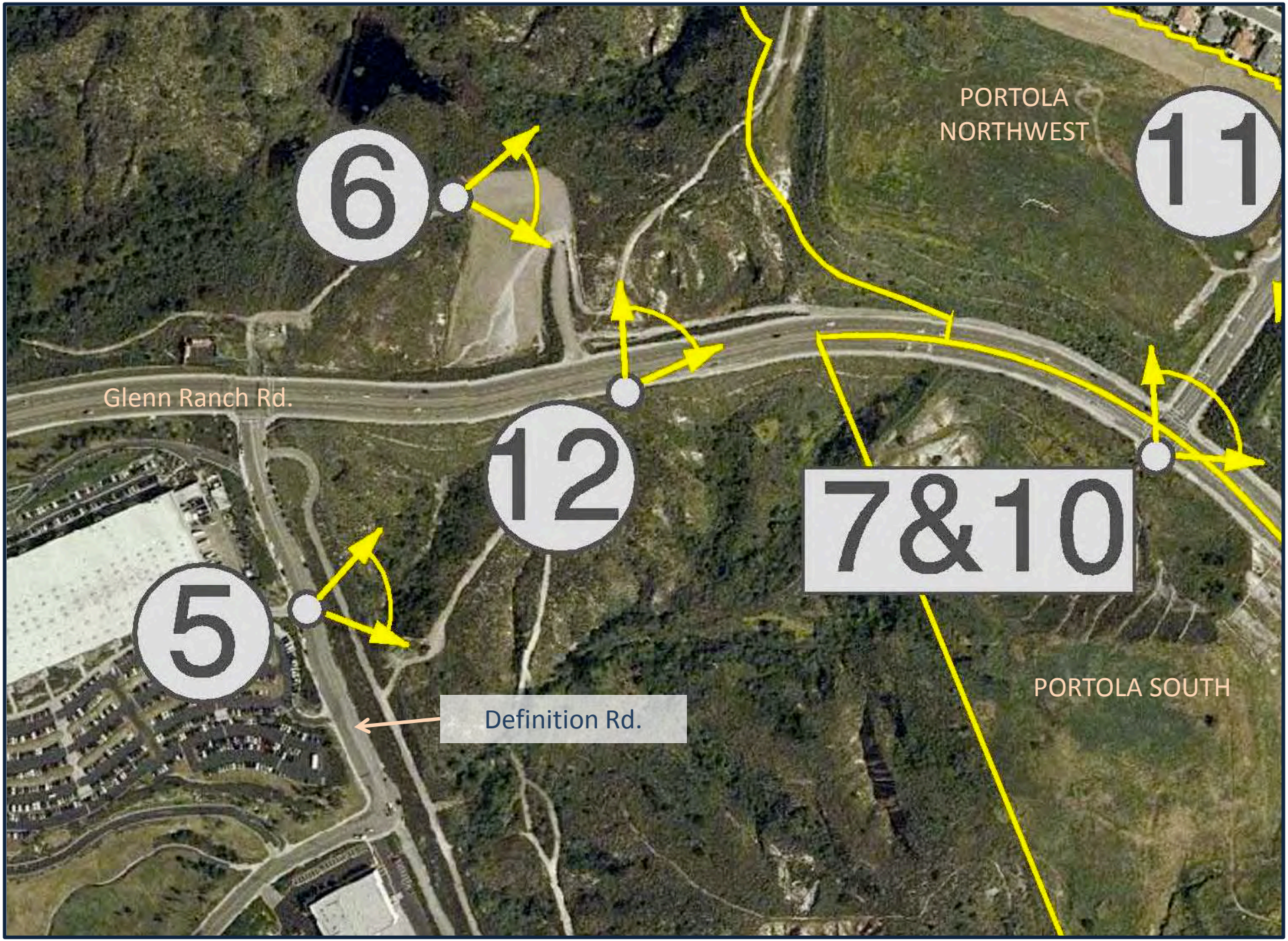
PHOTO SIMULATION
View 3 New
Trees & Shrubs Not Shown

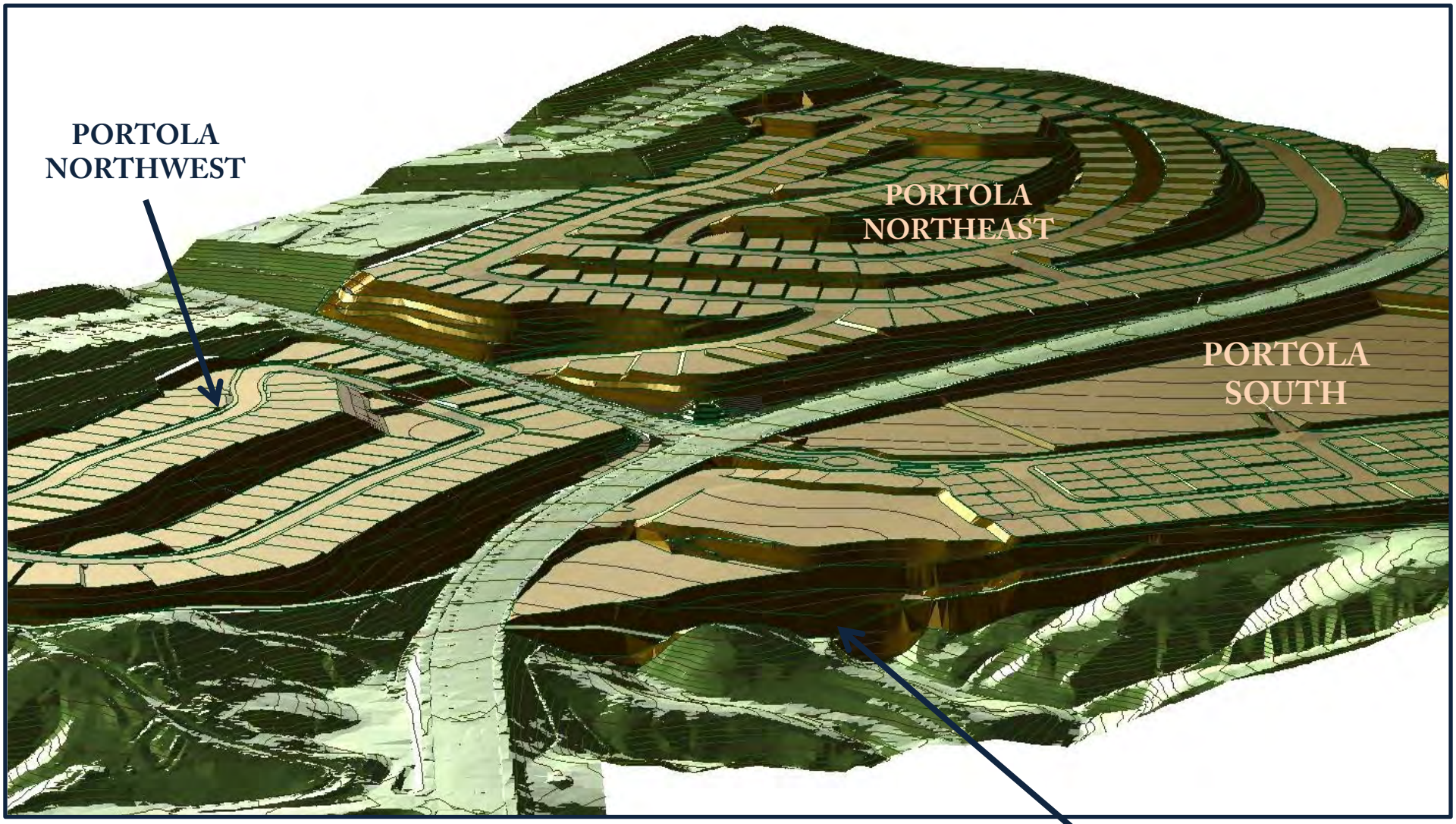
PHOTO SIMULATION
View 3 New
Mature Landscaping

View 4 Existing

PHOTO SIMULATION

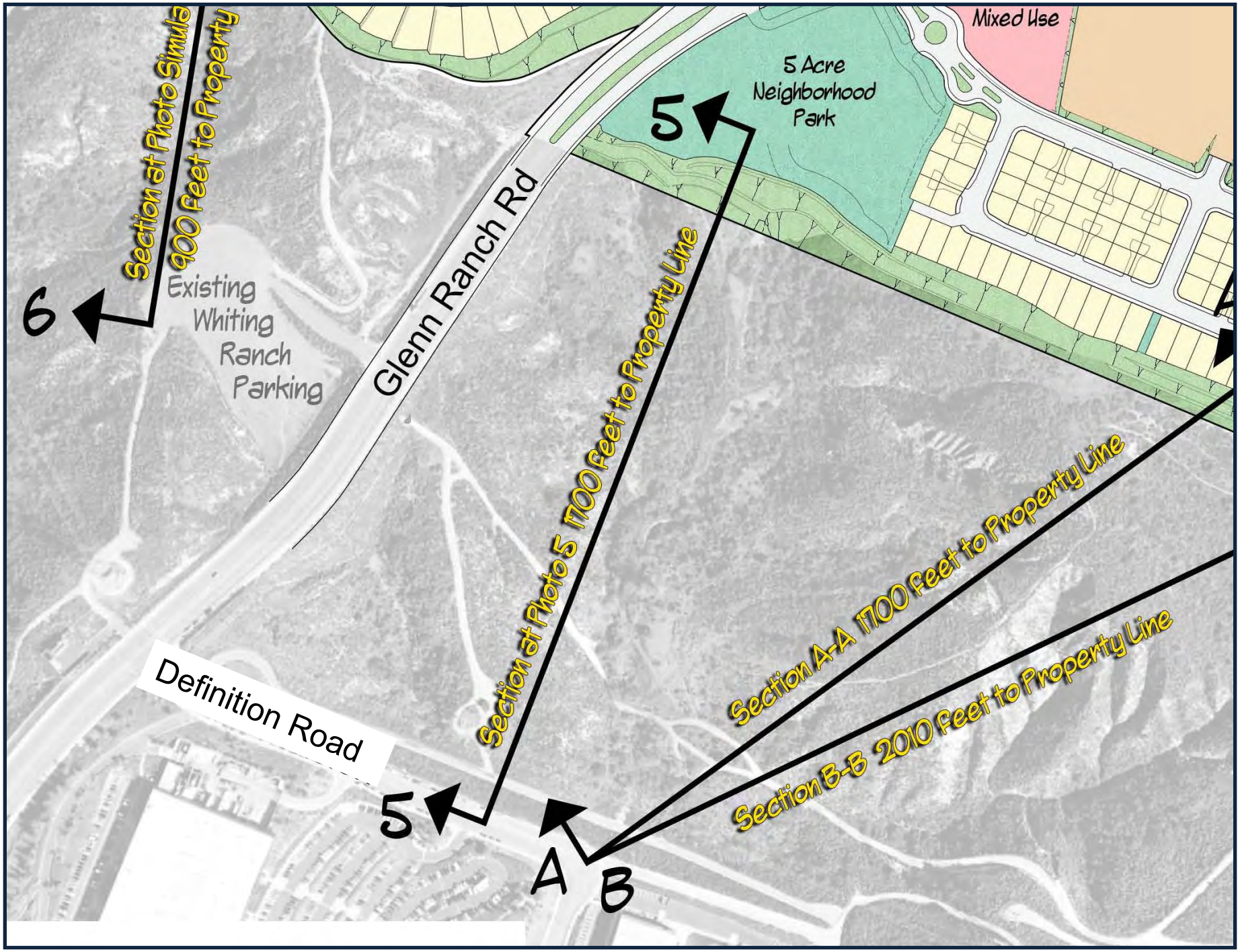
PHOTO SIMULATION
View 4 New
Mature Landscaping


PORTOLA
NORTHWEST
11
6
Glenn Ranch Rd.
12
7&10
5
PORTOLA SOUTH
Definition Rd.



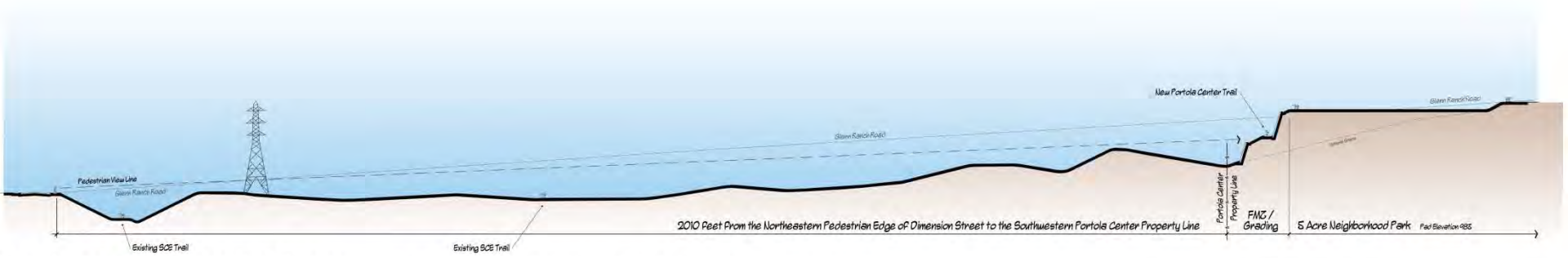
VIEW 5

(View of 5-Acre Park from Definition Rd.)


Mixed Use
5 Acre
Neighborhood
Park
5
Section at Photo Simula
900 Feet to Property
6
Existing
Whiting
Ranch
Parking
Glenn Ranch Rd
Section at Photo 5 1700 Feet to Property Line
Section A-A 1700 Feet to Property Line
Section B-B 2010 Feet to Property Line
Definition Road
5
A
B

CROSS SECTION 5 (PHOTO SIMULATION 5)

VIEW OF 5-ACRE PARK SITE FROM DEFINITION ROAD



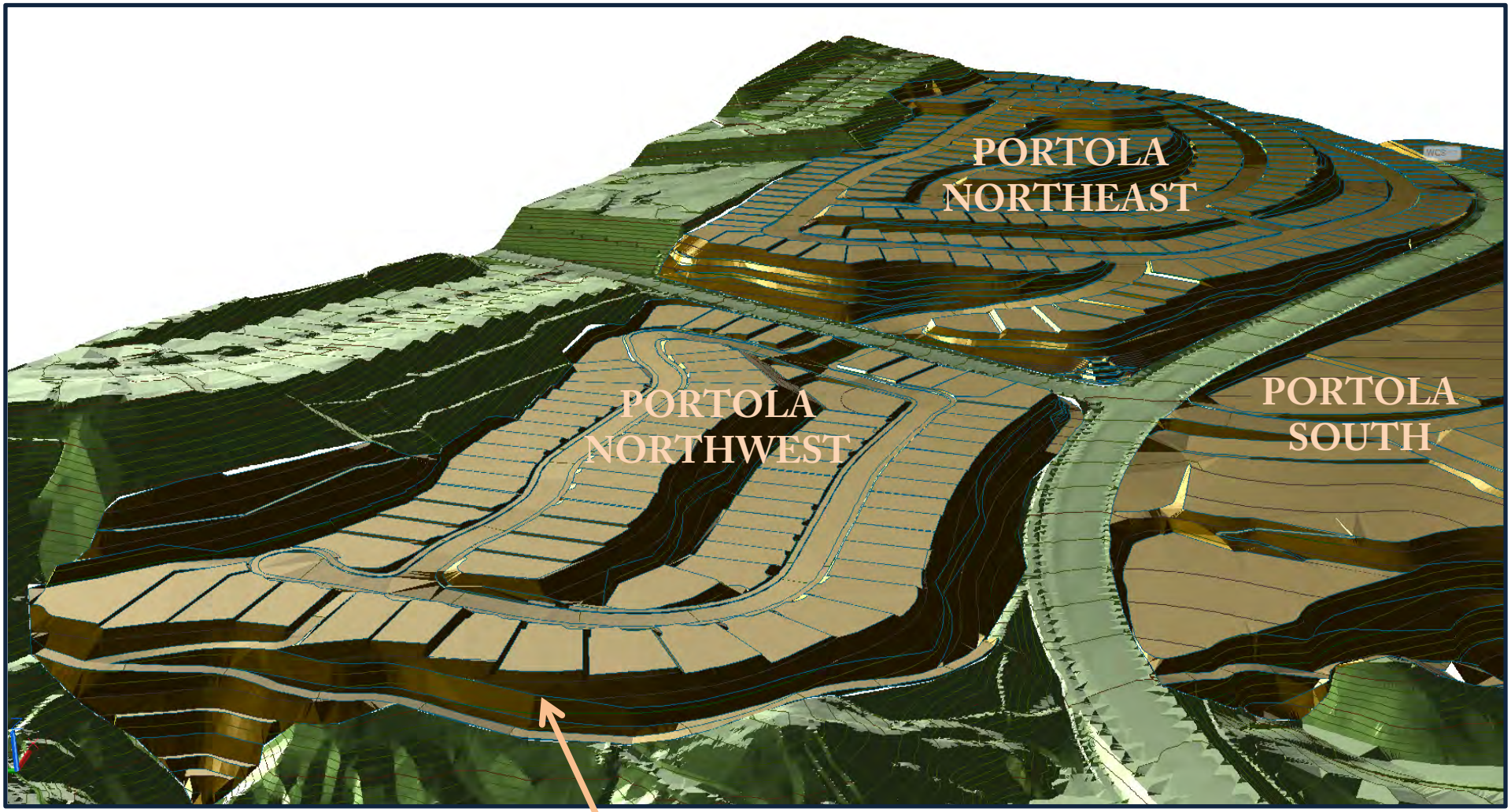
Section at Photo Simulation 5 ***SCE Easement Edge/Definition Street to Project Property Line***

View 5 Existing

PHOTO SIMULATION

PHOTO SIMULATION

Mature Landscaping



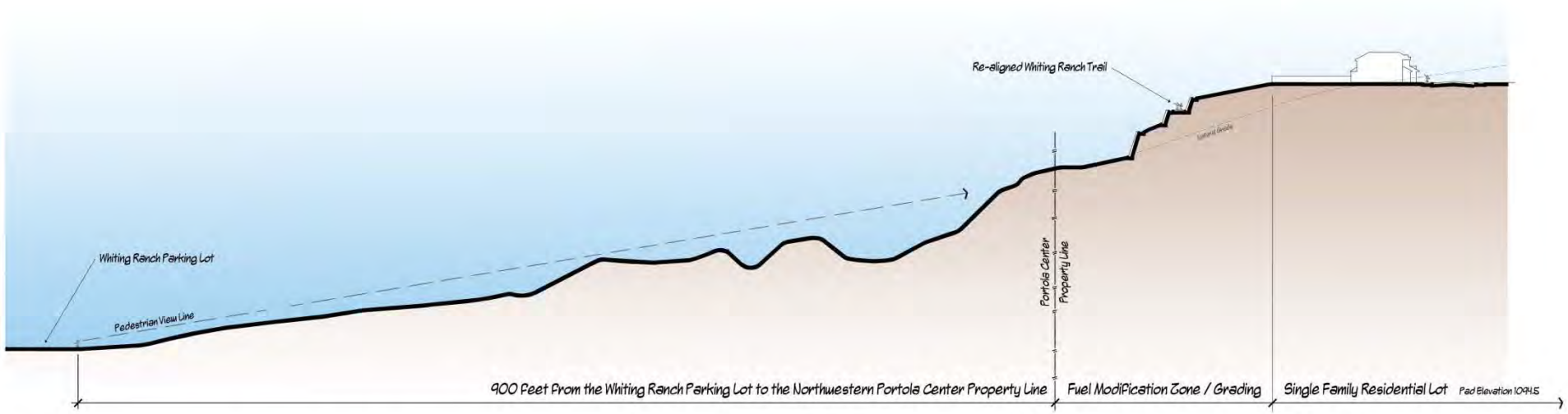
VIEW 6

(View from Whiting Ranch Parking Lot)

ch Rd
Park
6
Section at Photo Simulation 6
900 Feet to Property Line
Mixe
5 Acre
Neighborhood
Park
5
6
Existing
Whiting
Ranch
Parking
Glenn Ranch Rd
o Property Line

CROSS SECTION 6 (PHOTO SIMULATION 6)

VIEW OF PORTOLA NORTHWEST FROM WHITING RANCH PARKING LOT



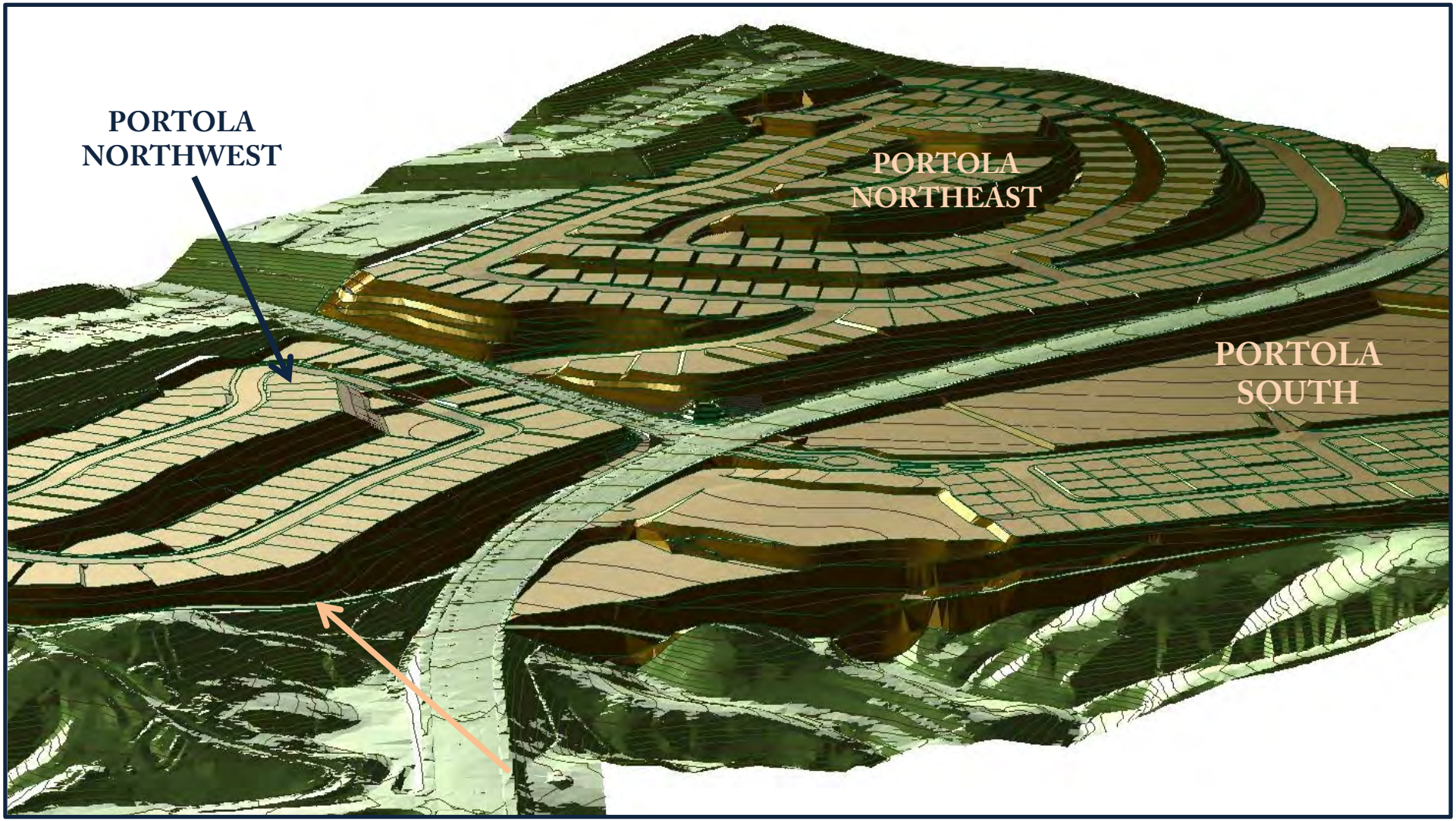
Section at Photo Simulation 6 Whiting Ranch Parking Lot to Project Property Line

View 6 Existing

PHOTO SIMULATION

PHOTO SIMULATION

Mature Landscaping



VIEW 12

(View heading up Glenn Ranch Rd. toward intersection with Saddleback Ranch Rd.)

View 12 Existing

PHOTO SIMULATION
View 12 New
Trees & Shrubs Not Shown

PHOTO SIMULATION

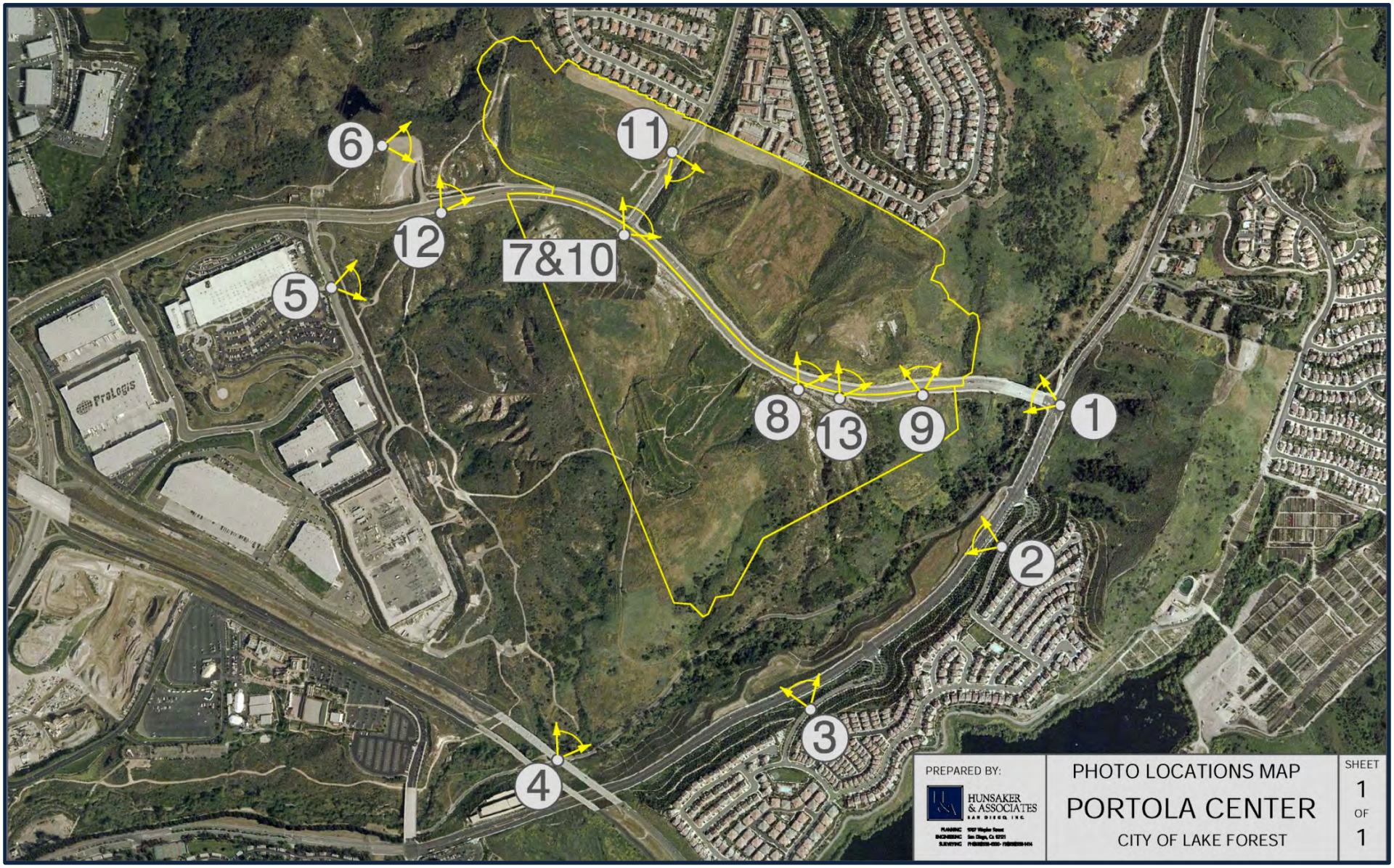
View 12 New

Mature Landscaping

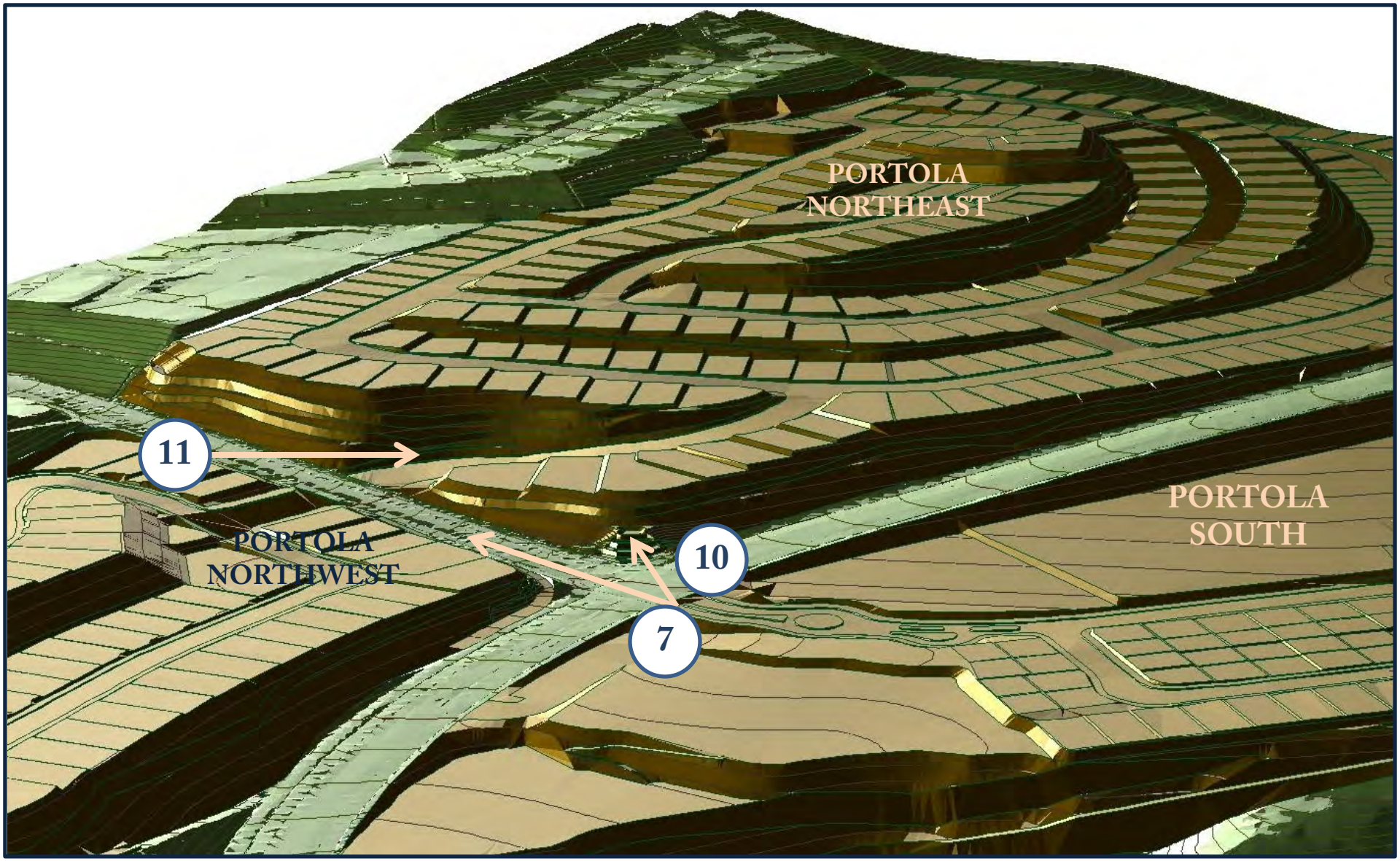
PORTOLA CENTER

PUBLIC RETAINING WALLS

PHOTO SIMULATIONS AERIAL KEY MAP



PORTOLA
NORTHWEST
11
Saddleback Ranch Rd.
PORTOLA
NORTHEAST
PORTOLA
SOUTH
7&10
Glenn Ranch Rd.



VIEW 7
(View Looking Up Saddleback Ranch Rd.)

VIEW 10
(View Looking at NE Corner of Saddleback/Glenn Ranch Rd. Intersection)

VIEW 11
(View Looking Into Proposed Project Entry on Saddleback)

View 7 Existing

PHOTO SIMULATION
Glenn Ranch
View 7 New
Trees & Shrubs Not Shown

PHOTO SIMULATION
View 7 New
Mature Landscaping

View 10 Existing

PHOTO SIMULATION
Glenn Ranch
Portola Hills
View 10 New
No Planting Shown

PHOTO SIMULATION

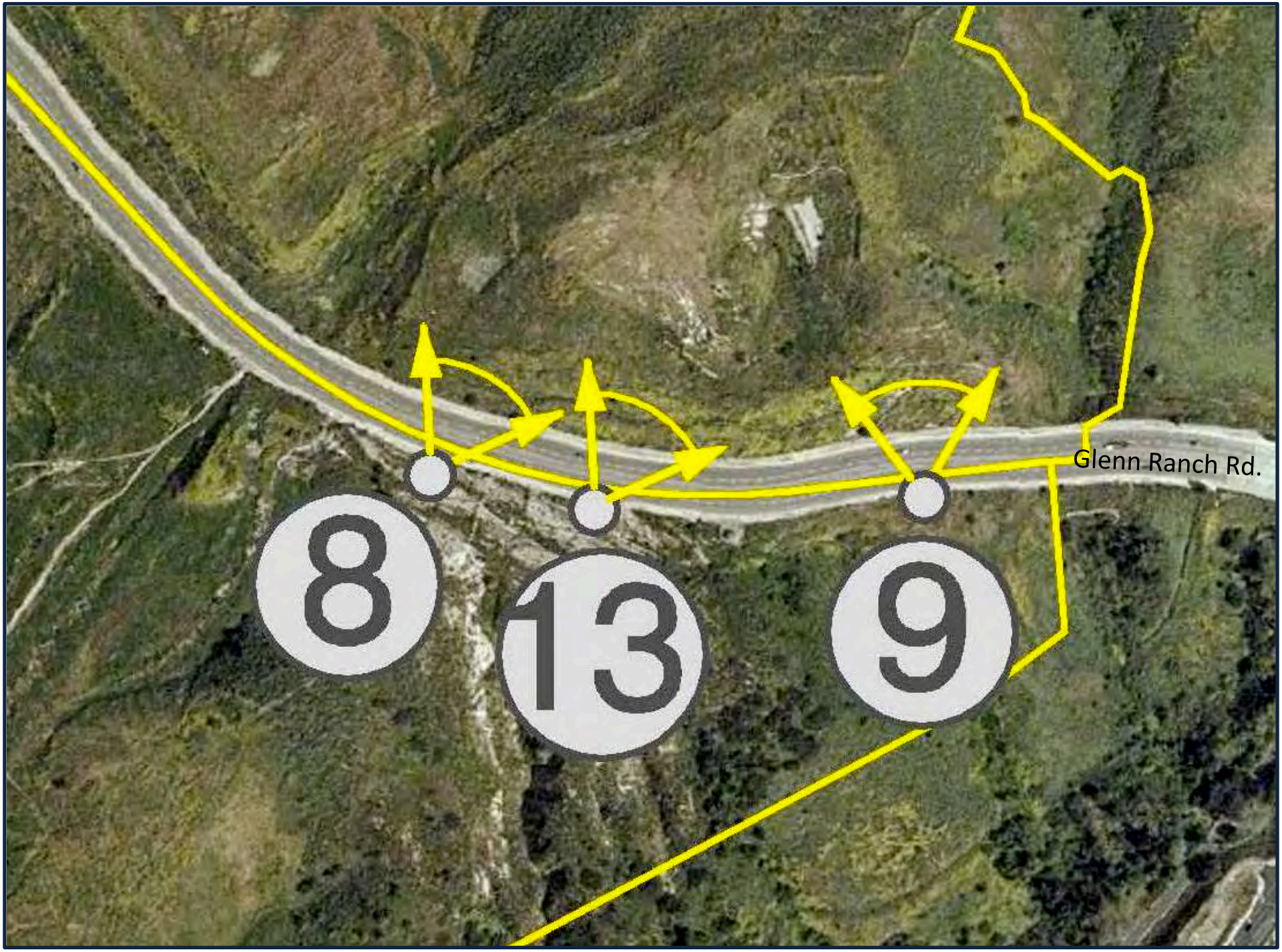
View 10 New

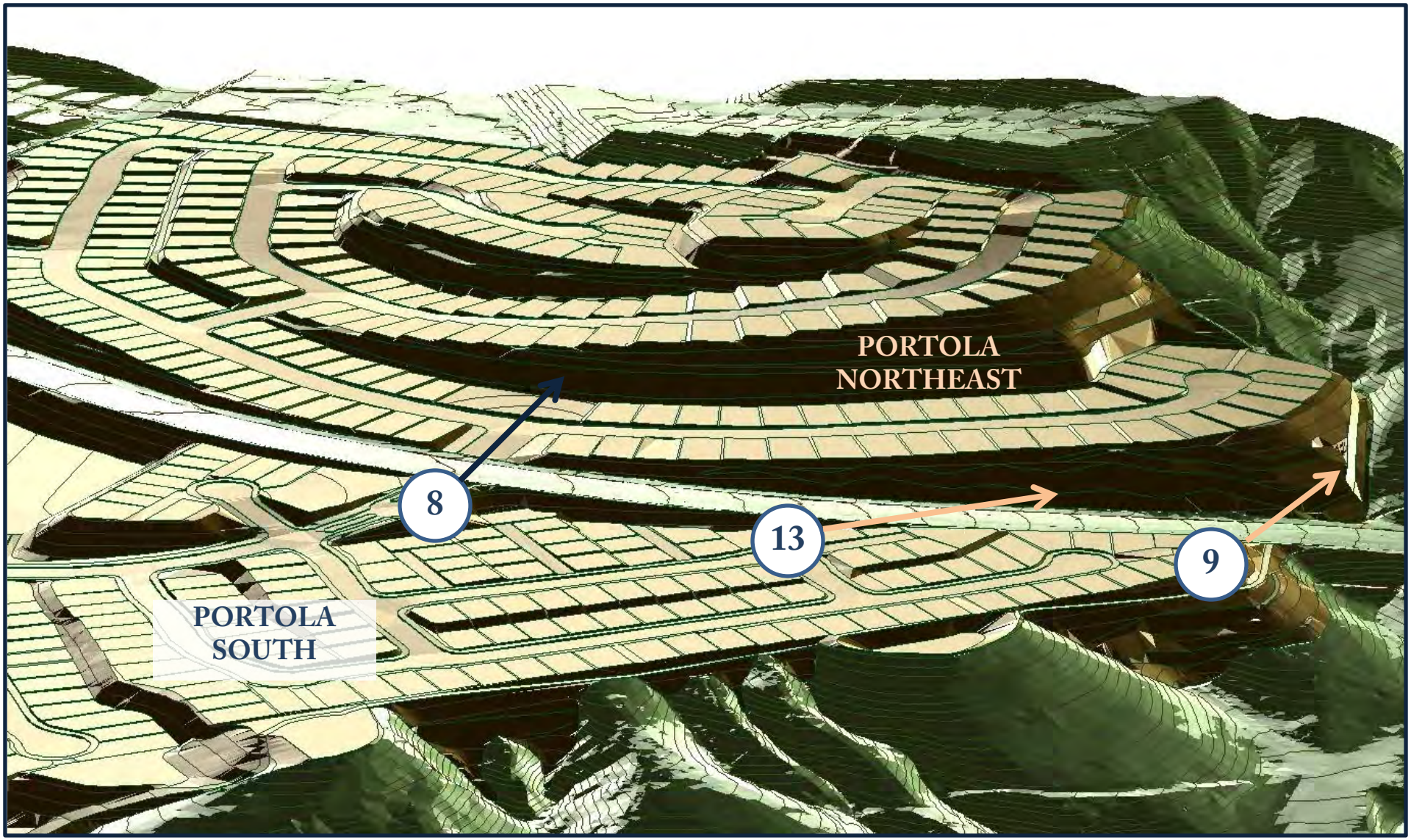
Mature Landscaping

View 11 Existing

PHOTO SIMULATION

PHOTO SIMULATION
View 11 New
Mature Landscaping

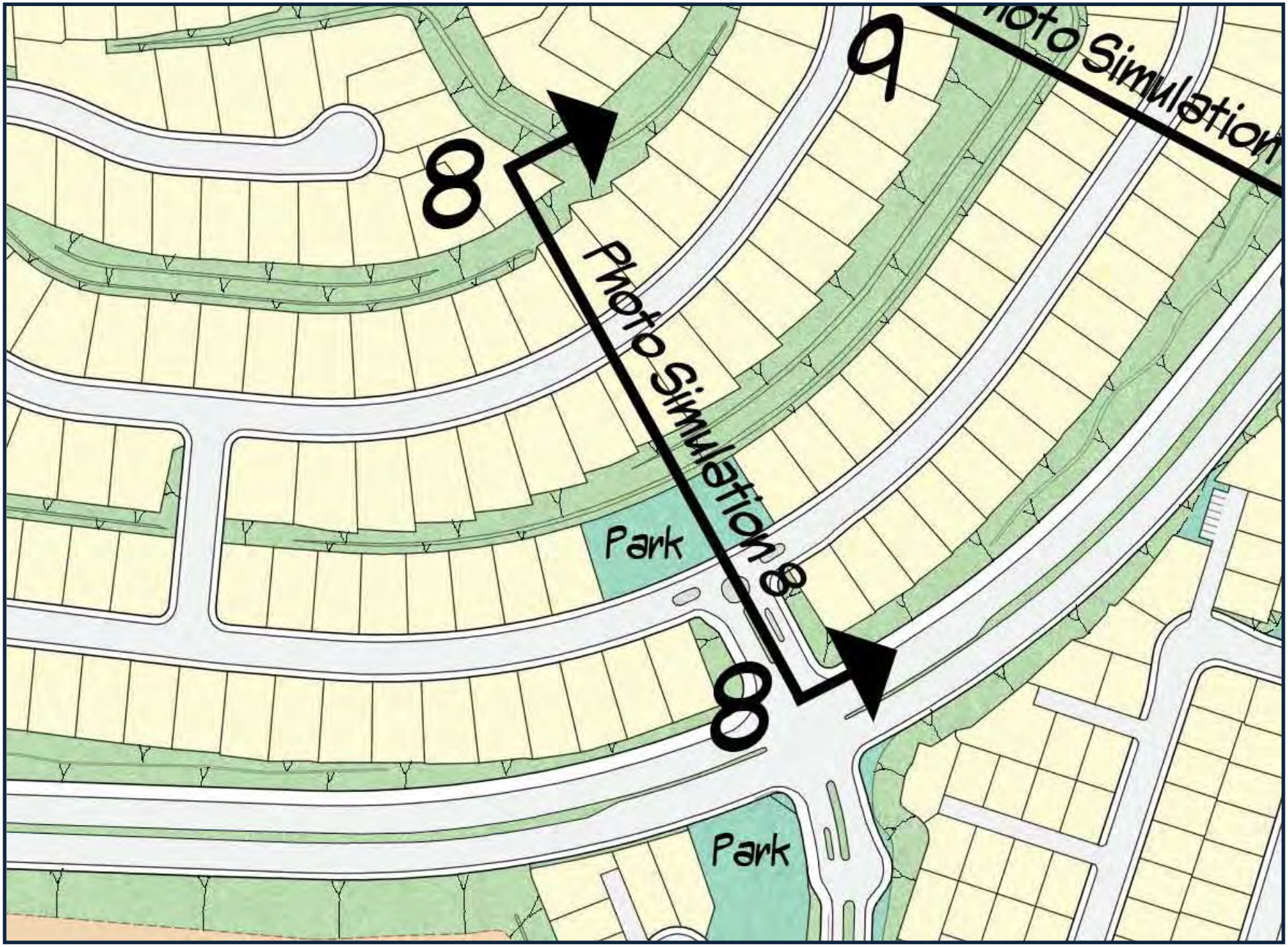

8
13
9
Glenn Ranch Rd.



VIEW 8
(View into Portola Northeast Entry along Glenn Ranch Rd.

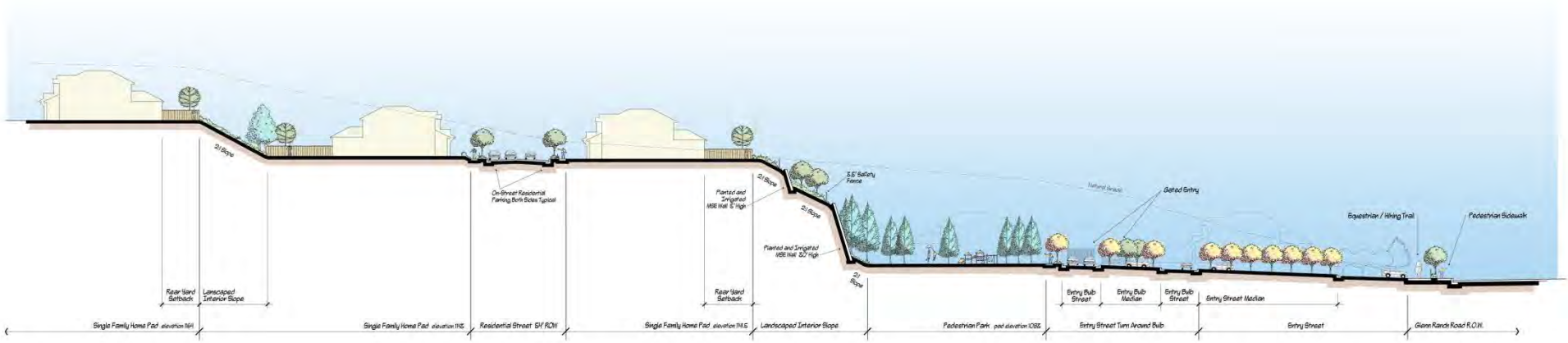
VIEW 13
(View of Portola Northeast along Glenn Ranch Road)

VIEW 9
(View of Eastern Corner of Portola Northeast)


9
Photo Simulation
8
Photo Simulation 8
Park
8
Park

CROSS SECTION 8 (PHOTO SIMULATION 8)

ENTRANCE TO PORTOLA NORTHEAST ALONG GLENN RANCH ROAD



Section at Photo Simulation 8 Northeastern Parcel Entry at Glenn Ranch Road

View 8 Existing

PHOTO SIMULATION

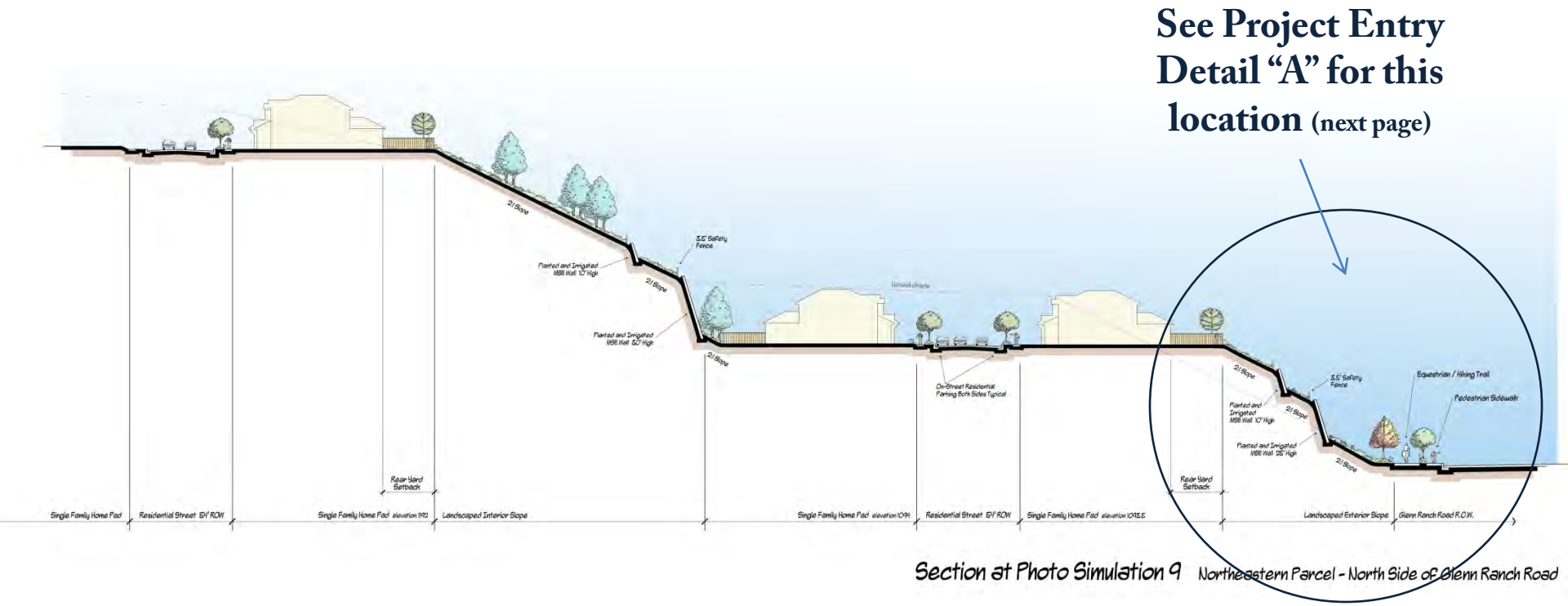
PHOTO SIMULATION

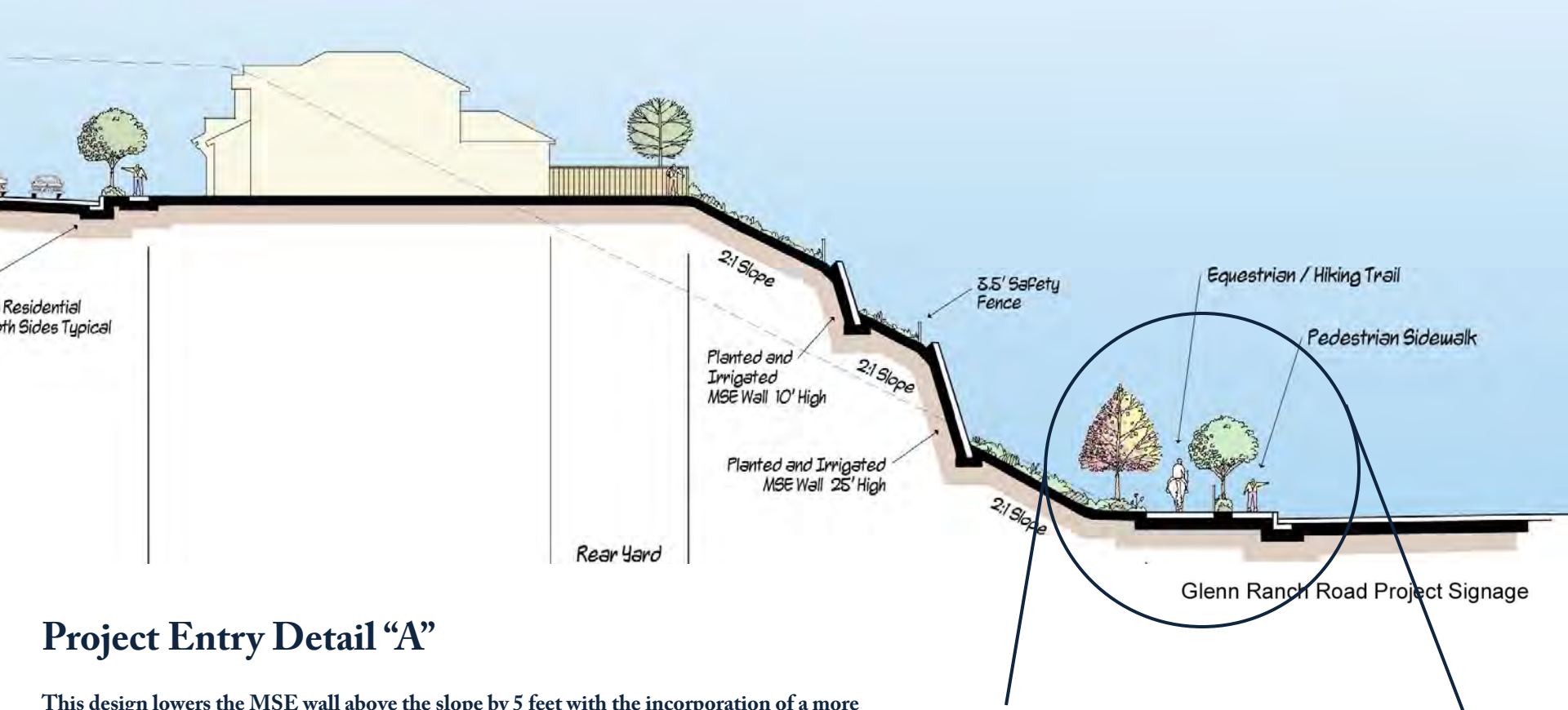
Mature Landscaping

Photo Simulation
a
a

CROSS SECTION 9 (PHOTO SIMULATION 9)

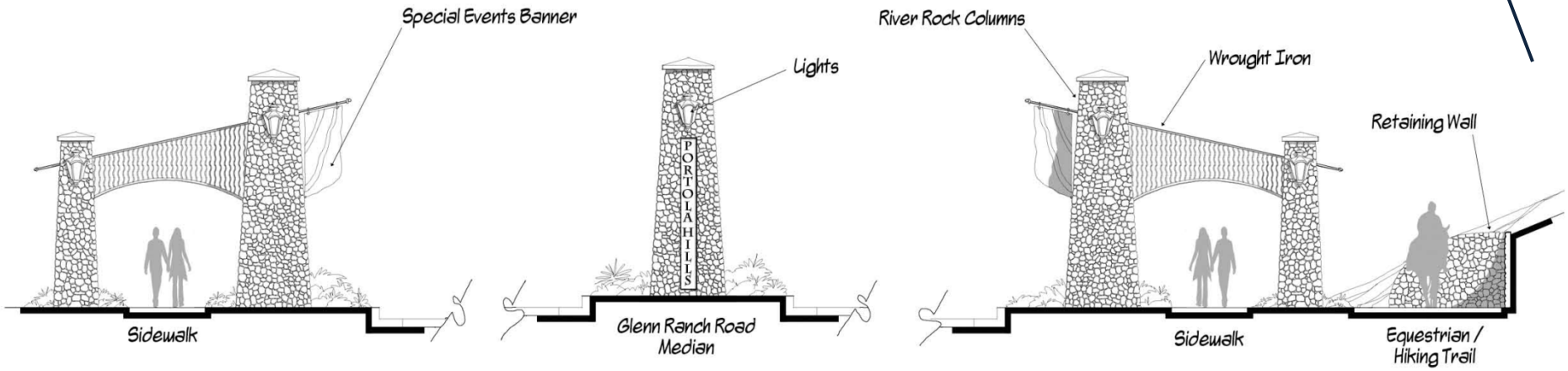
EASTERN CORNER OF PORTOLA NORTHEAST ALONG GLENN RANCH ROAD





Project Entry Detail "A"

This design lowers the MSE wall above the slope by 5 feet with the incorporation of a more pedestrian-scale wall along the riding and hiking trail. (Note: cross-section detail below is reversed.)



View 9 Existing

PHOTO SIMULATION
View 9 New
Trees & Shrubs Not Shown

PHOTO SIMULATION

View 13 Existing

PHOTO SIMULATION
View 13 New
Trees & Shrubs Not Shown

PHOTO SIMULATION

PRIVATE WALLS

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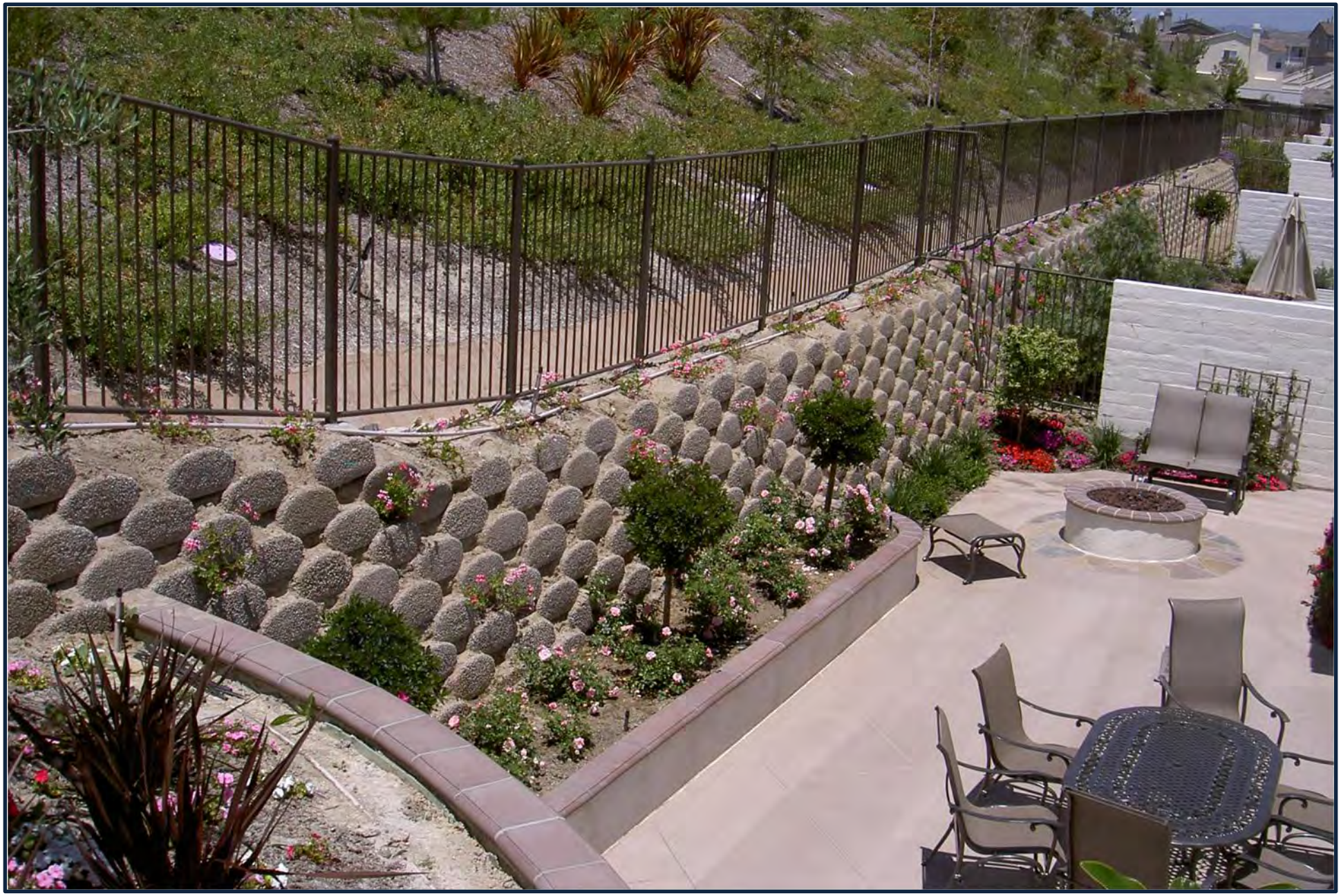
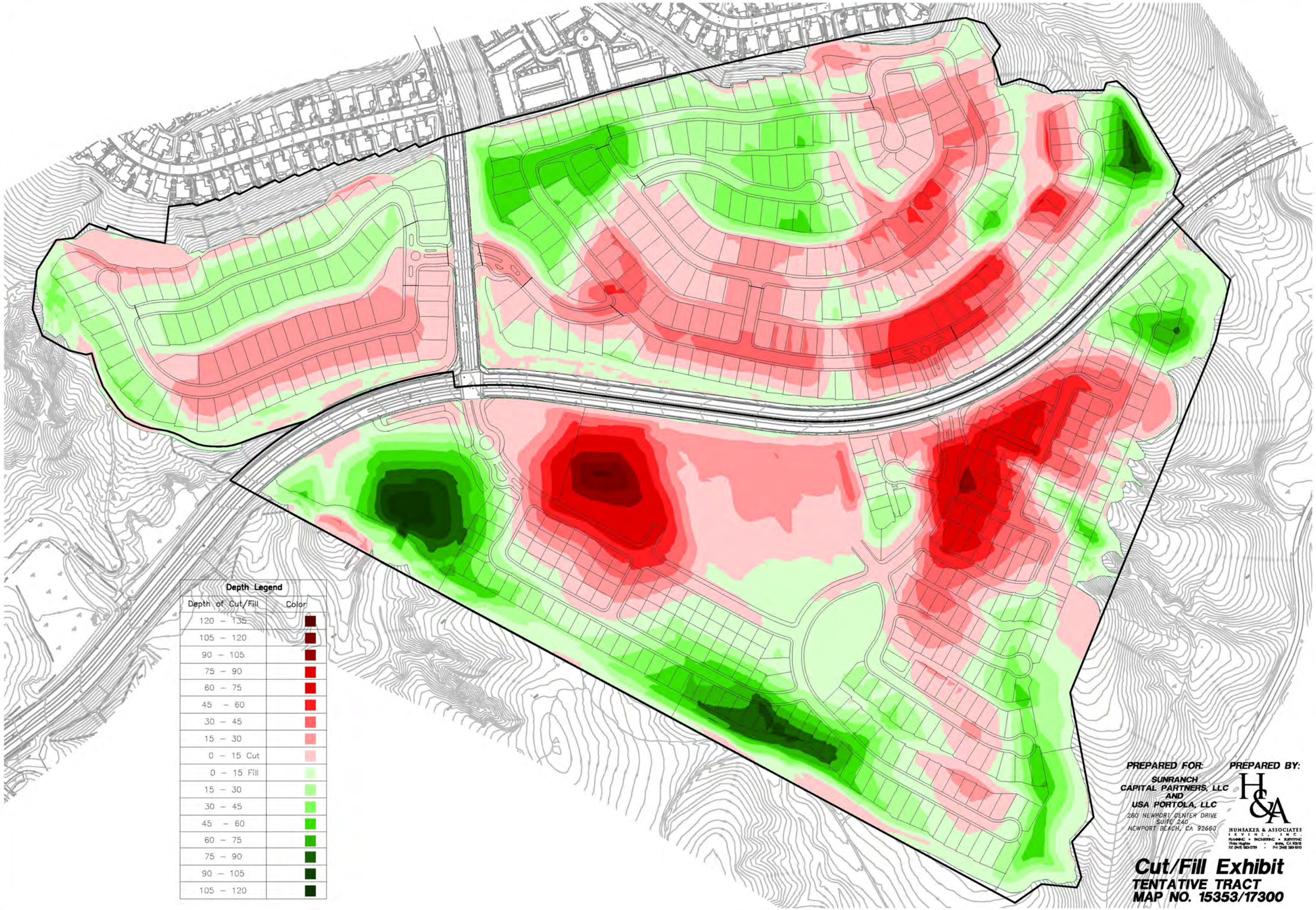
PRIVATE WALL EXAMPLE 1 (PRIVATE YARDS OR PRIVATE COMMON AREAS)

PRIVATE WALL EXAMPLE 2 (PRIVATE PARKING LOT)

PRIVATE WALL EXAMPLE 3 (BACK YARD RETAINING WALL) *BEFORE…*



PRIVATE WALL EXAMPLE 4 (BACK YARD RETAINING WALL) *AFTER…*



Depth Legend

Depth of Cut/Fill	Color
120 – 135	
105 – 120	
90 – 105	
75 – 90	
60 – 75	
45 – 60	
30 – 45	
15 – 30	
0 – 15 Cut	
0 – 15 Fill	
15 – 30	
30 – 45	
45 – 60	
60 – 75	
75 – 90	
90 – 105	
105 – 120	

PREPARED FOR:

SUNRANCH
CAPITAL PARTNERS, LLC
AND
USA PORTOLA, LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:

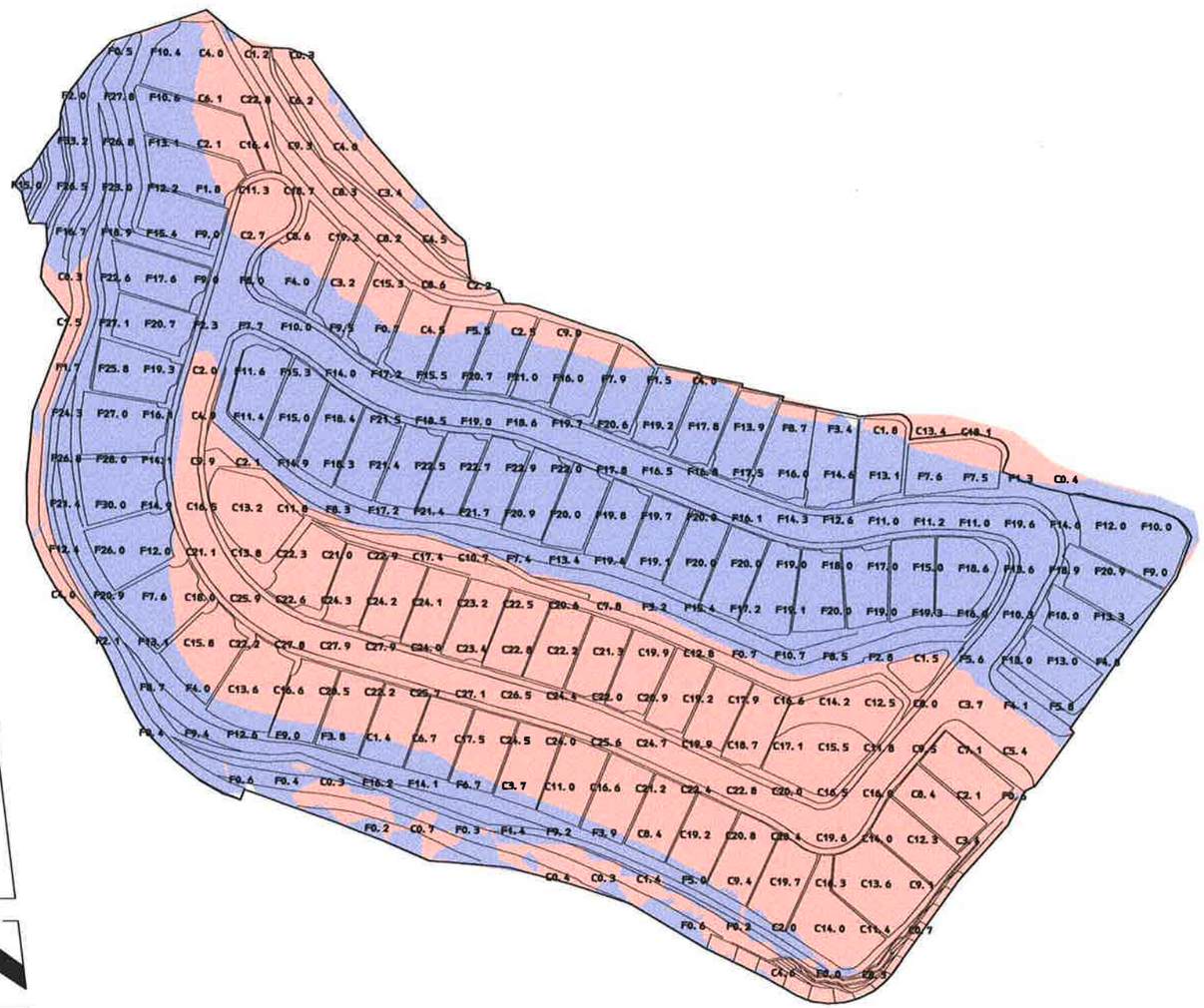
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
17744 Harvine • Irvine, CA 92612
FX: (949) 583-0759 • PH: (949) 583-1010

Cut/Fill Exhibit
TENTATIVE TRACT MAP NO. 15353/17300

PLOTTED BY: James Meeding DATE: Sep. 20, 2012 12:04:21 PM FILE: P:\6334\Planning\GL_Project\Exh_30 Renderings\Model 2012 2012-09-18 Volumes Simpler.dwg

PORTOLA CENTER TRACT 17300 WEST

SEPTEMBER 19, 2012



SCALE: 1" = 200'

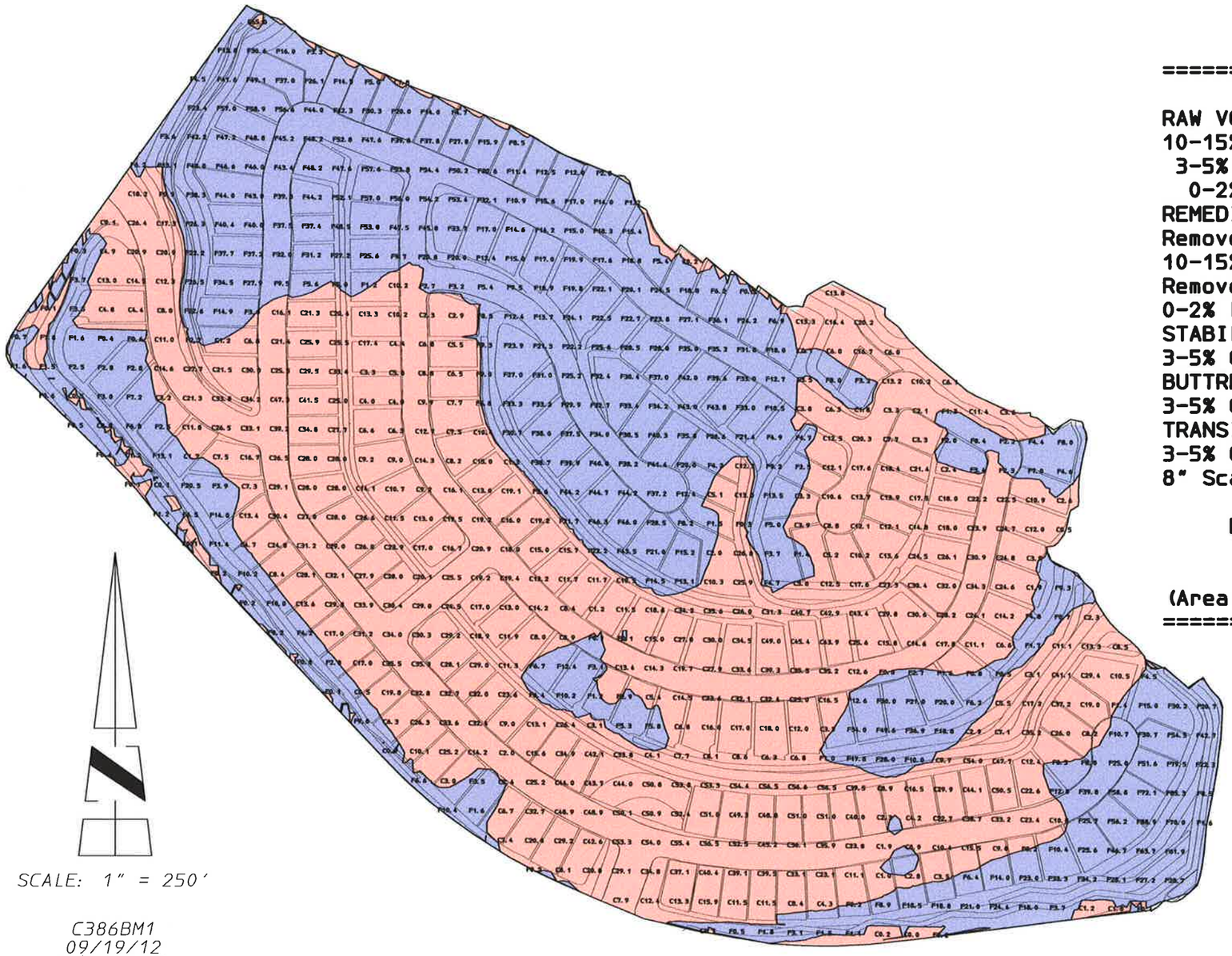
C29BM7
09/20/12
07:59 A.M.

	CUT	FILL
RAW VOLUMES	242,440 CYS	301,680 CYS
10-15% Loss on 2' Topsoil		4,210
3-5% Gain on 21,890 cys		-880
0-2% Loss on 64,310 cys		640
REMEDIAL GRADING		
Remove & Replace (Qal, Coll)	35,100	35,100
10-15% Loss		4,390
Remove & Replace (Afu)	1,110	1,110
5-10% Loss on (Afu)		80
STABILIZATION FILL KEYS	7,850	7,850
3-5% Gain		-310
BUTTRESSING	26,060	26,060
3-5% Gain		-1,040
TRANSITION & LOT CAPPING (3')	14,700	14,700
3-5% Gain		-590
8" Scarification 3-5% Gain		-1,090
ESTIMATED TOTAL	327,260 CYS	391,910 CYS
SHORT	64,650 CYS	

(Area of Grading 25.27 ac)

PORTOLA CENTER TRACT 17300 EAST

SEPTEMBER 19, 2012



SCALE: 1" = 250'

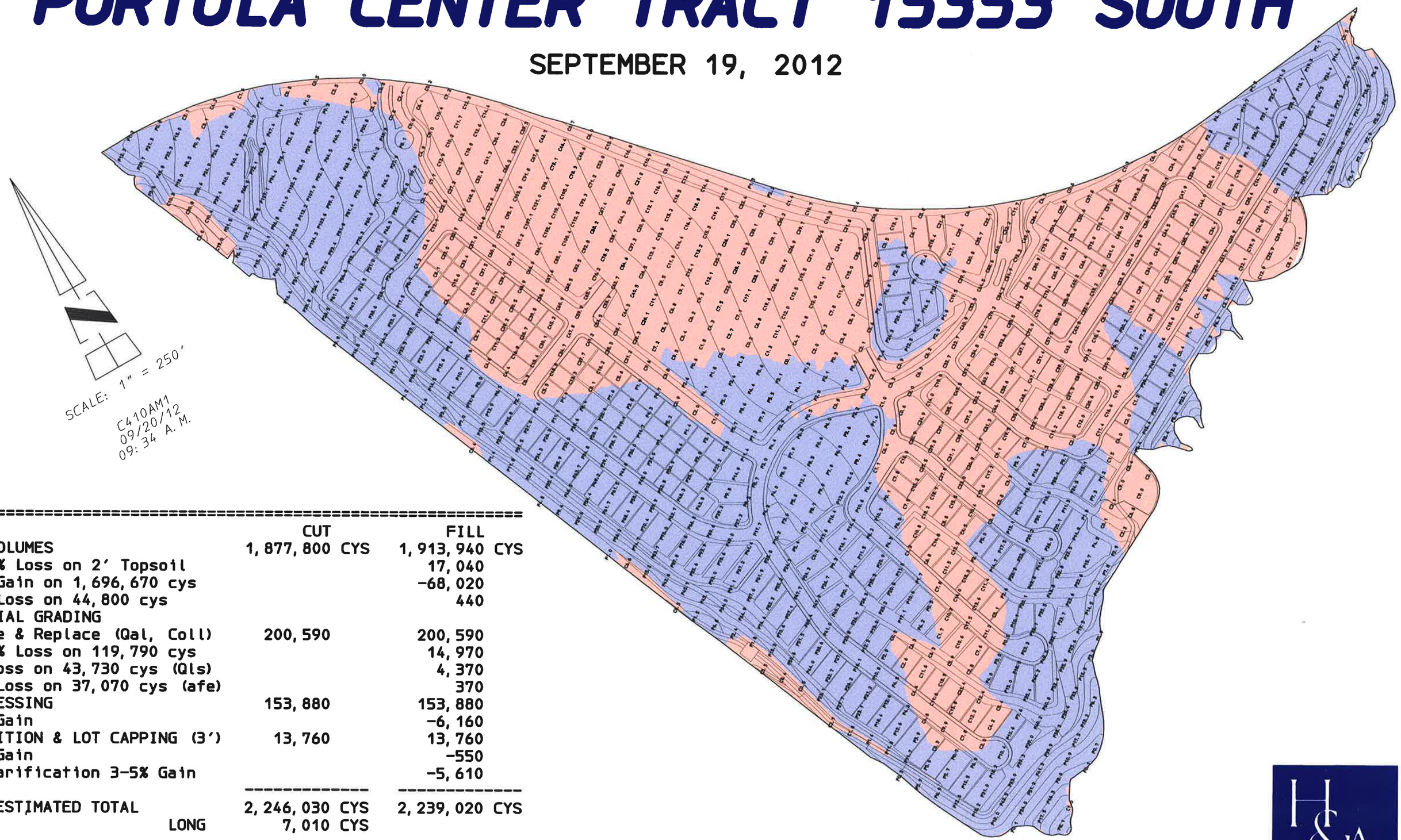
C386BM1
09/19/12
04:59 P.M.

	CUT	FILL
RAW VOLUMES	1,084,560 CYS	1,023,570 CYS
10-15% Loss on 2' Topsoil		13,910
3-5% Gain on 51,780 cys		-2,070
0-2% Loss on 921,480 cys		9,210
REMEDIAL GRADING		
Remove & Replace (Qal, Coll)	29,470	29,470
10-15% Loss		3,680
Remove & Replace (Afe)	137,690	137,690
0-2% Loss on (Afe)		1,380
STABILIZATION FILL KEYS	11,200	11,200
3-5% Gain		-450
BUTTRESSING	40,650	40,650
3-5% Gain		-1,630
TRANSITION & LOT CAPPING (3')	36,810	36,810
3-5% Gain		-1,470
8" Scarification 3-5% Gain		-2,710
ESTIMATED TOTAL	1,340,380 CYS	1,299,240 CYS
LONG	41,140 CYS	

(Area of Grading 63.09 ac)

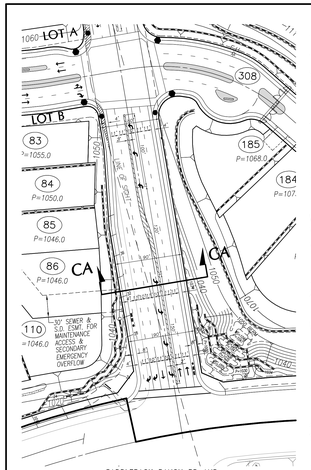
PORTOLA CENTER TRACT 15353 SOUTH

SEPTEMBER 19, 2012

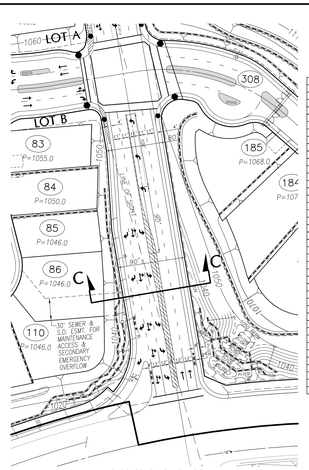


	CUT	FILL
RAW VOLUMES	1,877,800 CYS	1,913,940 CYS
10-15% Loss on 2' Topsoil		17,040
3-5% Gain on 1,696,670 cys		-68,020
0-2% Loss on 44,800 cys		440
REMEDIAL GRADING		
Remove & Replace (Qal, Coll)	200,590	200,590
10-15% Loss on 119,790 cys		14,970
10% Loss on 43,730 cys (Qls)		4,370
0-2% Loss on 37,070 cys (afe)		370
BUTTRESSING	153,880	153,880
3-5% Gain		-6,160
TRANSITION & LOT CAPPING (3')	13,760	13,760
3-5% Gain		-550
8" Scarification 3-5% Gain		-5,610
ESTIMATED TOTAL	2,246,030 CYS	2,239,020 CYS
LONG	7,010 CYS	

(Area of Grading 87.35 ac)



SADDLEBACK RANCH RD. AND GLENN RANCH ROAD ALTERNATIVE INTERSECTION



SADDLEBACK RANCH RD PROPOSED STRIPING DETAIL

SINGLE FAMILY 60' x 100' LOT AREA SUMMARY
(LOTS 92, 93, 98, 109-304)

Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F	Lot No.	S.F
92	7,644	148	6,400	190	8,030	232	6,497	274	6,508
93	6,589	149	6,244	191	9,374	233	9,961	275	6,600
98	6,150	150	6,136	192	7,587	234	7,379	276	6,400
109	6,818	151	6,309	193	5,999	235	6,400	277	6,000
110	9,056	152	6,141	194	7,104	236	6,400	278	6,000
111	6,668	153	6,862	195	9,114	237	7,463	279	5,800
112	6,512	154	6,623	196	6,439	238	8,423	280	6,138
113	6,272	155	6,556	197	10,040	239	7,029	281	6,000
114	6,200	156	6,720	198	6,657	240	6,725	282	6,000
115	6,386	157	6,951	199	7,293	241	6,405	283	7,025
116	6,067	158	7,026	200	7,405	242	6,398	284	6,231
117	6,437	159	8,209	201	7,221	243	7,491	285	6,265
118	6,328	160	12,208	202	10,769	244	7,390	286	7,149
119	6,281	161	8,166	203	8,279	245	8,798	287	6,334
120	6,308	162	13,442	204	6,701	246	7,345	288	9,965
121	6,335	163	7,555	205	7,378	247	8,064	289	10,987
122	6,443	164	6,801	206	10,553	248	6,917	290	6,321
123	7,794	165	6,575	207	6,778	249	7,439	291	6,525
124	8,728	166	6,325	208	6,883	250	8,016	292	7,179
125	8,300	167	8,398	209	7,629	251	8,016	293	7,056
126	8,421	168	6,345	210	7,199	252	7,678	294	7,627
127	8,435	169	6,233	211	7,041	253	7,604	295	7,930
128	7,761	170	6,137	212	7,203	254	7,435	296	6,598
129	8,704	171	6,170	213	6,521	255	6,952	297	6,171
130	7,642	172	6,216	214	6,561	256	7,334	298	6,032
131	7,182	173	6,160	215	8,689	257	7,648	299	6,274
132	6,129	174	6,123	216	7,752	258	7,763	300	6,328
133	7,667	175	6,770	217	6,642	259	7,674	301	6,377
134	6,943	176	7,012	218	6,633	260	8,092	302	6,509
135	6,736	177	9,348	219	9,829	261	7,647	303	6,309
136	11,071	178	11,398	220	11,538	262	7,525	304	6,319
137	10,933	179	7,321	221	6,943	263	7,939		
138	7,614	180	6,742	222	7,649	264	7,665		
139	7,344	181	7,921	223	7,837	265	7,803		
140	7,187	182	9,393	224	9,663	266	7,628		
141	7,324	183	13,203	225	8,423	267	8,121		
142	6,950	184	11,606	226	7,870	268	8,595		
143	6,648	185	9,312	227	6,788	269	8,885		
144	6,720	186	7,863	228	6,184	270	6,461		
145	6,084	187	7,164	229	6,060	271	7,210		
146	7,205	188	6,711	230	6,053	272	8,119		
147	8,089	189	6,817	231	6,175	273	7,153		

TOTAL GROSS 1,480,495 S.F.
34.0 Acres
AVERAGE GROSS 7,440 S.F.

SINGLE FAMILY 55' x 100' LOT AREA SUMMARY
(LOTS 1-91, 94-97, 99-108)

Lot No.	S.F	Lot No.	S.F	Lot No.	S.F
1	6,612	42	5,212	85	6,505
2	6,356	44	5,905	86	9,652
3	6,506	45	6,253	87	5,885
4	6,434	46	6,570	88	6,150
5	8,600	47	7,227	89	6,538
6	6,314	48	7,082	90	6,759
7	6,112	49	6,362	91	8,433
8	6,035	50	5,911	94	8,642
9	6,031	51	6,283	95	6,964
10	6,071	52	6,051	96	6,415
11	5,987	53	5,983	97	9,086
12	5,997	54	5,900	99	6,532
13	5,954	55	5,900	100	6,226
14	5,871	56	5,900	101	6,076
15	6,819	57	6,125	102	6,122
16	6,501	58	7,109	103	6,174
17	7,209	59	6,356	104	6,228
18	5,815	60	5,566	105	6,232
19	6,127	61	5,651	106	6,475
20	6,135	62	5,711	107	5,981
21	6,994	63	5,711	108	5,786
22	6,042	64	5,711		
23	8,099	65	5,711		
24	5,442	66	5,720		
25	6,058	67	5,735		
26	7,693	68	5,728		
27	8,598	69	5,722		
28	5,904	70	5,722		
29	5,526	71	5,548		
30	5,242	72	5,500		
31	7,474	73	5,500		
32	6,843	74	5,500		
33	7,273	75	5,500		
34	8,138	76	5,900		
35	8,016	77	8,034		
36	7,898	78	7,621		
37	6,670	79	5,947		
38	6,825	80	6,046		
39	6,258	81	5,941		
40	9,585	82	6,143		
41	6,400	83	6,252		
42	6,437	84	6,833		

TOTAL GROSS 686,050 S.F.
15.7 Acres
AVERAGE GROSS 5,534 S.F.

PARK SUMMARY

Lot No.	Gross Acres	Net Acres
305	21974	0.5
306	24417	0.56
TOTAL	46391.00	1.06

OPEN SPACE SUMMARY

Lot No.	S.F	Acres
A	200,565	4.60
B	156,677	3.60
C	71,117	1.63
D	117,260	2.69
E	192,795	4.43
F	268,547	6.17
G	111,902	2.57
H	31,835	0.73
I	9,269	0.21
TOTAL	1,159,768	26.6

PRIVATE STREET SUMMARY

Lot No.	S.F	Acres
K	67,667	1.6
L	91,050	2.1
M	22,433	0.5
N	133,390	3.1
O	96,021	2.2
P	161,698	3.7
Q	53,931	1.2
R	41,342	0.9
TOTAL	667,931	14.4

PRIVATE DRIVE SUMMARY

Lot No.	S.F	Acres
J	3468	0.06

GATED ENTRY SUMMARY

Lot No.	S.F	Acres
307	22,834	0.524
308	18,228	0.419
309	24,871	0.571
TOTAL	65,940	1.51

NOTES

1. **EXISTING LAND USE:** VACANT.
2. **PROPOSED LAND USE:** RESIDENTIAL, AND PARK.
3. **EXISTING ZONING:** CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE FAMILY, AND OPEN SPACE.
4. **PROPOSED ZONING:** CITY OF LAKE FOREST - PORTOLA HILLS PLANNED COMMUNITY, SINGLE FAMILY, AND OPEN SPACE.
5. **WATER SERVICE PROVIDED BY:** IRVINE RANCH WATER DISTRICT.
6. **SANITARY SEWER SERVICE PROVIDED BY:** IRVINE RANCH WATER DISTRICT.
7. **ELECTRIC SERVICE PROVIDED BY:** SOUTHERN CALIFORNIA EDISON COMPANY.
8. **GAS SERVICE PROVIDED BY:** SOUTHERN CALIFORNIA GAS COMPANY.
9. **TELEPHONE SERVICE PROVIDED BY:** PACIFIC BELL.
10. **CABLE SERVICE PROVIDED BY:** COX TELECOMMUNICATION.
11. **SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF:** COUNTY ENVIRONMENTAL MANAGEMENT AGENCY WASTE MANAGEMENT DEPARTMENT.
12. PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT.
13. NO BUILDINGS EXIST ON THIS SITE.
14. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
15. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE, AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
16. ALL GRADING, SLOPE TERRACE DRAINS AND DOWN DRAINS SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
17. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
18. THE LOCAL PARK CODE REQUIREMENT FOR THIS PROJECT IS 2.43 AC. (304 UNITS x .008) AND SHALL BE SATISFIED BY A COMBINATION OF PARK LAND AND IMPROVEMENTS ON AND OFF SITE. PER AGREEMENT THE THE SURPLUS OPEN SPACE OF THE ADJOINING TRACT (15353) WILL BE JOINTLY UTILIZED TO MEET THE REMAINING PARK CODE REQUIREMENT OF THIS TRACT.
19. WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS ON SUBJECT TENTATIVE.
20. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
21. ALL SLOPES WITHIN LETTERED LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR (LMD) LIGHTING MAINTENANCE DISTRICT (CITY).
22. AP#'s 606-321-(01,02,03,04,05,07,08,09), 606-331-(01,02,03,), 606-322-01, 606-161-(28,30,31)
23. ALL STREETS ARE PUBLIC.
24. PER FIRM MAPS 06059C0317H AND 06059C0336H, THE PROJECT GRADING DOES NOT RESIDE WITHIN FLOOD HAZARD ZONE LIMITS.
25. THE PROJECT C.C.&R.'S SHALL INCLUDE PROVISIONS FOR PARKING RESTRICTION OF COMMERCIAL VEHICLES AND PERMITTING ENCROACHMENT FOR LANDSCAPE MAINTENANCE VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020-PERMIT.
26. EARTHWORK - CUT = 1,685,445 FILL = 1,685,445; SELECT MATERIAL = 414,000 CYS

LOT SUMMARY

Lot No.	Land Use	Maintenance Responsibility	Acres
1-304	SINGLE FAMILY RESIDENTIAL	HOMEOWNER	49.7
305	PARK SITE	HOA	0.5
306	PARK SITE	HOA	0.6
307	GATED ENTRY	HOA	0.5
308	GATED ENTRY	HOA	0.4
309	GATED ENTRY	HOA	0.6
A-I	OPEN SPACE	HOA	26.6
J	PRIVATE DRIVEWAY	HOA	0.06
K-R	PRIVATE STREETS	CITY	14.4
	EXISTING GLENN RANCH ROAD & SADDLEBACK RANCH ROAD	CITY	6.1
			99.5

LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF LOT 11, OF TRACT NO. 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 THROUGH 22, INCLUSIVE, AND PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD, OF TRACT NO. 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 THROUGH 15, INCLUSIVE, BOTH OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LLA 2010-01, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460178, ALL OF PARCEL 12 OF LOT LINE ADJUSTMENT NO. LLA 2009-02, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460179, AND ALL OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LLA 2009-03 RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460180, ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATEMENT OF OWNERSHIP

WE, USA PORTOLA LLC, DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

DATE

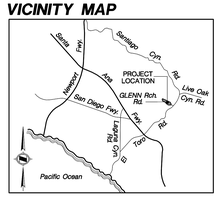
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE

EDWARD A. MANDICH

REGISTERED PROFESSIONAL ENGINEER EDWARD A. MANDICH No. 59088 CIVIL STATE OF CALIFORNIA

VICINITY MAP



MAP DATE IDENTIFIER	
8/2/12	BY: KB
08/22/12	

DATE	8/2/12
W.O.	3645-2
GROSS AREA	99.5 AC.±
CONTOUR INTERVAL	2'
TOTAL LOTS	309 NUMBERED
	18 LETTERED

FEET 0 50 100 150 200 / INCHES 0 1/2 1 2

PREPARED FOR:

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

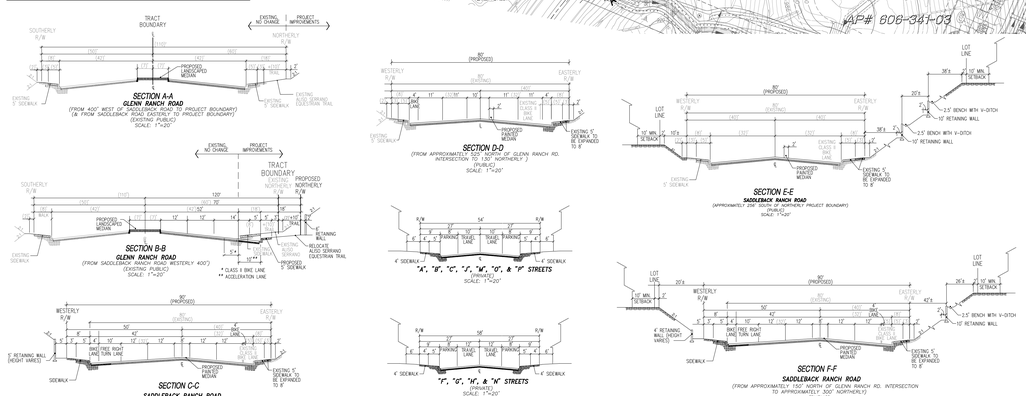
PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
Ph: (949) 583-1010 Fx: (949) 583-0759

TENTATIVE TRACT NO. 17300

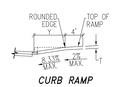
SHEET 1 OF 2

TYPICAL STREET SECTIONS



Legend

- RETAINING WALL/ RETAINING WALL HEIGHT
- TOP OF SLOPE
- V-DITCH
- MSE WALL WITH
- STORM FILTER
- HYDROMOD
- STORMWATER INLET

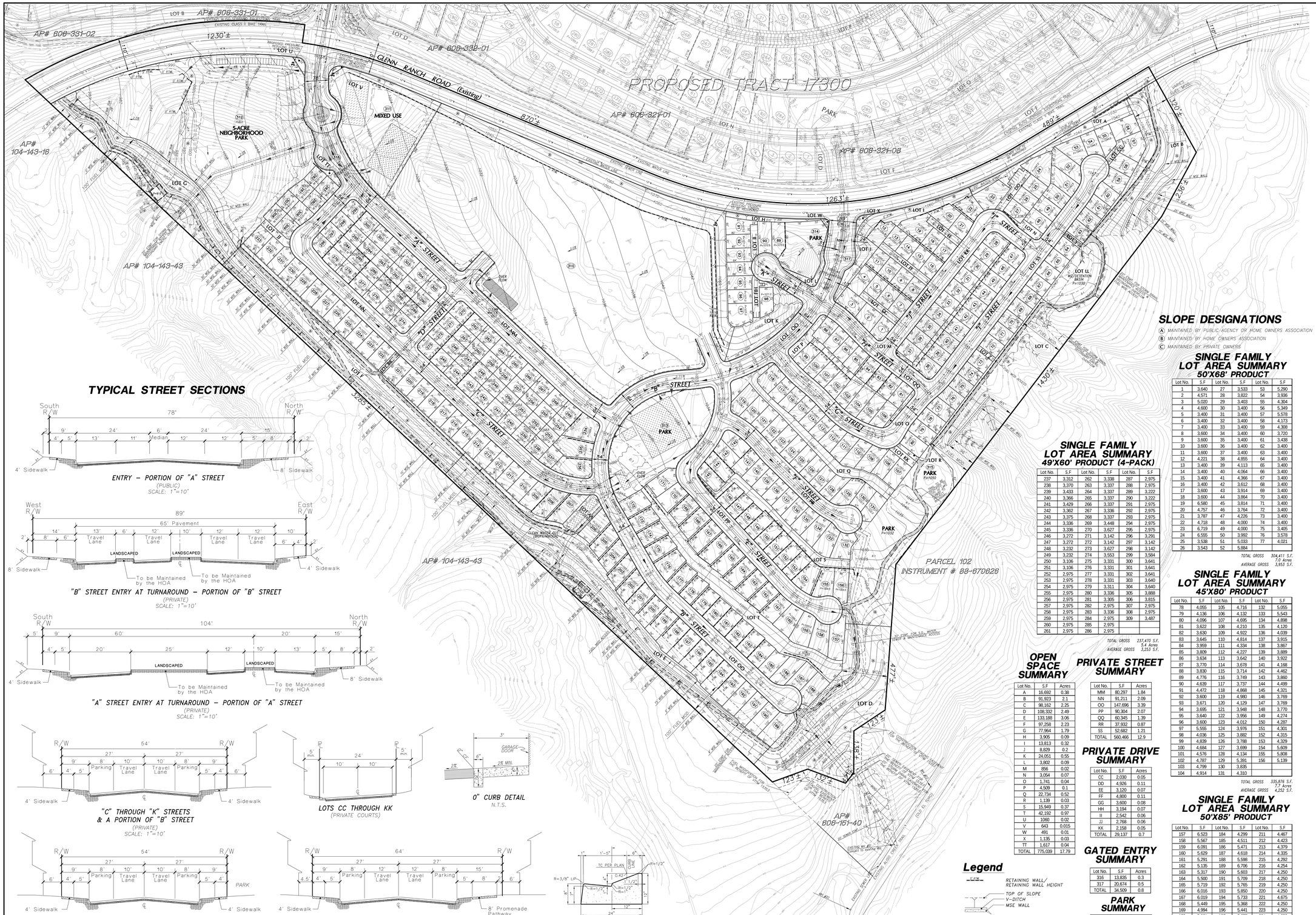


CURB RAMP
(PER EMA STD. PLAN 111-1 SECTION A-A)
SCALE: 1"=10'

DATE	REVISION	BY
7/25/12	ADDED GATED ENTRIES PER CLIENT REQUEST	KB
4/27/12	NEW ACCESS TO SADDLEBACK RANCH RD.	KB
2/14/11	RESPONSE TO CITY COMMENTS DATED MAY 20, 2010	JAM
12/17/09	RESPONSE TO CITY COMMENTS DATED OCT. 26, 2009	JAM

F:\0334\Planning\DA_Project\TTM\334P-TT17300-ENTRYGATES.dwg

3645-2 TM 17300 PORTOLA CENTER VER. 15.0B JOB 339 DOC. 87799


PROPOSED TRACT 17300
GLENN RANCH ROAD (Existing)
AP# 606-331-01
AP# 606-331-02
AP# 606-332-01
AP# 606-321-01
AP# 606-321-00
AP# 104-143-18
AP# 104-143-43
AP# 606-161-40
PARCEL 102
INSTRUMENT # 88-670828
MIXED USE
5-ACRE NEIGHBORHOOD PARK
PARK
"A" STREET
"B" STREET
"C" STREET
"D" STREET
"E" STREET
"F" STREET
"G" STREET
"H" STREET
"J" STREET
"K" STREET
1230'±
870'±
1263'±
480'±
320'±
1430'±
1320'±
2160'±
1585'±
LOT 1
LOT 2
LOT 3
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