

## Portola Hills Soil Issue City Update July 7, 2021

The City of Lake Forest on July 6 modified its stop work order lodged against Baldwin & Sons at the Portola Center site to allow work to resume on nine homes. Three factors contributed to the City's decision:

- Baldwin has showed significant progress since the stop work order was issued, extending excavation work hours and equipment.
- The homes are sold with delivery dates, so completely stopping them will impact those families.
- The nine homes are a small percentage of the homes Baldwin has left to build, which remain under the stop work order.

The amended order is attached.



July 6, 2021

Nick Lee, P.E., Senior Vice President  
 Baldwin & Sons  
 20 Corporate Plaza Drive  
 Newport Beach, CA 92660

Mayor  
 Scott Voigts

Mayor Pro Tem  
 Robert Pequeño

Council Members  
 Doug Cirbo  
 Neeki Moatazedi  
 Mark Tettermer

City Manager  
 Debra DeBruhl Rose

**RE: PARTIAL AND CONDITIONAL RELEASE OF STOP WORK ORDER  
 FOR PORTOLA CENTER PROJECT TRACT 17300**

Mr. Lee:

Thank you for increasing your efforts to eliminate the odor in a timely fashion. Notice is hereby given that the Stop Work Order issued by the City of Lake Forest on JULY 1, 2021, to Baldwin and Sons, for the property located at 1582 Sunset View Drive, Trabuco Canyon, CA 92679, also known as "Portola Center" is hereby conditionally and partially released in accordance with the following:

1. Partial release of Stop Work Order applies only to the following Lots:

Lot 48	RESB-08-20-41317	Lot 66	RESB-08-20-41316
Lot 49	RESB-08-20-41320	Lot 67	RESB-08-20-41314
Lot 50	RESB-08-20-41318	Lot 68	RESB-07-20-41261
Lot 51	RESB-08-20-41321	Lot 69	RESB-08-20-41325
Lot 52	RESB-08-20-41319		

2. Retaining wall construction for wall NE of Highland Oak Court.
3. Any Best Management Practices necessary on entire site to stay in compliance with storm water regulations.
4. Conditions of release include the following (each a "Condition"):
  - a) Work shall continue as quickly as possible on the odor reduction effort to remove the odor causing soil from the project site.



Baldwin & Sons - Nick Lee, P.E., Senior Vice President  
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This Partial and Conditional Release of Stop Work Order may be revoked, and the Stop Work Order may be reinstated in the event any Condition remains incomplete. Reinstatement of the Stop Work Order will not preclude the city from taking additional and further enforcement action for any failure to fulfill the requirements with the Stop Work Order dated July 1, 2021

Sincerely,  
CITY OF LAKE FOREST



Thomas E. Wheeler, P.E.  
Director of Public Works/City Engineer