



January 6, 2015

RE: START OF GRADING & CONSTRUCTION ON PORTOLA PROJECT SITE

Dear Portola Hills Resident:

This notice is to inform you of future grading and construction activities on the Portola Project Site. Beginning in January 2015, preparation for clearing, grading, and construction activities will commence on the site. Grading and construction of retaining walls, utilities, and streets is expected to begin in February 2015. Home construction on the Northwest site is currently scheduled to begin in the Summer of 2015.

This first phase of construction for the Project will also include the construction of a new storm drain and utilities in Saddleback Ranch Road and in the Saddleback Ranch Road/Glenn Ranch Road intersection as well as new landscaped medians, landscaped parkways, and the dedicated "free right" turn along Saddleback Ranch Road within the Project boundaries. This offsite work is expected to begin in the Spring of 2015 and take approximately 4 to 5 months.

Throughout the construction process, care will be taken to minimize any effects on the surrounding community. The Project work will be subject to Construction Management Plans/Traffic Control Plans on file with the City. There will be temporary traffic and pedestrian control along portions of Saddleback Ranch Road and Glenn Ranch Road while we construct the new median, free right turn island, deceleration and acceleration lanes, and the new storm drain and utilities, but through-traffic will be maintained throughout the construction process. Construction vehicles and delivery vehicles will have a dedicated entrance into the site. The delivery of heavy equipment and materials may create a temporary disruption to through-traffic while these vehicles enter and exit the construction site, however to the extent feasible, these types of deliveries will be scheduled to occur outside the peak hours of morning and evening traffic.

The hours of operation will be Monday through Friday 7:00 a.m. to 5:00 p.m. Work may also occur on Saturdays on an as needed basis. The construction schedule may be affected by weather. In such cases, we will do our best to maintain our construction schedule despite any delay. As additional phases of our project move forward, we will keep the community apprised of the work associated with each phase and the timing of such work. If you have any questions about our construction process or would like to contact us to report a problem or concern during the construction process, please do not hesitate to call me at (619) 515-9119.

Sincerely,

Baldwin & Sons

Scott C. Molloy

Senior Project Planner