



**PUBLIC NOTICE
PUBLIC HEARING TO BE HELD BY
THE CITY OF LAKE FOREST PLANNING COMMISSION**

1

Subject: Site Development Permit (SDP) 1-15-4700 for development of 81 single-family homes in the Portola Center Northwest Planning Area

Planning Commission Hearing Date: July 9, 2015
Hearing Time: 7:00 p.m.
Hearing Location: City of Lake Forest Council Chambers
25550 Commercentre Drive, Lake Forest

Project Applicant: Scott Molloy, Baldwin & Sons

Project Location: The project site is located within the Portola Hills Planned Community, located in the eastern portion of the City of Lake Forest, and is generally northeast of State Route 241, and west of El Toro Road, and northeast of the intersection of Glenn Ranch Road and Saddleback Ranch Road. The project site is specifically known as the Portola Center Northwest Planning Area.

Project Description: The City Council approved the Portola Center Area Plan (Area Plan 2008-01) and Tentative Tract Maps (TTMs) 17300 and 15353 on November 5, 2013. TTM 17300 is located on the north side of Glenn Ranch Road on both sides of Saddleback Ranch Road. The Portola Center Northwest site is a portion of TTM 17300 and included 81 residential single-family lots, a 0.5-acre park site, and common landscaped lots. The applicant requests to develop 81 single-family homes on the project site. The eight proposed single- and two-story home plans range from approximately 2,700 to 4,700 square feet, designed with three architectural styles (Italianate, European, and Spanish) in a variety of color palettes.

Environmental Documentation: The City Council certified a Subsequent Environmental Impact Report for the Portola Center project on November 5, 2013. Pursuant to the California Environmental Quality Act, the project was reviewed with regard to the certified EIR, and the project modifications do not alter the analysis or the findings of the Subsequent EIR. The Subsequent EIR is on file and available for public review at Lake Forest City Hall, 25550 Commercentre Drive, Suite 100, Lake Forest, California 92630.

The applicant and all persons either favoring or opposing this proposal are invited to present their views before or at this hearing. It is requested that any supportive documents and/or written responses be submitted prior to this public hearing.

Any petition for judicial review of a decision of the Lake Forest Planning Commission is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Lake Forest Municipal Code and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, void or annul any decision of the Lake Forest Planning Commission shall be limited to those issues raised at the hearing, as provided in Sections 2.50.010, 2.50.020, and 2.50.030 of the Lake Forest Municipal Code.

If you wish to challenge the above items in court, the challenge will be limited only to those issues you or someone else raised at the public hearing or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 2.50 of the Lake Forest Municipal Code.

For further information, please call Carrie Tai, Senior Planner, at (949) 461-3466.

/s/ Stephanie D. Smith, MMC
City Clerk



**PUBLIC NOTICE
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THE CITY OF LAKE FOREST PLANNING COMMISSION**

2

Subject: Amended Tentative Tract Map 15353 and Public Facilities Financing and Phasing Plan for the Portola Center development

Planning Commission Hearing Date: July 9, 2015
Hearing Time: 7:00 p.m.
Hearing Location: City of Lake Forest Council Chambers
25550 Commercentre Drive, Lake Forest

Project Applicant: Scott Molloy, Baldwin & Sons

Project Location: The project site (Portola South – Tentative Tract Map 15353) is located within the Portola Hills Planned Community, located in the eastern portion of the City of Lake Forest, and is generally northeast of State Route 241, and west of El Toro Road, and south of the intersection of Glenn Ranch Road and Saddleback Ranch Road.

Project Description: The City Council approved the Portola Center Area Plan (Area Plan 2008-01) and Tentative Tract Maps (TTMs) 17300 and 15353 on November 5, 2013. Portola Center consists of the development of 930 residential units, 10,000 square feet of non-residential space, a 5-acre public Community Park, three private parks with one private recreation center, a 1.5-mile perimeter trail with amenity locations, and required infrastructure, such as streets and utilities. TTM 17300 is located on the north side of Glenn Ranch Road on both sides of Saddleback Ranch Road, while TTM 15353 is located on the south side of Glenn Ranch Road. The Area Plan included a Public Facilities Financing and Phasing (PFFP) Plan, which included a route for exchanging soil between the north and south areas across Glenn Ranch Road. The applicant has submitted a request to amend Tentative Tract Map 15353 by increasing the height of retaining walls in order to enlarge Lot 314 from 11.9 acres to 12.8 acres and to allow for Lot 314 to be subdivided for condominium purposes in the future. The applicant also requests to amend the PFFP Plan to allow for an alternative soil exchange route, 350 feet west of the approved crossing. The Planning Commission will review the proposal and forward a recommendation to the City Council for decision.

Environmental Documentation: The City Council certified a Subsequent Environmental Impact Report for the Portola Center project on November 5, 2013. Pursuant to the California Environmental Quality Act, the project was reviewed with regard to the certified EIR, and the project modifications do not alter the analysis or the findings of the Subsequent EIR. The Subsequent EIR is on file and available for public review at Lake Forest City Hall, 25550 Commercentre Drive, Suite 100, Lake Forest, California 92630.

The applicant and all persons either favoring or opposing this proposal are invited to present their views before or at this hearing. It is requested that any supportive documents and/or written responses be submitted prior to this public hearing.

Any petition for judicial review of a decision of the Lake Forest Planning Commission is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Lake Forest Municipal Code and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, void or annul any decision of the Lake Forest Planning Commission shall be limited to those issues raised at the hearing, as provided in Sections 2.50.010, 2.50.020, and 2.50.030 of the Lake Forest Municipal Code.

If you wish to challenge the above items in court, the challenge will be limited only to those issues you or someone else raised at the public hearing or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 2.50 of the Lake Forest Municipal Code.

For further information, please call Carrie Tai, Senior Planner, at (949) 461-3466.

/s/ Stephanie D. Smith, MMC
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