



25550 Commercentre Drive #100
 Lake Forest, CA 92630
 Phone: (949)461-3470 Inspection: (888)890-6298

Permit No: RESB-03-16-18895

Type: Residential Building

Work Class: New

Status: Active

Issued Date: 12/20/2019

Address: 901 931 PORTOLA OAKS DR. **Parcel:** PORTOLA HILLS, CA 92679
Construction Type: 5A **Square Feet:** 54,367 **Valuation:** \$ 7,500,000.00
Occupancy Group: A-2 Restaurants, R-2 Multiple Family **Business Name:** Portola Mixed Use Project
Project Name: **Application Date:** 03/18/2016 **Code in Effect:** 2016 CBC

Describe Work: A 4-Story Mixed Use Building consisting of (57) Senior Units + (1) Manager Unit. Ground floor retail of approximately 12,637 sq ft (A-2), (B/M) (S-1) (S-2) occupancy and approximately 41,730 sq ft Housing (R-2). P-M-E TRACT 15353

Contractor Name	Company	Address	Phone
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Div. 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law.)
 I am exempt under Section _____, B.&P.C. for this reason

Contact Type	Name	Phone
Architect	[REDACTED]	[REDACTED]
Owner	[REDACTED]	[REDACTED]
Applicant	[REDACTED]	[REDACTED]

Date _____ Signature of Owner _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: [REDACTED] License Number: [REDACTED] Expiration Date: 11/30/20
 Date: 12/20/19 Signature of Contractor: [REDACTED]

Fees Paid

Invoice Total	Amt Paid	Amt Due
\$ 256,948.11	\$ 256,948.11	\$ 0.00

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____
 Policy No. _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 12/20/19 Signature of Applicant: [REDACTED]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE CO-OPERATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit issued (Sec. 3097, Civ. C.).

Lenders Name _____
 Lenders Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date: 12/20/19 Signature of Applicant or Agent: [REDACTED]

Insp Type	IVR

EXPIRATION

Every permit shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.



Permit Invoice

City of Lake Forest
100 Civic Center Drive
Lake Forest, CA 92630

Phone: (949) 461-3470 Fax: (949) 461-3512

Bill To:

[Redacted Bill To information]

Permit Info:

Invoice Date: November 09, 2023

Invoice Number: 20286
28478
31242
31243
31244
31852
33318
34333
46729
47939
48797
50576
51481
51679
52097

Permit Number: RESB-03-16-18895

Return To:

City of Lake Forest
100 Civic Center Drive
Lake Forest, CA 92630

Location Address:

901 931 Portola Oaks Dr.
Portola Hills, CA 92679

Permit Type : Residential Building / Work Classification: New

Date	Receipt Type Code	Fee Name	Fee Amount
11/9/2023	TET-RES(D)	El Toro Road Fee - Residenti	\$63,278.00
11/9/2023	PLNCK(D)	Plan Check Revisions (per hr	\$1,820.00
11/9/2023	PLNCK-OSA(D)	Plan Check Fee-OSA	\$15,365.00
11/9/2023	PERMIT-OSA(D)	Trade Permit Fee-OSA (calcu	\$33,161.70
11/9/2023	PERMIT-OSA(D)	Permit Fee-OSA	\$28,535.00
11/9/2023	PLNCK-OSA(D)	Accessibility Plan Review Fer	\$140.00
11/9/2023	PLNCK-OSA(D)	Trade Plan Check Fees - OS	\$17,856.30
11/9/2023	ISSUANCE-OSA(D)	Building Permit Issuance Fee	\$30.00
11/9/2023	PLNCK-OSA(D)	EPR - New Residential Buildi	\$140.00
11/9/2023	PLNCK-OSA(D)	OSA Miscellaneous Plan Che	\$435.00
11/9/2023	CASP(D)	CASp Fee	\$4.00
11/9/2023	PLNCK(D)	Plan Revision Fee	\$870.00
11/9/2023	PERMIT(D)	Miscellaneous Fee	\$254.00
11/9/2023	PLNCK(D)	Plan Revision Fee	\$435.00
11/9/2023	PLNCK(D)	Plan Check Revisions (per hr	\$280.00
11/9/2023	PLNCK(D)	Plan Revision Fee	\$290.00

11/9/2023	PERMIT(D)	Misc. Construction Permit Fe	\$365.00
11/9/2023	PLNCK(D)	Plan Revision Fee	\$290.00
11/9/2023	PERMIT(D)	Miscellaneous Fee	\$254.00
11/9/2023	TET-COM(D)	El Toro Road Fee	\$35,632.30
11/9/2023	SCR-RES(D)	Santiago Canyon Road Fee -	\$48,952.00
11/9/2023	PERMIT-OSA(D)	Additional AC Residential Per	\$370.50
11/9/2023	PLNCK-OSA(D)	Additional AC Residential Pla	\$199.50
11/9/2023	IMAGE(D)	Imaging Fee	\$256.40
11/9/2023	SCR-COM(D)	Santiago Canyon Road Fee (\$11,752.41
11/9/2023	GRNFE(D)	Green Fee	\$300.00
11/9/2023	SMPRS(D)	SMIP Fee - Residential	\$975.00

Total Fees Due: \$262,241.11

Payment

Date	Pay Type	Check Number	Amount Paid	Change
04/04/2016	Check	229	\$33,700.80	\$0.00
12/20/2019	Check	90523	\$223,247.31	\$0.00
12/20/2019	Check	90525	\$1,820.00	\$0.00
03/09/2020	Check	90576	\$280.00	\$0.00
09/28/2022	Check	15539	\$290.00	\$0.00
12/29/2022	Credit Card	3314410725	\$435.00	\$0.00
03/07/2023	Credit Card	3372418299	\$655.00	\$0.00
07/14/2023	Check	15838	\$870.00	\$0.00
09/12/2023	Check	15931	\$435.00	\$0.00
09/26/2023	Credit Card	A#:05788C;Ref#:354	\$254.00	\$0.00
10/31/2023	Credit Card	A#:07713C;Ref#:358	\$254.00	\$0.00

Total Paid: \$262,241.11

Cardholder Signature X

IF PAYING BY CREDIT CARD, I AGREE TO PAY THE AMOUNT SHOWN, PLUS THE CREDIT CARD TRANSACTION FEE, ACCORDING TO THE CARD ISSUER AGREEMENT.

Total Due: \$0.00