IRVINE RANCH WATER DISTRICT 15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

March 23, 2012

Mr. David Belmer
Assistant City Manager
City of Lake Forest
25550 Commerce Centre Drive
Lake Forest, CA 92630

SUBJECT: CONDITIONAL WATER AND SEWER WILL SERVE LETTER FOR TENTATIVE TRACT MAP NO. 17446 IN THE CITY OF LAKE FOREST

Dear Mr. Belmer:

This is to advise you that the IRWD would have adequate domestic water supplies to furnish each and every building lot, without exception, in the tentative tract, subject to the developer providing for construction of additional water supply and transmission mains as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract distribution main.

Please be advised that for residential tracts, two (2) points of connection must be made to IRWD's water system, and may necessitate street trenching or underground boring if not done prior to road construction.

The District will also be able to provide sewer service to each and every building lot, without exception, in the tentative tract, conditioned upon the developer providing for the construction of additional sewer trunk lines and local sewer collection facilities, as may be identified in a future Sub Area Master Plan update, and the developer installing the necessary in-tract sewer mains.

This letter does not constitute either a water supply verification, as required by California Government Code Section 66473.7, or a water supply assessment, as required by California Water Code Section 10910. If compliance with one or both of such requirements is necessary for the project, appropriate requests shall be submitted to the District.

If you have any questions or require any additional information, please feel free to call the undersigned.

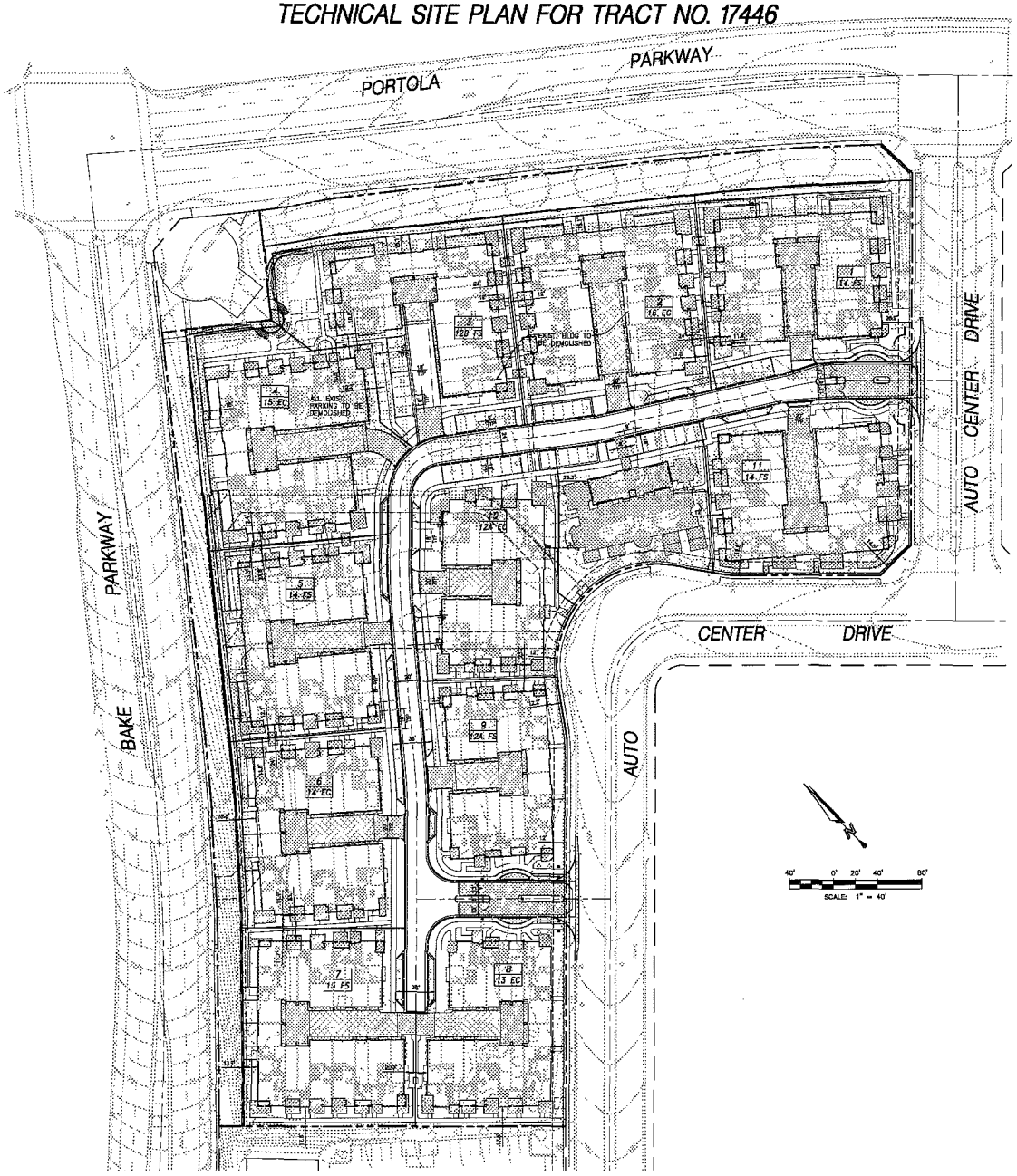
Yours truly,

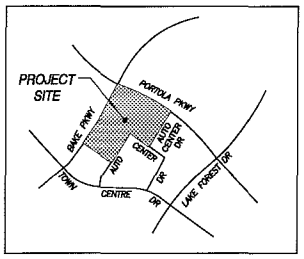
Kevin L. Burton, P.E.
Executive Director of Engineering and Planning

Reviewed: KAL

cc: Katherine Shipley, Brookfield Residential

TECHNICAL SITE PLAN FOR TRACT NO. 17446





VICINITY MAP

N.T.S.

LOT SUMMARY

LOT	LAND USE	LOT AREA S.F.	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
1	RESIDENTIAL	28,130	HOA	0.65
2	REC / LEASE	17,211	HOA	0.40
3	RESIDENTIAL	26,134	HOA	0.60
4	RESIDENTIAL	22,895	HOA	0.53
5	RESIDENTIAL	24,453	HOA	0.56
6	RESIDENTIAL	27,244	HOA	0.63
7	RESIDENTIAL	26,607	HOA	0.61
8	RESIDENTIAL	27,224	HOA	0.62
9	RESIDENTIAL	32,236	HOA	0.74
10	RESIDENTIAL	33,170	HOA	0.76
11	RESIDENTIAL	32,229	HOA	0.74
12	RESIDENTIAL	31,840	HOA	0.73
TOTAL		329,512		7.56

A	PRIVATE STREET	27,115	HOA	0.62
B	LANDSCAPE	19,238	HOA	0.44
C	LANDSCAPE	15,046	HOA	0.35
TOTAL		61,398		1.41

GROSS	8.97
NET	7.56

PARKING SUMMARY

REQUIRED PARKING		UNITS	PARKING REQUIRED
RESIDENT 1 BR	1.5 PER UNIT + 0.2 GUEST	21	36.7
RESIDENT 2 BR	2.0 PER UNIT + 0.2 GUEST	65	143.0
RESIDENT 3 BR	2.5 PER UNITS + 0.2 GUEST	65	175.5
TOTAL		151	355
PARKING PROVIDED			
21 - 1 CAR GARAGE			21
129- 2 CR GARAGE			258
ON SITE GUEST AND RESIDENT UNCOVERED PARKING			76
TOTAL ON SITE PARKING			355

SITE COVERAGE

COVERAGE	AREA AC
BUILDING	3.32
LANDSCAPE/OPEN SPACE	2.51
PAVING	1.93
TOTAL	7.56

SITE ADDRESS:
AUTO CENTER DRIVE AND PORTOLA PARKWAY

NO.	DATE	REVISIONS	APP'D.

Prepared for (Owner/Applicant): Brookfield Residential

PREPARED UNDER THE SUPERVISION OF:
SIGNATURE: WINNIE THAM
R.C.E. NO. 59269 EXP. DATE 5/30/13

Plans prepared by: FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER
WINNIE THAM
No. 59269
Exp. 05/30/13
CIVIL
STATE OF CALIFORNIA

TECHNICAL SITE PLAN

VESTING TENTATIVE TRACT NO. 17446

CITY OF LAKE FOREST, CALIFORNIA

DESIGNED BY: EB	CHECKED BY: WT
DRAWN BY: MP	JOB NO.: 308.44
DATE PREPARED: 02/01/12	
SHEET C4 OF C4	
FIELD BOOK	

PLAN SET: A

DATE: 02/01/12

1st Submittal

DATE: DENSITY RESIDENTIAL - PORTOLA RANCH

Drawing: S:\Projects\308.44\Engineering\Vesting Tent Map\308.44 - Site Plan.dwg (1/31/2012 8:33 AM) Plotted by: Michele Pearson

LEGAL DESCRIPTION

Real property in the City of Lake Forest, County of Orange, State of California, described as follows:

PARCEL A: (APN.: 612-161-11)

PARCEL 2, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "EXHIBIT B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 99-012 RECORDED MAY 7, 1999 AS INSTRUMENT NO. 99-0335166 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL RESOURCES, METALLIFEROUS OR OTHER ORES, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFORE, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEED FROM FOOTHILL RANCH COMPANY RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 96-116968 OF OFFICIAL RECORDS.

PARCEL A1:

EASEMENTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "UTILITIES AND CABLE TELEVISION", "TRAIL SYSTEM EASEMENTS" AND "SURFACE DRAINAGE" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" OF THE SECOND COMPLETELY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 30, 1992, AS INSTRUMENT NO. 92-283832 OF OFFICIAL RECORDS OF ORANGE COUNTY, AS AMENDED.

PARCEL B: (APN.: 612-161-12)

PARCEL 3, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "EXHIBIT B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 99-012 RECORDED MAY 7, 1999 AS INSTRUMENT NO. 99-0335166 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL RESOURCES, METALLIFEROUS OR OTHER ORES, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFORE, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR

ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED IN THE DEED FROM FOOTHILL RANCH COMPANY RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 96-116968 OF OFFICIAL RECORDS.

PARCEL B1:

EASEMENTS AND RIGHTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "UTILITIES AND CABLE TELEVISION", "TRAIL SYSTEM EASEMENTS", AND "SURFACE DRAINAGE" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" AND IN THE SECTION ENTITLED "ENFORCEMENT" OF THE ARTICLE ENTITLED "GENERAL PROVISIONS" OF THE SECOND COMPLETELY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 30, 1992, AS INSTRUMENT NO. 92-283832 OF OFFICIAL RECORDS OF SAID COUNTY, AS AMENDED (THE "DECLARATION"), SUBJECT TO THE SECTION ENTITLED "SUBORDINATION" OF THE ARTICLE ENTITLED "RIGHTS OF OWNERSHIP AND EASEMENT" OF THE DECLARATION.

EXCEPTING THEREFROM, EASEMENTS AND RIGHTS AS RESERVED TO FOOTHILL RANCH COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, AS DECLARANT AND OWNER IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, THE RESERVATION OF OIL, GAS AND MINERAL RIGHTS AND WATER RIGHTS.