City of Lake Forest

Portola Center
Subsequent Environmental Impact Report (EIR)
Scoping Meeting

July 10, 2012

Welcome and Introductions

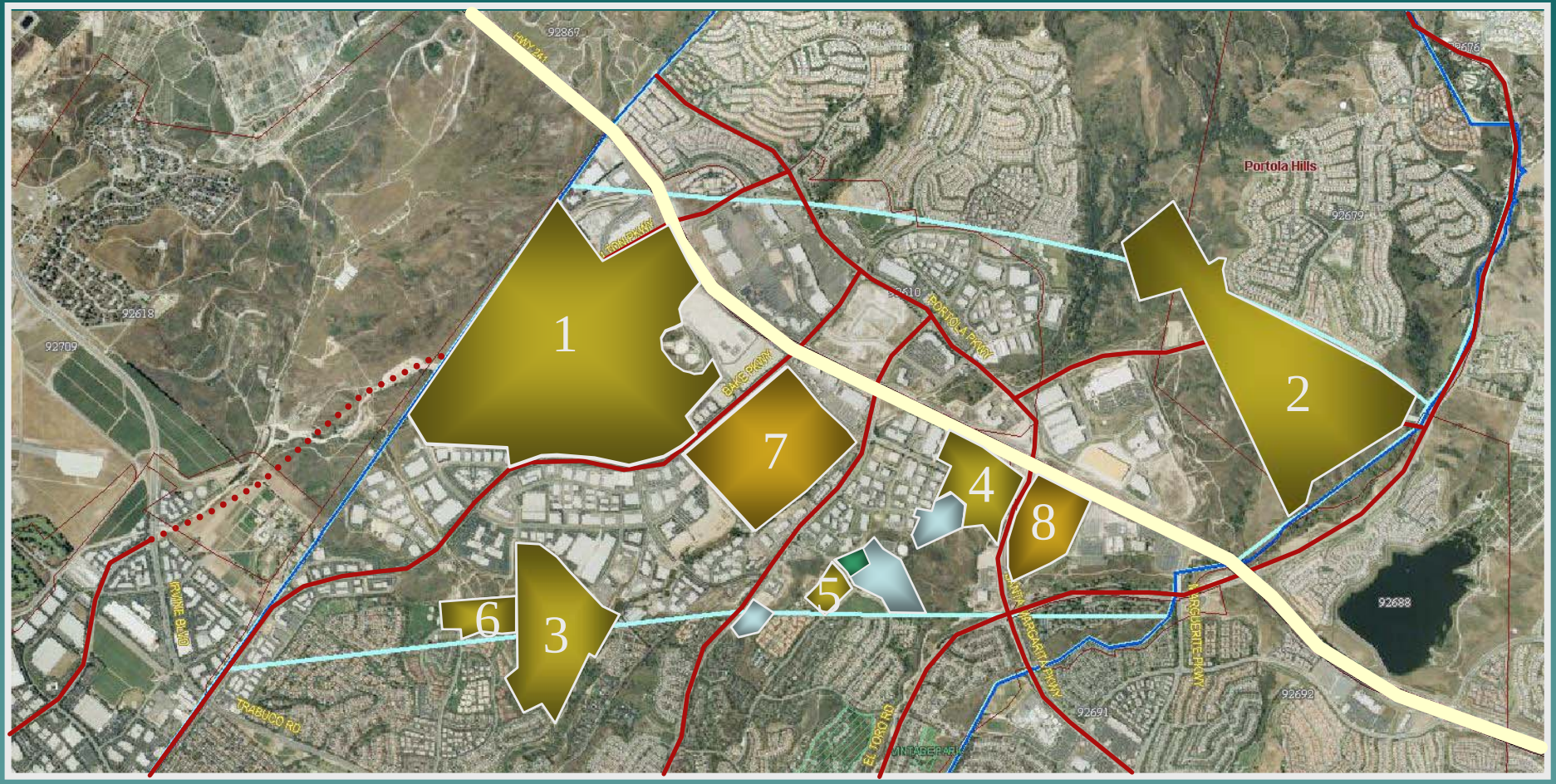
City of Lake Forest

- David Belmer, Assistant City Manager
- Cheryl Kuta, Planning Manager
- Ron Santos, Senior Planner
- Dennis Jue, Engineering Manager
- Hannah Shin-Heydorn, Administrative Services Mgr
- Alisha Winterswyk, City Attorney's Office

RBF – Environmental Consultant

- Eddie Torres

Opportunities Study Overview



- 5 participating landowners within study area
- Range in size from 13 acres to 386 acres, totals 793 acres
- Most of the vacant land properties had entitlement for Business Park/ Light Industrial development.

Opportunities Study Phases

- Phase 1 – Initial Planning (2003)
- Phase 2 – Preliminary Analysis (2004)
- Phase 3 – Final Analysis (2004-2008)
  - Technical Studies
  - Identify Environmental Impacts & Mitigation
  - Evaluate Alternatives
  - Select Preferred Land Use Plan

Record of Community Outreach

- Five Years of Study (2003-2008)
  - Technical Studies, Alternatives, Program EIR
- Approximately 25 Public Meetings
  - Portola Hills Ad Hoc Committee January 2007
  - Portola Hills Elementary March 31, 2008
  - Portola Hills Clubhouse August 18, 2010
- Outreach and Communications

CITY NEWS • SPECIAL EVENTS MARCH • APRIL 2006

the LEAFLET

CITY OF LAKE FOREST DECEMBER 20, 1991

What's Inside

City Manager's Message ..... Page 2
Lake Forest Citizen's Leadership Academy Page 2
Expand the Forest ... Page 4
Your Spring Recreation Guide Inside!

Community Policing Center Annex Set To Open at Lake Forest Plaza

Lake Forest Police Services will now have two community policing centers, thanks to the property managers of the Lake Forest Plaza, located at Lake Forest Drive and Rockfield Boulevard. Under a $1 per year lease agreement with Shelter Bay Retail Group, Police Services will open a Community Policing Center (CPC) Annex in a 176 sq. ft. office space to augment the main CPC located on Commercentre Drive at City Hall.

Lake Forest deputies will use the new CPC to write reports and perform other administrative tasks. More importantly, it will help balance Police Services' geographical presence in the community, and represents another successful public/private partnership. "The new CPC will enhance our presence in the area and thus provide for more effective enforcement," says Lt. Jay LeFlore, Chief of Police Services. The CPC Annex is expected to become operational in February 2006.

Lake Forest Opportunities Study Moves Forward

The City of Lake Forest has released a Draft Environmental Impact Report (EIR) for public review through March 16 as part of Phase III of the Lake Forest Opportunities Study. The Opportunities Study is a comprehensive planning process that the City started in 2003 to examine the opportunities that would result from re-zoning nearly 800 acres of vacant land currently zoned for commercial and industrial uses to residential and mixed uses.

The Draft EIR is available at Lake Forest City Hall, El Toro and Foothill Ranch Libraries and the City's Web site, www.ci.lake-forest.ca.us/public_notices

Printed on recycled paper www.ci.lake-forest.ca.us

- Numerous Leaflet Articles & Other Publications
- Comments Received on Draft EIR
  - Approximately 70 comments received from Portola Hills Residents

Portola Hills Community Issues

1) Traffic
2) Compatibility and Planning
3) Commercial Site
4) Schools

Traffic

Issues:

- Existing circulation in Portola Hills
- Access to new development
- Specific Concerns with school traffic

Response:

- Seven meetings with Portola Hills HOAs, improvements made
- Access alternatives to new development will be studied
- On-going discussions with School District

Compatibility and Planning

Issues:

- Portola Center development must be compatible with existing Portola Hills
- Desire for details regarding the development

Response:

- Project densities similar to existing Portola Hills
- Area Plan provides details on architecture and site planning

Commercial Site

Issues:

- Commercial site is too large

Response:

- Commercial has been reduced to 10,000 square feet
- Site Development Standards will be included in the Area Plan

Schools

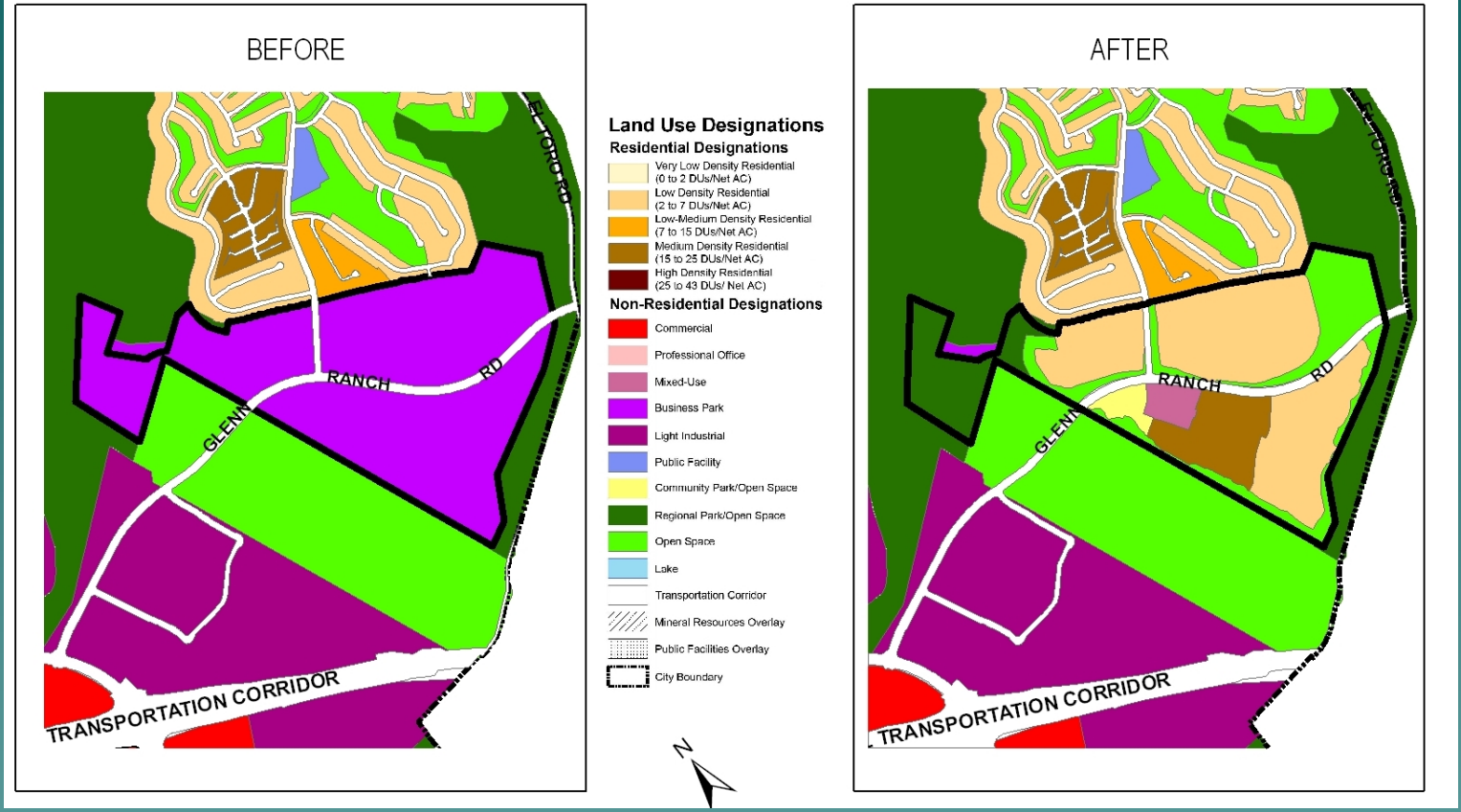
Issue:

- The developer's commitment to repair the school

Response:

- $2.9 million lump sum payment at first building permit to fund improvements at PHES

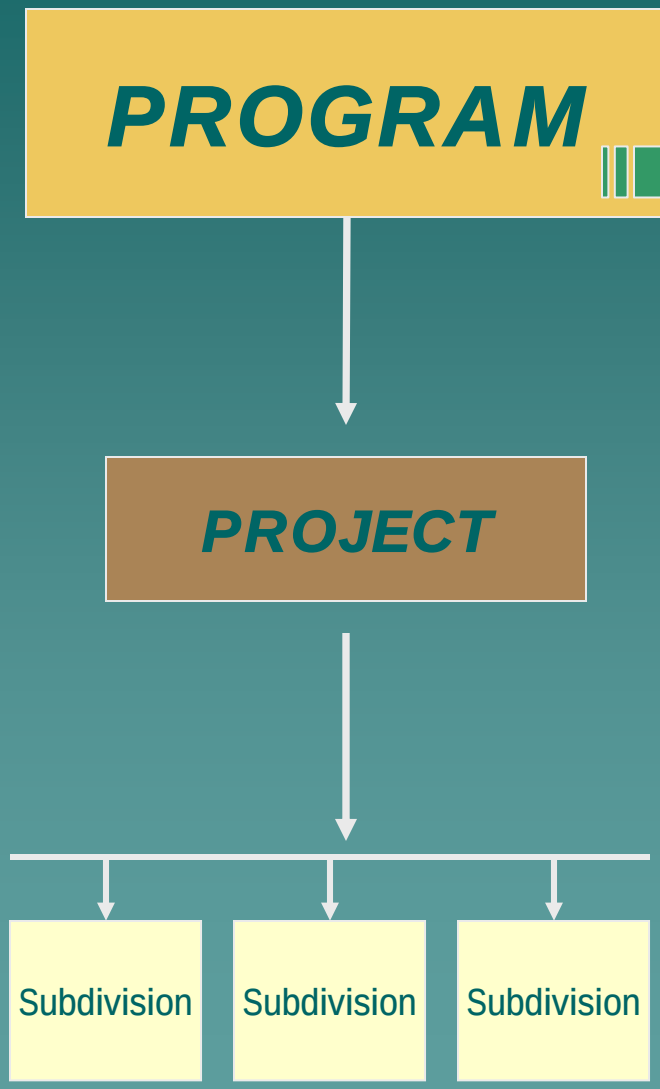
Portola Center



- 149 Acres Business Park
- 50 Acres Commercial
- 44 Acres Open Space
- 2.8 m square feet of development

- 137 Acres Residential
- 7 Acres Mixed Use
- 99 acres Parks and Open Space
- 930 homes, 10,000-40,000 sf commercial

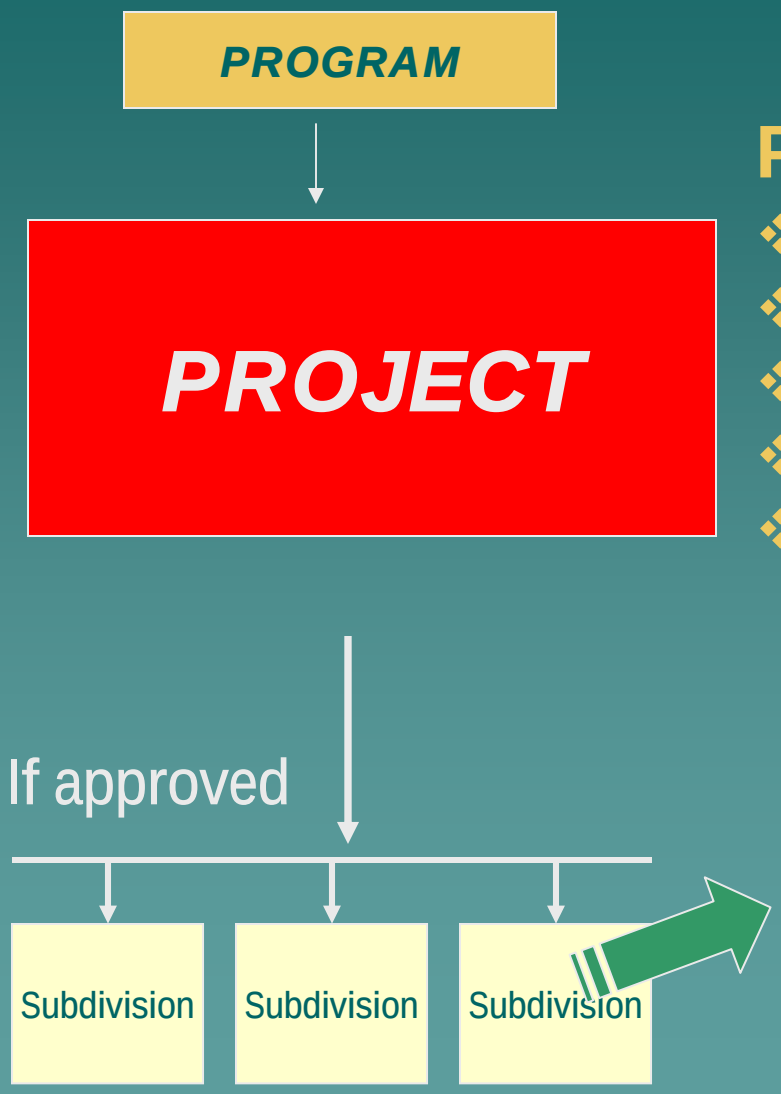
Decision Milestones 2008



2008 City Council Decision: Program Level

- General Plan Amendment
- Zone Change
- EIR Certified
- Development Agreement
- 904-930 Homes

Decision Milestones 2012



Project Level Entitlements:

- ❖Project Specific EIR
- ❖Area Plan
- ❖Master Tentative Tract Map
- ❖Conditions of Approval
- ❖Additional Opportunities for Public Input

Individual Subdivisions:

- ❖Site Planning
- ❖Architecture
- ❖Individual Amenities
- ❖Conditions of Approval

Environmental Review

- Utilize the Required Technical Studies
- Review Specific Details Not Known at the Time of the PEIR

Technical Studies List:

- *Traffic*
- *Geotechnical*
- *Soils*
- *Hydrology*
- *Water Quality*
- *Noise*
- *Air Quality*
- *Cultural Resources*
- *Biology*
- *Visual Simulations*

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www.lakeforestca.gov/portolacenter