

Torres, Eddie

From: Leah Basile <leahbasile@hotmail.com>
Sent: Monday, July 09, 2012 3:32 PM
To: Santos, Ron
Subject: Proposed light on Saddleback Ranch Road, Trabuco Canyon

Hi Ron,

I understand that the city is proposing a new traffic light just above the Glenn Ranch Road intersection on Saddleback Ranch. I'm writing you today to request that you reconsider this proposal. The Glenn Ranch Road (GR) intersection has a 2-lane left turn lane, and through much of the day, there is a lot of traffic that goes up Saddleback Ranch (SR). Because of the steep incline, traffic does not move very quickly up that road, and adding an extra traffic light on SR, just a few hundred feet above GR, will cause serious traffic issues. If this light is approved, many cars will get stuck turning left from GR to SR for 1-2 extra light sequences

I recommend Baldwin instead put traffic lights on Glenn Ranch Road for the new community. It may require them to reassess how they plan to build the homes, but if this is not done, adding that light on Saddleback Ranch will cause the Trabuco Canyon residents a lot of grief and add too much traffic to an already congested intersection.

Thank you,

Leah Basile
(949) 292-9218

Torres, Eddie

From: Nelsons <lynk81@cox.net>
Sent: Monday, July 09, 2012 11:58 AM
To: Santos, Ron
Subject: Portola Hills Baldwin development

Mr. Santos, I have read about the intersection proposed on Saddleback Ranch Road near the Glenn Ranch intersection. I hope you have had a chance to come up to Portola Hills and observe the traffic on Glenn Ranch and Saddleback between 7:00 am to 9:00 am and also 4:00 pm to 6:30 pm. But if you have done this you would not be proposing another intersection 450 feet from this intersection. The traffic and back up this would cause, not to mention the accidents, and blocked intersections. Also more noise level will increase because of cars having to stop at this proposed intersection and then having to accelerate to make it up the hill. I hope you will consider the entrances for these developments to be off of Glenn Ranch between Whiting Park and El Toro Road. Also the traffic study needs to be fully presented during public meetings. Please look more closely at the traffic problems this will create before approving.

Thank You

Lynette Nelson
Portola Hills

Torres, Eddie

From: Kristie Nakamura <kris.naka8@gmail.com>
Sent: Monday, July 09, 2012 1:20 AM
To: Santos, Ron
Subject: Portola Hills intersection construction

I am extremely concerned about the new traffic signal Baldwin Companies is planning on constructing in Portola Hills. The Glenn Ranch/Saddleback intersection is one of the busiest in the community. Another traffic signal just a few hundred feet from this intersection will increase an already congested area, especially during prime traffic hours. I do not think the developers have properly assessed how this development will impact our community and our streets. Please reconsider the location. There is plenty of room on Glenn Ranch Road for the intersection and constructing it further away from the Saddleback intersection will help the flow of traffic.

Thank you for your time,

Kimiko

Torres, Eddie

From: Anne-Marie Peterson <ampeterson01@live.com>
Sent: Monday, July 09, 2012 8:34 PM
To: Santos, Ron
Subject: Portola Hills Community

Dear Mr Santos,

I am writing to you because the Portola Hills traffic study data has not been adequately disclosed to our community in a comprehensive and detailed way. The traffic study numbers and the impact has been poorly presented. We as a community need and deserve total access to all traffic studies data and the congestion. A computer modeled simulation is confusing and does not address our concerns. There is a lot of new development planned for our community and all options should be considered and presented to the community.

Thank you for your time and I look forward to hearing back from you regarding the traffic issues.

Regards,
Anne-Marie Peterson

Torres, Eddie

From: Phuong Jennings <phuong.jennings@yahoo.com>
Sent: Monday, July 09, 2012 10:08 PM
To: Santos, Ron
Subject: No New Intersection on Saddleback Ranch Rd

Concerning Baldwin Company Development

Chris & Phuong Jennings
19062 Singingwood Circle
Trabuco Cyn, CA 92679

Torres, Eddie

From: Vadim Shofenmakher <dkximik22@gmail.com>
Sent: Monday, July 09, 2012 10:11 PM
To: Santos, Ron
Subject: Portola Hills Center Development

Mr. Santos,

Please do not put a traffic light on Saddleback Ranch road. It will be too close to the light on the intersection of Glenn Ranch Rd and Saddleback Ranch Rd.

Please, think about a turn pocket and a stop sign for future tenants, instead. We have a similar one at the intersection of Malabar and Saddleback Ranch Rd and it is very convenient for all of us.

Thank you very much,
Vadim Shtofenmakher
Bella Palermo Complex

Torres, Eddie

From: James Mancini <james@mancini-family.com>
Sent: Friday, July 13, 2012 11:48 AM
To: Santos, Ron
Subject: Portola Center project concern

Mr Santos:

As a resident of the Portola Hills community and a long-time resident and business owner in Orange County, I am writing to share my concerns regarding the Portola Center development project.

It is clear to me that the developer is trying to present their plans in the best possible light, which one would expect, but doing things like running a traffic study on a holiday weekend when school is not in session strikes me as a deliberately deceptive tactic designed to minimize the perceived impact on the already terrible traffic conditions in the area. I would invite you (attempt) to drive on Saddleback Ranch Road past Portola Hills Elementary at 8am on a school day, and experience it for yourself, but sadly that will not be possible until September for obvious reasons, so I will attempt to describe it for you. Parked cars line both sides of the two-lane street for a thousand feet or more on either side of the school, and the existing light is completely clogged with cars attempting to turn into the tiny school parking lot. As a result, you will sit immobile for several minutes while the lights change from red to green and back again several times. If you are willing to make an illegal lane change and drive in the lane opposing traffic, you stand a chance of getting around the congestion, provided you can return to your lane before reaching the light and being stopped by the crossing guards or hit by oncoming traffic. Adding new traffic lights in close proximity to existing lights is only going to exacerbate the gridlock during peak traffic times.

Directing additional traffic onto this street without providing alternative (or preferably primary) routes onto Glenn Ranch is sheer folly.

Additionally, the proposed design for the retaining walls is likely to be a problematic eyesore. The area of Portola Hills is subject to subsidence, and significant maintenance will be required to keep those walls intact, and prevent expensive damage to the homes they propose to build. However, past experience with Baldwin has shown us that should this become a financial burden to them, they will not hesitate to declare bankruptcy and abandon the development, forcing those costs onto the homeowners and the city.

The developer is also clearly interested in dramatically increasing the density of the area, something that will degrade the property values of the existing residents, and contribute to the burgeoning crime problems that are developing in the area.

I therefore urge you to recommend to the city council to disapprove the plans as submitted, and require the developer to redesign their proposal to address these concerns, shared by hundreds of residents of the Portola Hills neighborhoods. The plans need to better accommodate the traffic increase, as well as to reduce the density of the development to match the existing developments in the area.

Thank you for your considered attention to this matter.

James & Donna Mancini

Torres, Eddie

From: Randy Bindrup <rbindy@att.net>
Sent: Thursday, July 12, 2012 9:05 PM
To: Santos, Ron
Subject: Traffic Concerns

July 12, 2012

Ron Santos
Senior Planner
Lake Forest City Council
rsantos@lakeforestca.gov

Dear Mr. Santos,

We would like you and the city of Lake Forest to be aware of our concerns about the proposed intersection and gated entrances in the new developments in Portola Center at the base of the hill on Saddleback Ranch Road. This new intersection is a mere 450 feet above the existing Glenn Ranch intersection with Saddleback Ranch Road, and would create traffic congestion where it did not exist before. It would also adversely impact the traffic flow for the residents of Portola Hills. We are one of those residents and would have a very difficult time entering and exiting our neighborhood. Additionally, a proposed five acre sports park will be located in the southern parcel across from this intersection paralleling Glenn Ranch downhill toward Portola Parkway. This means that children and residents will be using the crosswalks there in ways we have never seen before. The Saddleback Ranch/Glenn Ranch intersection is already the busiest intersection in Portola Hills. It will become even more busy and dangerous if this proposed intersection goes through.

We are in favor of putting a gated entrance along Glenn Ranch for the NW Parcel similar in design to the entrances for the Painted Trails neighborhood on El Toro Road. This means the Baldwin Company will have to move some dirt that they do not want to move and build on less lots. However, they will end up moving a lot of dirt regardless and this is a much safer and less congestive proposition. There is plenty of room to put both entrances for the NE parcel on Glenn Ranch rather than using Saddleback Ranch as an entrance.

We would also like to request that the traffic study data be adequately disclosed to our community in a detailed manner and that the traffic study numbers be presented during public meetings. We as a community need total access to all data in order to address our concerns.

Thank you for your time and attention. We appreciate your service to our community and we look forward to hearing from you on this matter.

Sincerely,

Randy Bindrup

Torres, Eddie

From: Ruth Bindrup <rbbindy@att.net>
Sent: Thursday, July 12, 2012 9:10 PM
To: Santos, Ron
Subject: Traffic Concerns

July 12, 2012

Ron Santos

Senior Planner

Lake Forest City Council

rsantos@lakeforestca.gov

Dear Mr. Santos,

We would like you and the city of Lake Forest to be aware of our concerns about the proposed intersection and gated entrances in the new developments in Portola Center at the base of the hill on Saddleback Ranch Road. This new intersection is a mere 450 feet above the existing Glenn Ranch intersection with Saddleback Ranch Road, and would create traffic congestion where it did not exist before. It would also adversely impact the traffic flow for the residents of Portola Hills. We are one of those residents and would have a very difficult time entering and exiting our neighborhood. Additionally, a proposed five acre sports park will be located in the southern parcel across from this intersection paralleling Glenn Ranch downhill toward Portola Parkway. This means that children and residents will be using the crosswalks there in ways we have never seen before. The Saddleback Ranch/Glenn Ranch intersection is already the busiest intersection in Portola Hills. It will become even more busy and dangerous if this proposed intersection goes through.

We are in favor of putting a gated entrance along Glenn Ranch for the NW Parcel similar in design to the entrances for the Painted Trails neighborhood on El Toro Road. This means the Baldwin Company will have to move some dirt that they do not want to move and build on less lots. However, they will end up moving a lot of dirt regardless and this is a much safer and less congestive proposition. There is plenty of room to put both entrances for the NE parcel on Glenn Ranch rather than using Saddleback Ranch as an entrance.

We would also like to request that the traffic study data be adequately disclosed to our community in a detailed manner and that the traffic study numbers be presented during public meetings. We as a community need total access to all data in order to address our concerns.

Thank you for your time and attention. We appreciate your service to our community and we look forward to hearing from you on this matter.

Sincerely,

Ruth Bindrup

19722 Dorado Dr

Portola Hills, CA 92679

949-459-1051

Torres, Eddie

From: Lisa Cooke <lisacintheoc@yahoo.com>
Sent: Thursday, July 12, 2012 10:40 PM
To: Santos, Ron
Subject: Portola Hills Traffic Signal

Good evening Ron Santos.

Please do not allow a traffic signal to be installed at Portola Center near Saddleback Ranch Road and Glenn Ranch Road.

Thank you.

Lisa Cooke, 28942 Canyon Lake Drive, Trabuco Canyon, CA 92679, 949-735-0888

Torres, Eddie

From: Malloy, Mike (GE Capital) <mike.malloy@gecapital.com>
Sent: Friday, July 13, 2012 8:32 AM
To: Santos, Ron
Subject: FW: Portola Hills Development

Dear Mr. Santos,

I have lived in Portola Hills for over 16 years. We love living in this area, but have felt that the representation to our area has grown over the years to be secondary or an afterthought to those in government that represent us. Up to this point, the worst thing that occurred was the line adjustment for determining which Jr. high and High school our children would go to. This was very frustrating when we bought our house, as we had bought here so our children would go to RSM Jr High and Trabuco HS, but this was taken away 5 years after we moved here. I'm telling you this just to give you some context of our frustrations. Please know this is **NOT** aimed specifically at you, just a general disappointment of not feeling heard and represented.

I fully appreciate and understand the rights of landowners to develop the parcels they own, and have in fact work with developers...I am in commercial RE Finance. I also understand the need to accommodate existing homeowners in proposing a new development, and this is where I feel Baldwin has failed. I was made aware that not only is there a proposed entrance to the new community on Saddleback Ranch Road only a few hundred feet uphill from the Glenn Ranch intersection, but that it is to be controlled by a traffic signal. There is already significant traffic/congestion during commuting hours not only from those living here, but also those on El Toro road cutting through Ridgeline road as a shortcut, and those dropping off their children at Portola Hills Elementary.

To have two signal controlled intersections within such close proximity to each other, with new residents turning both ways, will inevitably result in an accident and people getting hurt, or worse. One cannot expect to have that much traffic added on a steep hill to a small residential road, add a traffic signal that is less than the length of a football field away to an existing signal light, and not expect to have traffic issues and **increased odds of accidents**. I would expect to see cars racing through to "beat the next light" creating a more dangerous situation than if there were no signal at all. If there were no other solution, perhaps we would have to live with it. But there is another solution. The new communities would be easily accessed from Glenn Ranch Road without impacting the value of the new homes whatsoever.

In short, I ask that you consider, and to the greatest extent possible minimize, the traffic impact to existing residents...and consider the safety of all those living in the community.

Thank you for your consideration.

J. Michael Malloy
GE Capital Real Estate

949.477.1566

Torres, Eddie

From: Keeby Family <keeb.4@cox.net>
Sent: Monday, July 09, 2012 3:23 PM
To: Santos, Ron
Subject: Concerns about the new 4-way intersection with traffic signals & gated entrance in Portola Hills

Dear Mr. Santos,

Please add my concerns to the influx you must be getting regarding the Baldwin Companies wanting to put a new 4-way intersection with traffic signals and two gated entrances in Portola Hills. Saddleback Ranch Road is already so terribly congested and this new traffic signal and 4-way intersection is only 900 feet from the intersection of Saddleback Ranch and Glenn Ranch Roads....probably the busiest intersection for the community of Portola Hills now.

In addition, making that area a gated community will only add to the congestion and the length of the light to get residents in and out of that gated community along with those of us already trying to get down Saddleback Ranch Road to go to work in the morning and home in the evening.

I really feel that the traffic study data has not been adequately disclosed to our community of Portola Hills and that the traffic study numbers and their impact have been poorly presented during the public meetings.

Please do more to make sure that our community does not become "ruined" by this poor design.

Sincerely,

Erin Keeby
Concerned Portola Hills Resident

Torres, Eddie

From: Marcia Felce <marciaf16@yahoo.com>
Sent: Wednesday, July 11, 2012 7:17 AM
To: Santos, Ron
Subject: Portola Center Development

Dr. Mr. Santos,

My husband & I reside at 29036 Canyon Rim Dr., Portola Hills & we would like you to know that we are completely against this proposal by the Baldwin Company to put a new 4 way intersection on Saddleback Ranch Rd.

Sincerely,

Marcia & Michael Felce

Torres, Eddie

From: Holly Gordon <hollygordon@gmail.com>
Sent: Tuesday, July 10, 2012 9:07 PM
To: Santos, Ron
Subject: Portola Hills-Baldwin-horse trails?

Hi, I was at the meeting tonight. My concerns are the horse trails that run alongside Glenn Ranch Road. I have ridden my horses on those trails for years. This is the only legal way to get to O'Neil Park without going on streets not zoned for horses. Will there still be horse trails next to the road as there are now?

Thanks

Holly Permeh
19076 Woodland Way
Trabuco Canyon 92679
949-351-4878

Sent from my iPhone

Torres, Eddie

From: kkcmmc@juno.com
Sent: Tuesday, July 10, 2012 8:13 PM
To: Santos, Ron
Subject: No on the 4-way Portola Intersection

To Mr. Ron Santos:

My apologies for being tardy.

But I wanted to send my disagreement of building a 4-way intersection in Portola Hills on Glenn Ranch Road. I take that road every work day, and I assure you that it's going to cause much traffic congestion if you place it there. And that's not taking the school year into account.

I hope that this e-mail has some significance and I also hope you're not inundated with various e-mails and letters. I apologize if this response adds on to your work and stress levels. =)

I hope that the intersection is not built, but also, I wish you well and hope you aren't tearing your hair out from this issues.

Sincerely,

Kenyon Cheung
(a resident on Oakview in Portola Hills)

Torres, Eddie

From: Lynn Herzy <lynnherzy@yahoo.com>
Sent: Tuesday, July 10, 2012 5:19 PM
To: Santos, Ron
Subject: Portola Center Letter for the EIR/Planning Commission

Dear Mr. Santos and the City of Lake Forest,

My wife and I have lived in Portola Hills for nearly twenty-two years. When we moved into our Baldwin house above the school on Dorado Drive – the school had not been built yet. Glenn Ranch did not exist, and for that matter neither did Portola Parkway. Saddleback Ranch Road was a relatively quiet street that ended at Millwood. After Millwood, it turned into a dirt track that disappeared into scrub at the base of the hill. Everyone who lived in Portola Hills used the Ridgeline entrances as their main way in or out of our community – we had to. And it worked quite well because traffic dispersed in an efficient, safe, and effective way based on the original traffic flow patterns dictated by using these entrances.

That changed completely when Portola Pkwy, Glenn Ranch, and Saddleback Ranch were all connected.

Overnight Saddleback became the main entrance to Portola Hills and the vast majority of residents use it as their daily way in and out of our community. Very few residents use the Ridgeline entrances anymore.

Saddleback Ranch has many, many problems. First it has a long steep decline from the top of the hill starting at Concourse Park. It is incredibly easy to pick up speed as one heads downhill (and most people do pick up speed). Down the road at the Malabar St. intersection there is pretty much a blind curve when one tries to make a left turn out on Saddleback. Add the fact that traffic is racing at nearly 50 miles per hour in both directions between Shady Ridge and Millwood. The Pendleton Rd. intersection (directly above and adjacent to the school) has become the site of many accidents because Pendleton is used as a shortcut for drivers who live in the original central and eastern Portola Hills neighborhoods - even the Fire Department uses this shortcut to get to Saddleback Ranch. The problem here is one of safety as both the uphill and downhill speeds drivers use on Saddleback make it dangerous to turn left or right from Pendleton.

There is one traffic signal on Saddleback Ranch, which is located at Fawn Ridge in front of the school. This is one of the only true traffic-calming devices we have on Saddleback and most of the time it's a green light for both the uphill and downhill traffic flows. The new speed monitoring sign is nice, but we don't consider it an effective traffic-calming device.

Portola Hills Elementary School was poorly sited by being located on Saddleback versus in another part of the development. The street lane design at the school and the placement of the parking lot entrance is tragically flawed. For nine months of the year while school is in session, (as well as whenever there is a special after-school function), we have significant daily traffic congestion and public safety problems around the time school starts and ends.

We know these issues are **“outside the scope of the project”** which is a phrase very carefully used by both the representatives of the Baldwins and the City of Lake Forest whenever issues about traffic in our existing community are brought up. It's worth noting, the Baldwins were the master developer of Portola Hills – they designed our existing problems. So try to understand our lack of faith in the abilities of the same developer. **The point we want to stress is if you don't understand what's happening at the top of the hill, you will never understand why this community is so against what the developer is planning to do traffic wise at the base of the hill.**

Common sense and logic suggest no matter what the Baldwin/City of Lake Forest traffic study data shows (hopefully we will be allowed to see it and analyze it for ourselves), when you build 930 homes thereby increasing the total number of households in Portola Hills by a third - you are going to increase traffic and increase congestion especially at the base of the hill. Some of that traffic and congestion is going to go up the hill on Saddleback Ranch - now that may be **“outside the scope of the project”** but it is going to happen and

our existing community is going to be impacted. Apparently, the City and the Baldwins will continue to insist they have no responsibility to mitigate our community's increasing "**existing problems.**" So be it - for the time being. But know that we as a community are finding our voice – and we will want to talk very soon with the City in depth, about true solutions for our "**existing problems**" on Saddleback Ranch between Millwood and Concourse Park.

So lets talk about the section of Saddleback Ranch that is "**within the scope of the project**". At one of the very first City of Lake Forest Opportunities Study meetings back in the early 2000s, we met and talked with a Mr. Kilkenny, executive vice president of the Otay Ranch Co., a shell company owned and run by the Baldwin Brothers. In those early meetings, the Otay Ranch Company was introduced to the public as the developer. That night we requested the tentative plans for the lower parcels of undeveloped land in Portola Hills. Mr. Kilkenny kindly sent us early tentative tract plans showing the entrances of new development on Saddleback Ranch. Those very first plans are why my wife and I, along with many others are writing to you. Because those very first plans that we saw almost 10 years ago are identical regarding entrances on Saddleback Ranch to the current set of tentative plans. The Baldwins have always wanted these two entrances 450 feet up from our busiest intersection, which is Glenn Ranch and Saddleback. They want them there because they are the cheapest and most efficient way to utilize their land to create the maximum amount of lots they can build on. Basically – they move less dirt if they get these two entrances. And just for record, the Baldwins are going to be moving massive amounts of dirt all over these three parcels, so please do don't insult us by somehow saying this is a good environmental solution. It's definitely not about mitigating our traffic problems as was mentioned by the Baldwins at the last community meeting, which was received with laughter on our part. And it's certainly not about helping the quality of life for the original residents of Portola Hills. In the end it's all about them moving dirt where they want to move it and making money.

If the City allows the Baldwins to build these entrances on Saddleback, they create a new 4-way intersection, which warrants traffic signals. This new intersection would create traffic congestion where it never existed before, thus adversely impacting the traffic flow for the existing 2,181 original households in Portola Hills. All of this to serve 280 new homes in Portola Center. The bottom of the hill portion of Saddleback Ranch in the Portola Center region is at carrying capacity for the morning and afternoon rush hours. This area is like the bottom tip of a funnel. All traffic up or down Portola Hills leads through this area. And the Baldwins traffic mitigating solution to all this is to help clog the tip of the funnel with a new signalized 4-way intersection leading to two gated developments. Thanks for being part of our community Portola Center.

As we previously stated, the Saddleback Ranch/Glenn Ranch intersection is the busiest in the Portola Hills community – we know this because we live here. It will become even busier because while it is currently a 3-way intersection, it will become an active 4-way intersection and will function as one of the entrances to the southern parcel of Portola Center. Currently, this parcel has 2 planned entrances for over 626 residences, a 5-acre sports park, and commercial interests. This means we will see car traffic, and pedestrian traffic there in ways and in numbers we have never seen before.

So how can these entrances on Saddleback Ranch be removed? Our suggestion for the NE Parcel - 2 entrances on Glenn Ranch. There is more than half a mile of frontage along Glenn Ranch for the NE parcel from Saddleback Ranch to El Toro and this roadway is extra wide and less utilized.

Our suggestion for the NW parcel is that an entrance be built on the border of the Whiting Ranch boundary line in the style similar in design to the entrances for the Painted Trails neighborhood on El Toro Rd only a mile away. This again would remove any need for an entrance for the NE parcel on Saddleback Ranch.

We would like to point out that at one time the Saddleback entrance for the NE Parcel was removed and put on Glenn Ranch. This tentative plan was still valid less than a year ago. We would like to know what happened to that entrance, and why the Saddleback entrance for the NE Parcel is back in the current tentative plan.

In closing, we found something today on the City website about the Portola Center that we want you to read and convey our hope that city officials carefully think about and remember. These are the City of Lake Forest words not ours.

"As the Project moves from the programmatic (big picture) phase to the project (details) phase, the City's role is to ensure the applicant delivers the best possible project, and the community receives the greatest public good."

Sincerely,

Dave and Lynn Herzberg
19451 Dorado Drive
Lake Forest, CA. 92679
949-459-6277
Email: davechaco@yahoo.com

Torres, Eddie

From: Sharon Tamani <STamani@shbllp.com>
Sent: Tuesday, July 10, 2012 4:20 PM
To: Santos, Ron
Subject: Portola Hills Traffic Concerns

Dear Mr. Santos,

Although I am not happy with the building which will be taking place in our Portola Hills community, I understand the land is owned by the Baldwin Company and they have the right to build on it ... even if they are taking away the beautiful charm of the community. (Of course this is another story.)

I am writing today to express my deep concerns over the proposed 4-way traffic signal on Saddleback Ranch Road. A different way to exit these new communities is what is in order, not a traffic signal!

I need to stress that the traffic in our area is horrible and quite scary to say the least. In last night's commute home, there was a traffic issue that made it take 20 minutes to get from Bake & Portola Parkway to my home on Chimney Rock Circle. While this is the worst I have ever seen, it is **not** uncommon for it to take 6-8 minutes to drive from Portola Parkway & Glenn Ranch Road to my home. The traffic starts to build up at the left turn at Portola Parkway going onto Glenn Ranch Road. Many times it takes two light cycles to get through the light. Then, the lights on Glenn Ranch are not in sync whatsoever, so by the time you hit the first red light on Ellipse and then the second red light on Definition, people are very irritated and I find that they race up the hill ... only to stop again at another red light with a left turn. Once they make that turn (which is a two lane turn lane), everyone is piled up against each other trying to merge into the left lane to go straight. Millwood is only a short distance up the hill, and that intersection has had quite its share of accidents and close calls ... a very scary intersection.

If there is a 4-way light prior to Millwood, I am afraid there are going to be multiple rearing-ending accidents resulting from the amount of cars coming from the left turn lane on Glenn Ranch. A light will cause a HUGE back up in the turn lane and will impact the intersection (Glenn Ranch & Saddleback Ranch) because I feel it will be blocked creating more rage.

Our area is already a very dangerous traffic area for our children at Portola Hills Elementary (PHE). I believe the City of Lake Forest has spoken with PHE Principal, Mr. Rawlins about the school's traffic issue ... just up the street from the proposed signal. However, I understand you have given him no assistance on solutions to that traffic nightmare. I fear for our children and the poor crossing guards EVERY school day as there have been so many close calls.

Adding a 4-way signal between Glenn Ranch and Millwood will create more traffic problems for an area that already has issues, with no resolution. It is not the answer to the traffic problem. With so many more cars and a limited way to enter and exit these new communities, it is **TERRIBLE** and **SHAMEFUL** planning. What you really need is different exit/entrance strategies not a 4-way signal. (I hope we never experience another fire like we did a few years ago, as you will truly have a nightmare on your hands.)

Traffic flow is a huge safety issue that has not been clearly communicated to our community. The City of Lake Forest needs to address these concerns with transparency and the reality of a full traffic study done during the school year, not during vacation times.

Please give us the common courtesy of being informed.

Torres, Eddie

From: Patty Durazo <pdpattycakes1@yahoo.com>
Sent: Tuesday, July 10, 2012 2:58 PM
To: Santos, Ron
Subject: Portola Center

Dear Mr. Santos:

I am a Portola Hills resident of 10 years. I am writing you today to let you know how deeply concerned I am with the scope and impact of the project being proposed in Portola Hills. I do not believe that the developer understands the impact 900+ homes will have on the ALREADY congested areas of Saddleback Ranch and Glenn Ranch. A traffic study needs to be done during regular school time hours, and the results shown to the residents of Portola Hills and the City of Lake Forest BEFORE any new construction begins. There are only 2 left- turning lanes onto Saddleback Ranch that then goes down to one lane that needs to turn right on Malabar. The addition of a proposed traffic signal just before Malabar would cause a HUGE backup of traffic from Glenn Ranch and El Toro both and would lead to many more accidents and incidents of road rage as people try to merge into the one lane they need to be in to go straight on Saddleback Ranch. Then add the row of parents to the right side of the road waiting to pick up children from school, which further causes a backup on Saddleback Ranch! But wait! There will be 900+ more homes in the area which means even MORE cars to the already over-congested Saddleback Ranch Road! Please reconsider the addition of the new traffic light on Saddleback Ranch Road! It will be a TRAFFIC NIGHTMARE! Also please leave the running trails alone! We do not need houses right up on the running trails! We need more people walking and running and not more people driving cars on Saddleback Ranch! Thank you, Patricia A. Durazo, a Portola Hills resident since 2003

Torres, Eddie

From: Melissa C <mrscalvano1@yahoo.com>
Sent: Tuesday, July 10, 2012 8:45 AM
To: Santos, Ron
Subject: input from a Portola Hills resident re. Portola Center

Dear Mr Santos:

We are 11-year residents of Portola Hills and are very concerned about the Baldwin Company's plans for Portola Center development.

The proposed 4-way traffic signal at the base of Saddleback Ranch Road, just mere yards from the existing 3-way intersection, will not only cause intense traffic congestion but also contribute to the weekday school-related traffic that puts our children in danger on a daily basis. (Thank goodness for our diligent crossing guards who protect them from irresponsible, road-rage-riddled drivers every day) The congestion caused by the existing intersection, which would be inflated by a new intersection, causes already irate, hurried drivers to spill over their rage when approaching the school.

We suggest that the gates to Portola Center's NE parcel be placed on Glenn Ranch rather than Saddleback Ranch. There is plenty of room for this and then the danger of 2 adjacent traffic lights would be eliminated.

The traffic study data has not been adequately disclosed to our community. We need total access to all traffic study data, not merely limited computer model simulations, which confuse rather than address our community's concerns.

Thank you for your time.

Sincerely,
Dean and Melissa Calvano
28466 Yosemite Dr
Portola Hills, CA 92679

Torres, Eddie

From: gcoutsicos@cox.net
Sent: Tuesday, July 10, 2012 9:46 AM
To: Santos, Ron
Subject: Portola Center

Ron

I am a longtime resident of Portola Hills and I am seriously concerned about the 4 way intersection with traffic signals planned on Saddleback Ranch for the Portola Center development. These gated entrances will severely impact traffic for the 2181 homes in Portola Hills.

Please ensure that this does not happen and that a suitable alternative is considered so as to not impact the current residents of Portola Hills. This could also create an issue with home values due to increased traffic on Saddleback Ranch.

Additionally, the traffic study data has not been adequately disclosed to your community and what has been disclosed (regarding impact to our community) has been poorly presented. We as a community need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

Thank you for your assistance.

George and Heather Coutsicos
19121 Willow Brook Lane
Trabuco Canyon, CA 92679

Torres, Eddie

From: Susan Narta <snarta@sbcglobal.net>
Sent: Tuesday, July 10, 2012 11:34 AM
To: Santos, Ron
Subject: Portola Center

Hi Mr. Santos- I look forward to our meeting this evening to discuss the Portola Center planning, and the substantial increase in the severity of the previously identified significant effects the building will have on the community of Portola Hills. As twenty year residents, we have seen our community change for good and bad, but we feel the current plan will impact our way of life so negatively we will need to consider moving out of the area completely. Traffic is already a big issue up here in the hills- frankly, I can't believe the City of Lake Forest allows the dangerous traffic situation to continue at the elementary school. I was recently in an accident on the intersection by the school.

Perhaps if the city would help us fix our current problems, we would have open minds regarding this new development. I think there is definitely a trust issue with the residents & Baldwin, and now with the city.

We'll discuss tonight.

Thank you,
Susan Narta
949-858-4303

Torres, Eddie

From: TanaAndJohn@aol.com
Sent: Tuesday, July 10, 2012 11:20 AM
To: Santos, Ron
Subject: Development near Portola Hills

Dear Mr. Santos,

As a homeowner, parent, and resident of Portola Hills, I must express my displeasure regarding the proposed development near the intersection of Glenn Ranch and Saddleback Ranch. Not only do we enjoy being a bit "isolated" from other communities, but this isolation has built a remarkable sense of community and camaraderie amongst residents of Portola Hills. The new development will only serve to sever our sense of community, increase traffic, and add to our current wave of theft and property crimes.

I implore you to reconsider this development for the sake of our children and our community.

Respectfully,
Tana Jimenez

Torres, Eddie

From: Uwe Salwender <uweoskarsalwender@me.com>
Sent: Tuesday, July 10, 2012 8:33 AM
To: Santos, Ron
Subject: Portola Hills

Dear Mr. Santos,

I am a home owner, I live in Portola Hills. I have studied the proposed Baldwin development and it's road/intersections etc.

I believe that their proposed intersection on Saddleback Ranch Road is a very poor choice. There is plenty of opportunity to access these parcels from Glenn Ranch Road, on both sides. I feel that the current plan is dangerous, and would cause intense traffic congestion on Saddleback Ranch Road. Unnecessarily so.

Please do work on our behalf, and oppose the plans as presented by the Baldwin Company.

Most sincerely,
Uwe Salwender
Portola Hills, CA

Torres, Eddie

From: Ed-Shinko <ed-shinko@cox.net>
Sent: Tuesday, July 10, 2012 8:10 AM
To: Santos, Ron
Subject: Traffic study

I can see a problem with an additional signal on saddleback ranch road just before glen ranch road due to the vehicles coming down saddleback ranch road do not have a clear view until they come to millwood, I live on Jasper hill road which turns in to millwood and I frequently drive down to that intersection where millwood dead ends into saddleback ranch and observed the amount of vehicles and related speed to them which would cause them to have a shorter distance to make a stop due to a closer signal, if one of those vehicles happen to be a delivery truck (which is heavier) could be a major problem due to the downhill grade, also if there were a major accident at that proposed signal it could possibly close down saddle back ranch road which is the main exit road from the area.

Ed warshauer

Torres, Eddie

From: W.S. Y.C. Ng <wsycng@gmail.com>
Sent: Monday, July 09, 2012 11:11 PM
To: Santos, Ron
Subject: 4-way traffic signals and gated entrances on Saddleback Ranch

Dear Mr. Santos

My wife, Wei-San, and I are vehemently against the Baldwin Companies' proposal of putting two gated entrances and a 4-way traffic signal near the base of Saddleback Ranch Road.

This proposal, if approved, will create a nightmarish traffic situation for all the Residents of Portola Hills. Please do not allow this project to go forward.

Thank you.

Yours Sincerely,

Y.C. and Wei-San Ng

Torres, Eddie

From: John Jimenez <jjime12@yahoo.com>
Sent: Monday, July 09, 2012 10:33 PM
To: Santos, Ron
Subject: Portola Hills Intersection

Mr. Santos,

I am a resident of Portola Hills and I would like to join my voice to those of many of my neighbors who oppose the building of a four-way intersection on Saddleback Road, shortly before Glenn Ranch, for the Baldwin building project. Many of us are concerned with the project to begin with, particularly considering Baldwin's bad faith in the past. But putting a new intersection right there does not make much sense to us and will certainly create a traffic nightmare. Please do not allow them to do this.

Thank you very much,
God bless,

John Jimenez
28975 Canyon Rim Dr.
Portola Hills, CA 92679

Torres, Eddie

From: Brian E. Kendrick <brian.kendrick@cox.net>
Sent: Monday, July 09, 2012 10:07 PM
To: Santos, Ron
Subject: Proposed Intersection on Saddleback Ranch Road in Portola Hills

Hello Ron,

I recently learned of a proposed intersection to be located near the bottom of Saddleback Ranch Road just above Glenn Ranch Rd. here in Portola Hills. This would be a very poor location for a 4-way intersection. I travel this road everyday and can see that this new intersection would create traffic congestion, poor traffic flow and possibly even accidents for the present residents of Portola Hills. I sincerely hope you will not let this proposed design be approved but instead find a much safer and more efficient entrance and exit for the proposed homes in this area.

Thanks for your consideration.

--Brian Kendrick
28866 Oakview Lane
26 Year Portola Hills Resident

Torres, Eddie

From: Richard Shreve <HRShreve@cox.net>
Sent: Monday, July 09, 2012 9:09 PM
To: Santos, Ron
Subject: Portola Center

Importance: High

Dear Ron Santos,

The installation of a new 4-way intersection and traffic signals on Saddleback Ranch Rd. with gated communities is the dumbest thing I have ever heard, especially for only 280 new homes. There are 2,181 homes in the original Portola Hills community. That installation will result in massive traffic jams at all hours of the day and night. I vehemently oppose dumping 280 cars on to Saddleback Ranch Rd. That street is crowded enough as it is.

Where is the traffic study? Probably taken at night or on a holiday weekend and using the other ingress and egress instead of during the height of traffic volumes.

Bring out the traffic study so all Portola Hills residents can review and comment.

There is 600' of frontage on Glenn Ranch from Saddleback Ranch intersection (going toward Portola Pkwy) to the Whiting Park Boundary. There is the ability for Baldwin to put a gated entrance along Glenn Ranch for the NW parcel (80 homes) similar in design to the entrances to Painted Trails neighborhood on El Toro Rd. Baldwin would have to move some dirt and build on less lots. That would dump the traffic on to Glenn Ranch instead of Saddleback Ranch. There is 2,900' of frontage along the SW parcel on Glenn Ranch between El Toro and Saddleback Ranch – that is more than ½ mile. There is plenty of room to put both entrances along Glenn Ranch, rather than using Saddleback Ranch. Again Baldwin would have to move some dirt and build on fewer lots.

The Saddleback Ranch/Glenn Ranch Intersection is the busiest intersection in the Portola Hill community – all of us know because we live here. It will become even busier because while it is currently a three way intersection, it will become an active four way intersection and will function as one of the entrances to the Southern Parcel for Portola Center which has only 2 planned entrances for over 626 new residences. That is ludicrous. You need at least (4) ingress and egress points to maybe medicate traffic.

Sincerely,

Harry and Thelma Shreve
28552 Malabar Rd.
Trabuco Canyon CA 92679
(949) 858-5866

Torres, Eddie

From: Mark <markkhuda@gmail.com>
Sent: Monday, July 09, 2012 7:43 PM
To: Santos, Ron
Subject: Portola Center Development

Mr. Santos,

I have recently learned of the intentions of placing a 4-way traffic signal on Saddleback Ranch Rd. When I saw the proposed location, I was surprised. To me it makes no sense, the proposed intersection is only roughly 450 feet above the existing Glenn Ranch Rd/Saddleback Ranch Rd intersection. This would create traffic congestion where it never existed before. I am a resident of Portola Hills, I live off of Saddleback Ranch, and I do not see how it is possible to place such an intersection in the location that is being contemplated, without causing congestion problems in that area.

If such an intersection is placed, then the patrons making a turn off of Glenn Ranch Rd onto Saddleback Ranch Rd would encounter another street light which will be frequently turning red since it will be the entrance to a residential area.

The current traffic turning on Saddleback Ranch Rd from Glenn Ranch Rd is already heavy, once such an intersection is placed, it would make matters worse.

The following scenario can be expected: Both Glenn Ranch turning lanes are full, as they usually are, once the light turns green the cars turn only to come to a stop a mere in 450 feet, those 450 feet (from intersection of Glenn Ranch/Saddleback Ranch to the proposed 4-way intersection) is not enough to accommodate all of the cars that have filled the Glenn Ranch turning lanes, therefore congesting the 450 foot segment and leaving a majority of the cars in the Glenn Ranch turn lanes waiting for the next light cycle.

With the above being said, even at times when such a scenario is not present, the 4-way intersection will still disrupt the current traffic conditions in the area of concern.

There is plenty of room to place such an entrance on Glenn Ranch Rd, adjacent to the Whiting Ranch Park.

In order for such a intersection to be placed, an adequate traffic study needs to be conducted that would yield positive results for the new and especially the existing residents of this community, and I do not see how that would be possible with this proposed location.

It is important that the residents of Portola Hills are fully aware and have access to all of the traffic data for this development.

Adding the 4-way intersection 450 feet above the existing intersection of Glenn Ranch/Saddleback Ranch would add more traffic in that area and make the commute unpleasant for patrons commuting from work and other places.

Regards,

Mark K.

Torres, Eddie

From: Michael Ullerich <michael.ullerich@gmail.com>
Sent: Monday, July 09, 2012 5:30 PM
To: Santos, Ron
Subject: Intersection in Portola Hills

This is a bad place for an intersection. There is no intersection a quarter mile up the road an I exit my housing community just fine. We need to just make it an unprotected intersection just like the rest.

Michael Ullerich

Torres, Eddie

From: Ilene Freemond <ilenef5@gmail.com>
Sent: Monday, July 09, 2012 5:23 PM
To: Santos, Ron
Subject: Portola Center Development

To Ron Santos:

Would you please communicate the following to the City:

The traffic study data conducted by Baldwin Companies has not been adequately disclosed to our community in a comprehensive and detailed way. The traffic study numbers and their impact have been poorly presented during public meetings.

We as a community need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

Thank you for your attention to this matter.

Sincerely,

Ilene Freemond

Torres, Eddie

From: David Dirkin <ddirkin@gmail.com>
Sent: Monday, July 09, 2012 5:02 PM
To: Santos, Ron
Subject: Portola Center Development - Traffic Study Data

Mr. Santos,

I am long time resident of Portola Hills, over 10 years in the community, and I was just informed by my neighbor about future development at the base of Saddleback Ranch Road. Specifically, how the installation of traffic signals and cross-walks are planned. I am in the dark with regards to this project. Was a public/community announcement prepared? Please tell me how I can become more familiar and involved in the planning / discussion of this project.

Thank you,

Dave Dirkin
18915 Vista Portola,
Portola Hills, CA
949-302-9982

Torres, Eddie

From: David Minns <minns01@gmail.com>
Sent: Monday, July 09, 2012 3:28 PM
To: Santos, Ron
Subject: Portola Hills Intersection

Dear Mr.Santos,

I write in connection of the preposed 4-way intersection and gated entrances for the Portola Center development.

This junction in already at capacity during the rush hour period and at school drop off and pick up times- particularly when turning left from Glenn Ranch onto Saddleback Ranch, it cannot take extra traffic as proposed by the new intersection without adding severe congestion and risk to both pedestrians and drivers.

I would have thought it was obvious that seperate entrances, with traffic lights, are needed lower down on Glenn Ranch to service the new developments and cannot believe that such a proposal is being considered and even less being approved to go forward.

With the addition of the extra traffic and also the potential increase in the number of school children from the new development attending Portola Hills Elementary it would only be a matter of time before a serious incident occurred if the current proposal goes ahead.

Regards

David Minns
18925 Vista Portola
Trabuco Canyon
CA 92679

Torres, Eddie

From: Eiji <eiji.naka@cox.net>
Sent: Monday, July 09, 2012 3:28 PM
To: Santos, Ron
Subject: Portola Hills Construction

I am writing due to a concern about the new traffic signal Baldwin Companies is planning on constructing in Portola Hills. The Glenn Ranch/Saddleback intersection is one of the busiest in the community. Another traffic signal just a few hundred feet from this intersection will increase an already congested area, especially during prime traffic hours. I do not think the developers have properly assessed how this development will impact our community and our streets. Please reconsider the location. There is plenty of room on Glenn Ranch Road for the intersection and constructing it further away from the Saddleback intersection will help the flow of traffic.

The traffic study data has not been adequately disclosed to our community in a comprehensive and detailed manner. The traffic study numbers and their impact have been poorly presented during public meetings. We need a total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

Sincerely,
Eiji Nakamura

Torres, Eddie

From: Stacey <phoenixphan@yahoo.com>
Sent: Monday, July 09, 2012 4:36 PM
To: Santos, Ron
Subject: Portola Hills

Dear Mr. Santos,

I am a Portola Hills resident, and I am writing to express my concerns regarding the proposed traffic patterns on Glenn Ranch and Saddleback Ranch Roads for the new Portola Center development. Setting a four-way gated intersection on Saddleback Ranch Road, just before Glenn Ranch Road, will no doubt create serious traffic problems. From what I have heard, there is plenty of frontage along Glenn Ranch Road for the entrances to Portola Center. No need to create traffic jams on Saddleback Ranch Road. I can't speak for other residents, but I know I am not too thrilled that Portola Center will be built. Many of us moved here to get away from the commercialism and busyness that you find in Lake Forest and other surrounding cities. But I realize this new development will get built regardless - the very least the developers can do is to make sure that traffic will flow smoothly and safely. They can afford to adjust their plans a bit; when looking at the big picture, we are not asking for much financial-wise. But it may turn out to be one of the most important actions that we can take to ensure the safety of everybody in Portola Hills. I ask that you take the residents' concerns into consideration and do further study on the traffic patterns that will best serve our community. Thank you for your time.

Regards,
Stacey Scarba

Torres, Eddie

From: Jodi Baskin <jodi_baskin@yahoo.com>
Sent: Monday, July 09, 2012 4:31 PM
To: Santos, Ron
Subject: Traffic Study for Portola Hills Community

Good afternon,

I am writing to you regarding the potential of the Baldwin Companies putting a new intersection about 400 feet from the existing intersection of Glenn Ranch and Saddleback Ranch Rd. in Portola Hills. The addition of this new intersection in that location in conjunction with the existing intersection would create quite a bit of traffic congestion. As a resident of this area, I would like to see what traffic studies were done to support this proposal? I do not believe the city should move forward with this until the residents of the area are notified in writing with the results of the study and then we as a community can respond to to the town.

Look forward to hearing from you,

Jodi Baskin
28416 Klondike Dr.
Trabuco Canyon, CA 92679

Torres, Eddie

From: Barbara Nakamura <barbara.naka@gmail.com>
Sent: Monday, July 09, 2012 4:07 PM
To: Santos, Ron
Subject: Portola Hills Traffic Signal

I am writing due to a concern about the new traffic signal Baldwin Companies is planning on constructing in Portola Hills. The Glenn Ranch/Saddleback intersection is one of the busiest in the community. Another traffic signal just a few hundred feet from this intersection will increase an already congested area, especially during prime traffic hours. I do not think the developers have properly assessed how this development will impact our community and our streets. Please reconsider the location. There is plenty of room on Glenn Ranch Road for the intersection and constructing it further away from the Saddleback intersection will help the flow of traffic.

The traffic study data has not been adequately disclosed to our community in a comprehensive and detailed manner. The traffic study numbers and their impact have been poorly presented during public meetings. We need a total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns.

Sincerely,

Barbara Nakamura

Torres, Eddie

From: Sandy Peterson <pet0446@sbcglobal.net>
Sent: Monday, July 09, 2012 3:57 PM
To: Santos, Ron
Subject: Portola Hills traffic signal

To Whom It May Concern,

We would like to take this opportunity to express our concern regarding the 4 way intersection with traffic signals which has been proposed for our neighborhood. We are concerned about the significant traffic congestion and the impact on the flow of traffic this signal will cause on Saddleback Ranch Road. There is already a bottleneck of cars during the current rush hour.

None of the board members live in Portola Hills so they are not familiar with the traffic patterns in our neighborhood. All students above sixth grade attend school outside the neighborhood so families are making multiple trips to schools and for after school activities. This is on top of all of the people who commute back and forth to work. Most afternoons the left turn queues from Portola Parkway onto Glenn Ranch are full. Then we go up the hill and stuck at the light at Ellipse and continue on to get stuck at the light at Dimension and then finally we are in the long left turn queues from Glenn Ranch onto Saddleback Ranch. A signal located 450 feet away from the current signal is going to clog the uphill traffic onto Glenn Ranch Road. It seems like it would be a huge safety issue. If people are stuck in the intersection and the cross traffic starts moving those cars are sitting ducks for people coming up the hill the opposite way at 50 mph!

We also want to make sure that a traffic study has been done during the school year (when school is in session) not during summer vacation or on the district's furlough days and that traffic patterns were checked on different days of the week.

Thank you for your time.

Sincerely,
Mark and Sandy Peterson

Torres, Eddie

From: Frank Furbish <ffurbish@gmail.com> on behalf of Frank Furbish <ffurbish@cox.net>
Sent: Monday, July 09, 2012 3:55 PM
To: Santos, Ron
Subject: FW: Portola Center

Dear Mr. Santos,

We just received a notice in our mailbox (not sure from whom) concerning planned construction and roads near our home. Apparently there are homes and roads proposed on Saddleback Ranch Rd near Glenn Ranch Rd. This is the first we've heard of this.

We are concerned about the lack of disclosure on these important issues as they could severely impact our community and the safety of our children. Is a comprehensive traffic study going to be presented? Are alternative plans being considered?

The message indicated there will be meetings tomorrow and Thursday but clearly is the residents are just now even aware of the issue there is not time to adequately prepare. Also, it appears that only cursory studies have been conducted.

Please allow the residents the tools they need to make an informed decision and provide adequate time to review the materials.

Thank you,

Frank & Jill Furbish
Portola Hills for 17 years

Torres, Eddie

From: Shari Dorian <SDorian@ocde.us>
Sent: Monday, July 09, 2012 3:01 PM
To: Santos, Ron
Subject: Proposed Traffic Signals & Gated Entrances

Mr. Santos,

I am concerned about our communities access to the traffic study data in regards to a proposed 4-way intersection with traffic signals and two gated entrances. I do not believe that this information has been adequately disclosed to our community and its potential impact to our traffic flow. My husband and I personally utilize the Saddleback Ranch/Glenn Ranch intersection coming and going to work. I am concerned about the traffic flow and the stoppage of individual cars at these proposed entrances (especially the entrance we use every day). I believe the volume of the existing homes traffic would cause severe back up especially at the area of Saddleback Ranch/Glenn Ranch including the traffic before and after school (Portola Elementary).

We as a community need total access to all traffic study data rather than limited computer modeled simulations that confuse rather than address our concerns. I feel as if "Baldwin" is a dictatorship that I cannot get rid of and I know they are not looking out for the best interest of our existing community but only the best interest of "Baldwin".

I personally do not understand the push for the building of these homes in this area. I have lived in my community for 20 years and have had nothing but issues with "Baldwin" and have had to correct issues with my home and its construction, such as replacing windows that were bad (causing mold and moisture on walls), and poor building techniques that were found upon doing a remodel. Then "Baldwin" just filed bankruptcy and walked away from their homes and home warranties. We have several short sales in our neighborhood making selling another issue. So why do we need more homes in the area for sale? I was also given miss-information about the schools upon purchasing my home and have had to go through an array of other issues since my purchase back in 1991, including paying for various extra fees to our association for other "Baldwin" building issues and slope problems. My children never had a park to play in either, that park we were promised was never built until a few years ago.

I sincerely hope the City of Lake Forest will actually do what is right for our community and will monitor "Baldwin" and take any steps necessary to address this crucial proposed change to our community.

Thank you,

Sharalyn (Shari) Dorian
Payroll Services Specialist
Business Services
sdorian@ocde.us
Tel 714.966.4261
Fax 714.327.0677

ORANGE COUNTY DEPARTMENT OF EDUCATION
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Torres, Eddie

From: Matthew Gutierrez <mgutierrez@bremerandwhyte.com>
Sent: Monday, July 09, 2012 2:56 PM
To: Santos, Ron
Subject: Portola Center

Dear Mr. Santos:

It has come to my attention that a new stop light will be placed on Saddleback Ranch Road just a few hundred feet from Saddleback and Glenn Ranch Road. I am a resident of Portola Hills and believe this will further congest traffic at the already heavily congested nearby intersection. Further, I represent various municipalities from dangerous condition liability claims and it seems that the new intersection would create a hazard to pedestrians. Thus, I oppose the design and location of the new intersection.

Best,

Matthew Gutierrez, Esq.
Bremer Whyte Brown & O'Meara, LLP
20320 S.W. Birch Street 2nd Floor
Newport Beach, CA 92660

949.221.1000
949.221.1001 fax
mgutierrez@bremerandwhyte.com
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Torres, Eddie

From: Jackie Yannarell <jackie@3dcarbon.com>
Sent: Monday, July 09, 2012 2:44 PM
To: Santos, Ron
Cc: Frank Yannarell
Subject: Traffic Signals on Saddleback Ranch Rd

Dear Mr. Santos,

For twenty years we have lived in and enjoyed our Portola Hills Home, our neighbors and our adjacent neighborhood.

From 1990 when we purchased our home we have witnessed growth from a few neighbors to the over 2100 we currently have in Portola.

We never complained about the progress, as long as it was well planned and fair. It allows us to leave for work in the morning and come home in the evening without an excessive wait for traffic or pedestrians.

This current plan for the 4-way intersection and two gated entrances on Saddleback looks more like it was structured without any consideration for the majority of present homeowners, but completely to entice new prospects who themselves would not be aware of the negative entanglement until it is too late.

Please reconsider cancelling the saddleback entrances in favor of the Glenn Ranch entrances which make more sense because of the flow factor on to that major thoroughfare.

We trust that the planning commission wants to utilize their authority in planning for the good of all the residents of Portola and not just the newest prospective owners.

Respectfully,

**F. J. Yannarella
J. R. Yannarella
Willow Brook Lane**

Torres, Eddie

From: Barbara Travers <travers1@cox.net>
Sent: Monday, July 09, 2012 2:39 PM
To: Santos, Ron
Subject: Baldwin Traffic Signals on Saddleback Ranch Road

Dear Mr. Santos,

I have lived in Portola Hills for more than 18 years and am very much against adding a traffic signal to Saddleback Ranch Road between Glenn Ranch and Millwood. This signal would be much too close to Glenn Ranch, slow down the ingress and egress of the overwhelming majority of homeowners, and create traffic congestion where it has never existed before! It certainly seems to make much more sense to use Glenn Ranch and spread out the access to the proposed developments. It appears that the Baldwin Company continues to have only their interest in mind (most cost effective for them) without regard to the impact it will have on over 2,100 households to serve their 280 new homes. The traffic study that has been presented at public meetings has been poorly presented. Total access to all traffic study data needs to be adequately disclosed to our community.

Thank you for your time and consideration of my concerns.

Sincerely,

Barbara Travers
19441 Jasper Hill Road
Trabuco Canyon, CA 92679

Torres, Eddie

From: Stephanie Lynch <stephanie.lynch@red.com>
Sent: Monday, July 09, 2012 2:38 PM
To: Santos, Ron
Subject: Portola Hills development

Dear Mr. Santos:

I am writing regarding the planned development of Portola Hills area by Baldwin. While I'm not thrilled with the density of the project, it appears that this issue is not even up for discussion. My next concern is with the area currently being targeted for a new intersection. It is my understanding that Baldwin plans on building a 4 way intersection on Saddleback Parkway between Millwood and Glen Ranch Road. If this is done there will be 2 intersections within a span of less than 450 feet. This particular strip of road is not suited for two intersections put so closely together. It is a main entrance out of the development and there is already a significant amount of traffic traveling at high speeds out of this area. I am certain that there are better, less impacted areas where entrances into this new community can be built that won't have such an impact on the residents in Portola Hills.

Having gone through the annexing of Portola Hills to the city of Lake Forest I can tell you that we feel like we have been treated as step children by the city. Our tax dollars have been utilized to improve the city at El Toro and the 5 freeway, but I have yet to see much of it actually used to improve Portola Hills. I hope that on this situation, which profoundly impacts us, you will listen to the residents and seriously take our requests into consideration.

Thank you,
Stephanie Lynch



Stephanie Lynch

Sr. Buyer

RED DIGITAL CINEMA
WWW.RED.COM

Phone: +1 949 206 7900 Ext 3416
Email: stephanie.lynch@red.com
Fax: +1 949 206 7990

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Torres, Eddie

From: Michael Basile <trinityleasing@cox.net>
Sent: Monday, July 09, 2012 2:27 PM
To: Santos, Ron
Subject: Portola Center Development Traffic Reports

Dear Mr. Santos,

As a 19 year resident and original home owner in Portola Hills, I am writing regarding the proposed new traffic light on Saddleback Ranch Road near the intersection of Glenn Ranch and Saddleback Ranch Roads as part of the new Portola Center development. This is a terrible location to place a stop light. The proposed location is too close to the Glenn Ranch/Saddleback Ranch intersection and Saddleback Ranch Road is too narrow to allow room for the necessary turn lanes. Adding a traffic light at this intersection will cause considerable traffic delays and will make this a dangerous area for drivers, bicyclists and pedestrians. Also, if a traffic light is added on Saddleback Ranch along with the two proposed lights on Glenn Ranch, most Portola Hills residents will have to pass through three additional lighted intersections just to get to El Toro Road. This will make a basic trip to the grocery store even more time-consuming than what we currently experience.

The residents of Portola Hills deserve to know all of the facts regarding the impact on traffic and the quality of life before this development proceeds any further.

Sincerely,
Michael Basile
19482 Highridge Way
(949) 939-8892

Torres, Eddie

From: zaida Jorat <zjorat@yahoo.com>
Sent: Monday, July 09, 2012 2:23 PM
To: Santos, Ron
Subject: Baldwin Companies/Portola Hills

Mr. Santos:

I am a resident of Protolla Hills and have been living her for the last 7 years.

I understand the subject development will be discussed at he City Hall on July 10th.

This proposed development will have major negative effect the traffic in the area.

1. I believe this development will negatively affect the value of properties in Potolla Hills.

2. In particular, the effect on the traffic should be carefully studied.

3. There should be no entrance to the development from Saddleback Road to reduce negative effects on our neighborhood traffic.

I hope City Council considers these issues before any approval of the project.

Sincerely

Zaida Jorat

19322 Sleeping Oak Dr.

Trabuco Canyon, CA 92679

Torres, Eddie

From: Lair Hull <lair@psbonline.com>
Sent: Monday, July 09, 2012 1:49 PM
To: Santos, Ron
Subject: Portola Hills Traffic light/intersection Saddleback Ranch

This email is in direct response to the neighborhood alert regarding the proposed traffic lights on Saddleback Ranch road. The congestion in the area is already at a very high level.

WE AS A COMMUNITY NEED AND DESERVE TOTAL ACCESS TO ALL TRAFFIC STUDY DATA/FINDINGS RATHER THAN THE LIMITED COMPUTER MODELED SIMULATIONS DESIGNED TO CONFUSE RATHER THAN ADDRESS OUR CONCERNS

Portlola Hills resident of 14 years.

Do the right thing, for Portola Hills residents!

Respectfully,

Matthias Lair Hull
28561 Shady Ridge Lane
Trabuco Canyon, Ca 92679

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Lair Hull
Vice President
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Torres, Eddie

From: Linda Galasso <lindagalasso@cox.net>
Sent: Monday, July 09, 2012 1:45 PM
To: Santos, Ron
Subject: Portola Center traffic study data

Dear Mr. Santos and Lake Forest City Planners:

We are long time residents of Portola Hills (23+ years and original homeowners in a Baldwin development - Portola Hills Live Oak Estates). We share the concerns with most Portola Hills residents regarding the Portola Center traffic study data and projected impacts to our community as we do not have full information at this time. Now is the time to invest a bit more time and present full detail to our community from the traffic study.

A rush to the finish line has the potential to create major impacts that are not easily solved after the fact. A short cut by the Baldwin Company now will leave us all with a problem to solve long after they have moved on.

A smart and comprehensive look at alternate locations for the two gated entrances to Portola Center is a reasonable request and responsibility owed to the existing Portola Hills residents. We appreciate the consideration of the City Planners and City of Lake Forest leaders to take the action necessary to provide full information of the traffic study and look at the necessity of moving the gated entrances.

Thank you,

Anthony and Linda Galasso
lindagalasso@cox.net