

Appendix B
NOP Responses



Appendices

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California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

February 14, 2012

Ms. Carrie Tai, Senior Planner
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

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FEB 16 2012

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

RE: Shea/Baker Ranch Development Draft Environmental Impact Report

Dear Ms. Tai:

Thank you for the opportunity to review Draft Environmental Impact Report for the 386.7 acre
Shea/Baker Ranch Development Draft Environmental Impact Report. I have two main concerns regarding
potential impacts to archaeological sites within the proposed project area:

(1) A systematic intensive archaeological survey should be conducted in the project area with the
exception of the completely graded area. Although there have been some cultural resource investigations
in and in the vicinity of the Shea/Baker Ranch project area, none have been systematic intensive surveys
of the entire project area. As stated in the Cultural Resources Reconnaissance Survey Report by BonTerra
"Dense sage scrub vegetation and other modern disturbances obscure the majority of knolltops and other
likely areas of cultural resources on the property." (pg. MS-1).

(2) CR MM-1: "If the archaeological resource is determined to be a unique archaeological resource,
options for avoidance of preservation in place shall be evaluated and implemented if feasible. Etc."
According to PRC § 21084.1 and 21083 an archaeological site need not be unique to be significant and
require mitigation measures such as those for sites determined to be unique. Rather if an archaeological
site meets the criteria for listing in the California Register of Historical Resources potential adverse
impacts to it must be considered.

I hope you will take these concerns into consideration in the preparation of the final Environmental Impact
Report.

Sincerely,

Handwritten signature of Patricia Martz

Patricia Martz, Ph.D.
President



February 1, 2012

Ms. Carrie Tai, AICP
Senior Planner
City of Lake Forest
Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Subject: Notice of Preparation (NOP) and Initial Study for Shea/Baker Ranch Area Plan (AP-2-11-1732) and Tentative Tract Map No. 16466

Dear Ms. Tai:

Thank you for the opportunity to comment on the Notice of Preparation and Initial Study for the Shea/Baker Ranch Area Plan (AP-2-11-1732) and Tentative Tract Map No. 16466. City of Irvine staff has reviewed the submittal and has the following comments:

Initial Study

1. Clarify why this analysis did not include the City of Irvine extended study intersections included in the approved Opportunities Study Alternative (OSA) 7 analysis. Per Figure 3 in the Traffic Study, 40 percent of the project traffic utilizes Alton Parkway south of Commercentre. This means that a significant portion of project traffic immediately travels outside the study area.
2. Clarify if the recently approved Great Park Neighborhoods vesting tentative tract maps (17202, 17283, 17364, 17366 and 17368) were assumed in this analysis.
3. Page 158 Cumulative (Project Build-out Year): It is unclear what year this scenario is analyzing. Per the ICU runs, add the year 2015 to this section.
4. Page 159 Existing Plans, Programs, and Policies: Provide the timing of the project widening of Alton Parkway from 4 lanes to 6 lanes in this list.

5. Page 161: Recommend adding the year 2015 to the title "Future Plus Project".
6. Page 163: Table 3.16-4: Add any City of Irvine potentially impacted intersections to this Table. Clarify why the traffic study did not analyze 2015 intersections in Irvine. Also, this Table should include an additional line at each location that shows the 'With Project' ICU information. Additionally, confirm the improvements shown are Lake Forest Transportation Mitigation (LFTM) improvements or North Irvine Transportation Mitigation (NITM) improvements or both. If both, clearly depict which program the improvements are from.
7. Page 165: The fifth paragraph states that the LFTM program will implement the improvements listed for Bake Parkway/Irvine Blvd and Bake Parkway/Jeronimo but does not state when. According to the LFTM Program 2011 Baseline Adjustment Study, these improvements are proposed in 2030 and most are listed as NITM Improvements. Clarify if they will be advanced to 2015.

Traffic Study

8. Clarify why this traffic analysis did not analyze the intersections in the City of Irvine similarly to those analyzed in the City of Lake Forest and for the same study years.
9. The Austin-Foust memorandum attached as Appendix B does not analyze the Shea Baker project impacts on City of Irvine intersections. Why is there "No Project" to "With Project" ICUs provided? It also only includes data for Post 2030 which assumes a different roadway network than 2015 and 2030 that is analyzed for the Lake Forest intersections.
10. Page 20 Table H: Add any City of Irvine potentially impacted intersections to this table. Clarify why the traffic study did not analyze 2015 intersections in Irvine. Also, this table should include an additional line at each location that shows the 'With Project' ICU information. Additionally, confirm the improvements shown are LFTM improvements or NITM improvements or both. If both, clearly depict which program the improvements are from.

March 24, 2011 Memorandum – Appendix B

11. The second paragraph references a report dated March 2, 2011. This report should be included for reference for the reader or excluded from discussion.
12. Table 1: The heading of the table states this information is for Post 2030. Is the OSA Alternative 7 data shown for 2030 or Post 2030 since the OSA Alternative 7 report did not analyze Post 2030 conditions?

Ms. Carrie Tai
February 1, 2012
Page 3 of 3

13. Table 1: Correct the LOS values shown for both ITAM 8.4-10 AM and PM Peak hours. Several locations have incorrect LOS.

14. Table 1: Provide a discussion regarding the project impact at Bake Parkway and Muirlands Boulevard, where it increases from .85 LOS D to .92 LOS E.

If you have any questions, please contact me at (949) 724-6314 or by email at dlaw@cityofirvine.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. R. Law".

David R. Law, AICP
Senior Planner

cc: Barry Curtis, Manager of Planning Services
Bill Jacobs, Principal Planner
Kerwin Lau, Project Development Administrator
Karen Urman, Senior Transportation Analyst



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FEB 06 2012

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Mayor
L. Anthony Beall

February 3, 2012

Mayor Pro Tempore
Steven Baric

Carrie Tai
Senior Planner
25550 Commercecentre Drive, Suite 100
Lake Forest, CA 92630

Council Members
Carol Gamble
Jerry Holloway
Jesse Petrilla

City Manager
Steven E. Hayman

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SHEA/BAKER RANCH DEVELOPMENT

Dear Ms. Tai:

The City of Rancho Santa Margarita appreciates the opportunity to comment on the proposed project. At this time, the City of Rancho Santa Margarita does not have any comments.

Please keep the City informed about the status of the project by forwarding any future studies, public notices, meeting notices, and environmental review documents to the City as part of the public review process. If you have any questions, please contact me at (949) 635-1800.

Sincerely,

Nate Farnsworth
Senior Planner



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

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FEB 08 2012

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

February 7, 2012

Ms. Carrie Tai, Senior Planner
City of Lake Forest
25550 Commercecentr e Drive
Lake Forest, California 92630
ctai@lakeforestca.gov

**NOTICE PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL REPORT FOR
THE SHEA / BAKER RANCH PROJECT, (SCH#2004071039), ORANGE COUNTY**

Dear Ms. Tai:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation for a Supplemental Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "Shea/Baker Ranch Associate, LLC (SBRA) seeks City approval for an Area Plan (AP 2-11-1732) and Tentative Tract Map 16466 for a residential and mixed-use development on a 386.7 acre site within the City of Lake Forest, Orange County, California. Development would include up to 1,638 for-sale homes (on approximately 308 acres with a density range from 2-7 dwelling units per acre to 25 dwelling units per acres) and mixed-use commercial/residential land uses (on approximately 50 acres with up to 25,000 square feet of commercial and 741 low medium to high density residential units, including some affordable housing units). The project would also include up to 100 acres of open space, of which 40 acres would be parks and recreational areas, and the improvement and vegetation of the Borrego Canyon Wash. The project is bounded by Borrego Canyon Wash on the northwest, Bake Parkway and existing business park development on the south, State Route 241 (241 Toll Road to the northeast, and an Irvine Ranch Water District reservoir site on the east".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - EnviroStor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see

Ms. Carrie Tai
February 7, 2012
Page 4

www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
Attn: Nancy Ritter
nritter@dtsc.ca.gov

CEQA # 3457

DEPARTMENT OF TRANSPORTATION

District 12
3347 Michelson Drive, Suite 100
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

February 13, 2012

Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

File: IGR/CEQA
SCH#: 2004071039
Log #: 1433D
I-5, SR-241

Subject: Shea/Baker Ranch

Dear Ms. Tai,

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for Shea/Baker Ranch**. The proposed project would allow for the development of 2,379 residential units and 25,000 square feet of mixed-use commercial uses on a 386.7 acre site. The project site is located in the northwestern portion of Lake Forest, bounded by Borrego Canyon Wash on the northwest, Bake Parkway on the south, the Foothill Transportation Corridor (SR-241) to the northeast, and an Irvine Ranch Water District reservoir site on the east. The nearest State routes to the project site are SR-241 and I-5.

The Department of Transportation (Department) is a responsible agency on this project and we have the following comments:

1. The Traffic Study 2011 (TIS) located in Appendix H of the NOP does not include an analysis of Interstate 5 at Bake Parkway and Lake Forest Drive using Highway Capacity Manual methodology (**HCM**). The Department's Traffic Operations Branch requests an analysis of I-5/I-405 on and off-ramps, mainlines and weaving sections using the method outlined in the latest version of the Highway Capacity Manual when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The analysis should include appropriate mitigation measures to offset any potential impacts. The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies., which is available at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.
2. A queuing analysis should also be provided in the TIS for I-5 at Bake Parkway and I-5 at Lake Forest Drive ramps to ensure that adequate storage capacity is provided for any additional traffic generated by this project.

3. This project will impact I-5 mainline and the Lake Forest Drive/Bake Parkway interchanges, ramps and intersections. Impacts of development causing operating conditions to deteriorate past the Level of Service D/E cusp, or impacts adding to an existing deficient level of service condition require mitigation.
4. The Department has interest in working cooperatively to establish a Traffic Impact Fee (TIF) program to mitigate such impacts on a "fair share" basis. Local development project applicants would pay their "fair share" to an established fund for future transportation improvements on the state highway system. If there is an existing transportation mitigation program, it can be amended to include mitigation for the state highway system or a new TIF program may be considered. The Department requests the opportunity to participate in the TIF for state highway improvements development process.
5. The Department, in accordance with Section 130 of the California Streets and Highways Code, may enter into a contract with the lead agency to provide the mitigation measures listed in the EIR. This may include construction of the mitigation measures, the advancement of funds (proportional to the fair-share cost) to pay for mitigation measures, or the acquisition of rights-of-way needed for future improvements to the state highway system.
6. For CEQA purposes, the Department does not consider the Congestion Management Plan (CMP) significance threshold of an increase in v/c more than 1% ramps or 3% for mainline appropriate. For analysis of intersections connecting to State facilities, ramps and freeway mainline, we recommend early coordination occur to discuss level of significance thresholds related to traffic and circulation.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,



Christopher Herre, Branch Chief
Local Development/Intergovernmental Review

C: Scott Morgan, Office of Planning and Research

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



January 19, 2012

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JAN 23 2012

Ms. Carrie Tai

City of Lake Forest

25550 Commercentre Drive
Lake Forest, CA 92630

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Re: SCH#2004071039 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the "Shea / Baker Ranch Project, Tentative Tract Map 16466 (Residential Development for 1,638 homes) Project ;" located on 386.7-acres in the City of Lake Forest; Orange County, California

Dear Ms. Tai:

The Native American Heritage Commission (NAHC) is the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites. The NAHC wishes to comment on the proposed project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect.

The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within the project area identified. Also, the absence of archaeological resources does not preclude their existence. . California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction. The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California

Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Special reference is made to the *Tribal Consultation* requirements of the California 2006 Senate Bill 1059: enabling legislation to the federal Energy Policy Act of 2005 (P.L. 109-58), mandates consultation with Native American tribes (both federally recognized and non federally recognized) where electrically transmission lines are proposed. This is codified in the California Public Resources Code, Chapter 4.3 and §25330 to Division 15.

Furthermore, pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, if the project is under federal jurisdiction, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

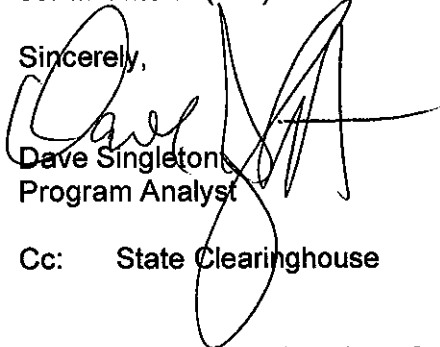
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be

followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the typed name and title.

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

California Native American Contacts

Orange County
January 19, 2012

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675
chiefdavidbelardes@yahoo.
(949) 493-4933 - home
(949) 293-8522

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
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(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street Juaneno
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(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
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714-998-0721 - FAX
714-321-1944 - cell

Juaneno Band of Mission Indians
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Anaheim , CA 92807
neta777@sbcglobal.net
(714) 779-8832

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando Juaneno
San Clemente CA 92672
rebrobles1@gmail.com
(949) 573-3138

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry; Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
949-293-8522

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004071039; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Shea / Baker Ranch Residential Development; located in the City of Lake Forest; Orange County, California.

California Native American Contacts

Orange County

January 19, 2012

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabirelino
Covina , CA 91723
(626) 926-4131
gabrielenoindians@yahoo.
com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004071039; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Shea / Baker Ranch Residential Development; located in the City of Lake Forest; Orange County, California.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 8, 2012

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CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Carrie Tai, Senior Planner
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Notice of Preparation of a CEQA Document for the Shea/Baker Ranch Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as URBEMIS 2007 or the recently released CalEEMod. These models are available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the

recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

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