

RESPONSES TO COMMENTS
SANTA ANGELINA SENIOR APARTMENT HOMES
Initial Study and Mitigated Negative Declaration
(IS/MND)



City of Placentia
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Project No. 7038

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1.0 INTRODUCTION

This Responses to Comments (RTC) document, in conjunction with the Draft Initial Study/Mitigated Negative Declaration (IS/MND) responds to comments on the proposed Santa Angelina Senior Apartment Homes Project (project). While the State of California Environmental Quality Act (CEQA) Guidelines do not require a final initial study or the preparation of formal responses to comments received during the public review period for an Initial Study/Mitigated Negative Declaration,¹ the City of Placentia (City) is making available responses to the comments it received during the public review process, to provide further disclosure about the proposed project.

1.1 Background of Environmental Review Process for the Project

The IS/MND, along with a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI, see **Attachment A**), was released for public and agency review on October 1, 2020, with a 20-day review period ending on October 20, 2020. In addition, the NOI was posted in the Placentia News Times on October 1, 2020. See **Attachment B** for proof of publication.

The NOI was also mailed via Certified Mail – Return Receipt by the City of Placentia to the Orange County Clerk-Recorder on September 28, 2020 (see **Attachment C**), and copies of the IS/MND were made available for review at the following locations:

- City of Placentia Website: <http://www.placentia.org/776/Environmental-Documents>.
- City of Placentia, 401 E. Chapman Avenue, Placentia CA 92870

A hard copy of the NOI was mailed to:

- 154 residents and property owners, located within 500 feet of the project site.

A hard copy of the NOI was sent via certified mail (see **Attachment D**) on September 30, 2020, to the following:

- California Department of Fish and Wildlife
- California Air Resources Board
- Native American Heritage Commission
- State Water Resources Control Board – Division of Water Quality
- Caltrans District 12
- Santa Ana Regional Water Quality Control Board
- Department of Water Resources
- South Coast Air Quality Management District
- Golden State Water Company
- City of Placentia
- City of Placentia Development Services Department
- City of Placentia Public Works
- Placentia-Yorba Linda Unified School District
- Southern California Edison
- Yorba Linda Water District

1 CEQA only requires the lead agency to respond to comments that are received in response to an environmental impact report (Title 14, California Code of Regulations, § 15088, Evaluation of and Response to Comments).

- City of Placentia Fire Department
- Orange County Public Works
- Orange County Transportation Authority
- Orange County Sanitation District
- Placentia Police Department
- Southern California Association of Governments
- Metropolitan Water District of Southern California
- Orange County Water District
- Southern California Gas Company

A hard copy of the NOI was sent via certified mail to the Native American Indian Tribes listed below. Copies of AB 52 Tribal Consultation Letters from the City of Placentia to the Native American Tribes are included as **Attachment E1**. The AB 52 Response to Tribal Consultation Letter from the Native American Heritage Commission to the City of Placentia is included as **Attachment G**.

- Juaneño Band of Mission Indians
- Gabrieleño Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino-Tongva Tribe
- Gabrielino Tongva Indians of California Tribal Council
- Juaneño Band of Mission Indians Acjachemen Nation
- La Jolla Band of Luiseno Indians
- Pala Band of Mission Indians
- Pauma Band of Luiseno Indians
- Pechanga Band of Mission Indians
- San Luis Rey Band of Mission Indians Tribal Council
- Soboba Band of Luiseño Indians

1.2 Tribal Consultation

As part of AB 52 Consultation, the City sent consultation requests on June 3, 2020 to the tribes listed below. See **Attachment E2** for proof of certified mailings to the following tribes:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Gabrielino-Tongva Tribe
- Juaneño Band of Mission Indians Acjachemen Nation

One tribe, the Gabrieleno Band of Mission Indians - Kizh Nation, requested government-to-government consultation per AB 52. **Attachment E3** is a letter from the Gabrieleno Band of Mission Indians - Kizh Nation requesting consultation under AB 52.

1.3 Responses to Comments

This document provides a response to comments received on the IS/MND. A total of four comment letters were received are included in **Section 2.0**, Public Comment Letters, of this document.

1.4 Intended Uses of this IS/MND

The IS/MND will be used by the City in considering approval of the proposed project. In accordance with CEQA Guidelines § 15074, the IS/MND will be used as the primary environmental document in consideration of all subsequent planning and permitting actions associated with the proposed project, to the extent such actions require CEQA compliance and as otherwise permitted under applicable law.

15074. CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

- (a) Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation.*
- (b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.*
- (c) When adopting a negative declaration or mitigated negative declaration, the lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*
- (d) When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.*
- (e) A lead agency shall not adopt a negative declaration or mitigated negative declaration for a project within the boundaries of a comprehensive airport land use plan or, if a comprehensive airport land use plan has not been adopted, for a project within two nautical miles of a public airport or public use airport, without first considering whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.*
- (f) When a non-elected official or decision-making body of a local lead agency adopts a negative declaration or mitigated negative declaration, that adoption may be appealed to the agency's elected decision-making body, if one exists. For example, adoption of a negative declaration for a project by a city's planning commission may be appealed to the city council. A local lead agency may establish procedures governing such appeals.*

Upon review and consideration of the IS/MND, the City may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be made in a resolution recommending certification of the IS/MND as part of the consideration of the proposed project. The City has prepared this IS/MND and has determined that the environmental impacts of the proposed project have been reduced to a less than significant level through mitigation measures.

2.0 PUBLIC COMMENT LETTERS

The following agencies and entities submitted written comments on the IS/MND, during the public review period. The comment letters are provided in **Attachment I** of this document.

Letter	Agency, Organization, or Individual	Date
A	Gabrieleno Band of Mission Indians-Kizh Nation	October 5, 2020
Comment A-1:	We have received your Notice of Intent to adopt a Negative Declaration for the Santa Angelina Senior Apartment Home in the City of Placentia. Our Tribal Government is requesting the retention of a Native American Tribal Consultant to monitor all ground disturbance conducted for this project.	
Response A-1:	<p>This comment is noted.</p> <p>Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources (TCRs), as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources.</p> <p>An AB 52 consultation meeting was held between the Gabrielino – Kizh Nation and Andrew Gonzales, Senior Planner with the City of Placentia on August 18, 2020. The City agreed to mitigation measure language for tribal cultural resources and paleontological resources provided by the Gabrielino – Kizh Nation the same day.</p> <p>The mitigation language agreed upon during the AB 52 consultation process has been included in the IS/MND as mitigation measures MM TCR-1 and MM TCR-2, reproduced in Section 4.0, Mitigation Monitoring and Reporting Program, of this document.</p> <p>Mitigation measure TCR-1 described requires consultation of a qualified archaeologist and the local Native American representative, if unanticipated discoveries are made during construction activities. With implementation of MM TCR-1, potential project impacts on tribal cultural resources would be less than significant.</p> <p>In the unlikely event of an unexpected discovery, implementation of mitigation measures TCR-2 dealing with associated funerary objects, and TCR-3 dealing with human remains would ensure that impacts related to the accidental discovery of human remains would be less than significant.</p>	
B	Yorba Linda Water District	October 7, 2020
Comment B-1:	<p>We received notice from the City of Placentia regarding intention to adopt Mitigated Negative Declaration 2020-02. (see attached)</p> <p>I am writing to inform you that the area addressed in MND 2020-02 is outside of the Yorba Linda Water District service area.</p> <p>Please feel free to contact me with any further questions.</p> <p>Thank you.</p>	

Letter	Agency, Organization, or Individual	Date
Response B-1:	This comment is noted. No edits to the IS/MND are warranted as a result of this comment	
C	Deniene Rivenburg	October 19, 2020
Comment C-1	<p>Dear Mr. Gonzales,</p> <p>I am writing today to express my concerns regarding the recommended adoption of an Initial Study/Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project located on the northeast corner of Morse Avenue and Angelina Drive.</p>	
Response C-1	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment C-2	I disagree with the statements that no significant unavoidable environmental effects would occur as a result of this project, and that significant impacts can be mitigated to a less than significant level as the project is now.	
Response C-2	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment C-3	<p>Here are my concerns:</p> <p>Property Values: I own a home on Annajeanne Drive, which along with Cypress Point has several homes with backyards abutting the project site. These are single-family residences – representing lifetime investments made by my neighbors. I am extremely concerned that the project will dramatically decrease the appraised value of these homes, and as a result: all homes in the surrounding neighborhood.</p>	
Response C-3	<p>This comment discusses property values. Potential effects on property values need not be analyzed under CEQA [Porterville Citizens for Responsible Hillside Development v. City of Porterville (2007) 157 Cal. App. 4th 885, 903]. The Court opined that “[u]nsubstantiated fears about potential economic effects...are not environmental impacts that are considerable under CEQA.”</p> <p>CEQA is not an economic protection statute. Landowners surrounding a proposed project site do not state a valid CEQA concern when they express fears that the proposed project could adversely affect their property value. (Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184, 1205, 22 Cal.Rptr.3d 203 (BCLC); state CEQA Guidelines, § 15131, subd. (a).)</p>	
Comment C-4	Privacy: Many of the senior apartment homes will be visible from the backyards of homes on Annajeanne Drive and Cypress Point. I am very concerned about the privacy of those homeowners, who will no longer	

Letter	Agency, Organization, or Individual	Date
	have privacy in their own backyards. Suggested screening with a scattering of trees is insufficient to address these concerns.	
Response C-4	<p>This comment is noted. Since the preliminary project design, the project applicant has made several modifications to the site plan to increase privacy for adjacent residences and in response to community input as detailed below:</p> <ol style="list-style-type: none"> 1. Reduced Building 1 from three stories to two stories to ensure neighborhood compatibility. 2. Relocated Building 2 away from the eastern property line, adding a parking area, and enlarged it to an "L shaped" building with a small third story component (this has been since modified as detailed in #7 below). 3. Eliminated certain second-story balconies in Building 1 to ensure privacy for single-family home owners to the north. 4. Repositioned trash facilities from the northern and eastern property line to the interior of the site near the residential buildings. 5. Moved the community center from Building 1 to Building 2, a more central location. 6. Added additional landscaping and masonry walls along the property lines to ensure security and reduce any potential noise impacts. 7. Based on community demands, as analyzed in the IS/MND document, the applicant is proposing to modify Building 2 from three stories to two stories and Building 2 will change from an L shape to a U shape. Additionally, the unit count will remain the same (65 units); however, one of the one-bedroom units will become a studio and four parking spaces for the residential development would be lost. <p>As detailed above, the project applicant has made a good faith effort to provide privacy to adjacent existing residences by modifying the initial project design to meet the needs of the community by relocating Buildings 1 and 2 further away from the property line, reducing the height of Building 1 and Building 2 from three stories to two stories, and eliminating certain second-story balconies in Building 1. The project also proposes additional landscaping and masonry walls along the property lines which will ensure security, reduce noise and provide additional privacy. Therefore, the project applicant has done far more than simply "screening with a scattering of trees."</p>	
Comment C-5	Noise: There will be 65 apartment homes with 130 parking spaces on the project site. This will generate considerable noise for those living on the perimeter of the site. This noise will include vehicle traffic, deliveries, ambulances, air-conditioning units and more.	

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Response C-5	<p>The issue of noise is analyzed in Section 4.13, Noise of the IS/MND. As stated on page 4.13-16 the IS/MND: Onsite noise sources from the proposed housing project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas. In addition, noise from activities associated with the new Church facilities would be similar to that occurring now. Therefore, noise from onsite sources would be less than significant.</p> <p>With regard to traffic noise from project operations, the IS/MND concludes the following: The CalEEMod analysis described in Section 4.3 of the IS/MND estimated that the project will generate a maximum of 297 trips per day. This would constitute an increase of between 1.0 and 4.7%. Given the logarithmic nature of the decibel, traffic volume needs to be doubled in order for the noise level to increase by 3 dBA (ICF Jones & Stokes, 2009), the minimum level perceived by the average human ear. A doubling is equivalent to a 100% increase. Because the maximum increase in traffic in any road segment would be far below 100%, the increase in roadway noise experienced at sensitive receivers would not be perceptible to the human ear. Therefore, roadway noise associated with project operation would not expose a land use to noise levels that are considered incompatible with or in excess of adopted standards, and impacts would be less than significant.</p>	
Comment C-6	<p>Air-Quality: There is no mention of anticipated vehicular traffic associated with the project site. I believe that the potential for hundreds of vehicles driving – sometimes idling – at the location will create harmful air emissions that will cross the property into homeowners’ backyards. This needs to be studied and mitigated.</p>	
Response C-6	<p>The statement that “There is no mention of anticipated vehicular traffic associated with the project site” is incorrect. Section 4.17, Transportation, of the IS/MND addresses vehicular traffic in detail. If the commentor is referring to vehicular traffic in the air quality section, that topic is discussed on page 4.3-9 of the IS/MND. The project proposes 64 age-restricted residential units (and one exempt managers unit), a 1,500-square-foot community center, construction of a new 3,974-square-foot Parish Hall, and demolition of an existing 3,472-square-foot Parish Hall building. Operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the project. Note that since the community center is specifically for use of residents and guests, no trip generation attributes were assigned. CalEEMod 2016.3.2 was used to estimate these emissions. Trip rates were adjusted to match data supplied by the Transportation Assessment (Fehr and Peers, 2020). The results of these calculations are presented in Table 4.3-7. As seen in the table, for each criteria pollutant, operational emissions would be below the pollutant’s SCAQMD significance threshold. Therefore, operational criteria pollutant emissions would be less than significant.</p>	

Letter	Agency, Organization, or Individual	Date
	<p>The commentor's reference to "hundreds of vehicles driving – sometimes idling – at the location" is an incorrect statement.</p> <p>The project proposes a 65 apartment homes. The proposed project would create 45 new onsite parking spaces including two accessible spaces and four electric vehicle spaces with charging stations to accommodate residents, visitors and staff. The existing parking for the Church is comprised of 85 parking spaces. The project proposes an additional 45 parking spaces for a total of 130 parking spaces on site.</p> <p>The parking ratio for the new parking spaces dedicated to the residential development is proposed at 0.7 spaces per unit. Therefore, the project would not generate hundreds of vehicles on the project site, even when factoring in church uses, residents, delivery trucks, visitors, and staff.</p>	
Comment C-7	<p>Land Use and Planning: This site is currently zoned as low-density; however, it is proposed to be reclassified as high-density. There has not been sufficient cause specified to justify just a dramatic change to zoning that has been in place for more than half a century. Going from "low" (single-family) to "high" (multi-family) is an unacceptable shift. The people in this community put trust in the integrity of our zoning laws. It's that trust that establishes zoning as a pact with area property owners – it protects their investments and on a broader scale, preserves the character of a community. This proposed zoning change will cause harm to many for the sake of one property owner. There is no documentation to show an overwhelming benefit to support this impact.</p> <p>Furthermore, it seems that commercial zoning may also be required given the services (including dining) that will be provided not only to residents, but to people from outside of the community.</p>	
Response C-7	<p>The commentor is correct that the project site is currently zoned Low Density Residential and that the project proposes to change the zoning to High Density Residential.</p> <p>The zoning of a parcel is permitted to change if a zone change is approved by the Lead Agency (i.e., the City of Placentia). Just because a property is zoned Low Density Residential does not mean that the zoning for the property cannot be changed - there is no "pact with area property owners".</p> <p>The membership of the Blessed Sacrament, not unlike the City of Placentia, wants to use Church resources (the land) to serve the community by providing opportunities to for seniors (62+) to live in a safe, supportive and affordable environment. The proposed project would provide a benefit to seniors to provide much needed affordable housing and would also provide housing for homeless seniors. The project proposes "infill" development to make use of an</p>	

Letter	Agency, Organization, or Individual	Date
	<p>existing church property and in doing so would provide affordable housing for seniors and improvements to Church facilities.</p> <p>Commercial zoning is not required nor appropriate for the proposed project because no commercial land uses are proposed on site. The project proposes senior apartment homes, which are classified as a residential land use. The operations of the Church will remain unchanged. The commentor is incorrect in her statement that the project would provide dining; this is not the case. The project would not provide any dining to residents.</p> <p>National CORE (the Project Applicant) is required to provide a community center and supportive services to assist residents who live at the proposed project site. National CORE partners with the Hope through Housing Foundation (HOPE) to coordinate services on-site that are tailored to the residents living at proposed project. HOPE often works with local non-profits, churches, universities, and hospitals who provide classes and services, including but not limited to: fresh produce, exercise and nutrition classes, social connections, computer classes, etc. The community center and recreational amenity spaces proposed onsite would be utilized to serve residents living at the project site. HOPE offers programs that promote self-sufficiency for aging adults and disabled adults. "Connections to Care" is a service model based on the belief that independent living can be sustained when basic needs are met, physical, mental health, and wellness needs are maintained, and individuals are connected to and receive social supports from their community.</p>	
Comment C-8	<p>Vermin: This property has been in a state of degradation for many years. Given the number of people that will be living there, and attending parish hall events, I suspect the amount of food and debris that will be generated with create ideal living situations for cockroaches, rodents, and other vermin. This poses a potential health impact to surrounding homeowners.</p>	
Response C-8	<p>This comment is noted; however, the commentor's suspicion regarding vermin during project operations is unfounded.</p> <p>The proposed project is required to provide large trash bins for residents to dispose of trash and other debris for weekly pickup. The project proposes trash enclosures east of Building 1 and west of Building 2. Trash service would be provided by the Republic Services.</p> <p>National Core, the project applicant, is an owner-operator of the proposed residential community. One of the units proposed is for an on-site property manager who would live on the property. The property manager would ensure that the property is in good condition and is well maintained. Food and debris would not be permitted to be left out. Therefore, no potential health impacts would occur as a result of the proposed project.</p> <p>The project applicant has no purview/control over the church property, however as occurs under current conditions, the church staff would clean up</p>	

Letter	Agency, Organization, or Individual	Date
	after church events. Therefore, no potential health impacts would occur from church operations.	
Comment C-9	I strongly urge the city to consider these matters insufficiently addressed and unmitigable given the current scope of the project. It is for this reason that I encourage a redesign of the project to lessen the detrimental impacts this project will have on the surrounding neighborhood.	
Response C-9	This comment is noted. No changes to the IS/MND are warranted as a result of this comment. As described in Response C-4 above, the project applicant has made a good faith effort to provide privacy to adjacent existing residences by modifying the initial project design to meet the needs of the community by relocating Buildings 1 and 2 further away from the property line, reducing the height of Building 1 and Building 2 from three stories to two stories, and eliminating certain second-story balconies in Building 1. The project also proposes additional landscaping and masonry walls along the property lines which will ensure security, reduce noise and provide additional privacy.	
D	Dan Phu, Manager, Environmental Programs Orange County Transportation Authority (OCTA)	October 20, 2020
Comment D-1	Dear Mr. Gonzales, Thank you for providing the Orange County Transportation Authority (OCTA) with a copy of the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the Santa Angelina Senior Apartment Homes (Project). The following comments are provided for your consideration:	
Response D-1	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment D-2	Section 4.17, Transportation, page 4.17-1 identifies the CMP as the Congestion Management Plan. Please revise this and all additional references to this document to Congestion Management "Program."	
Response D-2	This comment is noted. Incorrect references to Congestion Management Plan have been corrected in Section 3.0 , Errata, of this Responses to Comments document.	
Comment D-3	Section 4.17, Transportation, page 4.17-2 mentions a 2018 Congestion Management Program. Please refer to the 2019 CMP Report available here: http://www.octa.net/Projects-and-Programs/Plans-and-Studies/Congestion-Management-Program/Overview/.	
Response D-3	This comment is noted. The one incorrect reference to the 2018 Congestion Management Program (which was a typo) has been corrected in Section 3.0 ,	

Letter	Agency, Organization, or Individual	Date
	Errata, of this Responses to Comments document. The 2019 Congestion Management Program was correctly cited in the References section of the IS/MND. The analysis and conclusions in the IS/MND are unchanged as a result of this comment.	
Comment D-4	Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.	
Response D-4	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
E	Metropolitan Water District of Southern California	October 20, 2020
Comment E-1	<p>Dear Mr. Gonzales:</p> <p>Notice of Intent To Adopt a Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project</p> <p>The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Intent to adopt a Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project (Project). The proposed Project consists of the development of 65 senior apartment homes constructed as two-story residential buildings. The Project would include the demolition of some existing buildings in the project area and the development of an additional 45 ground level parking spaces, a community garden and courtyard, a memorial garden, a new parish hall, and a gathering lawn and picnic area. 64 of the proposed 65 units are proposed as affordable housing units and the remaining unit would serve as the manager’s unit. Additionally, this project would include a General Plan Amendment and a Zone Change. The City of Placentia is the CEQA Lead Agency. This letter contains Metropolitan’s comments as a potentially affected public agency.</p>	
Response E-1	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment E-2	Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies, serving approximately 19 million people in portions of six counties in Southern California, including Orange County. Metropolitan’s mission is to provide its 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.	
Response E-2	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	

Letter	Agency, Organization, or Individual	Date
Comment E-3	<p>Upon review of the project location, Metropolitan has determined that the project has the potential to impact one of Metropolitan's pipelines. Metropolitan owns and operates the 84 inch inside-diameter Second Lower Feeder pipeline parallel to the project's north-south orientation along North Angelina Drive. The Second Lower Feeder distributes treated water (drinking water) from the Robert B. Diemer Water Treatment Plant to Orange County.</p>	
Response E-3	<p>This comment is noted. No changes to the IS/MND are warranted as a result of this comment.</p>	
Comment E-4	<p>Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Metropolitan will not permit activities that could subject the pipeline to excessive vehicle, impact or vibratory loads. Any future design plans associated with this project should be submitted to the attention of Metropolitan's Substructures Team. Approval of the project should be contingent on Metropolitan's approval of design plans for the portions of the proposed project that could impact its facilities.</p>	
Response E-4	<p>The proposed project would allow Metropolitan to maintain its rights-of-way and would not impact any of Metropolitan's facilities. Should Metropolitan require access to its facilities during project construction, the project applicant will ensure that Metropolitan is able to access the necessary facilities and/or rights of way. The project would not obstruct access to Metropolitan's facilities during project operation.</p> <p>The applicant has received a will serve letter from Golden State Water Company indicating that they can provide water to the project site. The proposed project would connect to an existing Golden State Water line in North Angelina Drive and therefore, would not construct any improvements in the right-of-way that would impact Metropolitan's facilities. The project applicant will work with utility providers for this project and no impacts to Metropolitan's facilities are anticipated as a result of project construction or operation.</p> <p>No changes to the IS/MND are warranted as a result of this comment.</p>	
Comment E-5	<p>Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist the applicant in preparing plans that are compatible with Metropolitan's facilities and easements, we have a link to the "Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way" at http://www.mwdh2o.com/PDF_Doing_Your_Business/4.7.1_Guidelines_development.pdf.</p>	

Letter	Agency, Organization, or Individual	Date
	Please note that all submitted designs or plans must clearly identify Metropolitan’s facilities and rights-of-way.	
Response E-5	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment E-6	We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project. For further assistance, please contact Ms. Jolene Ditmar at (213) 217-6184.	
Response E-6	This comment is noted. No changes to the IS/MND are warranted as a result of this comment.	
Comment E-7	This is an aerial photograph depicting Metropolitan’s facilities in the vicinity of the project site, including the feeder pipeline in North Angelina Drive.	
Response E-7	This photograph is noted. No changes to the IS/MND are warranted as a result of this photograph.	
Comment E-8	This is a document from the Metropolitan Water District entitled: “Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan’s Facilities and Rights-of-Way.”	
Response E-8	This document is noted. No changes to the IS/MND are warranted as a result of this document.	

ATTACHMENT A: NOTICE OF INTENT



City of Placentia

Notice of Intent to Adopt a Mitigated Negative Declaration (MND No. 2020-02)

To: Agencies, Organizations, and Interested Parties
From: City of Placentia
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Santa Angelina Senior Apartment Homes Project

The City of Placentia ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Santa Angelina Senior Apartment Homes

Project Description: The City of Placentia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of 65 senior apartment homes in two-story residential buildings and ground-level parking. 64 units are proposed as affordable housing units to households earning less than 60% of the Area Median Income and the remaining unit would be the manager's unit. The project proposes an additional 45 parking spaces for a total of 130 parking spaces on site. A community garden and a new courtyard area and garden area are proposed. The existing parish hall would be demolished and replaced with a new parish hall that would be approximately 3,974 square feet with a 544-square-foot covered porch. A new children's picnic/lunch area is proposed. The project also proposes: a courtyard gathering space west of the Parish Hall, a gathering lawn with benches fronting North Angelina Drive, an outdoor terrace fronting North Angelina Drive, and a memorial garden with accent trees between the existing church building and the proposed new Parish Hall. A new courtyard area is proposed west of the existing church. The project would require a General Plan Amendment (GPA No. 2020-01) to change the general plan designation from Low Density Residential to High Density Residential and a Zone Change (ZC No. 2020-01) to change the zoning of the project site from R-1 (Single-Family Residential) Zoning District to R-3 (High Density Multiple-Family) Zoning District. The project Applicant is also requesting Development Plan Review approval (DPR No. 2020-01) and building permits.

Project Location: 1314 North Angelina Drive, Placentia, CA 92870

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 20 days, starting on **October 1, 2020 to October 20, 2020**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Placentia
 401 E. Chapman Avenue, Placentia, CA 92870
 Andrew Gonzales, Senior Planner
 agonzales@placentia.org

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at: City of Placentia, 401 E. Chapman Avenue, Placentia CA 92870

The document is available online on the City's website at: www.placentia.org/776/Environmental-Documents

ATTACHMENT B: PROOF OF PUBLICATION OF THE NOI IN THE PLACENTIA NEWS TIMES

Placentia News-Times

2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5190592

PLACENTIA, CITY OF- CLERKS
401 E CHAPMAN AVE
PLACENTIA, CA 92870-6199

FILE NO. NOI 1314 N. Angelina Dr.

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } **SS.**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Placentia News-Times, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on October 26, 1982, Case No. A-2665 in and for the City of Placentia, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/01/2020

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: October 01, 2020.



Signature

PROOF OF PUBLICATION

Legal No. **0011413429**

NOTICE OF INTENT**Notice of Intent to Adopt a Mitigated Negative Declaration (MND No. 2020-02)**

To: Agencies, Organizations, and Interested Parties

From: City of Placentia

Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Santa Angelina Senior Apartment Homes Project

The City of Placentia ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

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Project Location: 1314 North Angelina Drive, Placentia, CA 92870

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

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City of Placentia
401 E. Chapman Avenue, Placentia, CA 92870
Andrew Gonzales, Senior Planner
agonzales@placentia.org

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at: City of Placentia, 401 E. Chapman Avenue, Placentia CA 92870.

The document is available online on the City's website at:
www.placentia.org/776/Environmental-Documents

Andrew A. Gonzales, Senior Planner
City of Placentia

Published: October 1, 2020 – Placentia News Times
Posted: October 1, 2020

11413429

**ATTACHMENT C: ORANGE COUNTY CLERK/RECORDER NOI POSTING/RECORDING
October 6, 2020**



City of Placentia



Notice of Intent to Adopt a Mitigated Negative Declaration (MND No. 2020-02)

To: Agencies, Organizations, and Interested Parties
From: City of Placentia
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Santa Angelina Senior Apartment Homes Project

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Project Location: 1314 North Angelina Drive, Placentia, CA 92870

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

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City of Placentia
 401 E. Chapman Avenue, Placentia, CA 92870
 Andrew Gonzales, Senior Planner
 agonzales@placentia.org

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The document is available online on the City's website at: www.placentia.org/776/Environmental-Documents

ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7015 1730 0000 5432 4659	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Santa Ana, CA 92799</p> <table border="1"> <tr> <td>Certified Mail Fee</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Postage</td> <td>\$0.55</td> <td></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: IRVINE CA 92619 SEP 30 2020</p> <p>Sent To: Juaneño Band of Mission Indians Attn: Sonia Johnston, Chairperson PO Box 25628 Santa Ana, CA 92799</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee	\$3.55	0250	Extra Services & Fees (check box, add fee as appropriate)	\$2.85	08	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		<input type="checkbox"/> Return Receipt (electronic)	\$0.00		<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		<input type="checkbox"/> Adult Signature Required	\$0.00		<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		Postage	\$0.55		Total Postage and Fees	\$6.95	
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Total Postage and Fees	\$6.95																											
7015 1730 0000 5432 4664	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Vista, CA 92081</p> <table border="1"> <tr> <td>Certified Mail Fee</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Postage</td> <td>\$0.55</td> <td></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: VISTA CA 92081 SEP 30 2020</p> <p>Sent To: Tribal Council San Luis Rey Band of Mission Indians 1889 Sunset Drive Vista, CA 92081</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee	\$3.55	0250	Extra Services & Fees (check box, add fee as appropriate)	\$2.85	08	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		<input type="checkbox"/> Return Receipt (electronic)	\$0.00		<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		<input type="checkbox"/> Adult Signature Required	\$0.00		<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		Postage	\$0.55		Total Postage and Fees	\$6.95	
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7015 1730 0000 5432 4819	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Pauma Valley, CA 92061</p> <table border="1"> <tr> <td>Certified Mail Fee</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Postage</td> <td>\$0.55</td> <td></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: PAUMA VALLEY CA 92061 SEP 30 2020</p> <p>Sent To: La Jolla Band of Luiseno Indians Attn: Fred Nelson, Chairperson 22000 Highway 76 Pauma Valley, CA 92061</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee	\$3.55	0250	Extra Services & Fees (check box, add fee as appropriate)	\$2.85	08	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		<input type="checkbox"/> Return Receipt (electronic)	\$0.00		<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		<input type="checkbox"/> Adult Signature Required	\$0.00		<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		Postage	\$0.55		Total Postage and Fees	\$6.95	
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7015 1730 0000 5432 4642	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Temecula, CA 92593</p> <table border="1"> <tr> <td>Certified Mail Fee</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Postage</td> <td>\$0.55</td> <td></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: TEMECULA CA 92593 SEP 30 2020</p> <p>Sent To: Pechanga Band of Luiseno Indians Attn: Mark Macarro, Chairperson PO Box 1477 Temecula, CA 92593</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee	\$3.55	0250	Extra Services & Fees (check box, add fee as appropriate)	\$2.85	08	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		<input type="checkbox"/> Return Receipt (electronic)	\$0.00		<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		<input type="checkbox"/> Adult Signature Required	\$0.00		<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		Postage	\$0.55		Total Postage and Fees	\$6.95	
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Total Postage and Fees	\$6.95																											
7013 1090 0001 7360 3759	<p>U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Sacramento, CA 95814</p> <table border="1"> <tr> <td>Postage</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Certified Fee</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: IRVINE CA 92619 SEP 30 2020</p> <p>Sent To: Native American Heritage Commission 915 Capitol Mall, Room #364 Sacramento, CA 95814</p> <p>PS Form 3800, August 2006 See Reverse for Instructions</p>	Postage	\$3.55	0250	Certified Fee	\$2.85	08	Return Receipt Fee (Endorsement Required)	\$0.00		Restricted Delivery Fee (Endorsement Required)	\$0.00		Total Postage & Fees	\$6.95													
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Total Postage & Fees	\$6.95																											
7015 1730 0000 5432 4802	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at www.usps.com®.</p> <p>Sacramento, CA 95812</p> <table border="1"> <tr> <td>Certified Mail Fee</td> <td>\$3.55</td> <td>0250</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$2.85</td> <td>08</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$0.00</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>Postage</td> <td>\$0.55</td> <td></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$6.95</td> <td></td> </tr> </table> <p>Postmark Here: IRVINE CA 92619 SEP 30 2020</p> <p>Sent To: California Air Resources Board 1001 I Street Sacramento, CA 95812-2815</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee	\$3.55	0250	Extra Services & Fees (check box, add fee as appropriate)	\$2.85	08	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		<input type="checkbox"/> Return Receipt (electronic)	\$0.00		<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		<input type="checkbox"/> Adult Signature Required	\$0.00		<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		Postage	\$0.55		Total Postage and Fees	\$6.95	
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ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7013 1090 0001 7360 4262

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Sacramento, CA 94236

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 Department of Water Resources
 PO Box 942836
 Sacramento, CA 94236-0001

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4329

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Sacramento, CA 95814

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 SWRCB
 Division of Water Quality
 1001 I Street
 Sacramento, CA 95814

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4275

U.S. Postal Service™
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For delivery information visit our website at www.usps.com
 Diamond Bar, CA 91765

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 South Coast Air Quality
 Management District
 21865 Copley Drive
 Diamond Bar, CA 91765-4178

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4312

U.S. Postal Service™
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For delivery information visit our website at www.usps.com
 Santa Ana, CA 92705

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 Caltrans District 12
 1750 East 4th Street, Suite 100
 Santa Ana, CA 92705

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4268

U.S. Postal Service™
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For delivery information visit our website at www.usps.com
 San Diego, CA 92123

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 Kelly Schmoker, M.S. (SCR), Sr.
 Environmental Scientist, CDFW
 3883 Ruffin Road
 San Diego, CA 92123

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4299

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com
 Riverside, CA 92501

Postage	\$3.55	0250
Certified Fee	\$2.85	08
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/30/2020

Sent To
 SARWQCB
 3737 Main Street, Suite 500
 Riverside, CA 92501-3339

PS Form 3800, August 2006 See Reverse for Instructions

ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7015 1730 0000 5432 4703

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

West Hills, CA 91307

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Gabrielino-Tongva Tribe
 Attn: Charles Alvarez
 23454 Vanowen Street
 West Hills, CA 91307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4676

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Los Angeles, CA 90012

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Gabrielino/Tongva Nation
 Attn: Sandonne Goad, Chairperson
 106 1/2 Judge John Aiso St, #231
 Los Angeles, CA 90012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4730

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Pauma Valley, CA 92061

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Pauma Band of Luiseno Indians
 Attn: Temet Agular, Chairperson
 PO Box 369
 Pauma Valley, CA 92061

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4680

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Pala, CA 92059

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Pala Band of Mission Indians
 Attn: Shasta Gaughen, TBPO
 PMB 50, 35008 Pala Temecula Rd
 Pala, CA 92059

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4727

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Covina, CA 91723

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Gabrieleño Band of Mission Indians
 - Kizh Nation
 P.O. Box 393
 Covina, CA 91723

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4697

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

San Jacinto, CA 92583

OFFICIAL USE

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here 0250 13 09/30/2020

Sent To
 Street and Apt. No., or PO Box No. Soboba Band of Luiseno Indians
 Attn: Scott Cozard, Chairperson
 PO Box 487
 San Jacinto, CA 92583

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7015 1730 0000 5432 4765

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Fountain Valley, CA 92728

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
Orange County Water District
PO Box 8300
Fountain Valley, CA 92728-8300

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4734

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Bellflower, CA 90707

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
Gabriellno - Tongva Indians of
California Tribal Council
PO Box 490
Bellflower, CA 90707

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4772

**U.S. Postal Service™
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Los Angeles, CA 90012

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
MWDSD
Attn: MWD Environmental Planning
700 North Alameda Street
Los Angeles, CA 90012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4741

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For delivery information, visit our website at www.usps.com®.

San Juan Capistrano, CA 92675

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
Juaneño Band of Mission Indians
Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4789

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Los Angeles, CA 90017

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
Southern California Association of
Governments
818 W. 7th St., Suite 1200
Los Angeles, CA 90017

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5432 4758

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Whittier, CA 90602

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Postmark Here
SEP 30 2020 0250 13
USPS

Sent To
Southern California Gas Co.
Attn: Chris Gonzalez
12460 Mar Vista Dr.
Whittier, CA 90602-1135

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7006 0810 0005 3183 0345

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For delivery information visit our website at www.usps.com

Santa Ana, CA 92702

OFFICIAL USE

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
County of Orange, OC PWCD
Director
300 N. Flower Street
Santa Ana, CA 92702-5000

PS Form 3800, June 2002 See Reverse for Instructions

7015 1730 0000 5432 4796

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

Placentia, CA 92870

OFFICIAL USE

Certified Mail Fee	\$3.55	\$2.85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
Placentia Police Department
401 E. Chapman Avenue
Placentia, CA 92870

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7006 0810 0005 3183 0352

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Placentia, CA 92870

OFFICIAL USE

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
City of Placentia Fire Department
401 E. Chapman Avenue
Placentia, CA 92870

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 3183 0321

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
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For delivery information visit our website at www.usps.com

Fountain Valley, CA 92708

OFFICIAL USE

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
Orange County Sanitation District,
10844 Ellis Avenue, Fountain Valley,
CA 92708-7018

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 3183 0376

**U.S. Postal Service™
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For delivery information visit our website at www.usps.com

Placentia, CA 92870

OFFICIAL USE

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
Yorba Linda Water District
1717 E. Miraloma Ave
Placentia, CA 92870

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 3183 0336

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For delivery information visit our website at www.usps.com

Orange, CA 92868

OFFICIAL USE

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	

Postmark Here
SEP 30 2020
0250 13

09/30/2020

Sent To
OCTA Executive Director, Planning
PO Box 14184
Orange, CA 92863-1584

PS Form 3800, June 2002 See Reverse for Instructions

ATTACHMENT D: CERTIFIED MAIL RECEIPTS

7013 1090 0001 7360 4886

U.S. Postal Service™
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For delivery information visit our website at www.usps.com
 Placentia, CA 92870

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	\$6.95

Postmark Here: SEP 30 2020 09/30/2020

Sent To: City of Placentia
 Development Services Department
 401 E. Chapman Avenue
 Placentia, CA 92870

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4251

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Redlands, CA 92373

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	\$6.95

Postmark Here: SEP 30 2020 09/30/2020

Sent To: Edison International
 ATTN: PLANNING DEPARTMENT
 287 Tennessee Street
 Redlands, CA 92373

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4909

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Anaheim, CA 92806

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	\$6.95

Postmark Here: SEP 30 2020 09/30/2020

Sent To: Golden State Water Company
 2283 Via Burton Street
 Anaheim, CA 92806

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4862

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Placentia, CA 92870

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	\$6.95

Postmark Here: SEP 30 2020 09/30/2020

Sent To: Placentia-Yorba Linda Unified School District
 1301 E. Orangethorpe Ave
 Placentia, CA 92870

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0001 7360 4879

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
 Placentia, CA 92870

Postage	\$3.55	\$2.85
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.95	\$6.95

Postmark Here: SEP 30 2020 09/30/2020

Sent To: City of Placentia
 Public Works
 401 E. Chapman Avenue
 Placentia, CA 92870

PS Form 3800, August 2006 See Reverse for Instructions

**ATTACHMENT E1: AB 52 TRIBAL CONSULTATION LETTERS FROM THE CITY OF PLACENTIA
TO THE NATIVE AMERICAN TRIBES**

Mayor
WARD L. SMITH
Mayor Pro Tem
JEREMY B. YAMAGUCHI
Councilmembers:
CRAIG S. GREEN
RHONDA SHADER
CHAD P. WANKE



City Clerk:
ROBERT S. MCKINNEL
City Treasurer
KEVIN A. LARSON
City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

June 3, 2020

Joyce Stanfield Perry, Tribal Manager
Juanefío Band of Mission Indians – Acjachemen Nation
4955 Paseo Segovia
Irvine, CA 92603

**Subject: Assembly Bill 52 - Notice for the Santa Angelina Senior Apartment Homes Project, in the
City of Placentia, Orange County, California.**

Dear Tribal Manager Perry,

In conformance with the tribal consultation requirements of Assembly Bill (AB) 52 Public Resources Code 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 5097.94 (AB 52) notification of projects, the purpose of this letter is to notify you that the City of Placentia (City) (the project lead agency) will undertake the proposed project described below and is requesting the initiation of AB 52 consultation on the project. Pursuant to AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.

Project Description:

The Santa Angelina Senior Apartment Homes Project (herein referred to as project or proposed project) is proposed on an approximately 3.9-acre site located at 1314 N. Angelina Drive in Placentia, California. Project site is currently home to Blessed Sacrament Episcopal Church with a large surface parking lot located on the southern half of the site fronting Morse Avenue. The Church currently operates out of two buildings, including the main parish hall and a separate structure with several classrooms. The northern and southeastern portions of the site are currently undeveloped but landscaped with trees and grass.

The proposed Project includes the development of two new residential buildings accommodating 65 multifamily apartment units. Building 1, at the north end of the site, is a linear two-story structure, with double-loaded corridors. Building 2 is a two-story, L-shaped building located interior to the site with a three-story element at the northern end of the building transitioning to two-stories toward the single-family neighborhood along the eastern property line. Building 1 includes twenty-eight (28) one-bedroom units, and four (4) two-bedroom units. Building 2 includes thirty-one (31) one-bedroom units and 2 (two) two-bedroom units. Developed at an overall density of 16.7 units per acre, the proposed Project will provide a total of fifty-nine (59) one-bedroom units that average 831 gross square feet in size and six (6) two-bedroom units that average 871 gross square feet in size.

The proposed Project will provide sixty-four (64) units affordable to seniors age 62+, earning less than 60 percent of the Area Median Income (AMI) along with one exempt managers unit. A 1,500 SF senior-oriented community center is also provided on the ground floor of Building 2, interfacing with a proposed new terrace and garden area. Sixteen of the units will be for permanent supportive housing to house formerly homeless seniors. To accommodate residents, visitors, and staff a total of forty-six (46) parking stalls are proposed for a total ratio of 0.70 spaces per unit. The existing surface parking for the Church includes 85 existing parking spaces. With the proposed parking for the residential use, a total of 131 parking spaces will be available onsite.

In addition to constructing housing units onsite, the proposed project will also remove and replace the Blessed Sacrament parish hall. The old 3,424 square foot parish hall will be demolished and replaced with new parish hall that is approximately 3,974 square feet and includes a new 544 square foot covered portico, as well as a memorial courtyard and plaza area fronting Angelina Drive. While construction occurs, a temporary 2,880 square foot facility consisting of two 24 foot by 60-foot portable units will be established in a parking area just south of the existing classroom building along the eastern edge of the site.

The Applicant is seeking a General Plan Amendment to High Density Residential, and a Zone Change to High Density Multifamily Residential (R-3) is required to accommodate the proposed project.

The project applicant is requesting the following discretionary actions:

- General Plan Amendment
- Zone Change
- Design Review Approval
- Reduction in parking requirement
- Reduction in open space requirement
- Site Plan approval and issuance of building permits

Project Location: The project site is located in the City of Placentia and is specifically located at 1314 N Angelina Drive. It may be seen on the *Yorba Linda, Calif.*, USGS topographical quadrangle. The project site is situated on the northeast corner of Morse Avenue and Angelina Drive, in the City of Placentia, Orange County. The project site is located in an urban area with single family residences to the north, west and south, along with a retail shopping center to the west of the project site across Angelina Drive. The exact location of the project site is shown on the enclosed Project Location Map.

You are a traditionally and culturally affiliated California Native American tribal representative that may request notice of projects where AB 52 applies within the City. We are requesting any information you may have that you wish to share regarding tribal cultural resources (as defined by Public Resources Code 21074) regarding the project site so that this information can be incorporated into the planning phase of the project. Please inform the City if you wish to conduct consultation with the City regarding this project. Pursuant to AB

52, the City, as the lead agency, is requesting your input within 30 days of receiving this letter. However, due to COVID 19 restrictions, the Governor Newsom issued Executive Order N-54-20 (EO), which modifies CEQA's noticing provisions and suspends tribal consultation timelines under AB 52 for 60 days, though it is up to the tribe to determine if they want to respond earlier than that.

The City's contact person for this project is:

Andrew Gonzales, Senior Planner
City of Placentia
Agonzales@placentia.org
(714) 993-8124

Your comments and concerns are important to the City and we welcome the opportunity to consult, upon your request. If you have any questions regarding the project, please do not hesitate to contact the project planner, Andrew Gonzales, at the contact information noted above.

Sincerely,

Joseph M. Lambert
Director of Development Services

Prepared by:


Andrew A. Gonzales
Senior Planner

Enclosures:
Project Location Map



Path: \\GIS\tr\g\Projects\7038_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7038_NCR_Placentia_Fig_3_0_Project_Location_2020_01_19.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; County of Orange, 2018; UltraSystems Environmental, Inc., 2019

January 19, 2020

Scale: 1:4,200



0 175 350 Feet

0 40 80 Meters

Legend

- Project Boundary
- City Boundary

Santa Angelina Senior Apartment Homes

Project Location



**ATTACHMENT E1: AB 52 TRIBAL CONSULTATION LETTERS FROM THE CITY OF PLACENTIA
TO THE NATIVE AMERICAN TRIBES**

Mayor
WARD L. SMITH
Mayor Pro Tem
JEREMY B. YAMAGUCHI
Councilmembers:
CRAIG S. GREEN
RHONDA SHADER
CHAD P. WANKE

The People are the City



City Clerk:
ROBERT S. MCKINNELL
City Treasurer
KEVIN A. LARSON
City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

June 3, 2020

Sam Dunlap, Cultural Resources Director
Gabrielino-Tongva Tribe
P.O. Box 86908
Los Angeles, CA 90086

Subject: Assembly Bill 52 - Notice for the Santa Angelina Senior Apartment Homes Project, in the City of Placentia, Orange County, California.

Dear Director Dunlap,

In conformance with the tribal consultation requirements of Assembly Bill (AB) 52 Public Resources Code 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 5097.94 (AB 52) notification of projects, the purpose of this letter is to notify you that the City of Placentia (City) (the project lead agency) will undertake the proposed project described below and is requesting the initiation of AB 52 consultation on the project. Pursuant to AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.

Project Description:

The Santa Angelina Senior Apartment Homes Project (herein referred to as project or proposed project) is proposed on an approximately 3.9-acre site located at 1314 N. Angelina Drive in Placentia, California. Project site is currently home to Blessed Sacrament Episcopal Church with a large surface parking lot located on the southern half of the site fronting Morse Avenue. The Church currently operates out of two buildings, including the main parish hall and a separate structure with several classrooms. The northern and southeastern portions of the site are currently undeveloped but landscaped with trees and grass.

The proposed Project includes the development of two new residential buildings accommodating 65 multifamily apartment units. Building 1, at the north end of the site, is a linear two-story structure, with double-loaded corridors. Building 2 is a two-story, L-shaped building located interior to the site with a three-story element at the northern end of the building transitioning to two-stories toward the single-family neighborhood along the eastern property line. Building 1 includes twenty-eight (28) one-bedroom units, and four (4) two-bedroom units. Building 2 includes thirty-one (31) one-bedroom units and 2 (two) two-bedroom units. Developed at an overall density of 16.7 units per acre, the proposed Project will provide a total of fifty-nine (59) one-bedroom units that average 831 gross square feet in size and six (6) two-bedroom units that average 871 gross square feet in size.

The proposed Project will provide sixty-four (64) units affordable to seniors age 62+, earning less than 60 percent of the Area Median Income (AMI) along with one exempt managers unit. A 1,500 SF senior-oriented community center is also provided on the ground floor of Building 2, interfacing with a proposed new terrace and garden area. Sixteen of the units will be for permanent supportive housing to house formerly homeless seniors. To accommodate residents, visitors, and staff a total of forty-six (46) parking stalls are proposed for a total ratio of 0.70 spaces per unit. The existing surface parking for the Church includes 85 existing parking spaces. With the proposed parking for the residential use, a total of 131 parking spaces will be available onsite.

In addition to constructing housing units onsite, the proposed project will also remove and replace the Blessed Sacrament parish hall. The old 3,424 square foot parish hall will be demolished and replaced with new parish hall that is approximately 3,974 square feet and includes a new 544 square foot covered portico, as well as a memorial courtyard and plaza area fronting Angelina Drive. While construction occurs, a temporary 2,880 square foot facility consisting of two 24 foot by 60-foot portable units will be established in a parking area just south of the existing classroom building along the eastern edge of the site.

The Applicant is seeking a General Plan Amendment to High Density Residential, and a Zone Change to High Density Multifamily Residential (R-3) is required to accommodate the proposed project.

The project applicant is requesting the following discretionary actions:

- General Plan Amendment
- Zone Change
- Design Review Approval
- Reduction in parking requirement
- Reduction in open space requirement
- Site Plan approval and issuance of building permits

Project Location: The project site is located in the City of Placentia and is specifically located at 1314 N Angelina Drive. It may be seen on the *Yorba Linda, Calif.*, USGS topographical quadrangle. The project site is situated on the northeast corner of Morse Avenue and Angelina Drive, in the City of Placentia, Orange County. The project site is located in an urban area with single family residences to the north, west and south, along with a retail shopping center to the west of the project site across Angelina Drive. The exact location of the project site is shown on the enclosed Project Location Map.

You are a traditionally and culturally affiliated California Native American tribal representative that may request notice of projects where AB 52 applies within the City. We are requesting any information you may have that you wish to share regarding tribal cultural resources (as defined by Public Resources Code 21074) regarding the project site so that this information can be incorporated into the planning phase of the project. Please inform the City if you wish to conduct consultation with the City regarding this project. Pursuant to AB

52, the City, as the lead agency, is requesting your input within 30 days of receiving this letter. However, due to COVID 19 restrictions, the Governor Newsom issued Executive Order N-54-20 (EO), which modifies CEQA's noticing provisions and suspends tribal consultation timelines under AB 52 for 60 days, though it is up to the tribe to determine if they want to respond earlier than that.

The City's contact person for this project is:

Andrew Gonzales, Senior Planner
City of Placentia
Agonzales@placentia.org
(714) 993-8124

Your comments and concerns are important to the City and we welcome the opportunity to consult, upon your request. If you have any questions regarding the project, please do not hesitate to contact the project planner, Andrew Gonzales, at the contact information noted above.

Sincerely,

Joseph M. Lambert
Director of Development Services

Prepared by:


Andrew A. Gonzales
Senior Planner

Enclosures:
Project Location Map

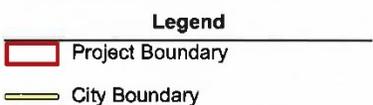


January 19, 2020

Scale: 1:4,200

0 175 350 Feet

0 40 80 Meters



Santa Angelina Senior Apartment Homes

Project Location



**ATTACHMENT E1: AB 52 TRIBAL CONSULTATION LETTERS FROM THE CITY OF PLACENTIA
TO THE NATIVE AMERICAN TRIBES**

Mayor
WARD L. SMITH
Mayor Pro Tem
JEREMY B. YAMAGUCHI
Councilmembers:
CRAIG S. GREEN
RHONDA SHADER
CHAD P. WANKE

The People are the City



City Clerk:
ROBERT S. MCKINNELL
City Treasurer
KEVIN A. LARSON
City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

June 3, 2020

Andrew Salas, Chairman
Gabrieleño Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723

**Subject: Assembly Bill 52 - Notice for the Santa Angelina Senior Apartment Homes Project, in the
City of Placentia, Orange County, California.**

Dear Chairman Salas,

In conformance with the tribal consultation requirements of Assembly Bill (AB) 52 Public Resources Code 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 5097.94 (AB 52) notification of projects, the purpose of this letter is to notify you that the City of Placentia (City) (the project lead agency) will undertake the proposed project described below and is requesting the initiation of AB 52 consultation on the project. Pursuant to AB 52, the tribe has the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.

Project Description:

The Santa Angelina Senior Apartment Homes Project (herein referred to as project or proposed project) is proposed on an approximately 3.9-acre site located at 1314 N. Angelina Drive in Placentia, California. Project site is currently home to Blessed Sacrament Episcopal Church with a large surface parking lot located on the southern half of the site fronting Morse Avenue. The Church currently operates out of two buildings, including the main parish hall and a separate structure with several classrooms. The northern and southeastern portions of the site are currently undeveloped but landscaped with trees and grass.

The proposed Project includes the development of two new residential buildings accommodating 65 multifamily apartment units. Building 1, at the north end of the site, is a linear two-story structure, with double-loaded corridors. Building 2 is a two-story, L-shaped building located interior to the site with a three-story element at the northern end of the building transitioning to two-stories toward the single-family neighborhood along the eastern property line. Building 1 includes twenty-eight (28) one-bedroom units, and four (4) two-bedroom units. Building 2 includes thirty-one (31) one-bedroom units and 2 (two) two-bedroom units. Developed at an overall density of 16.7 units per acre, the proposed Project will provide a total of fifty-nine (59) one-bedroom units that average 831 gross square feet in size and six (6) two-bedroom units that average 871 gross square feet in size.

The proposed Project will provide sixty-four (64) units affordable to seniors age 62+, earning less than 60 percent of the Area Median Income (AMI) along with one exempt managers unit. A 1,500 SF senior-oriented community center is also provided on the ground floor of Building 2, interfacing with a proposed new terrace and garden area. Sixteen of the units will be for permanent supportive housing to house formerly homeless seniors. To accommodate residents, visitors, and staff a total of forty-six (46) parking stalls are proposed for a total ratio of 0.70 spaces per unit. The existing surface parking for the Church includes 85 existing parking spaces. With the proposed parking for the residential use, a total of 131 parking spaces will be available onsite.

In addition to constructing housing units onsite, the proposed project will also remove and replace the Blessed Sacrament parish hall. The old 3,424 square foot parish hall will be demolished and replaced with new parish hall that is approximately 3,974 square feet and includes a new 544 square foot covered portico, as well as a memorial courtyard and plaza area fronting Angelina Drive. While construction occurs, a temporary 2,880 square foot facility consisting of two 24 foot by 60-foot portable units will be established in a parking area just south of the existing classroom building along the eastern edge of the site.

The Applicant is seeking a General Plan Amendment to High Density Residential, and a Zone Change to High Density Multifamily Residential (R-3) is required to accommodate the proposed project.

The project applicant is requesting the following discretionary actions:

- General Plan Amendment
- Zone Change
- Design Review Approval
- Reduction in parking requirement
- Reduction in open space requirement
- Site Plan approval and issuance of building permits

Project Location: The project site is located in the City of Placentia and is specifically located at 1314 N Angelina Drive. It may be seen on the *Yorba Linda, Calif.*, USGS topographical quadrangle. The project site is situated on the northeast corner of Morse Avenue and Angelina Drive, in the City of Placentia, Orange County. The project site is located in an urban area with single family residences to the north, west and south, along with a retail shopping center to the west of the project site across Angelina Drive. The exact location of the project site is shown on the enclosed Project Location Map.

You are a traditionally and culturally affiliated California Native American tribal representative that may request notice of projects where AB 52 applies within the City. We are requesting any information you may have that you wish to share regarding tribal cultural resources (as defined by Public Resources Code 21074) regarding the project site so that this information can be incorporated into the planning phase of the project. Please inform the City if you wish to conduct consultation with the City regarding this project. Pursuant to AB

52, the City, as the lead agency, is requesting your input within 30 days of receiving this letter. However, due to COVID 19 restrictions, the Governor Newsom issued Executive Order N-54-20 (EO), which modifies CEQA's noticing provisions and suspends tribal consultation timelines under AB 52 for 60 days, though it is up to the tribe to determine if they want to respond earlier than that.

The City's contact person for this project is:

Andrew Gonzales, Senior Planner
City of Placentia
Agonzales@placentia.org
(714) 993-8124

Your comments and concerns are important to the City and we welcome the opportunity to consult, upon your request. If you have any questions regarding the project, please do not hesitate to contact the project planner, Andrew Gonzales, at the contact information noted above.

Sincerely,

Joseph M. Lambert
Director of Development Services

Prepared by:



Andrew A. Gonzales
Senior Planner

Enclosures:

Project Location Map



Path: \\GIS\svr\gis\Projects\7038_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7038_NCR_Placentia_Fig_3_0_Project_Location_2020_01_19.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; County of Orange, 2018; UltraSystems Environmental, Inc., 2019

January 19, 2020

Scale: 1:4,200



0 175 350 Feet

0 40 80 Meters

Legend

- Project Boundary
- City Boundary

Santa Angelina Senior Apartment Homes

Project Location



ATTACHMENT E2: CERTIFIED MAILING RECEIPTS FOR AB 52 TRIBAL CONSULTATION LETTERS

7017 2400 0000 4000 7136	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SECTION ON DELIVERY	
	For delivery information, visit our website at www.usps.com ®.		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	OFFICIAL USE		Printed Name) <i>Dunlap</i>	C. Date of Delivery 8/26
	Certified Mail Fee \$ 6.90		Address different from item 1? <input type="checkbox"/> Yes delivery address below: <input type="checkbox"/> No	
Extra Services & Fees (check box, add fee as appropriate)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery		
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$		<input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		
Postage \$ Total Postage and Fees \$ 6.90		Restricted Delivery Restricted Delivery Restricted Delivery		
Sent To <i>SAM DUNLAP CULTURAL RESOURCES DIR - GABRIELINO-LONGVA TRIBE</i> Street and Apt. No., or PO Box No. <i>PO BOX 86908</i> City, State, ZIP+4® <i>LOS ANGELES, CA 90086</i>		PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt		
7017 2400 0000 4000 7062	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SECTION ON DELIVERY	
	For delivery information, visit our website at www.usps.com ®.		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	OFFICIAL USE		Printed Name) <i>Ferry</i>	C. Date of Delivery
	Certified Mail Fee \$ 6.90		Address different from item 1? <input type="checkbox"/> Yes delivery address below: <input type="checkbox"/> No	
Extra Services & Fees (check box, add fee as appropriate)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery		
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$		<input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		
Postage \$ Total Postage and Fees \$ 6.90		Restricted Delivery Restricted Delivery Restricted Delivery		
Sent To <i>JAYCE STANFIELD PEARD, TRIBAL MANAGER - QUANGBI BAND OF MISSION INDIANS - AGTACHIMEN NATION</i> Street and Apt. No., or PO Box No. <i>4455 TAYLOR SEGVIA</i> City, State, ZIP+4® <i>IRVINE, CA 92603</i>		PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt		
7017 2400 0000 4000 7129	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SECTION ON DELIVERY	
	For delivery information, visit our website at www.usps.com ®.		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	OFFICIAL USE		Printed Name) <i>[Signature]</i>	C. Date of Delivery 6-6-20
	Certified Mail Fee \$ 6.90		Address different from item 1? <input type="checkbox"/> Yes delivery address below: <input type="checkbox"/> No	
Extra Services & Fees (check box, add fee as appropriate)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery		
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$		<input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		
Postage \$ Total Postage and Fees \$ 6.90		Restricted Delivery Restricted Delivery Restricted Delivery		
Sent To <i>ANDREW SALAS, CHAIRMAN GABRIELINO BAND OF MISSION INDIANS - KROH NATION</i> Street and Apt. No., or PO Box No. <i>PO BOX 393</i> City, State, ZIP+4® <i>COVINA, CA 91723</i>		PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt		

ATTACHMENT E3: LETTER FROM THE GABRIELENO BAND OF MISSION INDIANS - KIZH NATION REQUESTING CONSULTATION UNDER AB 52.



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

July 16, 2020

Project Name: Santa Angelina Senior Apartment Homes Project Located 1314 N. Angelina Dr. City of Placentia, CA

Dear Andrew Gonzales,

Thank you for your letter dated June 3, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

admin@gabrielenoindians.org

ATTACHMENT F: LETTER SENT TO THE NATIVE AMERICAN HERITAGE COMMISSION AS PART OF THE PHASE I CULTURAL RESOURCES REPORT



November 8, 2019

Government Program Analyst
Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, California 95691

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear NAHC Staff,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, California. I am requesting a Native American contact list of interested tribes, organizations and individuals in the general Project area, and a search of the Sacred Lands File for potential traditional cultural sites.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is composed of the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in Section 30. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

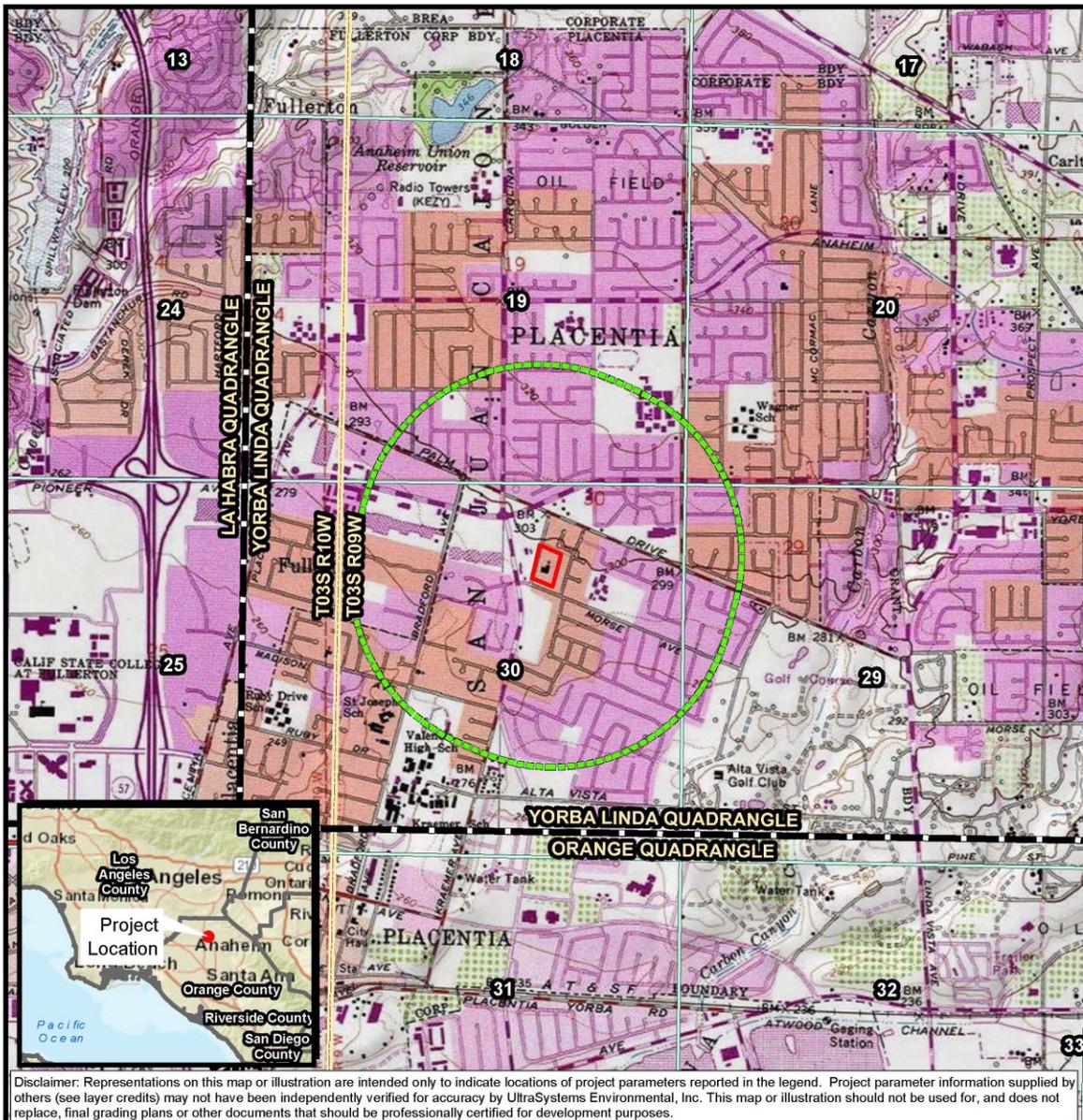
If you require additional information or have any questions, please contact me.

Thank you for your help.

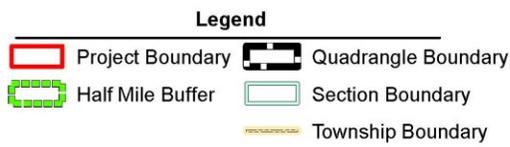
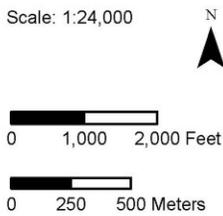
Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



Path: \\Gissv\gis\Projects\7038_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7038_NCR_Placentia_Fig_5_Topo_2019_11_08.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed, UltraSystems Environmental, Inc., 2017



Placentia Affordable Housing Project
 Topography Map and Buffer
 USGS Quadrangle: Yorba Linda



**ATTACHMENT G: RESPONSE LETTER FROM THE NATIVE AMERICAN HERITAGE COMMISSION
TO THE CITY OF PLACENTIA**

STATE OF CALIFORNIA

GAVIN NEWSOM, Governor

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



November 26, 2019

Stephen O'Neil
UltraSystems

VIA Email to: soneil@ultrasystems.com

RE: Affordable Housing Project, Orange County

Dear Mr. O'Neil:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn".

Steven Quinn
Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Orange County
11/26/2019**

**Agua Caliente Band of Cahuilla
Indians**

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

**Agua Caliente Band of Cahuilla
Indians**

Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

**Juaneno Band of Mission
Indians**

Sonia Johnston, Chairperson
P.O. Box 25628 Juaneno
Santa Ana, CA, 92799
sonia.johnston@sbcglobal.net

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

**Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes**

Matias Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

**Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes**

Joyce Perry, Tribal Manager
4955 Paseo Segovia Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

**Juaneno Band of Mission
Indians Acjachemen Nation -
Romero**

Teresa Romero, Chairperson
31411-A La Matanza Street Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 488 - 3484
Fax: (949) 488-3294
tromero@juaneno.com

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

**La Jolla Band of Luiseno
Indians**

Fred Nelson, Chairperson
22000 Highway 76 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Affordable Housing Project, Orange County.

**Native American Heritage Commission
Native American Contact List
Orange County
11/26/2019**

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Rd. Cupeno
Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422
bennaecalac@aol.com

Pechanga Band of Luiseno Indians

Paul Macarro, Cultural Resources
Coordinator
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6306
Fax: (951) 506-9491
pmacarro@pechanga-nsn.gov

Pechanga Band of Luiseno Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

San Luis Rey Band of Mission Indians

1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

San Luis Rey Band of Mission Indians

San Luis Rey, Tribal Council
1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

Soboba Band of Luiseno Indians

Scott Cozart, Chairperson
P. O. Box 487 Cahuilla
Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Affordable Housing Project, Orange County.

**ATTACHMENT H: LETTERS SENT TO THE NATIVE AMERICAN TRIBES AS PART OF THE
PHASE I CULTURAL RESOURCES REPORT**



November 5, 2019

Temet Aguilar, Chairperson
Pauma Band of Luiseno Indians
P.O. Box 369
Pauma Valley, CA, 92061

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Aguilar,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Pauma Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Charles Alvarez,
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Mr. Alvarez,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Gabrielino-Tongva Tribe's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
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Telephone: 949.788.4900, ext. 276
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Website: www.ultrasystems.com



November 5, 2019

Matias Belardes, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, CA, 92675

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Belardes,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Juaneno Band of Mission Indians Acjachemen Nation's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Scott Cozart, Chairperson
Soboba Band of Luiseno Indians
P. O. Box 487
San Jacinto, CA, 92583

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Cozart,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Soboba Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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Website: www.ultrasystems.com



November 5, 2019

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Dorame,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Gabrielino Tongva Indians of California Tribal Council's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Shasta Gaughen, Tribal Historic Preservation Officer
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Rd.
Pala, CA, 92059

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Ms. Gaughen,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Pala Band of Mission Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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November 5, 2019

Sandonne Goad, Chairperson
Gabrielino /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Goad,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Gabrielino /Tongva Nation's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Jeff Grubbe, Chairperson
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Grubbe,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Agua Caliente Band of Cahuilla Indians's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Sonia Johnston, Chairperson
Juaneno Band of Mission Indians
P.O. Box 25628
Santa Ana, CA, 92799

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Johnston,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Juaneno Band of Mission Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Mark Macarro, Chairperson
Pechanga Band of Luiseno Indians
P.O. Box 1477
Temecula, CA, 92593

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Macarro,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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As part of the cultural resources study for the project I am writing to request the Pechanga Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Paul Macarro, Cultural Resources Coordinator
Pechanga Band of Luiseno Indians
P.O. Box 1477
Temecula, CA, 92593

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Coordinator Macarro,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Pechanga Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Cheryl Madrigal, Tribal Historic Preservation Officer
Rincon Band of Luiseno Indians
One Government Center Lane
Valley Center, CA, 92082

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Ms. Madrigal,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Rincon Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Bo Mazzetti, Chairperson
Rincon Band of Luiseno Indians
One Government Center Lane
Valley Center, CA, 92082

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Mazzetti,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Rincon Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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Website: www.ultrasystems.com



November 5, 2019

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Morales,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Gabrieleno/Tongva San Gabriel Band of Mission Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Fred Nelson, Chairperson
La Jolla Band of Luiseno Indians
22000 Highway 76
Pauma Valley, CA, 92061

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Nelson,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the La Jolla Band of Luiseno Indian's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseno Indians
P. O. Box 487
San Jacinto, CA, 92583

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Mr. Ontiveros,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Soboba Band of Luiseno Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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Website: www.ultrasystems.com



November 5, 2019

Joyce Perry, Tribal Manager
Juaneno Band of Mission Indians Acjachemen Nation
4955 Paseo Segovia
Irvine, CA, 92603

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Ms. Perry,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Juaneno Band of Mission Indians Acjachemen Nation's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
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Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Patricia Garcia-Plotkin, Director
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA, 92264

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Director Garcia-Plotkin,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Agua Caliente Band of Cahuilla Indians's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Teresa Romero, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Romero,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would include the development of two residential buildings accommodating 65 units. Building 1 would be a linear two-story structure. Building 2 would be a two-story L-shaped building. The proposed Project would also include the removal and replacement of the Blessed Sacrament Episcopal Church parish hall. At present, the entire Project site is occupied by the church in the center of the project site with a large parking lot located on the southern half and landscaped grass area and trees to the north, east, and west in the Project area.

As part of the cultural resources study for the project I am writing to request the Juaneno Band of Mission Indians Acjachemen Nation's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

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16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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November 5, 2019

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Chairperson Salas,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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As part of the cultural resources study for the project I am writing to request the Gabrieleno Band of Mission Indians - Kizh Nation's input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

The Project is located in the city of Placentia, and is specifically located at 1314 N. Angelina Drive, on the *Yorba Linda, Calif.*, USGS topographical quadrangles, R 9W, T 03S, in an unsectioned area. This is on the southwest corner of the Morse Street/North Angelina Drive intersection, in the City of Placentia, Orange County. The Project site is located in a fully urbanized area with single family residences to the north, east and south, and a shopping center to the west. This is shown on the enclosed map and the Project area is depicted with a half-mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
Facsimile: 949.788.4901
Website: www.ultrasystems.com



November 5, 2019

Tribal Council
San Luis Rey Band of Mission Indians
1889 Sunset Drive
Vista, CA, 92081

Subject: Cultural Resources Study, Affordable Housing Project, in the City of Placentia, Orange County, California. UltraSystems Environmental Project No. 7038.

Dear Tribal Council,

UltraSystems Environmental, Inc. (UEI) has been contracted by National Community Renaissance to conduct a cultural resources inventory in support of the Placentia Affordable Housing Project (Project). The Project consists of the proposed development of two residential buildings and a parish hall in the City of Placentia, Orange County, California. UltraSystems is conducting a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

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As part of the cultural resources study for the project I am writing to request the San Luis Rey Band of Mission Indians' input on potential Native American resources in or near the Area of Potential effect (APE). In a letter dated November 26, 2019, the Native American Heritage Commission stated: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]."

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If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA
Cultural Resources Manager
soneil@ultrasystems.com

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-7443
Telephone: 949.788.4900, ext. 276
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ATTACHMENT I: COMMENT LETTER
Comment Letter A

Comment Letter A



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Notice of Intent to Adopt An Initial Study/ Mitigated Negative Declaration

October 6, 2020

Project Name: Santa Angelina Senior Apartment Homes Located: 1314 North Angelina Dr.
Placentia, CA 92870

Dear Andrew Gonzales,

We have received your Notice of Intent to adopt a Negative Declaration for the Santa Angelina Senior Apartment Home in the City of Placentia. Our Tribal Government is requesting the retention of a Native American Tribal Consultant to monitor all ground disturbance conducted for this project.

A1

Sincerely,

Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

ATTACHMENT I: COMMENT LETTER
Comment Letter B

Comment Letter B

From: Tony Arambarri <tarambarri@ylwd.com>
Sent: Wednesday, October 07, 2020 9:07 AM
To: Gonzales, Andrew <agonzales@placentia.org>
Cc: rhipolito <rhipolito@ylwd.com>
Subject: Mitigated Negative Declaration 2020-02

Mr. Gonzales,

We received notice from the City of Placentia regarding intention to adopt Mitigated Negative Declaration 2020-02.(see attached)

I am writing to inform you that the area addressed in MND 2020-02 is outside of the Yorba Linda Water District service area.

Please feel free to contact me with any further questions.

Thank you.

Tony Arambarri, CRM
Records Management Administrator
Yorba Linda Water District
P: (714) 701-3103 | E: tarambarri@ylwd.com
A: 1717 E. Miraloma Ave., Placentia, CA 92870

B-1

ATTACHMENT I: COMMENT LETTER
Comment Letter C

Comment Letter C

Oct. 19, 2020

Andrew Gonzales, Senior Planner
City of Placentia
401 E. Chapman Ave., Placentia, CA
agonzales@placentia.org

Re: Public Comments regarding IS/MND for the Santa Angelina Senior Apartment Homes Project

Dear Mr. Gonzales,

I am writing today to express my concerns regarding the recommended adoption of an Initial Study/Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project located on the northeast corner of Morse Avenue and Angelina Drive.

C-1

I disagree with the statements that no significant unavoidable environmental effects would occur as a result of this project, and that significant impacts can be mitigated to a less than significant level as the project is now

C-2

Here are my concerns:

Property Values: I own a home on Annajeanne Drive, which along with Cypress Point has several homes with backyards abutting the project site. These are single-family residences – representing lifetime investments made by my neighbors. I am extremely concerned that the project will dramatically decrease the appraised value of these homes, and as a result: all homes in the surrounding neighborhood.

C-3

Privacy: Many of the senior apartment homes will be visible from the backyards of homes on Annajeanne Drive and Cypress Point. I am very concerned about the privacy of those homeowners, who will no longer have privacy in their own backyards. Suggested screening with a scattering of trees is insufficient to address these concerns.

C-4

Noise: There will be 65 apartment homes with 130 parking spaces on the project site. This will generate considerable noise for those living on the perimeter of the site. This noise will include vehicle traffic, deliveries, ambulances, air-conditioning units and more.

C-5

Air-Quality: There is no mention of anticipated vehicular traffic associated with the project site. I believe that the potential for hundreds of vehicles driving – sometimes idling – at the location will create harmful air emissions that will cross the property into homeowners’ backyards. This needs to be studied and mitigated.

C-6

Land Use and Planning: This site is currently zoned as low-density; however, it is proposed to be reclassified as high-density. There has not been sufficient cause specified to justify just a dramatic change to zoning that has been in place for more than half a century. Going from “low” (single-family) to “high” (multi-family) is an unacceptable shift. The people in this community put trust in the integrity of our zoning laws. It’s that trust that establishes zoning as a pact with area property owners – it protects their investments and on a broader scale, preserves the character of a community. This proposed zoning change will cause harm to many for the sake of one property owner. There is no documentation to show an overwhelming benefit to support this impact.

C-7

ATTACHMENT I: COMMENT LETTER
Comment Letter C, continued

Furthermore, it seems that commercial zoning may also be required given the services (including dining) that will be provided not only to residents, but to people from outside of the community.

↑ C-7,
cont.

Vermin: This property has been in a state of degradation for many years. Given the number of people that will be living there, and attending parish hall events, I suspect the amount of food and debris that will be generated will create ideal living situations for cockroaches, rodents, and other vermin. This poses a potential health impact to surrounding homeowners.

↑ C-8

I strongly urge the city to consider these matters insufficiently addressed and unmitigable given the current scope of the project. It is for this reason that I encourage a redesign of the project to lessen the detrimental impacts this project will have on the surrounding neighborhood.

↑ C-9

Thank you,

Deniene Rivenburg
1419 Annajeanne Drive
Placentia, CA 92870
drivenburg@sdrpr.com
714-423-9753

Cc: Placentia Mayor Ward Smith, City Council Members

ATTACHMENT I: COMMENT LETTER
Comment Letter D



Comment Letter D

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October 20, 2020

Mr. Andrew Gonzales
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes

Dear Mr. Gonzales,

Thank you for providing the Orange County Transportation Authority (OCTA) with a copy of the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the Santa Angelina Senior Apartment Homes (Project). The following comments are provided for your consideration:

- Section 4.17, Transportation, page 4.17-1 identifies the CMP as the Congestion Management Plan. Please revise this and all additional references to this document to Congestion Management "Program."
- Section 4.17, Transportation, page 4.17-2 mentions a 2018 Congestion Management Program. Please refer to the 2019 CMP Report available here: <http://www.octa.net/Projects-and-Programs/Plans-and-Studies/Congestion-Management-Program/Overview/>.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

Dan Phu
Manager, Environmental Programs

Orange County Transportation Authority
 550 South Main Street / P.O. Box 14184 / Orange / California 92863-1584 / (714) 560-OCTA (6282)

ATTACHMENT I: COMMENT LETTER
Comment Letter E

Comment Letter E



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

October 20, 2020

VIA EMAIL

Mr. Andrew Gonzales
Senior Planner
City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Dear Mr. Gonzales:

Notice of Intent
To Adopt a Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Intent to adopt a Mitigated Negative Declaration for the Santa Angelina Senior Apartment Homes Project (Project). The proposed Project consists of the development of 65 senior apartment homes constructed as two-story residential buildings. The Project would include the demolition of some existing buildings in the project area and the development of an additional 45 ground level parking spaces, a community garden and courtyard, a memorial garden, a new parish hall, and a gathering lawn and picnic area. 64 of the proposed 65 units are proposed as affordable housing units and the remaining unit would serve as the manager's unit. Additionally, this project would include a General Plan Amendment and a Zone Change. The City of Placentia is the CEQA Lead Agency. This letter contains Metropolitan's comments as a potentially affected public agency.

E-1

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies, serving approximately 19 million people in portions of six counties in Southern California, including Orange County. Metropolitan's mission is to provide its 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

E-2

Upon review of the project location, Metropolitan has determined that the project has the potential to impact one of Metropolitan's pipelines. Metropolitan owns and operates the 84 inch-inside-diameter Second Lower Feeder pipeline parallel to the project's north-south orientation along North Angelina Drive. The Second Lower Feeder distributes treated water (drinking water) from the Robert B. Diemer Water Treatment Plant to Orange County.

E-3

Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities in order to maintain and repair its system. In order to avoid potential conflicts with

E-4

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Mr. Andrew Gonzales
Page 2
October 20, 2020

Metropolitan’s facilities and rights-of-way, we require that any design plans for any activity in the area of Metropolitan’s pipelines or facilities be submitted for our review and written approval. Metropolitan will not permit activities that could subject the pipeline to excessive vehicle, impact or vibratory loads. Any future design plans associated with this project should be submitted to the attention of Metropolitan’s Substructures Team. Approval of the project should be contingent on Metropolitan’s approval of design plans for the portions of the proposed project that could impact its facilities.

E-4,
cont.

Detailed prints of drawings of Metropolitan’s pipelines and rights-of-way may be obtained by calling Metropolitan’s Substructures Information Line at (213) 217-7663. To assist the applicant in preparing plans that are compatible with Metropolitan’s facilities and easements, we have a link to the “Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan’s Facilities and Rights-of-Way” at http://www.mwdh2o.com/PDF_Doing_Your_Business/4.7.1_Guidelines_development.pdf. Please note that all submitted designs or plans must clearly identify Metropolitan’s facilities and rights-of-way.

E-5

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future documentation and plans for this project. For further assistance, please contact Ms. Jolene Ditmar at (213) 217-6184.

E-6

Very truly yours,



Sean Carlson
Team Manager, Environmental Planning

JD:rdl
SharePoint\City of Placentia – Santa Angelina Senior Apartment Homes Project_NOI Comment Letter

Enclosures

- (1) MWD Map
- (2) Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan’s Facilities and Rights-of-Way



**Guidelines for
Improvements and Construction Projects Proposed
in the Area of
Metropolitan’s Facilities and Rights-of-Way**



July 2018

Prepared By:
The Metropolitan Water District of Southern California
Substructures Team, Engineering Services
700 North Alameda Street
Los Angeles, California 90012

E-8

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Additional Copies: To obtain a copy of this document, please contact the Engineering Services Group, Substructures Team.

Disclaimer

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan's facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as deemed prudent, to assure that project plans are correct. The appropriate representative from Metropolitan must be contacted at least two working days, before any work activity in proximity to Metropolitan's facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

PUBLICATION HISTORY:

Initial Release

July 2018

E-8,
cont.

Issue Date: July 2018

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cont.

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1.0 GENERAL INFORMATION

Note: Underground Service Alert at 811 must be notified at least two working days before excavating in proximity to Metropolitan's facilities.

1.1 Introduction

These guidelines provide minimum design and construction requirements for any utilities, facilities, developments, and improvements, or any other projects or activities, proposed in or near Metropolitan Water District of Southern California (Metropolitan) facilities and rights-of-way. Additional conditions and stipulations may also be required depending on project and site specific conditions. Any adverse impacts to Metropolitan's conveyance system, as determined by Metropolitan, will need to be mitigated to its satisfaction.

All improvements and activities must be designed so as to allow for removal or relocation at builder or developer expense, as set forth in the paramount rights provisions of Section 20.0. Metropolitan shall not be responsible for repair or replacement of improvements, landscaping or vegetation in the event Metropolitan exercises its paramount rights powers.

1.2 Submittal and Review of Project Plans/Utilities and Maps

Metropolitan requires project plans/utilities be submitted for all proposed activities that may impact Metropolitan's facilities or rights-of-way. Project plans shall include copies of all pertinent utilities, sewer line, storm drain, street improvement, grading, site development, landscaping, irrigation and other plans, all tract and parcel maps, and all necessary state and federal environmental documentation. Metropolitan will review the project plans and provide written approval, as it pertains to Metropolitan's facilities and rights-of-way. Written approval from Metropolitan must be obtained, prior to the start of any activity or construction in the area of Metropolitan's facilities or rights-of-way. Once complete project plans and supporting documents are submitted to Metropolitan, it generally takes 30 days to review and to prepare a detailed written response. Complex engineering plans that have the potential for significant impacts on Metropolitan's facilities or rights-of-way may require a longer review time.

Project plans, maps, or any other information should be submitted to Metropolitan's Substructures Team at the following mailing address:

Attn: Substructures Team
The Metropolitan Water District of Southern California
700 North Alameda St.
Los Angeles, CA 90012

General Mailing Address: P.O. Box 54153
Los Angeles, CA 90054-0153

Email: EngineeringSubstructures@mwdh2o.com

E-8,
cont.

For additional information, or to request prints of detailed drawings for Metropolitan's facilities and rights-of-way, please contact Metropolitan's Substructures Team at 213-217-7663 or EngineeringSubstructures@mwdh2o.com.

E-8,
cont.

1.3 **Identification of Metropolitan's Facilities and Rights-of-Way**

Metropolitan's facilities and rights-of-way must be fully shown and identified as Metropolitan's, with official recording data, on the following:

- A. All applicable plans
- B. All applicable tract and parcel maps

Metropolitan's rights-of-ways and existing survey monuments must be tied dimensionally to the tract or parcel boundaries. Metropolitan's Records of Survey must be referenced on the tract and parcel maps with the appropriate Book and Page.

2.0 **General Requirements**

2.1 **Vehicular Access**

Metropolitan must have vehicular access along its rights-of-way at all times for routine inspection, patrolling, operations, and maintenance of its facilities and construction activities. All proposed improvements and activities must be designed so as to accommodate such vehicular access.

2.2 **Fences**

Fences installed across Metropolitan's rights-of-way must include a 16-foot-wide gate to accommodate vehicular access by Metropolitan. Additionally, gates may be required at other specified locations to prevent unauthorized entry into Metropolitan's rights-of-way.

All gates must accommodate a Metropolitan lock or Knox-Box with override switch to allow Metropolitan unrestricted access. There should be a minimum 20-foot setback for gates from the street at the driveway approach. The setback is necessary to allow Metropolitan vehicles to safely pull off the road prior to opening the gate.

2.3 **Driveways and Ramps**

Construction of 16-foot-wide commercial-type driveway approaches is required on both sides of all streets that cross Metropolitan's rights-of-way. Access ramps, if necessary, must be a minimum of 16 feet wide.

There should be a minimum 20-foot setback for gates from the street at the driveway approach. Grades of ramps and access roads must not exceed 10 percent; if the slope of an access ramp or road must exceed 10 percent due to topography, then the ramp or road must be paved.

2.4 **Walks, Bike Paths, and Trails**

All walkways, bike paths, and trails along Metropolitan's rights-of-way must be a minimum 12-foot wide and have a 50-foot or greater radius on all horizontal curves if also used as Metropolitan's access roads. Metropolitan's access routes, including all walks and drainage facilities crossing the access routes, must be constructed to American Association of State Highway and Transportation Officials (AASHTO) H-20 loading standards (see Figure 1). Additional requirements will be placed on equestrian trails to protect the water quality of Metropolitan's pipelines and facilities.

E-8,
cont.

2.5 Clear Zones

A 20-foot-wide clear zone is required to be maintained around Metropolitan's manholes and other above-ground facilities to accommodate vehicular access and maintenance. The clear zone should slope away from Metropolitan's facilities on a grade not to exceed 2 percent.

2.6 Slopes

Cut or fill slopes proposed within Metropolitan's rights-of-way must not exceed 10 percent. The proposed grade must not worsen the existing condition. This restriction is required to facilitate Metropolitan use of construction and maintenance equipment and allow uninhibited access to above-ground and below-ground facilities.

2.7 Structures

Construction of structures of any type is not allowed within the limits of Metropolitan's rights-of-way to avoid interference with the operation and maintenance of Metropolitan's facilities and possible construction of future facilities.

Footings and roof eaves of any proposed buildings adjacent to Metropolitan's rights-of-way must meet the following criteria:

- A. Footings and roof eaves must not encroach onto Metropolitan's rights-of-way.
- B. Footings must not impose any additional loading on Metropolitan's facilities.
- C. Roof eaves must not overhang onto Metropolitan's rights-of-way.

Detailed plans of footings and roof eaves adjacent to Metropolitan's rights-of-way must be submitted for Metropolitan's review and written approval, as pertains to Metropolitan's facilities.

2.8 Protection of Metropolitan Facilities

Metropolitan facilities within its rights-of-way, including pipelines, structures, manholes, survey monuments, etc., must be protected from damage by the project proponent or property owner, at no expense to Metropolitan. The exact location, description and method of protection must be shown on the project plans.

2.9 Potholing of Metropolitan Pipelines

Metropolitan's pipelines must be potholed in advance, if the vertical clearance between a proposed utility and Metropolitan's pipeline is indicated to be 4 feet or less. A Metropolitan representative must be present during the potholing operation and will assist in locating the pipeline. Notice is required, a minimum of three working days, prior to any potholing activity.

2.10 Jacked Casings or Tunnels**A. General Requirements**

Utility crossings installed by jacking, or in a jacked casing or tunnel under/over a Metropolitan pipeline, must have at least 3 feet of vertical clearance between the outside diameter of the pipelines and the jacked pipe, casing, or tunnel. The actual

E-8,
cont.

cover over Metropolitan's pipeline shall be determined by potholing, under Metropolitan's supervision.

Utilities installed in a jacked casing or tunnel must have the annular space between the utility and the jacked casing or tunnel filled with grout. Provisions must be made for grouting any voids around the exterior of the jacked pipe, casing, or tunnel.

B. Jacking or Tunneling Procedures

Detailed jacking, tunneling, or directional boring procedures must be submitted to Metropolitan for review and approval. The procedures must cover all aspects of operation, including, but not limited to, dewatering, ground control, alignment control, and grouting pressure. The submittal must also include procedures to be used to control sloughing, running, or wet ground, if encountered. A minimum 10-foot clearance must be maintained between the face of the tunneling or receiving pits and outside edges of Metropolitan's facility.

C. Shoring

Detailed drawings of shoring for jacking or receiving pits must be submitted to Metropolitan for review and written-approval. (See Section 10 for shoring requirements).

D. Temporary Support

Temporary support of Metropolitan's pipelines may be required when a utility crosses under a Metropolitan pipeline and is installed by means of an open trench. Plans for temporary support must be reviewed and approved in writing by Metropolitan. (See Section 11, Supports of Metropolitan Facilities).

3.0 Landscaping

3.1 Plans

All landscape plans must show the location and limits of Metropolitan's right-of-way and the location and size of Metropolitan's pipeline and related facilities therein. All landscaping and vegetation shall be subject to removal without notice, as may be required by Metropolitan for ongoing maintenance, access, repair, and construction activities. Metropolitan will not be financially responsible for the removal of any landscaping and vegetation.

3.2 Drought-Tolerant Native and California Friendly Plants

Metropolitan recommends use of drought-tolerant native and California Friendly® plants (excluding sensitive plants) on proposed projects. For more information regarding California Friendly® plants refer to www.bewaterwise.com.

3.3 Trees

Trees are generally prohibited within Metropolitan's rights-of-way as they restrict Metropolitan's ability to operate, maintain and/or install new pipeline(s) located within these rights-of-way. Metropolitan will not be financially responsible for the removal and replacement of any existing trees should they interfere with access and any current or future Metropolitan project located within the right-of-way.

3.4 Other Vegetation

Shrubs, bushes, vines, and groundcover are generally allowed within Metropolitan's rights-of-way. Larger shrubs are not allowed on Metropolitan fee properties; however, they may be allowed within its easements if planted no closer than 15 feet from the outside edges of existing or future Metropolitan facilities. Only groundcover is allowed to be planted directly over Metropolitan pipeline, turf blocks or similar is recommended to accommodate our utility vehicle access. Metropolitan will not be financially responsible for the removal and replacement of the vegetation should it interfere with access and any current or future Metropolitan project.

3.5 Irrigation

Irrigation systems are acceptable within Metropolitan's rights-of-way, provided valves and controllers are located near the edges of the right-of-way and do not interfere with Metropolitan vehicular access. A shutoff valve should also be located along the edge of the right-of-way that will allow the shutdown of the system within the right-of-way should Metropolitan need to do any excavation. No pooling or saturation of water above Metropolitan's pipeline and right-of-way is allowed. Additional restrictions apply to non-potable water such as Recycled Water and are covered on Table 3 of Page 20.

3.6 Metropolitan Vehicular Access

Landscape plans must show Metropolitan vehicular access to Metropolitan's facilities and rights-of-way and must be maintained by the property owner or manager or homeowners association at all times. Walkways, bike paths, and trails within Metropolitan's rights-of-way may be used as Metropolitan access routes. (See Section 2.4, Walks, Bike Paths, and Trails).

4.0 General Utilities

Note: For non-potable piping like sewer, hazardous fluid, storm drain, disinfected tertiary recycled water and recycled water irrigation see Table 1 through Table 3.

E-8,
cont.**4.1 Utility Structures**

Permanent utility structures (e.g., manholes, power poles, pull boxes, electrical vaults, etc.) are not allowed within Metropolitan's rights-of-way. Metropolitan requests that all permanent utility structures within public streets be placed as far from its pipelines and facilities as practical, but not closer than 5 feet from the outside edges of Metropolitan facilities.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation.

4.2 Utility Crossings

Metropolitan requests a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and any utility crossing the pipeline. Utility lines crossing Metropolitan's pipelines must be as perpendicular to the pipeline as possible. Cross-section drawings, showing proposed locations and elevations of utility lines and locations of Metropolitan's pipelines and limits of rights-of-way, must be submitted with utility plans, for all

crossings. Metropolitan's pipeline must be potholed under Metropolitan's supervision at the crossings (See Section 2.9).

4.3 Longitudinal Utilities

Installation of longitudinal utilities is generally not allowed along Metropolitan's rights-of-way. Within public streets, Metropolitan requests that all utilities parallel to Metropolitan's pipelines and appurtenant structures (facilities) be located as far from the facilities as possible, with a minimum clearance of 5 feet from the outside edges of the pipeline.

Note: Non-potable utility pipelines are an exception to the 5-foot minimum clearance. Non-potable utility pipelines should have 10 feet of separation (for more information See Table 1 on Page 18).

4.4 Underground Electrical Lines

Underground electrical conduits (110 volts or greater) which cross a Metropolitan's pipeline must have a minimum of 1 foot of vertical clearance between Metropolitan's pipeline and the electrical lines. Longitudinal electrical lines, including pull boxes and vaults, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipeline or structures.

4.5 Fiber Optic Lines

Fiber optic lines installed by directional boring require a minimum of 3 feet of vertical clearance when boring is over Metropolitan's pipelines and a minimum of 5 feet of vertical clearance when boring is under Metropolitan's pipelines. Longitudinal fiber optic lines, including pull boxes, in public streets should have a minimum separation of 5 feet from the edge of a Metropolitan pipelines or structures. Potholing must be performed, under Metropolitan's supervision, to verify the vertical clearances are maintained.

4.6 Overhead Electrical and Telephone Lines

Overhead electrical and telephone lines, where they cross Metropolitan's rights-of-way, must have a minimum 35 feet of clearance, as measured from the ground to the lowest point of the overhead line. Overhead electrical lines poles must be located at least 30 feet laterally from the edges of Metropolitan's facilities or outside Metropolitan's right-of-way, whichever is greater.

Longitudinal overhead electrical and or telephone lines in public streets should have a minimum separation of 10 feet from the edge of a Metropolitan pipelines or structures where possible.

4.7 Sewage Disposal Systems

Sewage disposal systems, including leach lines and septic tanks, must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or the edge of its facilities, whichever is greater. If soil conditions are poor, or other adverse site-specific conditions exist, a minimum distance of 150 feet is required. They must also comply with local and state health code requirements as they relate to sewage disposal systems in proximity to major drinking water supply pipelines.

E-8,
cont.

4.8 Underground Tanks

Underground tanks containing hazardous materials must be a minimum of 100 feet from the outside limits of Metropolitan's rights-of-way or edge of its facilities, whichever is greater. In addition, groundwater flow should be considered with the placement of underground tanks down-gradient of Metropolitan's facilities.

5.0 Specific Utilities: Non-Potable Utility Pipelines

In addition to Metropolitan's general requirements, installation of non-potable utility pipelines (e.g., storm drains, sewers, and hazardous fluids pipelines) in Metropolitan's rights-of-way and public street rights-of-way must also conform to the State Water Resources Control Board's Division of Drinking Water (DDW) regulation (Waterworks Standards) and guidance for separation of water mains and non-potable pipelines and to applicable local county health code requirements. Written approval is required from DDW for the implementation of alternatives to the Waterworks Standards and, effective December 14, 2017, requests for alternatives to the Waterworks Standards must include information consistent with: DDW's [Waterworks Standards Main Separation Alternative Request Checklist](#).

In addition to the following general guidelines, further review of the proposed project must be evaluated by Metropolitan and requirements may vary based on site specific conditions.

- A. Sanitary Sewer and Hazardous Fluids (General Guideline See Table 1 on Page 18)
- B. Storm Drain and Recycled Water (General Guideline See Table 2 on Page 19)
- C. Irrigation with Recycled Water (General Guideline See Table 3 on Page 20)
- D. Metropolitan generally does not allow Irrigation with recycled water to be applied directly above its treated water pipelines
- E. Metropolitan requests copies of project correspondence with regulating agencies (e.g., Regional Water Quality Control Board, DDW); regarding the application of recycled water for all projects located on Metropolitan's rights-of-way

6.0 Cathodic Protection/Electrolysis Test Stations**6.1 Metropolitan Cathodic Protection**

Metropolitan's existing cathodic protection facilities in the vicinity of any proposed work must be identified prior to any grading or excavation. The exact location, description, and type of protection must be shown on all project plans. Please contact Metropolitan for the location of its cathodic protection stations.

6.2 Review of Cathodic Protection Systems

Metropolitan must review any proposed installation of impressed-current cathodic protection systems on pipelines crossing or paralleling Metropolitan's pipelines to determine any potential conflicts with Metropolitan's existing cathodic protection system.

E-8,
cont.

7.0 Drainage

7.1 Drainage Changes Affecting Metropolitan Rights-of-Way

Changes to existing drainage that could affect Metropolitan's rights-of-way require Metropolitan's approval. The project proponent must provide acceptable solutions to ensure Metropolitan's rights-of-way are not negatively affected by changes in the drainage conditions. Plans showing the changes, with a copy of a supporting hydrology report and hydraulic calculations, must be submitted to Metropolitan for review and approval. Long term maintenance of any proposed drainage facilities must be the responsibility of the project proponent, City, County, homeowner's association, etc., with a clear understanding of where this responsibility lies. If drainage must be discharged across Metropolitan's rights-of-way, it must be carried across by closed conduit or lined open channel and must be shown on the plans.

7.2 Metropolitan's Blowoff and Pumpwell Structures

Any changes to the existing local watercourse systems will need to be designed to accommodate Metropolitan's blowoff and pumpwell structures, which periodically convey discharged water from Metropolitan's blowoff and pumping well structures during pipeline dewatering. The project proponents' plans should include details of how these discharges are accommodated within the proposed development and must be submitted to Metropolitan for review and approval. Any blowoff discharge lines impacted must be modified accordingly at the expense of the project proponent.

8.0 Grading and Settlement

8.1 Changes in Cover over Metropolitan Pipelines

The existing cover over Metropolitan's pipelines must be maintained unless Metropolitan determines that proposed changes in grade and cover do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance capability. Load and settlement or rebound due to change in cover over a Metropolitan pipeline or ground in the area of Metropolitan's rights-of-way will be factors considered by Metropolitan during project review.

In general, the minimum cover over a Metropolitan pipeline is 4 feet and the maximum cover varies per different pipeline. Any changes to the existing grade may require that Metropolitan's pipeline be potholed under Metropolitan's supervision to verify the existing cover.

8.2 Settlement

Any changes to the existing topography in the area of Metropolitan's pipeline or right-of-way that result in significant settlement or lateral displacement of Metropolitan's pipelines are not acceptable. Metropolitan may require submittal of a soils report showing the predicted settlement of the pipeline at 10-foot intervals for review. The data must be carried past the point of zero change in each direction and the actual size and varying depth of the fill must be considered when determining the settlement. Possible settlement due to soil collapse, rebound and lateral displacement must also be included.

E-8,
cont.

In general, the typical maximum allowed deflection for Metropolitan's pipelines must not exceed a deflection of 1/4-inch for every 100 feet of pipe length. Metropolitan may require additional information per its Geotechnical Guidelines. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

9.0 Construction Equipment

9.1 Review of Proposed Equipment

Use of equipment across or adjacent to Metropolitan's facilities is subject to prior review and written approval by Metropolitan. Excavation, backfill, and other work in the vicinity of Metropolitan's facilities must be performed only by methods and with equipment approved by Metropolitan. A list of all equipment to be used must be submitted to Metropolitan a minimum of 30 days before the start of work.

- A. For equipment operating within paved public roadways, equipment that imposes loads not greater than that of an AASHTO H-20 vehicle (see Figure 1 on Page 21) may operate across or adjacent to Metropolitan's pipelines provided the equipment operates in non-vibratory mode and the road remains continuously paved.
- B. For equipment operating within unpaved public roadways, when the total cover over Metropolitan's pipeline is 10 feet or greater, equipment imposing loads no greater than those imposed by an AASHTO H-20 vehicle may operate over or adjacent to the pipeline provided the equipment is operated in non-vibratory mode. For crossings, vehicle path shall be maintained in a smooth condition, with no breaks in grade for 3 vehicle lengths on each side of the pipeline.

9.2 Equipment Restrictions

In general, no equipment may be used closer than 20 feet from all Metropolitan above-ground structures. The area around the structures should be flagged to prevent equipment encroaching into this zone.

9.3 Vibratory Compaction Equipment

Vibratory compaction equipment may not be used in vibratory mode within 20 feet of the edge of Metropolitan's pipelines.

9.4 Equipment Descriptions

The following information/specifications for each piece of equipment should be included on the list:

- A. A description of the equipment, including the type, manufacturer, model year, and model number. For example, wheel tractor-scraper, 1990 Caterpillar 627E.
- B. The empty and loaded total weight and the corresponding weight distribution. If equipment will be used empty only, it should be clearly stated.
- C. The wheel base (for each axle), tread width (for each axle), and tire footprint (width and length) or the track ground contact (width and length), and track gauge (center to center of track).

E-8,
cont.

10.0 Excavations Close to Metropolitan Facilities

10.1 Shoring Design Submittal

Excavation that impacts Metropolitan's facilities requires that the contractor submit an engineered shoring design to Metropolitan for review and acceptance a minimum of 30 days before the scheduled start of excavation. Excavation may not begin until the shoring design is accepted in writing by Metropolitan.

Shoring design submittals must include all required trenches, pits, and tunnel or jacking operations and related calculations. Before starting the shoring design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements, particularly as to any special procedures that may be required.

10.2 Shoring Design Requirements

Shoring design submittals must be stamped and signed by a California registered civil or structural engineer. The following requirements apply:

- A. The submitted shoring must provide appropriate support for soil adjacent to and under Metropolitan's facilities.
- B. Shoring submittals must include detailed procedures for the installation and removal of the shoring.
- C. Design calculations must follow the Title 8, Chapter 4, Article 6 of the California Code of Regulations (CCR) guidelines. Accepted methods of analysis must be used.
- D. Loads must be in accordance with the CCR guidelines or a soils report by a geotechnical consultant.
- E. All members must be secured to prevent sliding, falling, or kickouts.

Metropolitan's pipelines must be located by potholing under Metropolitan's supervision before the beginning construction. Use of driven piles within 20 feet of the centerline of Metropolitan's pipeline is not allowed. Piles installed in drilled holes must have a minimum 2-foot clearance between Metropolitan's pipeline and the edge of the drilled hole, and a minimum of 1-foot clearance between any part of the shoring and Metropolitan's pipeline.

11.0 Support of Metropolitan Facilities

11.1 Support Design Submittal

If temporary support of a Metropolitan facility is required, the contractor shall submit a support design plan to Metropolitan for review and approval a minimum of 30 days before the scheduled start of work. Work may not begin until the support design is approved in writing by Metropolitan. Before starting design, the design engineer should consult with Metropolitan regarding Metropolitan's requirements.

11.2 Support Design Requirements

Support design submittals must be prepared, stamped, and signed by a California registered civil or structural engineer. The following requirements apply:

E-8,
cont.

- A. Support drawings must include detailed procedures for the installation and removal of the support system.
- B. Design calculations must follow accepted practices, and accepted methods of analysis must be used.
- C. Support designs must show uniform support of Metropolitan's facilities with minimal deflection.
- D. The total weight of the facility must be transferred to the support system before supporting soil is fully excavated.
- E. All members must be secured to prevent sliding, falling, or kickouts.

12.0 Backfill

12.1 Metropolitan Pipeline Not Supported

In areas where a portion of Metropolitan pipeline is not supported during construction, the backfill under and to an elevation of 6 inches above the top of the pipeline must be one-sack minimum cement sand slurry. To prevent adhesion of the slurry to Metropolitan's pipeline, a minimum 6-mil-thick layer of polyethylene sheeting or similar approved sheeting must be placed between the concrete support and the pipeline.

12.2 Metropolitan Pipeline Partially Exposed

In areas where a Metropolitan pipeline is partially exposed during construction, the backfill must be a minimum of 6 inches above the top of the pipeline with sand compacted to minimum 90 percent compaction.

12.3 Metropolitan Cut and Cover Conduit on Colorado River Aqueduct (CRA)

In areas where a Metropolitan cut and cover conduit is exposed, the following guidelines apply:

- A. No vehicle or equipment shall operate over or cross the conduit when the cover is less than 3 feet.
- B. Track-type dozer with a gross vehicle weight of 12,000 lbs or less may be used over the conduit when the cover is a minimum of 3 feet.
- C. Wheeled vehicles with a gross vehicle weight of 8,000 lbs or less may operate over the conduit when the cover is a minimum of 4 feet.
- D. Tracked dozer or wheeled vehicle should be used to push material over the conduit from the side.
- E. Tracked dozer or wheeled vehicle should gradually increase cover on one side of the conduit and then cross the conduit and increase cover on the other side of the conduit. The cover should be increased on one side of the conduit until a maximum of 2 feet of fill has been placed. The cover over the conduit is not allowed to be more than 2 feet higher on one side of the conduit than on the other side.
- F. The cover should be gradually increased over the conduit until the grade elevations have been restored.

E-8,
cont.

13.0 Piles

13.1 Impacts on Metropolitan Pipelines

Pile support for structures could impose lateral, vertical and seismic loads on Metropolitan's pipelines. Since the installation of piles could also cause settlement of Metropolitan pipelines, a settlement and/or lateral deformation study may be required for pile installations within 50 feet of Metropolitan's pipelines. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

13.2 Permanent Cast-in-place Piles

Permanent cast-in-place piles must be constructed so that down drag forces of the pile do not act on Metropolitan's pipeline. The pile must be designed so that down drag forces are not developed from the ground surface to springline of Metropolitan's pipeline.

Permanent cast-in-place piles shall not be placed closer than 5 feet from the edge of Metropolitan's pipeline. Metropolitan may require additional information per its Geo-technical Guidelines for pile installation. Please contact Metropolitan's Substructures Team for a copy of the Geotechnical Guidelines.

14.0 Protective Slabs for Road Crossings Over Metropolitan Pipelines

Protective slabs must be permanent cast-in-place concrete protective slabs configured in accordance with Drawing SK-1 (See Figure 2 on Page 22).

The moments and shear for the protective slab may be derived from the American Association of State Highway and Transportation Officials (AASHTO). The following requirements apply:

- A. The concrete must be designed to meet the requirements of AASHTO
- B. Load and impact factors must be in accordance with AASHTO. Accepted methods of analysis must be used.
- C. The protective slab design must be stamped and signed by a California registered civil or structural engineer and submitted to Metropolitan with supporting calculations for review and approval.

Existing protective slabs that need to be lengthened can be lengthened without modification, provided the cover and other loading have not been increased.

15.0 Blasting

At least 90 days prior to the start of any drilling for rock excavation blasting, or any blasting in the vicinity of Metropolitan's facilities, a site-specific blasting plan must be submitted to Metropolitan for review and approval. The plan must consist of, but not be limited to, hole diameters, timing sequences, explosive weights, peak particle velocities (PPV) at Metropolitan pipelines/structures, and their distances to blast locations. The PPV must be estimated based on a site-specific power law equation. The power law equation provides the peak particle velocity versus the scaled distance and must be calibrated based on measured values at the site.

E-8,
cont.

16.0 Metropolitan Plan Review Costs, Construction Costs and Billing

16.1 Plan Review Costs

Metropolitan plan reviews requiring 8 labor hours or less are generally performed at no cost to the project proponent. Metropolitan plan reviews requiring more than 8 labor hours must be paid by the project proponent, unless the project proponent has superior rights at the project area. The plan review will include a written response detailing Metropolitan's comments, requirements, and/or approval.

A deposit of funds in the amount of the estimated cost and a signed letter agreement will be required from the project proponent before Metropolitan begins or continues a detailed engineering plan review that exceeds 8 labor hours.

16.2 Cost of Modification of Facilities Performed by Metropolitan

Cost of modification work conducted by Metropolitan will be borne by the project proponent, when Metropolitan has paramount/prior rights at the subject location.

Metropolitan will transmit a cost estimate for the modification work to be performed (when it has paramount/prior rights) and will require that a deposit, in the amount of the estimate, be received before the work will be performed.

16.3 Final Billing

Final billing will be based on the actual costs incurred, including engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the total cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice for the additional amount will be forwarded for payment.

17.0 Street Vacations and Reservation of Easements for Metropolitan

A reservation of an easement is required when all or a portion of a public street where Metropolitan facilities are located is to be vacated. The easement must be equal to the street width being vacated or a minimum 40 feet. The reservation must identify Metropolitan as a "public entity" and not a "public utility," prior to recordation of the vacation or tract map. The reservation of an easement must be submitted to Metropolitan for review prior to final approval.

18.0 Metropolitan Land Use Guidelines

If you are interested in obtaining permission to use Metropolitan land (temporary or long term), a Land Use Form must be completed and submitted to Metropolitan for review and consideration. A nonrefundable processing fee is required to cover Metropolitan's costs for reviewing your request. Land Use Request Forms can be found at:

http://mwdh2o.com/PDF_Doinh_Your_Business/4.7.1_Land_Use_Request_form_revised.pdf

The request should be emailed to RealEstateServices@mwdh2o.com, or contact the Real Property Development and Management (RPDM) Group at (213) 217-7750.

E-8,
cont.

After the initial application form has been submitted, Metropolitan may require the following in order to process your request:

- A. A map indicating the location(s) where access is needed, and the location & size (height, width and depth) of any invasive subsurface activity (boreholes, trenches, etc.).
- B. The California Environmental Quality Act (CEQA) document(s) or studies that have been prepared for the project (e.g., initial study, notice of exemption, Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), etc.).
- C. A copy of an ACORD insurance certification naming Metropolitan as an additional insured, or a current copy of a statement of self-insurance.
- D. Confirmation of the legal name of the person(s) or entity(ies) that are to be named as the permittee(s) in the entry permit.
- E. Confirmation of the purpose of the land use.
- F. The name of the person(s) with the authority to sign the documents and any specific signature title block requirements for that person or any other persons required to sign the document (i.e., legal counsel, Board Secretary/Clerk, etc.).
- G. A description of any vehicles that will have access to the property. The exact make or model information is not necessary; however, the general vehicle type, expected maximum dimensions (height, length, width), and a specific maximum weight must be provided.

Land use applications and proposed use of the property must be compatible with Metropolitan's present and/or future use of the property. Any preliminary review of your request by Metropolitan shall not be construed as a promise to grant any property rights for the use of Metropolitan's property.

E-8,
cont.

19.0 Compliance with Environmental Laws and Regulations

As a public agency, Metropolitan is required to comply with all applicable environmental laws and regulations related to the activities it carries out or approves. Consequently, project plans, maps, and other information must be reviewed to determine Metropolitan's obligations pursuant to state and federal environmental laws and regulations, including, but not limited to:

- A. California Environmental Quality Act (CEQA) (Public Resources Code 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 1500-15387)
- B. Federal Endangered Species Act (ESA) of 1973, 16 U.S.C. §§ 1531, et seq.
- C. California Fish and Game Code Sections 2050-2069 (California ESA)
- D. California Fish and Game Code Section 1602
- E. California Fish and Game Code Sections 3511, 4700, 5050 and 5515 (California fully protected species)
- F. Federal Migratory Bird Treaty Act (MBTA), 16 U.S.C. §§ 703-712
- G. Federal Clean Water Act (including but not limited to Sections 404 and 401) 33 U.S.C. §§ 1342, 1344)

H. Porter Cologne Water Quality Control Act of 1969, California Water Code §§ 13000-14076.

I. Title 22, California Code of Regulations, Chapter 16 (California Waterworks Standards), Section 64572 (Water Main Separation)

Metropolitan may require the project applicant to pay for any environmental review, compliance and/or mitigation costs incurred to satisfy such legal obligations.

E-8,
cont.

20.0 Paramount Rights / Metropolitan’s Rights within Existing Rights-of-Way

Facilities constructed within Metropolitan’s rights-of-way shall be subject to the paramount right of Metropolitan to use its rights-of-way for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove or relocate any facilities from its rights-of-way, such removal and replacement or relocation shall be at the expense of the owner of the facility.

21.0 Disclaimer and Information Accuracy

Metropolitan assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavating and assumes all liability for damage to Metropolitan’s facilities as a result of such excavation. Additionally, the user is cautioned to conduct surveys and other field investigations as you may deem prudent, to assure that your project plans are correct. The relevant representative from Metropolitan must be called at least two working days, before any work activity in proximity to Metropolitan’s facilities.

It generally takes 30 days to review project plans and provide written responses. Metropolitan reserves the right to modify requirements based on case-specific issues and regulatory developments.

E-8,
cont.

Table 1: General Guidelines for Pipeline Separation between Metropolitan's Pipeline¹ and Sanitary Sewer² or Hazardous Fluid Pipeline³

<u>Pipeline Crossings</u>	<p>Metropolitan requires that sanitary sewer and hazardous fluid pipelines that cross Metropolitan's pipelines have special pipe construction (no joints) and secondary containment⁴. This is required for the full width of Metropolitan's rights-of-way or within 10 feet tangent to the outer edges of Metropolitan's pipeline within public streets. Additionally, sanitary sewer and hazardous fluid pipelines crossing Metropolitan's pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance between the top and the bottom of Metropolitan's pipeline and the pipe casing.</p> <p>These requirements apply to all sanitary sewer crossings regardless if the sanitary sewer main is located below or above Metropolitan's pipeline.</p>
<u>Parallel Pipeline</u>	<p>Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requires that all parallel sanitary sewer, hazardous fluid pipelines and/or non-potable utilities be located a minimum of 10 feet from the outside edges of Metropolitan's pipelines. When 10-foot horizontal separation criteria cannot be met, longitudinal pipelines require special pipe construction (no joints) and secondary containment⁴.</p>
<u>Sewer Manhole</u>	<p>Sanitary sewer manholes are not allowed within Metropolitan's rights-of-way. Within public streets, Metropolitan requests manholes parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment⁵.</p>

E-8,
cont.Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Sanitary sewer requirements apply to all recycled water treated to less than disinfected tertiary recycled water (disinfected secondary recycled water or less). Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Hazardous fluids include e.g., oil, fuels, chemicals, industrial wastes, wastewater sludge, etc.

⁴ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁵ Secondary Containment for Structures - Secondary containment consists of external HDPE liner or other approved method.

Table 2: General Guidelines for Pipeline Separation between Metropolitan's Pipeline¹ and Storm Drain and/or Disinfected Tertiary Recycled Water²

<u>Pipeline Crossings</u>	Metropolitan requires crossing pipelines to be special pipe construction (no joints) or have secondary containment ³ within 10-feet tangent to the outer edges of Metropolitan's pipeline. Additionally, pipelines crossing Metropolitan's pipelines must be perpendicular and maintain a minimum 1-foot vertical clearance.
<u>Parallel Pipeline</u>	Metropolitan generally does not permit the installation of longitudinal pipelines along its rights-of-way. Within public streets, Metropolitan requests that all parallel pipelines be located a minimum of 10 feet from the outside edges of Metropolitan's pipelines. When 10-foot horizontal separation criteria cannot be met, special pipe construction (no joints) or secondary containment ³ are required.
<u>Storm Drain Manhole</u>	Permanent utility structures (e.g., manhole, catch basin, inlets) are not allowed within Metropolitan's rights-of-way. Within public streets, Metropolitan requests all structures parallel to its pipeline be located a minimum of 10 feet from the outside edges of its pipelines. When 10 foot horizontal separation criteria cannot be met, the structure must have secondary containment ⁴ .

Notes:

¹ Separation distances are measured from the outer edges of each pipe.

² Disinfected tertiary recycled water as defined in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁴ Secondary Containment for Structures - Secondary containment consists of external HDPE liner or other approved method.

E-8,
cont.

Table 3: General Guidelines for Pipeline Separation¹ between Metropolitan’s Pipeline and Recycled Water^{2,4} Irrigations

Pressurized recycled irrigation mainlines	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing pressurized recycled irrigation mainlines must be special pipe construction (no joints) or have secondary containment³ within 10-feet tangent to the outer edges of Metropolitan’s pipeline. • Longitudinal - must maintain a minimum 10-foot horizontal separation and route along the perimeter of Metropolitan’s rights-of-way where possible.
Intermittently Energized Recycled Water Irrigation System Components	<ul style="list-style-type: none"> • Crossings - must be perpendicular and maintain a minimum 1-foot vertical clearance. Crossing irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³. • Longitudinal – must maintain a minimum 5-foot horizontal separation between all intermittently energized recycled water irrigation system components (e.g. irrigation lateral lines, control valves, rotors) and the outer edges of Metropolitan’s pipeline. Longitudinal irrigation laterals within 5-feet tangent to the outer edges of Metropolitan’s pipeline must be special pipe construction (no joints) or have secondary containment³.
Irrigation Structures	Irrigation structures such as meters, pumps, control valves, etc. must be located outside of Metropolitan’s rights-of-way.
Irrigation spray rotors near Metropolitan’s aboveground facilities	Irrigation spray rotors must be located a minimum of 20-foot from any Metropolitan above ground structures with the spray direction away from these structures. These rotors should be routinely maintained and adjusted as necessary to ensure no over-spray into 20-foot clear zones.
Irrigations near open canals and aqueducts	Irrigation with recycled water near open canals and aqueducts will require a setback distance to be determined based on site-specific conditions. Runoff of recycled water must be contained within an approved use area and not impact Metropolitan facilities. Appropriate setbacks must also be in place to prevent overspray of recycled water impacting Metropolitan’s facilities.

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Notes:

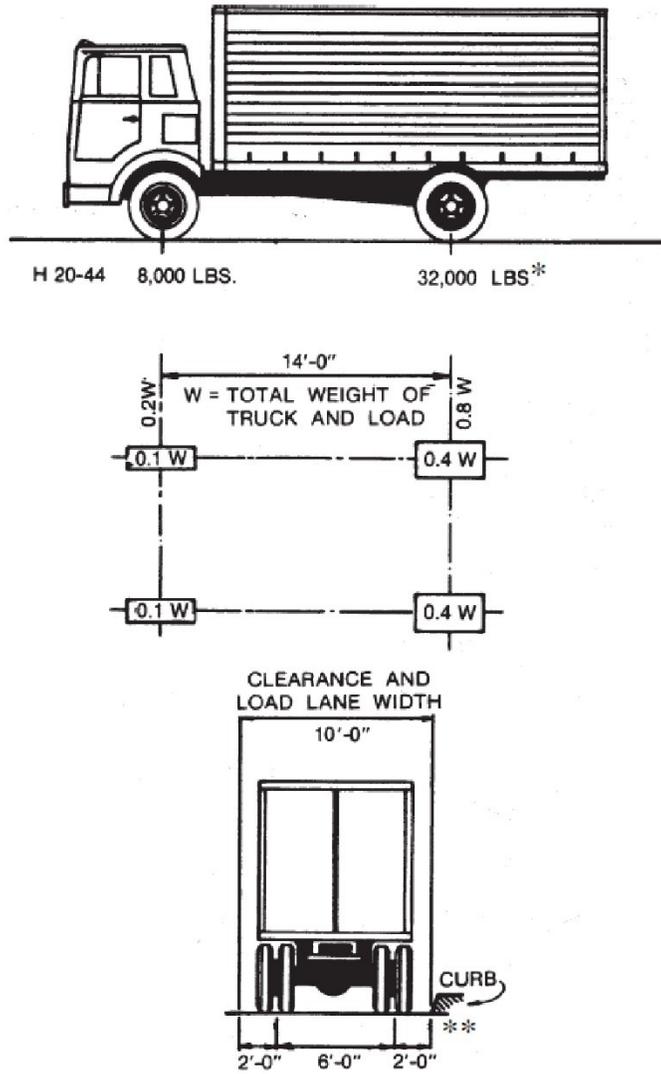
¹ Separation distances are measured from the outer edges of each pipe.

² Requirements for recycled water irrigation apply to all levels of treatment of recycled water for non-potable uses. Recycled water definitions are included in Title 22, California Code of Regulations, Chapter 3 (Water Recycling Criteria), Section 60301.

³ Secondary Containment for Pipeline - Secondary containment consists of a continuous pipeline sleeve (no joints). Examples acceptable to Metropolitan include welded steel pipe with grout in annular space and cathodic protection (unless coated with non-conductive material) and High Density Polyethylene (HDPE) pipe with fusion-welded joints.

⁴ Irrigation with recycled water shall not be applied directly above Metropolitan’s treated water pipelines.

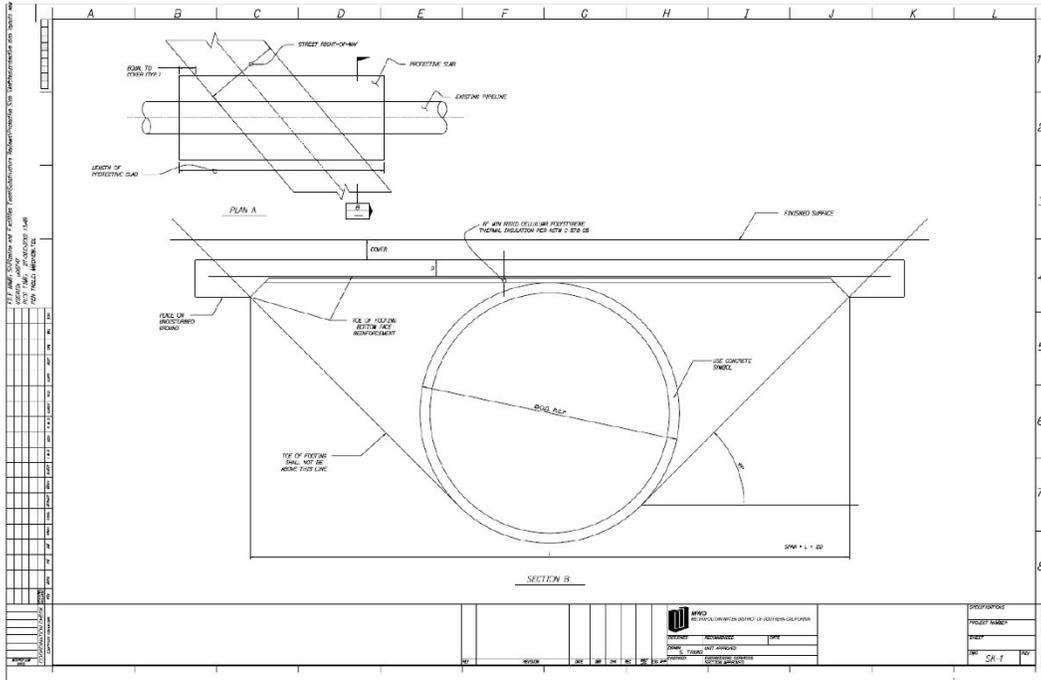
Figure 1: AASHTO H-20 Loading



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cont.

Note: The H loadings consist of a two-axle truck or the corresponding lane loadings as illustrated above. The H loadings are designated "H" followed by a number indicating the gross weight in tons of the standard truck.

Figure 2: Drawing SK-1



E-8, cont.

3.0 ERRATA

As a result of comments received during the public review period for the proposed project, this errata section is included in this Response to Comments document to indicate changes in ~~strike out~~ to show deleted text and underline to show added text for the IS/MND.

- **Section 4.17 Transportation- Text in the last paragraph on page 4.17-1 and the first paragraph on page 4.17-2 are updated as follows:**

Orange County Congestion Management ~~Plan~~ Program

The Congestion Management ~~Plan~~ Program (CMP) requires that a traffic impact analysis be conducted for any project generating 2,400 or more daily trips, or 1,600 or more daily trips for projects that directly access the CMP Highway System (CMPHS). The CMPHS includes specific roadways, which include State Highways and Super Streets, which are now known as Smart Streets, and CMP arterial monitoring locations/intersections). As discussed below, the senior housing community and Church expansion project will generate an approximately net new external 245 daily trips (inbound and outbound; Fehr and Peers, 2020, p. 2), which is far fewer than the 2,400 daily trips or 1,600 daily trips that directly access the CMPHS threshold. Furthermore, none of the study intersections are part of the ~~2018~~ 2019 Orange County Congestion Management Program (OCTA, 2019a). Therefore, the project would not conflict with the Orange County Congestion Management ~~Plan~~ Program.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by the City of Placentia in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

**Table 4.0-1
MITIGATION MONITORING AND REPORTING PROGRAM**

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.1 Aesthetics				
Threshold 4.1 d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	MM AES-1 During project construction the project applicant shall place construction staging areas as far away as possible from adjacent residences so as to minimize, to the maximum extent possible, any potential lighting and/or glare impacts to nearby residences. The lighting used during project construction shall consist of the minimum amount of light necessary for safety and security on the project site.	Project Applicant	Field Verification	1. City of Placentia 2. City of Placentia 3. During Construction
4.4 Biological Resources				
Threshold 4.4 a): Cause a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	MM BIO-1 Pre-Construction Breeding Bird Survey If construction is anticipated to commence during the nesting season (between February 1 and August 31 of any given year, or as determined by a local CDFW office), a qualified avian biologist shall conduct a pre-construction nesting bird survey no earlier than one week prior to construction. In accordance with the MBTA and California Fish and Game Code (CFG) (3503, 3503.5, 3513), if an active bird nest of a protected species is located during the pre-construction survey and potentially will be affected, a no-activity buffer zone shall be delineated on maps and marked in the field by fencing, stakes, flagging, or other means up to 500 feet for raptors, or 100 feet for non-raptors. Materials used to demarcate the nests will be removed as soon as work is complete or the fledglings have left the nest. The qualified avian biologist will determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species. Buffer zones will not be disturbed until the qualified avian biologist determines that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be affected by project activities. Periodic monitoring by the qualified avian biologist will be performed to determine when nesting is complete. After the nesting cycle is complete, project activities may begin within the buffer zone.	Project Applicant	Field Verification	1. City of Placentia 2. City of Placentia 3. Prior to and during construction.

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
<p>Threshold 4.4 a): Cause a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>	<p>MM BIO-2 Biological Monitor for Nesting Birds If special-status wildlife species or nesting bird species are observed and determined present within the project site during the pre-construction breeding bird surveys, then a biological monitor shall be onsite to monitor throughout activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts on nesting birds and other wildlife species. Monitoring shall also be conducted periodically during construction activities to ensure no new nests occur during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor shall ensure that all best management practices, avoidance, protection and mitigation measures described in the relevant project permits and reports are in place and are adhered to.</p> <p>The biological monitor shall have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor shall notify the appropriate resource agency and consult if needed. If necessary, the biological monitor shall relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity will not result in adverse effects on the species.</p> <p>The appropriate agencies shall be notified if a dead or injured protected species is located within the project site. Written notification shall be made within 15 days of the date and time of the finding or incident (if known) and must include; location of the carcass, a photograph, cause of death (if known), and other pertinent information.</p>	<p>Project Applicant</p>	<p>Field Verification</p>	<p>1. City of Placentia 2. City of Placentia 3. Prior to construction.</p>

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.5 Cultural Resources				
<p>Threshold 4.5 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.</p>	<p>MM CUL-1 If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the City. The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the building site while evaluation and treatment of archaeological resources takes place.</p>	Project Contractor	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During construction activities
<p>Threshold 4.5 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.</p>	<p>MM CUL-2 If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines § 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project related earth disturbing activities, all earth disturbing activities within 100 feet of the find shall be halted until the City of Placentia is notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the SCCIC. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.</p>	Project Contractor	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During project related earth disturbing activities

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<p>Threshold 4.5 c): Disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>MM CUL-3 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Orange County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).</p>	Project Construction Foreman	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During project construction activities
4.7 Geology and Soils				
<p>Threshold 4.7 c): Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<p>MM GEO-1 To minimize potential impacts resulting from unstable soils, prior to the issuance of a certificate of occupancy, the project applicant shall implement applicable recommendations provided in Section 6.0 of the Preliminary Geotechnical Investigation Report dated January 10, 2020 for the proposed project prepared by Albus Keefe & Associates.</p>	Project Applicant	Implement Recommendations	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During project construction activities
<p>Threshold 4.7 f): Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>MM GEO-2 Prior to the issuance of the grading permit, the applicant shall provide a letter to the City of Placentia Planning Department, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop, as needed, a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the</p>	Project Construction Contractor	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	<p>City. The PRIMP shall require that the paleontologist perform paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may reevaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens will be made explicit. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>			<p>3. During project construction activities</p>
4.8 Hazards and Hazardous Materials				
<p>Threshold 4.8 a): Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials</p>	<p>MM HAZ-1 Due to the age of the existing buildings and the potential presence of asbestos containing materials (ACMs) and lead-based paint (LBP), prior to the commencement of demolition, the project proponent shall retain a qualified environmental consultant to conduct a comprehensive survey of the existing building to be demolished (i.e., the Parish Hall) to confirm the presence or absence of ACMs and LBP. A comprehensive survey of ACMs and a comprehensive LBP survey of painted surfaces in the Parish Hall shall occur prior to any demolition activities to confirm the presence or absence of ACMs or LBP to prevent potential exposure to workers and/or building occupants.</p>	<p>Project Applicant</p>	<p>Field Verification</p>	<p>1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. Prior to demolition</p>

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	<ul style="list-style-type: none"> • If the existing buildings are found to contain any ACMs or LBP, a detailed Hazardous Material Abatement Plan shall be prepared, approved, and implemented. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and all other federal and state standards and regulations. • The Hazardous Material Abatement Plan shall require that all ACMs and LBP be removed and properly disposed of in accordance applicable laws. • The Hazardous Material Abatement Plan shall be implemented prior to demolition activities to ensure that any hazardous materials are properly identified, removed, and disposed of offsite at a landfill that can accept asbestos and any other hazardous materials removed from the site. • A qualified environmental consultant shall be present on the project site during demolition activities and shall monitor compliance with the Hazardous Material Abatement Plan. 			
<p>Threshold 4.8 b): Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment</p>	Refer to Mitigation Measures HAZ-1 above.	Refer to Mitigation Measure HAZ-1 above	Refer to Mitigation Measures HAZ-1 above	Refer to Mitigation Measure HAZ-1 above

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.12 Noise				
<p>Threshold 4.12 a): Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>MM N-1 Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 8:00 AM and 7:00 PM to minimize disruption on sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. 	Project Applicant	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
<p>Threshold 4.12 a): Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>MM N-2 Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	Project Applicant	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During construction
4.14 Public Services				
<p>Threshold 4.14 b): Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.</p>	<p>MM PS-1 The project applicant, with approval from with City of Placentia Planning Department, shall install large visible numbers on buildings and apartments to aid police officers in quickly identifying calls for service locations from a distance.</p>	Project Applicant	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. Prior to the issuance of a certificate of occupancy

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
<p>Threshold 4.14 b): Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.</p>	<p>MM PS-2 The project applicant shall restrict residents from having long term guests reside at the project site.</p>	Project Applicant	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. Prior to the issuance of a certificate of occupancy
4.17 Tribal Cultural Resources				
<p>Threshold 4.17 a): Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k).</p>	<p>MM TCR-1 Prior to the issuance of a grading permit, the project applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians Kizh-Nation and present evidence of such communication to the City of Placentia Community Development Department Director, or designee, demonstrating the following shall occur:</p> <ul style="list-style-type: none"> • On-call monitoring services by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. • Native American Indian Sensitivity Training by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources 	Project Applicant	Field Verification	<ol style="list-style-type: none"> 1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	<p>encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.</p> <ul style="list-style-type: none"> • Construction Monitoring by a qualified Native American Monitor for ground-disturbing construction activities, as follows: <ul style="list-style-type: none"> ○ Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, and trenching); ○ Spot checking of previously disturbed soils that have not been previously monitored; and ○ Monitoring previously undisturbed native soils. • The Native American Monitor(s) shall complete monitoring logs on a daily basis when onsite. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources. The Tribal Monitor shall provide a monitoring final report, with daily logs, to the project applicant. 			
<p>Threshold 4.17 b): Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native</p>	<p>MM TCR-2 Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe).</p>	Project Applicant	Field Verification	<p>1. City of Placentia Planning Department 2. City of Placentia Planning Department 3. During construction</p>

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?	<p>MM TCR-3 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Orange County Coroner’s office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.</p> <p>In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of covering is not available, a 24-hour guard shall be posted outside of working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four (4) or more burials, the location shall be considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does not</p>	Project Applicant	Field Verification	1. City of Placentia Planning Department

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	<p>authorize any scientific study or the utilization of any invasive diagnostics on human remains with prior review and approval of study plans.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>			