

APPENDIX C
COMMENTS RECEIVED ON THE NOTICE OF
PREPARATION AND AT THE SCOPING MEETING



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

May 17, 2007

Sergio Klotz, Senior Planner
Planning and Building Agency
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Subject: City Place Sky Lofts

Dear Mr. Klotz:

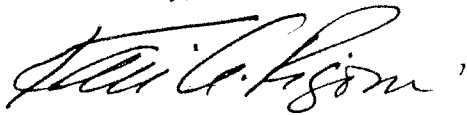
Thank you for the opportunity to review the Initial Study/Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the City Place Sky Lofts. As noted in the initial study, the proposed project may be subject to Federal Aviation Regulations (FAR) due to the project height (378 feet above ground level). Please be aware that development proposals which include the construction or alteration of a structure more than 200 feet above ground level, require filing with the Federal Aviation Administration (FAA). Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). We recommend that the DEIR address these requirements in the Hazardous and Hazardous Materials section of the DEIR.

In addition, the proposed project includes the development of a helipad. Proposals to develop new heliports/helistops must also be submitted through the city to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5 and be reviewed for Consistency with the *Orange County AELUP for Heliports*. Emergency/Temporary landing sites do not need to be submitted to the Commission. Proposed non-emergency heliport/helistop projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics. Project proponents must file FAA forms 7480-1 Notice of Landing Area Proposal for the proposed project with the FAA Regional Office. Additionally, Caltrans/Division of Aeronautics is the State agency responsible for issuance of heliport permits.

A referral by the city to the ALUC is required for this project due to the proposed height of the project (378 feet). In this regard, please note that the Commission wants such referrals to be submitted and agendized by the ALUC staff between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Thank you for the opportunity to comment on this initial study. Please contact Lea Umnas at (949) 252-5123 or via email at lumnas@ocair.com if you need any additional details or information regarding the future referral of your project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kari A. Rigoni". The signature is fluid and cursive, with a large initial "K" and "R".

Kari A. Rigoni
Executive Officer

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894



*Flex your power!
Be energy efficient!*

May 16, 2007

Mr. Sergio Klotz
City of Santa Ana
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

File: IGR/CEQA
SCH#: 2007041088
Log #: 1861
I-5 & SR-22

Subject: Notice of Preparation (NOP) for the City Place Sky Lofts Draft Environmental Impact Report (DEIR)

Dear Mr. Klotz:

Thank you for the opportunity to review and comment on the **NOP for the City Place Sky Lofts DEIR**. The project proposes to construct a 27-story residential tower on a 2-acre site with 710 dwelling units near the intersection of Memory Lane and Main Street in the City of Santa Ana, California.

Caltrans District 12 is a commenting agency on this project, and has the following comment:

The DEIR should include traffic impact analysis for existing and proposed conditions to determine the impact to I-5 and SR-22. The report also needs to analyze cumulative impact of all projects being conducted within the vicinity of the proposed project, and necessary mitigation measures. The Department suggests that all intersection capacity analysis within the State right-of-way should be done by using the HCM methodology as stated in the Caltrans "Guide for the Preparation of the Traffic Impact Studies."

Please continue to keep us informed of this project or any other future developments, which could potentially impact the transportation facilities. If you have any questions or need to contact us, do not hesitate to call Lan Zhou at (949) 756-7827.

Sincerely,

A handwritten signature in black ink that reads "Ryan P. Chamberlain".

RYAN CHAMBERLAIN
Branch Chief, Local Development/Intergovernmental Review
District 12

c: Terry Roberts, Office of Planning and Research

RECEIVED

MAY 21 2007



Community Development

www.ci.irvine.ca.us

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575

(949) 724-6000

May 11, 2007

Mr. Sergio Klotz
Santa Ana Planning and Building Agency M-20
20 Civic Center Plaza
Santa Ana, CA 92702

RE: CITY PLACE SKY LOFTS NOTICE OF PREPARATION

Dear Mr. Klotz:

Thank you for the opportunity to comment on Notice of Preparation (NOP) for the City Place Sky Lofts' Environmental Impact Report. The City has reviewed the NOP and does not have any comments.

Please forward copies of all additional documentation associated with this project for our review. If you have any questions, please contact me at (949) 724- 6456.

Sincerely,

MARIKA MODUGNO, ATCP
Senior Planner

RECEIVED

MAY 14 2007

SANTA ANA PLANNING DEPT



CITY OF ORANGE

COMMUNITY DEVELOPMENT DEPARTMENT

www.cityoforange.org

ADMINISTRATION
(714) 744-7240
fax: (714) 744-7222

PLANNING DIVISION
(714) 744-7220
fax: (714) 744-7222

BUILDING DIVISION
(714) 744-7200
fax: (714) 744-7245

CODE ENFORCEMENT DIVISION
(714) 744-7244
fax: (714) 744-7245

May 22, 2007

Attention: Sergio Klotz
City of Santa Ana
Planning and Building Agency M-20
20 Civic Center Plaza
Santa Ana, CA 92702

#19-07

Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for The City Place Sky Lofts

Dear Mr. Klotz,

Thank you for the Notice of Preparation of a DEIR and the opportunity to review the Initial Study for The City Place Sky Lofts. The City of Orange (City) would appreciate consideration for the following comments regarding the Initial Study and DEIR:

1. In order to adequately address the impacts of the proposed project, the City requests that the DEIR analyze all signalized intersections within the City of Orange located 1 ½ mile radius from the proposed project area. The analysis shall include a Level of Service analysis for both the AM and PM peak hours. Also, please note that the City of Orange is currently undertaking an update of its General Plan, with the Draft EIR scheduled for release in summer, 2007. The City requests a long-term traffic analysis that considers the existing and proposed General Plan and projected traffic volumes. Existing conditions and potential impacts from the proposed project should be analyzed and any impacts to traffic within the boundaries of the City of Orange need to be appropriately mitigated. Please contact Tom Mahood, Traffic Engineer at (714) 744-5536 with any questions regarding this request.
2. Due to the height of the proposed structure, the City requests a shade and shadow study that will analyze impacts to adjacent development in Orange. In addition, land use and aesthetic compatibility must be addressed with respect to building height with special attention given to the context and interface between the proposed project and adjacent commercial properties in Orange.

Thank you for the opportunity to review the Initial Study for The City Place Sky Lofts and taking the City's comments into consideration. We look forward to reviewing the DEIR.

Sergio Klotz
May 22, 2007
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Angus". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alice Angus
Community Development Director
City of Orange

cc: Tom Mahood, Traffic Engineer
Anna Pehoushek, Principal Planner
Sharon Baik-Song, Planning Aide

RECEIVED

MAY 23 2007

SANTA ANA PLANNING DEPT

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



May 10, 2007

Sergio Klotz
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

Dear Mr. Klotz:

Re: SCH# 2007041088; City Place Sky Lofts

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

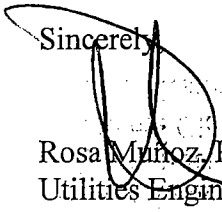
The Commission is in receipt of the *Notice of Completion & Environmental Document Transmittal-NOP* from the State Clearinghouse. Commission staff is concerned that the new development at Jeanette Lane and Lawson Way (lat= 33.77653, long=-117.86327) may increase traffic volumes not only on streets and at intersections, but also at crossings like Fairhaven Avenue (DOT# 026697B), and Santa Clara Avenue (DOT# 026698H). This includes considering pedestrian circulation patterns/destinations with respect to Metrolink's Orange Line rail corridor.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new developments. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the future development projects. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,


Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

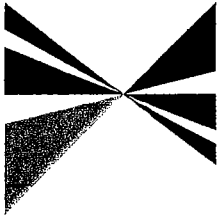
RECEIVED

MAY 11 2007

C: Rob Harris, SCRRA-Metrolink
John Shurson, BNSF

SANTA ANA PLANNING DEPT

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers: President: Yvonne B. Burke, Los Angeles County • First Vice President: Gary Oviatt, San Bernardino County • Second Vice President: Richard Dixon, Lake Forest • Immediate Past President: Toni Young, Port Huene

Imperial County: Victor Carrillo, Imperial County • Jon Edney, El Centro

Los Angeles County: Yvonne B. Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Jim Aldinger, Manhattan Beach • Harry Baldwin, San Gabriel • Todd Campbell, Burbank • Tony Cardenas, Los Angeles • Stan Carroll, La Habra Heights • Margaret Clark, Rosemead • Gene Daniels, Paramount • Judy Dunlap, Inglewood • Rae Gabelich, Long Beach • David Gafin, Downey • Eric Garretti, Los Angeles • Wendy Greuel, Los Angeles • Frank Gurulé, Cudahy • Jim Jeffra, Lancaster • Janice Hahn, Los Angeles • Isadore Hall, Compton • Keith W. Hanks, Azusa • José Huizar, Los Angeles • Tom LaBonge, Los Angeles • Paula Lantz, Pomona • Paul Nowatka, Torrance • Pam O'Connor, Santa Monica • Bernard Parks, Los Angeles • Jan Perry, Los Angeles • Ed Reyes, Los Angeles • Bill Rosendahl, Los Angeles • Greig Smith, Los Angeles • Tom Sykes, Walnut • Mike Ten, South Pasadena • Tonia Reyes Uranga, Long Beach • Antonio Villaraigosa, Los Angeles • Dennis Washburn, Calabasas • Jack Weiss, Los Angeles • Herb J. Wesson, Jr., Los Angeles • Dennis Zine, Los Angeles

Orange County: Chris Norby, Orange County • Christine Barnes, La Palma • John Beauman, Brea • Lou Bone, Tustin • Debbie Cook, Huntington Beach • Leslie Daigle, Newport Beach • Richard Dixon, Lake Forest • Troy Edgar, Los Alamitos • Paul Gaaab, Laguna Niguel • Sharon Quirk, Fullerton

Riverside County: Jeff Stone, Riverside County • Thomas Buckley, Lake Elsinore • Bonnie Flickinger, Moreno Valley • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula

San Bernardino County: Gary Oviatt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCallon, Highland • Deborah Robertson, Rialto • Alan Wapner, Ontario

Ventura County: Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Huene

Orange County Transportation Authority: Art Brown, Buena Park

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

3.22.07

May 9, 2007

Mr. Sergio Klotz
City of Santa Ana, Planning and Building Agency
20 Civic Center Plaza
Santa Ana, CA 92701

RE: SCAG Clearinghouse No. I 20070244 City Place Sky Lofts

Dear Mr. Klotz:

Thank you for submitting the **City Place Sky Lofts** for review and comment. As arewide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **City Place Sky Lofts**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **April 16-30, 2007** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1856. Thank you.

Sincerely,

SHERYLL DEL ROSARIO
Associate Planner
Intergovernmental Review

RECEIVED

MAY 10 2007

SANTA ANA PLANNING DEPT

Doc #135389



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

May 2, 2007

RECEIVED

MAY 07 2007

SANTA ANA PLANNING DEPT

Mr. Sergio Klotz
City of Santa Ana
Planning and Building Agency M-20
20 Civic Center Plaza
Santa Ana, CA 92702

Dear Mr. Klotz:

Notice of Preparation of a Draft Environmental Impact Report for City Place Sky Lofts

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

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

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

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

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

Mitigation Measures

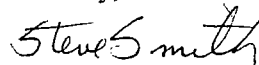
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist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

Data Sources

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

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:CB:li

ORC070420-06LI

Control Number

CITY PLACE SKY LOFTS PROJECT PUBLIC COMMENT CARD

Written comments on the proposed City Place Sky Lofts Project and the Initial Study for this project can be submitted to:

Sergio Klotz 667-2796
City of Santa Ana, Planning and Building Agency
20 Civic Center Plaza (M-20)
Santa Ana, CA 92702

Written comments may also be submitted by FAX: (714) 973-1461

Written comments on the proposed project and the Initial Study must be received by the City by the end of the public review period for the Notice of Preparation and Initial Study, May 22, 2007.

You may use this form to submit written comments on the proposed project and the Initial Study at this meeting or you may FAX comments. Comments must be received by the City by May 22, 2007.

I would like to see the following items covered in the Environmental Impact Report:

- 1) Traffic patterns & volume are of great concern
- 2) Aesthetics - tower too close to City Place Residences
- 3) Run-off into creek
- 4) Population density
- 5) market for such condos seems unlikely - can these be sold at the suggested price?
- 6) Lack of recreation area
- 7) Need for additional fire & police protection
- 8) Need for schools
- 9) Again, biggest concern is traffic congestion - already traffic on Main is extremely heavy.

I would like to be kept informed of any public meetings or notices released on the proposed project. My name and address is as follows:

Name: Edna Hartmann

Street Address: 301 E. Virginia City and Zip Code: Santa Ana 92706