

Appendix G
Tribal Consultation Communications



Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tettermer

City Manager
Debra DeBruhl Rose

June 24, 2021

Gabrielino-Tongva Tribe
Sam Dunlap
Via email: TongvaTCR@gmail.com

Dear Mr. Dunlap,

The City of Lake Forest is commencing its Assembly Bill (AB) 52 consultation process for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project (Project). The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (Tax Assessor Parcel #s 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

Building L203 (20202 Windrow Drive) is comprised of two suites. One of the existing suites (73,168 square feet) is currently unoccupied and would be occupied by Applied Medical Resources (AMR) upon Project completion. The Project applicant proposes tenant improvements on the first floor, a 7,101 square foot building addition on the first floor, and a new 26,830 square foot second floor to the L203 building and a new 13,253 square foot bridge that would connect the L203 and L202 buildings. The bridge would support a mechanical central plant as well as cogen equipment to support Building L203 operations. No changes would occur to the adjacent suite. Upon completion of the proposed additions, Building L203 would be 158,391 square feet and the Project site would consist of 314,100 square feet distributed between three buildings and two bridges, with 498 parking spaces.

The exterior of the new additions to Building L203 would have finishes to match the existing building exterior. Additionally, the design of the proposed bridge would mimic the existing bridge connecting Buildings L201 and L202. Additional site improvements would include new walkways, an extended ADA path of travel, new paving, new curbs and parking stall striping to provide the additional required parking spaces. New landscaping would also be provided around Building L203, between Buildings L202 and L203, and within some of the parking areas.

The proposed project is consistent with the corresponding General Plan and Zoning designations. The project would require approval of a Site Development Permit by the City's Planning Commission.



Please consider this letter as the initiation of the process required pursuant to AB 52. Pursuant to Public Resources Code (PRC) Section 21080.3.1(d), your organization has 30 days upon receipt of this letter to submit a written request for AB 52 consultation on the Project to the City of Lake Forest. Should consultation be desired, please identify a primary point of contact for the Tribe in your written request.

If you have any questions, or require additional information, please contact me at rsantos@lakeforestca.gov or (949) 461-3449. Additionally, my mailing address is: 100 Civic Center Drive, Lake Forest, CA 92630.

Sincerely,

CITY OF LAKE FOREST

A handwritten signature in black ink that reads "RSANTOS". The letters are stylized and connected, with a large "R" and "S".

Ron Santos
Senior Planner

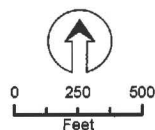
Attachments

1. Aerial of Existing Site



Legend

 Project Boundary



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 24, 2021

Juaneño Band of Mission Indians
Acjachemen Nation
Ms. Joyce Stanfield Perry
Tribal Manager
4955 Paseo Segovia
Irvine, CA 92603
Via email: kaamalam@gmail.com

Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tetterer

City Manager
Debra DeBruhl Rose

Dear Ms. Perry,

The City of Lake Forest is commencing its Assembly Bill (AB) 52 consultation process for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project (Project). The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (Tax Assessor Parcel #s 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

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The proposed project is consistent with the corresponding General Plan and Zoning designations. The project would require approval of a Site Development Permit by the City's Planning Commission.

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If you have any questions, or require additional information, please contact me at rsantos@lakeforestca.gov or (949) 461-3449. Additionally, my mailing address is: 100 Civic Center Drive, Lake Forest, CA 92630.

Sincerely,

CITY OF LAKE FOREST

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Ron Santos
Senior Planner

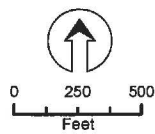
Attachments

1. Aerial of Existing Site



Legend

 Project Boundary



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 24, 2021

Soboba Band of Luiseño Indians
Mr. Joseph Ontiveros
Cultural Resource Director
P.O. Box 487
San Jacinto, CA 92581
Via email: jontiveros@soboba-nsn.gov

Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tettemer

City Manager
Debra DeBruhl Rose

Dear Mr. Ontiveros,

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If you have any questions, or require additional information, please contact me at rsantos@lakeforestca.gov or (949) 461-3449. Additionally, my mailing address is: 100 Civic Center Drive, Lake Forest, CA 92630.

Sincerely,

CITY OF LAKE FOREST

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Ron Santos
Senior Planner

Attachments

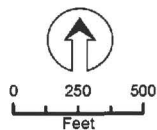
1. Aerial of Existing Site



Legend

 Project Boundary

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CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

De Novo Planning Group
 A Land Use Planning, Design, and Environmental Firm



June 24, 2021

Torres Martinez Desert Cahuilla Indians
Mr. Michael Mirelez
Cultural Resource Coordinator
P.O. Box 1160
Thermal, CA 92274
Via email: mmirelez@tmdci.org

Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tetterer

City Manager
Debra DeBruhl Rose

Dear Mr. Mirelez,

The City of Lake Forest is commencing its Assembly Bill (AB) 52 consultation process for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project (Project). The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (Tax Assessor Parcel #s 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

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If you have any questions, or require additional information, please contact me at rsantos@lakeforestca.gov or (949) 461-3449. Additionally, my mailing address is: 100 Civic Center Drive, Lake Forest, CA 92630.

Sincerely,

CITY OF LAKE FOREST

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Ron Santos
Senior Planner

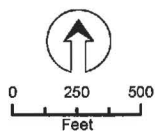
Attachments

1. Aerial of Existing Site



Legend

 Project Boundary



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 24, 2021

United Auburn Indian Community of the Auburn Rancheria
Mr. Gene Whitehouse
Chairman
10720 Indian Hill Road
Auburn, CA 95603

Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tetterer

City Manager
Debra DeBruhl Rose

Dear Mr. Whitehouse,

The City of Lake Forest is commencing its Assembly Bill (AB) 52 consultation process for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project (Project). The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (Tax Assessor Parcel #s 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

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If you have any questions, or require additional information, please contact me at rsantos@lakeforestca.gov or (949) 461-3449. Additionally, my mailing address is: 100 Civic Center Drive, Lake Forest, CA 92630.

Sincerely,

CITY OF LAKE FOREST



Ron Santos
Senior Planner

cc: Mr. Jason Camp, Tribal Historic Preservation Officer,
jcamp@auburnrancheria.com

Mr. Marcos Guerrero, Cultural Resources Manager
mguerrero@auburnrancheria.com

Attachments

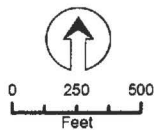
1. Aerial of Existing Site



Legend

 Project Boundary

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

Attachment 1. Project Location

De Novo Planning Group 
A Land Use Planning, Design, and Environmental Firm



June 25, 2021

Pauma Band of Luiseno Indians
Temet Aguilar, Chairperson
P.O. Box 369
Pauma Valley, CA 92061
Pala, CA 92059
Via email: bennaecalac@aol.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

De Novo Planning Group (De Novo) is assisting the City with preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project. Our firm contacted the Native American Heritage Commission (NAHC) to request review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF review resulted in **negative** results and provided your contact information on a list of tribes with traditional lands and/or cultural places within the area. We understand that negative results do not preclude the existence of cultural resources, and that a tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why we are contacting you. However, please note, this request is **not** part of any formal local, state, or federal consultation process. The City has initiated the AB 52 consultation process with the tribes that have requested formal notice and information for all projects within the City's geographical jurisdiction. Any requests for consultation should be directed to the City of Lake Forest as the Lead CEQA Agency.

The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (APNs 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

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June 25, 2021

Medical Resources (AMR) upon Project completion. The Project applicant proposes tenant improvements on the first floor, a 7,101 square foot building addition on the first floor, and a new 26,830 square foot second floor to the L203 building and a new 13,253 square foot bridge that would connect the L203 and L202 buildings. The bridge would support a mechanical central plant as well as cogen equipment to support Building L203 operations. No changes would occur to the adjacent suite. Upon completion of the proposed additions, Building L203 would be 158,391 square feet and the Project site would consist of 314,100 square feet distributed between three buildings and two bridges, with 498 parking spaces.

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The proposed project is consistent with the corresponding General Plan and Zoning designations. The project would require approval of a Site Development Permit by the City's Planning Commission.

Please respond at your earliest convenience if you wish to share any knowledge of cultural resources within or adjacent to the Project site. Any information, concerns, or recommendations regarding cultural resources can be shared via telephone, email, or via standard mail.

Sincerely,

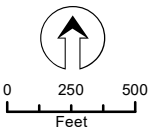
A handwritten signature in blue ink that reads "Starla Barker". The signature is written in a cursive, flowing style.

DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Gabrielino-Tongva Tribe
Charles Alvarez
23454 Vanowen Street
West Hills, CA, 91307
Via email: roadkingcharles@aol.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

De Novo Planning Group (De Novo) is assisting the City with preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project. Our firm contacted the Native American Heritage Commission (NAHC) to request review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF review resulted in **negative** results and provided your contact information on a list of tribes with traditional lands and/or cultural places within the area. We understand that negative results do not preclude the existence of cultural resources, and that a tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why we are contacting you. However, please note, this request is **not** part of any formal local, state, or federal consultation process. The City has initiated the AB 52 consultation process with the tribes that have requested formal notice and information for all projects within the City's geographical jurisdiction. Any requests for consultation should be directed to the City of Lake Forest as the Lead CEQA Agency.

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June 25, 2021

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Sincerely,

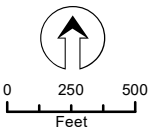
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DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

La Jolla Band of Luiseno Indians
Norma Contreras, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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June 25, 2021

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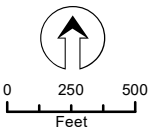


DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

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CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

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June 25, 2021

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Via email: gtongva@gmail.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

De Novo Planning Group (De Novo) is assisting the City with preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project. Our firm contacted the Native American Heritage Commission (NAHC) to request review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF review resulted in **negative** results and provided your contact information on a list of tribes with traditional lands and/or cultural places within the area. We understand that negative results do not preclude the existence of cultural resources, and that a tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why we are contacting you. However, please note, this request is **not** part of any formal local, state, or federal consultation process. The City has initiated the AB 52 consultation process with the tribes that have requested formal notice and information for all projects within the City's geographical jurisdiction. Any requests for consultation should be directed to the City of Lake Forest as the Lead CEQA Agency.

The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (APNs 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

Building L203 (20202 Windrow Drive) is comprised of two suites. One of the existing suites (73,168 square feet) is currently unoccupied and would be occupied by Applied Medical Resources (AMR) upon Project completion. The Project applicant proposes

June 25, 2021

tenant improvements on the first floor, a 7,101 square foot building addition on the first floor, and a new 26,830 square foot second floor to the L203 building and a new 13,253 square foot bridge that would connect the L203 and L202 buildings. The bridge would support a mechanical central plant as well as cogen equipment to support Building L203 operations. No changes would occur to the adjacent suite. Upon completion of the proposed additions, Building L203 would be 158,391 square feet and the Project site would consist of 314,100 square feet distributed between three buildings and two bridges, with 498 parking spaces.

The exterior of the new additions to Building L203 would have finishes to match the existing building exterior. Additionally, the design of the proposed bridge would mimic the existing bridge connecting Buildings L201 and L202. Additional site improvements would include new walkways, an extended ADA path of travel, new paving, new curbs and parking stall striping to provide the additional required parking spaces. New landscaping would also be provided around Building L203, between Buildings L202 and L203, and within some of the parking areas.

The proposed project is consistent with the corresponding General Plan and Zoning designations. The project would require approval of a Site Development Permit by the City's Planning Commission.

Please respond at your earliest convenience if you wish to share any knowledge of cultural resources within or adjacent to the Project site. Any information, concerns, or recommendations regarding cultural resources can be shared via telephone, email, or via standard mail.

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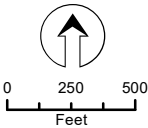
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DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

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

Via email: sgaughen@palatribe.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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June 25, 2021

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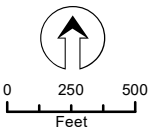


DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso Street, #231
Los Angeles, CA, 90012
Via email: sgoad@gabrielino-tongva.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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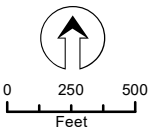


DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Juaneno Band of Mission Indians
Sonia Johnston, Chairperson
P.O. Box 25628
Santa Ana, CA 92799
Via email: Sonia.johnston@sbcglobal.net

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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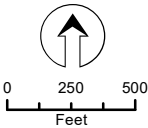
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DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Juaneno Band of Mission Indians Acjachemen Nation - Romero
Heidi Lucero, Cultural Resources Director
31411-A La Matanza Street
San Juan Capistrano, CA 92675
Via email: sos@juaneno.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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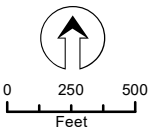
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DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Via email: GTTribalcouncil@aol.com

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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June 25, 2021

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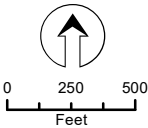
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DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



**CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

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Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Via email: lsaul@santarosa-nsn.gov

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

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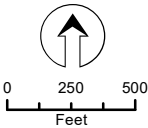
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DE NOVO PLANNING GROUP
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Legend

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(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT**

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June 25, 2021

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Teresa Romero, Chairperson
31411-A La Matanza Street
San Juan Capistrano, CA 92675
Via email: tromero@juaneno.com

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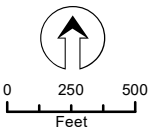
A handwritten signature in blue ink that reads "Starla Barker". The signature is written in a cursive, flowing style.

DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Via email: admin@gabrielenoindians.org

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

De Novo Planning Group (De Novo) is assisting the City with preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project. Our firm contacted the Native American Heritage Commission (NAHC) to request review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF review resulted in **negative** results and provided your contact information on a list of tribes with traditional lands and/or cultural places within the area. We understand that negative results do not preclude the existence of cultural resources, and that a tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why we are contacting you. However, please note, this request is **not** part of any formal local, state, or federal consultation process. The City has initiated the AB 52 consultation process with the tribes that have requested formal notice and information for all projects within the City's geographical jurisdiction. Any requests for consultation should be directed to the City of Lake Forest as the Lead CEQA Agency.

The Project site is approximately 12.9 acres at 20161 ("L201"), 20162 ("L202"), and 20202 ("L203") Windrow Drive in the City of Lake Forest and is currently developed with three light industrial buildings, surface parking, and other related improvements. An aerial map of the Project site is provided as Attachment 1. The Project site consists of three parcels (APNs 612-012-10, -11, -12), which together comprise the Applied Medical Lake Forest Campus.

Building L203 (20202 Windrow Drive) is comprised of two suites. One of the existing suites (73,168 square feet) is currently unoccupied and would be occupied by Applied Medical Resources (AMR) upon Project completion. The Project applicant proposes

June 25, 2021

tenant improvements on the first floor, a 7,101 square foot building addition on the first floor, and a new 26,830 square foot second floor to the L203 building and a new 13,253 square foot bridge that would connect the L203 and L202 buildings. The bridge would support a mechanical central plant as well as cogen equipment to support Building L203 operations. No changes would occur to the adjacent suite. Upon completion of the proposed additions, Building L203 would be 158,391 square feet and the Project site would consist of 314,100 square feet distributed between three buildings and two bridges, with 498 parking spaces.

The exterior of the new additions to Building L203 would have finishes to match the existing building exterior. Additionally, the design of the proposed bridge would mimic the existing bridge connecting Buildings L201 and L202. Additional site improvements would include new walkways, an extended ADA path of travel, new paving, new curbs and parking stall striping to provide the additional required parking spaces. New landscaping would also be provided around Building L203, between Buildings L202 and L203, and within some of the parking areas.

The proposed project is consistent with the corresponding General Plan and Zoning designations. The project would require approval of a Site Development Permit by the City's Planning Commission.

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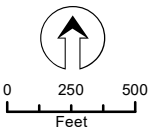


DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.



June 25, 2021

San Luis Rey Band of Mission Indians
San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA 92081
Via email: cjmojado@slrmissionindians.org

SUBJECT: Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge), City of Lake Forest, Orange County California

De Novo Planning Group (De Novo) is assisting the City with preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) for the Site Development Permit 12-20-5391 (Applied Medical Expansion and Bridge) Project. Our firm contacted the Native American Heritage Commission (NAHC) to request review of the Sacred Lands File (SLF). The NAHC responded stating that the SLF review resulted in **negative** results and provided your contact information on a list of tribes with traditional lands and/or cultural places within the area. We understand that negative results do not preclude the existence of cultural resources, and that a tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why we are contacting you. However, please note, this request is **not** part of any formal local, state, or federal consultation process. The City has initiated the AB 52 consultation process with the tribes that have requested formal notice and information for all projects within the City's geographical jurisdiction. Any requests for consultation should be directed to the City of Lake Forest as the Lead CEQA Agency.

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June 25, 2021

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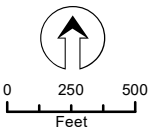


DE NOVO PLANNING GROUP
Starla Barker, AICP, Principal Planner



Legend

 Project Boundary



CITY OF LAKE FOREST
SITE DEVELOPMENT PERMIT 12-20-5391
(APPLIED MEDICAL EXPANSION AND BRIDGE) PROJECT

Attachment 1. Project Location

Source: ArcGIS Online World Imagery Map Service; Orange County GIS; Google Maps. Map date: June 18, 2021.