CITY OF ORANGE COMMUNITY SERVICES DEPARTMENT PARK PLANNING AND DEVELOPMENT COMMISSION Minutes of Regular Meeting Held September 09, 2004 300 East Chapman Avenue

I. CALL TO ORDER

1.1 Pledge of Allegiance

Vice-Chair Tom Gilmer led the Pledge of Allegiance.

1.2 Roll Call

Present:

Chair, Mike Hairston Vice-Chair, Tom Gilmer Commissioner, Lisa Blanc Commissioner, Gary Remland

Absent:

Commissioner, Jack Selman

1.3 Adoption of Agenda

Motion: Commissioner Blanc Second: Commissioner Remland

Ayes: Blanc, Gilmer, Hairston, Remland

1.4 Approval of the Minutes for the Regular Meeting of July 08, 2004

Motion: Commissioner Remland Second: Commissioner Blanc

Ayes: Blanc, Hairston, Gilmer, Remland

II. PUBLIC COMMENTS

None.

III. REPORTS FROM COMMISSIONERS

Commissioner Blanc was given information regarding local skate parks and said she would visit several locations. Ms. Galera said that the information had been given to all the Commissioners.

City of Orange Community Services Department Park Planning and Development Commission Minutes of Meeting Held September 09, 2004 Page 2 of 6

Commissioner Remland said he wanted to address the Park Planning & Development Commission's relationship to Kelly Stadium. There has been a lot of discussion pertaining to the renovation of the field. Commissioner Remland said that he was looking for clarification of the City's involvement in the matter and how it relates to the Park Commission.

Chair Hairston said that Commissioner Remland was asking staff to provide information to the Commission. Commissoner Remland concurred that he did not expect any answers immediately, but he would like more information in the near future. Vice-Chair Gilmer said he would like a report on the history of joint-use between the school district and City. Vice-Chair Gilmer added that he spoke at a school board meeting several months ago and they were in favor of having a joint-use facility. Since the stadium is located adjacent to one of the high schools, the majority of use will probably be done by the high school, but it was his opinion that the City could benefit from the field when the school was not using it. Commissioner Remland said his fear is the City would be left out from using the facility.

Mr. Wann said that staff would move forward with a status report for the Commissioners. He said the \$800,000 appropriation of redevelopment monies were allocated as follows: \$600,000 for Kelly Stadium and \$200,000 for Yorba Middle School.

Commissioner Blanc said that in prior discussions of joint-use, it has been put under the umbrella of joint benefit. It would be helpful to know if there is a criteria that the City uses when it is defining a project. Vice-Chair Gilmer said that other than the \$600,000 from Redevelopment, there were other fund raisers taking place in the community. He expressed his concern that the field and track be done in its entirety.

Mr. Wann said the City presently uses Kelly Stadium for one event every year, and there are a lot of factors involved in the City's negotiations for joint-use.

Mr. Reynolds added that the \$600,000 ear-marked for an improvement at Kelly Stadium was not created from a joint-use agreement but from litigation that had taken place.

IV. ORAL REPORTS FROM COMMUNITY SERVICES MANAGER

4.1 Report on Progress of Construction of Improvements at Serrano Park Located Northerly of Serrano Avenue and Apache Creek Road.

Ms. Galera reported that there has been a final job walk-thru for the building and sidewalks. The play equipment has been installed, and the landscape and irrigation has been completed. The sod and the rubberized surfacing at the play equipment, and painting of the basketball courts are the final items to be completed. A grand opening for this park is now being planned.

4.2 Discussion to Change Date in November, 2004 for the Regular Meeting of the Commission.Mr. Wann reported that the regularly scheduled meeting in November fell on November 11th. Since November 11th is Veterans Day and a City holiday, it is recommended to choose an alternate date for the Commission's meeting. The Commission agreed to schedule the meeting

City of Orange Community Services Department Park Planning and Development Commission Minutes of Meeting Held September 09, 2004 Page 3 of 6

for Thursday, November 18, 2004.

V. DEPARTMENT REPORTS

5.1 Report on Environmental Assessment (Phase II) at Grijalva Park Extension Property Located Adjacent to the West of Grijalva Park

Ms. Galera said that staff spent much time working on Grijalva Park Extension and the master plan of the gymnasium. A very important aspect of this site is the landfill material. Ms. Galera introduced Tony Maggio of SCS Engineers, who was the Project Manager for the site assessments at Cerro Villa Park and the Grijalva Park Extension.

Mr. Maggio reported that a previous study had been done by SECOR Engineers which evaluated a larger area, not just the Grijalva area; it also included an old asphalt plant to the north. The study concluded that the asphalt plant was not a contaminated site. With permission from the regulatory agencies, SCS was able to remove that area from its study. Some engineers from SECOR found that in some of the areas of the Grijalva landfill, there was lead. In addition to lead, SECOR analyzed for other materials, metals and hydrocarbons were found in low concentrations. SCS met with the Environmental Protection Agency (EPA), Regional Water Quality Control Board (RWQCB) and the Orange County Health Care Agency (OCHCA) to discuss the findings of SECOR and to request from them that SCS address the lead and dismiss addressing the other aspect that were covered in the previous report. The agencies agreed, and SCS proceeded to focus on the lead findings. EPA is very concerned about land contaminated with lead because it primarily effects children. The EPA has specific requirements, and required a detailed sampling and analysis plan. They also required an additional oversight measure called the Data Validation Program. The data must be sent to an outside firm to analyze how SCS conducted its study. RWCB is interested in whether or not the contaminates in the landfill will seep into the ground water. The OCHCA's only interest in the landfill is methane gas, and has a procedure that must be followed in order to protect the nearby residential neighborhoods from methane gas. OCHCA required installation of probes between residential areas and the landfill; the probes must be monitored once a month for six months. SCS has monitored the probes for two months and has not found any methane gas on site.

Mr. Maggio reviewed with the Commission SCS's methodology of analysis at the site. (*Presentation materials for the study were given to the Commission.*) The scope of work included:

- Collection of 146 soil samples from 19 boring locations throughout the landfill area
- Installation of two interior gas monitoring single probes
- Installation of three perimeter gas monitoring probes

Sample Analyses Process and Results:

- 76 samples were analyzed for lead.*
- 5 of the 76 samples had lead concentrations above 1,000 mg/kg and were therefore considered hazardous with respect to lead.

City of Orange Community Services Department Park Planning and Development Commission Minutes of Meeting Held September 09, 2004 Page 4 of 6

- 55 of the 76 samples had lead concentrations above 50 mg/kg but below 1,000 mg/kg and required further analyses.
- 47 of the 55 samples analyzed further, using the WET method, exceeded the five mg/L STLC and were therefore considered hazardous with respect to lead.
- In summary, including the five samples that had initial results of greater than 1,000 mg/kg lead, a total of 52 of the initial 76 samples analyzed, are considered hazardous with respect to lead concentrations.

Remediation Alternatives:

1.) Excavate and haul to a hazardous waste facility Estimated Cost: \$2,000,000

2.) Place semi-permeable or impermeable cap over landfill

Estimated Cost: \$50,000 to \$100,000

Mr. Maggio recommended Alternative No. 2.

Vice-Chair Gilmer asked if the railroad was the original contributor to the problem and if there was a possibility that they would be responsible to fix the problem. Mr. Maggio said that it depended on the type of agreement that was made with the railroad. Mr. Maggio deferred to Mr. Reynolds. Mr. Reynolds said that he was not sure what transpired in the agreement, and said he would report back to the Commission.

Mr. Maggio said that even though there was lead all through the landfill, the native soil beneath it was not contaminated. Finally OCHCA requested a methane gas study. Perimeter probes were installed on the S/E corner of the landfill which was the northern area outside of the landfill, and the southern side of the landfill. If any gas is detected, a methane gas recovery program would be required. Mr. Maggio said he had agreed to this because he is sure that there isn't any gas there.

Commissioner Blanc asked if the landfill could be leveled in order to build on that property. Mr. Maggio said that it could be leveled. If a cap is put on that land, the land would have to be contoured. Ms. Galera added that Mr. Maggio and she would review the findings of this study in detail with Purkiss-Rose, RSI. The site has a lot of dirt that has been stockpiled on the north side. One of the first things that will be done is a mass grading operation. The soil will be tested, and then a cap will be installed.

Commissioner Blanc asked about the material that would be used for the cap. Mr. Maggio said the cap would be clay. The clay has a very specific consistency when compacted so it would not be a permeable substance. If soil is placed over the clay, grass will grow.

No Action was taken on the matter.

VI. NEW BUSINESS

None

City of Orange Community Services Department Park Planning and Development Commission Minutes of Meeting Held September 09, 2004 Page 5 of 6

VII. ANNOUNCEMENTS

7.1 Serrano Park Dedication

Ms. Passow said that the dedication for Serrano Park will be held on Tuesday, October 5, 2004 at 5:00 p.m. Activities will include a live band, Fair activities, and refreshments will be served. Invitations will be sent to the Commissioners within the next week.

7.2 Community Foundation of Orange 2nd Annual V.I.P. Reception: Thursday, October 21, 2004 from 6:00 p.m. to 9:00 p.m.

Ms. Passow reported that "A Calypso Cool Evening" will be sponsored by the Community Foundation of Orange on Thursday, October 21, 2004 from 6:00 p.m. to 9:00 p.m. This event will be held at the home of Kathy and Roger Hobbs. Activities will include a steel drum band, a rum bar, gourmet food, Community Champion Recognition with the Mayor Mark Murphy and a silent auction. Tickets will be \$100 per person and those will be mailed out the week of September 20th.

7.3 Treats in the Streets: Thursday, October 28, 2004 from 4:00 p.m. to 7:00 p.m.

Ms. Passow reported that the Treats in the Streets Autumn Festival will take place on Thursday, October 28th in the Old Towne Plaza. Trick or Treating will be from 4:00 p.m. until 5:30 p.m. There will be games, non-profit food booths, novelty items, and a costume parade. The Second Harvest Food Bank will be collecting food for their Scare Away Hunger Food Drive at this event. Invitations will be sent out for this event later in this month.

Ms. Galera noted that Flyers were given out for the 8th Annual Inner-Coastal Watershed Cleanup Day. Clean-up Day will be held on Saturday, September 18, 2004. Clean-up will be at Grijalva and Hart Park. Lunch will be served at Hart Park for the volunteers afterward.

VIII. ADJOURNMENT

Motion: Vice-Chair Gilman Second: Commissioner Blanc

Ayes: Blanc, Gilman, Hairston, Remland

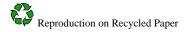
^{*}After the meeting, Mr. Maggio informed staff that he had misquoted the number of samples analyzed. Instead of 76 there were 98.

City of Orange Community Services Department Park Planning and Development Commission Minutes of Meeting Held September 09, 2004 Page 6 of 6

The next Regular Meeting will be Thursday, October 14, 2004

Gabe Garcia Park Planning and Development Commission Mike Hairston, Chairman Attested on

/vm



N:\Park Planning and Development\Commission\Minutes\2004\09-09-04.doc