

Appendix M
Public Comment Letters



DEPARTMENT OF TRANSPORTATION

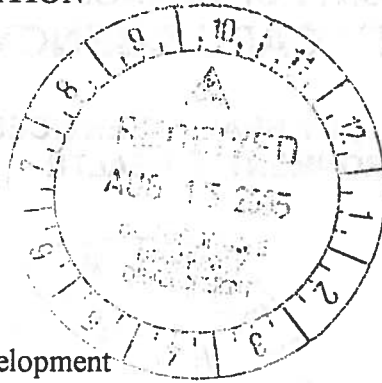
District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894



*Flex your power!
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August 10, 2005

Ms. Jennifer McDonald
City of Orange
Department of Community Development
300 East Chapman Avenue
Orange, CA 92866



File: IGR/CEQA
SCH#: 1999101063
Log #: 1594
SR: 55

**Subject: Subsequent Mitigated Negative Declaration for the Grijalva Park Extension
Conceptual Master Plan**

Dear Ms. McDonald,

Thank you for the opportunity to review and comment on the **Subsequent Mitigated Negative Declaration for the Grijalva Park Extension Conceptual Master Plan**. The project proposes to construct a park with a gym, a community center and two pools. The project is located at the northwest corner of McPherson Road and Spring Street in the City of Orange, California.

Caltrans District 12 is a reviewing agency on this project, and has no comment.

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

Sincerely,

A handwritten signature in black ink that reads "Robert F. Joseph".

ROBERT F. JOSEPH
Chief of IGR/Community Planning Branch
District 12

c: Terry Roberts, Office of Planning and Research
Terri Pencovic, Caltrans HQ IGR/Community Planning
Gale McIntyre, Deputy District Director for Planning and Local Assistance



**COUNTY OF ORANGE
HEALTH CARE AGENCY**

**REGULATORY HEALTH SERVICES
ENVIRONMENTAL HEALTH**

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August 30, 2005

Jennifer McDonald, Senior Planner
City of Orange
Community Services Development
230 East Chapman Avenue
Orange, CA 92866

Subject: Mitigated Negative Declaration No. 1753-05 (SCH No. 1999101063) for Grijalva Park Extension, Santiago Creek Landfill, SWIS No. 30-CR-0164, City of Orange

Dear Ms. McDonald:

The Orange County Solid Waste Local Enforcement Agency (LEA) has reviewed the Notice of Intent to Adopt Mitigated Negative Declaration No. 1753-05 for Grijalva Park Extension (MND) at the former Santiago Creek Landfill (herein referred to as "Site"), and has the following comments:

1. Section 2.1 – Project Description, Phase I, page 7: The three existing perimeter landfill gas monitoring probes (VP-1, VP-2, and VP-3) installed by SCS Engineers need to be protected in-place for future monitoring.
2. Section 2.1 – Project Description, Phase I, page 7: Regarding excavation and re-depositing of buried waste that was exposed by the eroding Santiago Creek slopes, the LEA will need to review and approve a plan that details:
 - How exposed refuse will be excavated and list the control measures that will be implemented for wind-blown litter, rodents, odors, etc. These control measures can possibly be included as MND mitigation measures.
 - Screening/testing procedure, if any, for hazardous waste. If some excavated waste is proven to be hazardous, describe the off-Site disposal procedure.
 - Reconsolidation of excavated refuse. Clearly identify location(s) and their dimensions where excavated refuse will be re-deposited. Also, explain how re-deposited refuse will be consolidated/compacted, prior to placement of final cover.
3. Section 2.1 – Project Description, Phase I, page 7: The final cover needs more detailed description of the type of soil to be used in the foundation and vegetation layers.

Jennifer McDonald

August 30, 2005

Page 2

4. Section 2.3 – Required Agency Approvals, page 10: Need to include, as a Responsible Agency whose approval is also required, the California Integrated Waste Management Board (CIWMB). The contact is Mr. Michael Wochnick (916) 341 – 6318 (e-mail address mwochnic@ciwmb.ca.gov).
5. Section 7 – Hazards and Hazardous Materials, Former Landfill, page 37: Per California Code of Regulations, Title 27 (27 CCR) Section 21190, all on-site enclosed structures on or within 1,000 feet of the disposal area shall be protected from methane gas. Examples of protection measures are listed in 27 CCR Section 21190. The LEA will need to review and approve all methane protection plans.
6. Section 7 – Hazards and Hazardous Materials, Former Landfill, page 37: Need to obtain CIWMB's approval, in addition to that of RWQCB and LEA, of the closure and post-closure maintenance plans.

Should you have any questions regarding LEA comments, please call Dean Clarke at (714) 433-6272.

Sincerely,

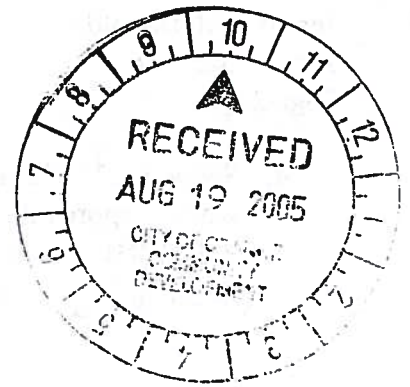


Patricia Henshaw, REHS, MPA
Supervising Hazardous Waste Specialist
Solid Waste Local Enforcement Agency
Environmental Health

cc: Michael Wochnick, CIWMB
Ray Seamans, CIWMB
Dixie Lass, SA-RWQCB
David Jones, SCAQMD

Wells Cargo

Moving & Storage Centers
224-D N. McPherson Rd
Orange, CA 92869



August 12, 2005

Jennifer McDonald, Senior Planner
City of Orange
300 E. Chapman Avenue
Orange, CA 92866

Re: Grijalva Park Extension Conceptual Master Plan
Mitigated Negative Declaration No. 1753-05

Dear Ms. McDonald:

As the managing General Partner of Wells Cargo Self-Storage, located at 224-D N. McPherson Road in the City of Orange, I would like to inform you of our strong opposition to the current proposal to terminate N. McPherson Road in a cul-de-sac, in connection with the proposed modifications to Grijalva Park. This action would severely adversely affect the usability of our facility by the existing clientele, and would substantially decrease our drive-by traffic, which would result in future loss of occupancy. At the same time, it would have severe negative impacts upon traffic conditions in the surrounding area, causing a significant decrease in levels of service on numerous street segments and intersections. These environmental impacts have not been addressed adequately in the proposed Mitigated Negative Declaration for this project.

A high percentage of our customers access their storage unit by traveling west on Chapman Avenue and making a right turn at McPherson. However, McPherson is frequently blocked due to vehicle traffic waiting to enter the Arco gas station at that intersection. For this reason, many customers familiar with the problem will instead turn right on Prospect, left on Spring, and left on McPherson. Furthermore, when leaving their storage unit, many customers take Spring to Prospect in order to make a left turn on Chapman at a signalized intersection. Turning left onto Chapman from McPherson or left onto McPherson from Chapman during peak traffic times, which occur concurrently with the highest intensity of use of our storage facility, is extremely difficult, especially for the many customers driving a large truck or pulling a trailer behind their vehicle. Closing off McPherson in the manner currently being proposed will greatly worsen these traffic conditions and will result in drivers having to make difficult and dangerous traffic movements in order to access our facility.

Furthermore, because our site would become less accessible and less convenient, many current tenants and potential future tenants will drive to similar facilities located on the west side of the 55 Freeway. This will cause an increase in traffic on Chapman and

Wells Cargo

Moving & Storage Centers
224-D N. McPherson Rd
Orange, CA 92869

Tustin Avenues. The increase in traffic on those busy streets will have the related effect of worsening air quality in the area.

These same concerns apply to use of the Day Labor Facility located on McPherson. If potential employers cannot conveniently access the location where laborers currently gather there, they will stop using the facility. This will result in those workers gathering instead at any available locations along Chapman, again resulting in new, significant traffic problems.

We are also concerned about the increased traffic and air quality impacts on the residents along Walnut, the noise associated with the Amphitheater, trash and debris generated by park users, and gang/crime problems. Police, firefighters and paramedics could better serve the park if McPherson and Spring are kept in their current configuration.

For all of the reasons described above, I urge you to reconsider the pending proposal to reconfigure McPherson Road, and also to reject as inadequate the proposed mitigated negative declaration as it relates to traffic impacts. Thank you for your consideration.

Sincerely,



Mark L. Conzelman



August 19, 2005

Jennifer McDonald, Senior Planner
City of Orange
300 E. Chapman Avenue
Orange, Ca 92866

Re: Grijalva Park Extension Conceptual Master Plan
Mitigated Negative Declaration No. 1753-05

To Whom It May Concern:

My name is Ray Tuohy and I have been a resident of Orange for the last 22 years. I reside at 5608 E Mountain Ave, Orange Ca 92867.

The purpose of my letter is to express my concern over the proposed changes to Grijalva Park. Most specifically the conversion of McPherson into a cul-de-sac and the closure of Spring Street.

I think that this proposed traffic change opens the citizens of Orange up to some potential traffic hazards that in my opinion need further investigation and consideration of other traffic options.

I work at Wells Cargo Self Storage on McPherson and am well aware of the traffic patterns of McPherson and Spring.

My concerns are as follows:

The closure of McPherson in conversion to a cul-de-sac creates a huge traffic hazard at the corner of Chapman and McPherson for not only myself and the other employees and tenants of Wells Cargo Self Storage but also the residents of the area, the laborers from the day laborer center and the people who utilize those laborers.

The hazard also includes the employees, tenants and customers of the other businesses on McPherson as well as the thousands of people every day who use and purchase gas at the Arco Station at the corner of Chapman and McPherson.

Anyone who chooses and needs to make a left turn from McPherson onto Chapman take their life into their own hands.

August 19, 2005

The traffic flow and speed of the traffic on Chapman makes it nearly impossible to make a right or left turn on Chapman from McPherson.

The consistent overcrowding of the Arco Station contributes to the traffic congestion at the corner.

We recommend all of our tenants and employees as well as myself exit north on McPherson and east on Spring to safely exit the neighborhood.

It is also my belief that McPherson's access to Grijalva lightens the traffic flow on all the neighboring streets.

I can't believe that the residents on Walnut want the amount of traffic flowing through their neighborhood by the people who utilize the park in the evenings and on the weekends.

I understand your perceived need for additional parking but I implore you to consider other options.

As an employee and a resident of Orange, I would be happy to make myself available to assist you in creating other creative options for solving the traffic and parking problem at Grijalva Park.

Please feel free to contact me for any further discussions or questions.

Respectfully,

Ray Tuohy – Long Time Orange Resident

Ray Funke
3746 E. Sycamore Ave.
Orange, CA 92869

August 28, 2005

Jennifer MacDonald
City of Orange Planning Division
300 E. Chapman Ave.
Orange, CA 92866

Subject: Comments to Mitigated Negative Declaration No. 1753-05,
Grajalva Park Extension Conceptual Master Plan

Dear Planning Division,

I live just a couple of blocks north of El Modena High School and have done so for almost 38 years. I am concerned about the plans for traffic circulation that have been outlined in the Declaration.

As long as I have lived here, El Modena High School and Prospect Elementary School have existed; as you are well aware, a significant upgrade of Fred Kelly Stadium was recently completed. Dense local housing has been added in the old quarry area, and Prospect Street has been realigned and been made a major thoroughfare.

I mention this because, obviously, all of these factors are important contributors to Prospect Street traffic. I have seen a dramatic increase in Chapman Avenue traffic, and more traffic is yet to come from further development in Orange hills area. The left turn lane from Chapman to Prospect is already double laned. Residents trying to enter Pinewood Condominiums on Chapman just west of Prospect currently have difficulty entering their homes because of the backup from the left turn lane from Chapman to Prospect.

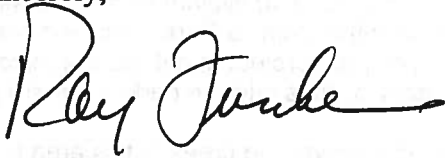
Now add a gymnasium, a community center, an aquatic center with two pools, a skate park, an amphitheatre, etc at Grajalva Park. I support all that. I do not argue with collected data (for existing conditions) or models for extrapolated traffic (based on what assumptions?). I recognize the traffic problem, the necessity to prevent "shortcutting" traffic (I do that myself), the inability to use Yorba Street as an entrance to the park because of Yorba's close proximity to the 55 freeway.

The point I wish to make is don't take any steps at the present time that would eliminate control of Spring Street or future use of both Yorba Street extension and McPherson Road as access roads to the park should present plans when implemented turn out not to be an adequate solution to traffic flow to the park.

The Yorba, Wanda, and McPherson street connections to the park could prove valuable in the future either for traffic relief, event related or permanent, or for pedestrian/cycling access.

It seems that the most significant failure of Southern California planning in the past has been inadequate consideration of future traffic. Please don't do anything now to permanently eliminate future traffic access options for Grajalva Park.

Sincerely,

A handwritten signature in black ink that reads "Ray Funke". The signature is written in a cursive, flowing style.

Ray Funke

Jennifer McDonald

From: Pamela Galera
Sent: Thursday, August 04, 2005 5:22 PM
To: 'RRitter707@aol.com'
Cc: Tom Mahood; Bonnie Hagan; Jennifer McDonald
Subject: RE: Grijalva Park Extension

The Grijalva Park Extension does not involve widening Walnut Street or extending Walnut Street across the Santiago Creek. However, this extension is a potential future project and the Grijalva Park extension was designed with this in mind and left room for this roadway extension. The park project might include minor changes to the cul-de-sac on the east side of the creek to allow for easy access into the parks northern parking lot.

Another project, the Santiago Creek Biketrail, includes a pedestrian bridge over the creek in this area to allow pedestrians and bicyclist to access the park site.

Please let me know if you would like more information about the Walnut Street extension and I can put you in touch with our traffic engineer.

Thank You,
Pamela Galera
Project Development Coordinator
Community Services, City of Orange
(714) 744-5597
230 E. Chapman Ave.
Orange, CA 92866

-----Original Message-----

From: RRitter707@aol.com [mailto:RRitter707@aol.com]
Sent: Thursday, August 04, 2005 4:07 PM
To: Pamela Galera
Subject: Grijalva Park Extension

Hi Pamela.... A ?? regarding the project... We live at the corner of Walnut and Handy St. in Orange... does this project involve widening Walnut from Handy St, going east towards the location where Walnut dead-ends??? Also, does this project involve making Walnut a through street? Thank you for your response.

Vicki Ritter
(714) 997-0914

Jennifer McDonald

From: Pamela Galera
Sent: Friday, August 19, 2005 1:39 PM
To: Virginia Miscione
Cc: Jennifer McDonald; Bonnie Hagan
Subject: FW: Grijalva Park Gym

V- can you please include this person on the mailing list for the Grijalva Park.

**Thank You,
Pamela Galera**

Project Development Coordinator
Community Services, City of Orange
(714) 744-5597
230 E. Chapman Ave.
Orange, CA 92866

-----Original Message-----

From: marty [mailto:mself@socal.rr.com]
Sent: Friday, August 19, 2005 8:50 PM
To: Pamela Galera
Subject: Re: Grijalva Park Gym

Dear Ms. Galera,

My address is 5643 E. Crest de Ville, Orange, 92867.

Marty Self

----- Original Message -----

From: Pamela Galera
To: marty
Cc: Jennifer McDonald ; Bonnie Hagan ; Virginia Miscione
Sent: Thursday, August 18, 2005 5:47 PM
Subject: RE: Grijalva Park Gym

I was wondering if I could get your address so I can put you on our mailing list for Grijalva Park. I really appreciate it..

**Thank You,
Pamela Galera**

Project Development Coordinator
Community Services, City of Orange
(714) 744-5597
230 E. Chapman Ave.
Orange, CA 92866

-----Original Message-----

From: Pamela Galera
Sent: Wednesday, August 03, 2005 7:00 PM
To: 'marty'
Subject: RE: Grijalva Park Gym

we have had several community workshops and although a fitness room was identified it did not make it in the top priorities. unfortunately we have limited space and funds and several important amenities did not get included in the final plan. here is the floor plan for your information. please let me know if you have any other questions.

Thank You,
Pamela Galera

Project Development Coordinator
Community Services, City of Orange
(714) 744-5597
230 E. Chapman Ave.
Orange, CA 92866

-----Original Message-----

From: marty [mailto:mself@socal.rr.com]
Sent: Monday, August 01, 2005 9:23 PM
To: Pamela Galera
Subject: Grijalva Park Gym

Dear Ms. Galera,

Are there plans for a fitness center as part of the Gymnasium (i.e. a weight room and/or exercise equipment)?

Martin Self
Phone (949) 351 2255