

## **APPENDIX F**

### **Comment Letters and Responses to Comments**

The 20-day public review period began on October 5, 2016 and ended on October 24, 2016. During the public review period, three written comments were received on the Draft IS/MND:

1. Letter dated October 7, 2016 from Estefania Sanchez, Southern California Gas Company
2. Email dated October 11, 2016 from Phyllis Lin, Villa Park Motel
3. Letter dated October 24, 2016 from Dan Phu, OCTA



A  Sempra Energy utility

**Estefania Sanchez**  
Program Assistant 3

9400 Oakdale Blvd  
Chatsworth, CA 91311

ESanchez5@semprautilities.com

*October 7, 2016*

City of Orange  
Community Development Department  
Planning Division  
300 East Chapman Avenue  
Orange, CA 92866-1591  
(714) 744 7220

**Email:** Jennifer Le - [jle@cityoforange.org](mailto:jle@cityoforange.org)

**Subject:** Notice of Intent to Adopt Mitigated Negative Declaration No. ENV 1850-16  
Tustin Street/Meats Avenue Intersection Right Turn Lane

**DCF:** 1532-16NC1122

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, SoCalGas **Southeast** Distribution Region may maintain and operate facilities within your project scope.

To assure no conflict with the **Southeast** Distribution's pipeline system, please contact them at (714) 634-5067.

Sincerely,

Estefania Sanchez  
Program Assistant 3  
[ESanchez5@semprautilities.com](mailto:ESanchez5@semprautilities.com)

**1. RESPONSES TO COMMENTS FROM ESTEFANIA SANCHEZ, SOUTHERN CALIFORNIA GAS COMPANY**

The City appreciates this information and will coordinate with SoCalGas Southeast Distribution Region regarding gas pipelines that may exist within the project site.

From: Phillis Lin [<mailto:phillislin@gmail.com>]  
Sent: Tuesday, October 11, 2016 11:14 AM  
To: Jennifer Le <[jle@cityoforange.org](mailto:jle@cityoforange.org)>  
Subject: Tustin/Meats intersection project

Hi Jennifer,

My name is Phillis with Villa Park Motel at 2085 Tustin. We have recently received a notice regarding the right turn lane project. I have questions on the documents which are posted online.

First of all, this is the first notification we have received, we operate a lodging business to which access, noise, and dust will severely impact our business. It also appears that part of our entry way will be taken down during the process. How will we be able to continue to operate while this is happening?

Also it appears that we will be losing a significant portion of the land used for landscaping on our property, but according to the documents it is not marked correctly. Will we be compensated for the land that will have to be given up in order for the city to add the right turn lane?

I have left a few messages for you last week and today since we received the letter on October 5th. Please could you give me a call back to discuss.

Thank you and regards,  
Phillis

## 2. RESPONSES TO COMMENTS FROM PHYLLIS LIN, VILLA PARK MOTEL

The email correspondence raises concerns regarding impacts to the motel related to access, noise and dust during construction, impacts to landscaping, and the acquisition of private property.

**Access.** As noted in the Initial Study Project Description (page 14) temporary lane closures would occur on Tustin Street and Meats Avenue to allow construction activities within the road right-of-way (ROW). The City would maintain a minimum of two traffic lanes in each direction on Tustin Street, and one lane in each direction on Meats Avenue, within the construction area, so that reasonable two way traffic flow through the intersection is maintained at all times. In addition, the City's construction contractor would implement traffic control measures to ensure traffic safety during construction. Traffic control measures would be identified in a Traffic Control Plan prepared by a California-licensed Traffic Engineer (retained by the City's construction contractor) and approved by the City Engineer or designee in consultation with the City's Traffic Engineer prior to the start of construction. Traffic control may involve signage, use of delineators, flashing arrow signs, and/or temporary lane lines at the discretion of the City Engineer. All traffic control would conform to the provisions of the Work Area Traffic Control Handbook.

During construction, driveways and access to the adjacent commercial properties on Tustin Street and Meats Avenue would be affected. The City would ensure that access to private properties within the construction area is maintained at all times. In addition, the City would require the construction contractor to provide notification to all businesses and property owners adjacent to the construction area at least seven calendar days prior to beginning construction work. The City would also provide signage indicating that businesses in the area are open during construction. These measures are included in standard City contract specifications Sections 7-10, 7-10.1 and 7-10.3. These standard practices reduce potential impacts to a less than significant level.

**Noise.** Noise impacts due to construction are addressed on pages 50-52 in the Initial Study. These impacts would be a temporary inconvenience to the adjacent businesses. In addition, Mitigation Measure 4.12-1 limits the hours when construction activities can occur. The temporary nature of the construction activity together with the limits on construction hours reduce potential impacts to a less than significant level.

**Dust.** Impacts to air quality, including dust, during construction are addressed on pages 20-25 in the Initial Study. Because of the limited extent of the project, air quality impacts during construction would be below the Air Quality Management District (AQMD) thresholds of significance, as noted on the Table on page 22. In addition, Mitigation Measure 4.3-1 would require the following dust reduction measures during construction:

- Replace groundcover in disturbed areas as quickly as possible.
- Apply water to disturbed areas every three hours (three times per day) including prior to and during any earth movement.
- All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain 2 feet of freeboard.
- Prohibit pavement demolition and grading, and cover storage piles during high wind conditions (i.e. when wind speeds exceed 25 miles per hour).

These measures ensure that dust impacts are reduced to a less than significant level.

**Landscaping and Right-of-Way.** As noted in Table 3 (Initial Study page 14), a temporary easement over approximately 531 square feet of Villa Park Motel property would be required during construction. No permanent acquisition of private land is proposed in connection with this project. After road construction is completed, the motel sign, landscaping and parking area paving would be replaced.



October 24, 2016

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Ms. Jennifer Le  
Principal Planner/Environmental Review Coordinator  
City of Orange Community Development Department  
300 East Chapman Avenue  
Orange, CA 92866

**SUBJECT: City of Orange - Tustin Street/Meats Avenue Intersection Right Turn Lane Project**

Dear Ms. Le:

Thank you for providing the Orange County Transportation Authority (OCTA) the opportunity to review the Initial Study and Mitigated Negative Declaration for the subject project. The following comments are provided for your consideration:

- Page 8, Exhibit 2: Project Plan provides the existing project limits at the proposed project site. The bus stop currently located at eastbound Meats Avenue nearside Park Lane will be relocated to far side Tustin Street. The bus shelter will also be relocated to the new location. Please update Page 8, Exhibit 2 to reflect the relocation of the bus stop and bus shelter.
- Please note that a Class II bike lane is planned along Meats Avenue per OCTA's 2009 Commuter Bikeways Strategic Plan as well as the City of Orange's 2010 General Plan. Please consider widening the cut out along Meats Avenue to accommodate both a parked bus and a standard Class II bike lane. At a minimum, this would require 16 feet (12 feet for the bus turnout and 4 feet for the bike lane).

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

Sincerely,

Dan Phu  
Manager, Environmental Programs

CHIEF EXECUTIVE OFFICE

Darrell Johnson  
Chief Executive Officer

### **3. RESPONSES TO COMMENTS FROM DAN PHU, OCTA**

The City has reviewed OCTA's suggestions for consideration as part of the proposed project. The suggested items will not be incorporated into the proposed project, but the City and Caltrans can consider relocating the bus stop and bus shelter, along with inclusion of Class II bike lanes along Meats Avenue as part of the State Route 55/Meats Avenue New Interchange project. The preliminary project description for the State Route 55/Meats Avenue New Interchange notes the presence of existing bike lanes on Meats Avenue and would provide for bike lanes as part of the Build Alternative.