

Chapter 7

PUBLIC SERVICES & FACILITIES

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HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN UPDATE
DOWNTOWN SPECIFIC PLAN GUIDELINES AND STRATEGIES

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Chapter 7 - Public Services & Facilities

7.1. Introduction

The Specific Plan will allow for revitalization of and an increase of density in downtown Huntington Beach. Increasing the density however, will put increased demand on the existing infrastructure and may require upgrades to utilities, services, and facilities that have reached capacity. The following sections summarize the current conditions of public services and facilities within the Specific Plan Area and identify potential problematic areas and solutions.

For estimation purposes, the average household size of units projected within the Specific Plan Area is assumed to be 2.41 persons. The General Plan Housing Element indicates that between 55 percent and 76 percent of housing units in the Specific Plan Area are rental properties and the 2006 American Community Survey sponsored by the U. S. Census Bureau indicates that the average rental household size for Huntington Beach is 2.41 persons per household.

Information has been compiled from site visits, interviews with Public Works Department staff; GIS files containing existing utility line data provided by the City; the Huntington Beach General Plan; the Sewer Master Plan prepared in 2003; the Urban Water Management Plan prepared in 2005; the Urban Runoff Management Plan; the previous Downtown Specific Plan Environmental Impact Report (EIR) 82-2 dated July of 1983; and the Pacific City EIR prepared in 2003, the Waterfront Development Project EIR prepared in 2002, and the Strand at Downtown Huntington Beach EIR, which were all prepared by EIP Associates, which is now part of PBS&J.

7.2. Public Service

7.2.1. Water System Conditions

7.2.1.1. Water Supply

Water supply for Huntington Beach is currently provided by the City of Huntington Beach, which acquires approximately 64 percent of the water from groundwater production and 36 percent from imported water purchased from the Municipal Water District of Southern California (MWD). Imported water is supplied from northern California through the State Water Project and from the Colorado River.

There are ten wells located in Huntington Beach that aid in extraction of groundwater from the Santa Ana River Groundwater Basin. The basin is managed by the Orange County Water District (OCWD) and covers approximately 350 square miles and ranges up to 2,000 feet deep. The wells

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have a total pumping capacity of 25,050 gallons per minute (gpm) and normally supply 21,400 gpm if the City operated all of the wells at 100 percent throughout the year.

Imported water is supplied to the City through three imported service connections known as the OC-9, OC-35 and OC-44. The combined capacity of the service connections is 22,000 gpm. Recent statewide initiatives, however, could potentially reduce both the imported water supply and pumping allowances by up to 30 percent in the near future.

Per historical water data, in 2005 the City pumped approximately 14,945 acre feet per year (afy) of groundwater and purchased 17,847 afy of imported water. Water projections indicate an increase in both imported and groundwater supplies by 2010. However, recent statewide initiatives could potentially reduce the imported water supply as a result of interim pumping restrictions on the State Water Project that could reduce supply by up to 30 percent in the near future. It is through aggressive water conservation and efficient water use that will continue to allow the City to provide reliable water service to its customers.

7.2.1.2. Water Demand

The 2005 Urban Water Management Plan (UWMP) projects that in 2010, under a normal year, the City of Huntington Beach will use approximately 35,000 afy of water and during multiple dry years the City could consume as much as 37,000 afy. In order to maintain and ensure water reliability, it is necessary that the City's available water supply satisfies the total water demand of the Specific Plan Area under multiple dry year conditions. Based on preliminary analysis, the proposed increase in density within the Specific Plan Area will increase the total City water demand specified in the 2005 UWMP by approximately one percent. Recently adopted conservation measures influence the water demand factors used to determine water demand for the Specific Plan Area. Implementation of aggressive conservation measures will increase the water supply reliability.

The water supply availability for the project will be analyzed based on the water surplus identified in the most recently adopted UWMP. The water supply analysis will be analyzed under the Water Supply Assessment and Wet Utilities Study. In addition, the City shall require each development to prepare an equivalent of a Water Supply Assessment that is not otherwise subject to Senate Bills 610 and 221 (or at least those developments that cross a certain development threshold) to ensure that adequate water supplies can be provided as development proceeds.

7.2.1.3. Water Conservation

In an effort to comply with statewide water goals and reduce water usage by 20 percent in per capita water use statewide by the year 2020, the City is recommending conditions of approval that could reduce residential demand by as much as 35 percent. Recommended conditions

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of approval for projects within the Specific Plan Area should aid in reducing the overall water usage.

Conversion of existing buildings and public areas to comply with the same conservation measures can further assist in meeting the 20 percent reduction goal. The following water saving technologies can be implemented on a project basis to comply with these requirements.

- Waterless or lower flush urinals should be specified in all public areas, including restaurant and commercial bathrooms.
- Low-flush toilets should be installed in all new residential units and encouraged through rebates or other incentives in existing homes.
- Low-flow shower heads and water faucets should be required in all new residential and commercial spaces and encouraged in existing developed properties.
- Water efficient kitchen and laundry room appliances should be encourage through rebates for both residential and commercial units.
- Landscaping should be completed with drought tolerant plants and native species.
- Irrigation plans should specify the use of smart controllers, have separate irrigation meters, and follow the City of Huntington Beach “Water Efficient Landscape Requirements”.
- Water features should be designed with consideration to conserve water.

7.2.1.4. Water Distribution

The existing water infrastructure serving the Specific Plan Area consists of a 20-inch transmission supply loop in Lake Street that continues into 3rd Street at Orange Avenue and then runs northwest along Olive Avenue to Goldenwest Street. There is also an existing 18-inch line in Olive Avenue running southeast from Lake Street to 1st Street and then southwest down 1st Street to Pacific View Avenue where it again turns southeast and continues down Pacific View Avenue to Beach Boulevard. There are 12-inch and 8-inch distribution lines in Pacific Coast Highway and 8-inch lines in most streets running perpendicular to Pacific Coast Highway. Some existing lines running in the alleyways and streets within the Specific Plan Area are currently 6 inches in diameter.

The additional demand produced by development within the Specific Plan Area, along with the 4,000 gpm fire flow typically required by the Huntington Beach Fire Department for this type of proposed land use, will be used to adequately size the pipelines within the Specific Plan Area. To meet the fire flow requirements, most pipelines within the Specific Plan Area, specifically along the major streets such as Beach Boulevard and Pacific Coast Highway, will require a 12-inch minimum diameter.

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Pacific Coast Highway and Beach Boulevard are Caltrans right-of-ways and will require dual water lines, with one pipeline in each side of the roadway. This arrangement would minimize impacts to traffic flow by avoiding the need to cross these major arterials to provide water services to each development. The minimum pipeline diameter required is 12 inches. Additional hydraulic water studies will be performed as individual development occurs to verify the pipeline diameter required to adequately support each specific project.

All water facilities, including the number and placement of meters and location of backflow protection devices shall satisfy the latest Department of Public Works Standards and Policies and require Department of Public Works approval.

7.2.2. Wastewater System Conditions

7.2.2.1. Wastewater Treatment

The Orange County Sanitation District (OCSD) provides wastewater collection and treatment services for the City of Huntington Beach. The City of Huntington Beach maintains many of the collection lines that flow to the OCSD maintained trunk lines. OCSD operates both Plant 1 in Fountain Valley and Plant 2 in Huntington Beach, 27 lift stations throughout the City, and the large regional trunk lines running to the treatment facilities.

Plant 1 processes about 83 million gallons per day (mgd) and Plant 2 processes about 151 MGD. According to the Huntington Beach Sewer Master Plan, all projected buildout within the City of Huntington Beach is estimated to increase total flow by 1.95 MGD. Wastewater from the Specific Plan Area is treated at Plant 2. Staff at Plant 2 indicate that there are no current capacity issues and that the existing treatment facilities should, at minimum, meet area demand until 2050.

7.2.2.2. Wastewater Generation

The following wastewater demand factors were used to determine the total anticipated maximum flow produced by the Specific Plan Area. These factors will be required to size pipes within developments in conjunction with City standards. The Specific Plan Area could increase flows to 0.67 MGD during peak usage points, but average daily flow should fall between 0.3 MGD and 0.4 MGD. A peak hour demand of 0.67 MGD will not surpass the estimated 1.95 MGD planned for by the OCSD.

7.2.2.3. Wastewater Collection

The Specific Plan Area is served by a network of city lines that flow to a 54-inch trunk line in Walnut Avenue operated by the OCSD. The Public Works department has indicated that the 54-inch trunk was originally designed to support upstream development that was ultimately

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rerouted to an alternative line. Therefore, current demand on the line is significantly less than capacity and should support increases in flow from the Specific Plan Area without issue.

Existing collection lines within the Specific Plan Area vary in size from 8-inch and 10-inch in most streets to 15-inch in the abandoned portion of the Lake Street right-of-way between 1st Street and 2nd Street. City lines running southwest merge with the southeast flowing trunk line in Walnut Avenue. Lines consist of an 8-inch pipe in the alley between 5th Street and 6th Street, an 8-inch pipe in the alley between Main Street and 5th Street, an 8-inch line in Main Street, an 8-inch line in the alley between 2nd Street and 3rd Street, and a 10-inch line in the alley between 1st Street and 2nd Street.

Based on existing information, the system appears sufficient for the current loads, and no points have been identified at which demand is surpassing capacity. Pipe segments downstream of larger diameter pipes will need to be upsized when any development occurs upstream. The 8-inch line in Main Street is downstream of several 10-inch segments and may need replacement with any additions in flow.

Realignment of Walnut Avenue between 1st Street and 2nd Street will require relocation of the 54-inch trunk main in that location. The 15-inch line in the abandoned section of Lake Street should also be relocated to Orange Avenue and should directly connect with the 10-inch and 18-inch lines in Atlanta Avenue at the three-way intersection of Atlanta Avenue, Orange Avenue, and 1st Street. All lines within the Specific Plan Area should be analyzed on a project by project basis and sized based on the provided demand factors and City design criteria to determine if upsizing is required.

7.2.3. Storm Drainage Conditions

7.2.3.1. Storm Drainage Facilities

Runoff from the Specific Plan Area currently drains to the beach or to the Huntington Beach Channel in a system of storm drain pipes. The Orange County Flood Control District (OCFCD) is responsible for design and maintenance of regional drainage facilities.

When the majority of the facilities were constructed in the area, the established design criteria required the ability to accommodate 65 percent of a 25-year storm event. More recently, the County has modified the design criteria to require that all facilities accommodate 100 percent of a 100-year storm event. All new facilities have since been constructed with an increased capacity, and many existing areas have been upgraded.

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The City operates 15 pumping stations that pump drainage into the Pacific Ocean through various channels. The three drainage facilities that are located within the Specific Plan Area are the Atlanta Storm Water Pump Station (ASWPS), the First Street Storm Drain System (FSSDS), and the pipe system that reaches the beach at 7th Street.

7.2.3.2. Storm Water Management

Currently the majority of the Specific Plan Area is already covered by impervious area. New development will minimally increase the impervious area, which will therefore limit the amount of additional runoff to a negligible amount. New developments adjacent to streets where the current system is inadequate will be required to upgrade facilities.

According to local residents and business owners, drainage at the intersections of Main Street with Walnut Avenue, Main Street with Olive Avenue, and Main Street and Orange Avenue is insufficient and flooding of the side streets occurs during most storms.

A water quality priority project is a type of development project that has a high potential to discharge pollutants that can harm the quality of downstream receiving water bodies. Priority projects are required to incorporate treatment control BMPs, in addition to source control and site design BMPs to reduce pollutants to the maximum extent practicable. Refer to the website www.ocwatersheds.com for more information.

7.2.3.3. Flooding Conditions

Portions of the Specific Plan Area lie within the Federal Emergency Management Act (FEMA) 100-year flood boundary. According to Flood Insurance Rate Maps (FIRM), during a one percent chance storm, the area east of Huntington Street to Beach Boulevard would become inundated up to nine feet deep in some areas. FEMA maps are in the process of being updated to reflect the recent construction of levees around the canal; therefore, published flood depths could decrease in the near future.

7.2.4. Electrical and Gas System Conditions

7.2.4.1. Electricity Supply

Southern California Edison (SCE) is the primary electricity service provider in the Specific Plan Area. Service facilities include transmission, distribution, and communication lines. SCE maintains approximately 280 miles of cable in the City of Huntington Beach, including service and distribution lines. There is one generating station located at 21730 Newland Street and operated by AES Corporation and six substations located at 15971 Graham Street, 8081 Warner Avenue, 1875 Edwards Street, 730 Lake Street, 21202 Brookhurst Street, and 19118 Ward Street.

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Within the Specific Plan Area, there are aerial transmission lines that run along 1st Street operated by SCE and regional 66-kV transmission facilities along Atlanta Avenue. Though proposed development within the Specific Plan Area should create a significant increase in electricity demand, the demand should not surpass the quantity of electricity available to the Specific Plan Area.

7.2.4.2. Electricity Distribution

While quantity of supply can be met by SCE, there are several bottle neck areas where supply can not be delivered based on a large quantity of electrical demand in one location at the same time. This is currently, and will continue, resulting in power outages in small zones within the Specific Plan Area. SCE is specifically having trouble delivering power to the second block of Main Street, between Walnut Avenue and Olive Avenue.

It should also be noted that an increase in density within the Specific Plan Area will likely lead to vertical growth and the quantity of elevators and escalators within the Specific Plan Area may increase, thus creating a greater demand for electricity. Currently, incremental repairs and boosters are being added as development occurs. Several new circuits and lines will need to be installed to provide the required supply without impairing the levels of service to the surrounding area. Each development will be required to pay for the development's share of infrastructure improvements to electrical systems per SCE requirements.

7.2.4.3. Gas Distribution

Southern California Gas Company currently provides natural gas service to the Specific Plan Area through a network of underground gas lines. Company staff indicated that there are no existing issues regarding gas supply or distribution. The proposed density increases will not require line upsizing in the public streets, but additional service connections will need to be planned for new development projects. Lines should be located by the service providers prior to construction activity to avoid conflicts or accidents.

7.2.5. Solid Waste Conditions

Rainbow Disposal provides residential and commercial trash service to the City of Huntington Beach. An automated waste collection system began in April of 2007 throughout the communities within the service area. Automated waste collection takes place weekly using clean natural gas-powered vehicles, which are equipped with a mechanical arm that lifts and empties waste carts. Carts have wheels for easy handling and an attached lid that helps keep out rain water and helps to prevent trash from contaminating storm drains. Residential units typically receive three 95-gallon or 65-gallon carts for trash, recycling, and green waste. Commercial spaces can receive multiple waste options including one-yard, two-yard, or three-

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yard commercial bins. Trash service provides compactor pick-up service, 40 cubic yard roll-offs, ten cubic yard low-boys, and three cubic yard Rent-A-Bins for commercial, construction, and residential properties.

A state-of-the-art Material Recovery Facility (MRF) is also provided, which guarantees compliance with California state laws. The following products are considered hazardous waste and are not allowed in regular trash: batteries, used motor oil, old paint, solvents, pesticides, used automotive batteries, household cleaning products and pool chemicals. All development will be required to comply with current solid waste standards.

Rainbow Disposal operates a waste transfer station in Huntington Beach where all waste is thoroughly sorted both mechanically and manually. Materials that can not be salvaged for reuse are sent to the Frank R. Bowerman Landfill in Irvine. Permitted capacity for the landfill is limited to 8,500 tons per day. Trucks are diverted to one of the other two landfills in the county if the per day capacity is reached at the Bowerman Landfill. The 725-acre facility opened in 1990 and is planned for closure in 2053, based on permitted maximum daily use. The increase in density of the Specific Plan Area is within the planned buildout quantity assumptions of Huntington Beach and is accounted for by local waste facilities in long term service projections.

7.2.6. Police Department Services

Police Service to the Specific Area is provided by the Huntington Beach Police Department. The Police Department has a substation that is currently located within the Specific Plan Area at 204 5th Street. The substation may be relocated in the future to the Pacific City development. Additional parking would be requested at the new substation. The Police Department headquarters is located approximately a mile outside the Specific Plan Area at 2000 Main Street.

The majority of the downtown core is served by officers staffed out of the police substation, including a Special Enforcement Team currently comprised of one sergeant and 12 officers, 10 of which are assigned to the downtown. A Directed Enforcement Team also operates out of the substation that consists of one sergeant and four officers. The officers work a rotating schedule to service the area. Additionally, parking spaces are limited at the downtown substation.

At present, due to the late night activity on Main Street, the officers are often required to work overtime to adequately meet the public safety needs of the area. An increase in development within the downtown will require a proportionate increase in the amount of Police Department staff and services by the City.

7.2.7. Fire Department Services

The closest Huntington Beach Fire Department station to the Specific Plan Area is Fire Station 5 located at 530 Lake Street between Acacia Avenue and Frankfort Avenue. This station opened in 1981 and serves the downtown, beach, and pier. This station is staffed by 10 fire personnel 24 hours a day, 7 days a week. The station is home to one paramedic engine with four personnel, one truck company with four personnel, and one emergency transport vehicle with two personnel.

An increase in development within the downtown will require a proportionate increase in the amount of public safety staff, fire station facilities, fire apparatus, and equipment.

7.2.8. Communication Services

Cable service to the Specific plan Area is currently provided by Time Warner Cable. Phone service to the Specific Plan Area is currently provided by Verizon. No changes are proposed to the existing cable and phone service systems.

There is a need to maintain the line of sight communications for the City's ability to communicate via the 4.9 GHZ microwave. There is currently a link between the City Hall Police Department, Lifeguard headquarters, the south police substation, and Edwards fire station.

7.3. Public Facilities

7.3.1. School Facilities

The Specific Plan Area is serviced by the Huntington Beach City School District, which provides elementary and middle schools, and the Huntington Beach Union High School District, which provides high schools.

While both school districts have open enrollment policies, the primary schools servicing the Specific Plan Area include John R. Peterson Elementary School, Agnes L. Smith Elementary School, Ethel R. Dwyer Middle School, and Huntington Beach High School.

The Huntington Beach City School District is currently experiencing a declining enrollment. Therefore, the increase in population projected by the Specific Plan is not expected to have an effect on the necessary elementary and middle school facilities needed within the City.

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While Huntington Beach High School has experienced a decline in enrollment over the last several years, in 2008 the enrollment level for the high school was at 98 percent.

7.3.2. Parks

The General Plan sets a standard of 5 acres of park space per 1,000 people. The City has a current estimated population of 202,250 people and currently has 1001.16 acres of park space. Therefore, at this time, the City is approximately ten acres below the necessary park space recommended.

The projected development within the Specific Plan Area is estimated to require 7.8 acres of additional park space within the City.

Currently, the city has the following three proposed parks planned for development within the next 12 to 36 months:

- A two-acre park within the residential portion of the Pacific City development north of Pacific View Avenue, between 1st Street and Huntington Street.
- A 1.7 acre park as part of the Parkside Estates residential development on the west side of Graham Street, south of Warner Avenue.
- A two-acre park as part of the Blue Canvas residential development west of Newland Street, between Hamilton Avenue and Atlanta Avenue.

Additionally, a 2.6 acre park is planned within the future residential development on the former Lamb School site. Development at this location is anticipated to be within the next three to five years.

The addition of these park spaces will bring the City within approximately 10 acres of the City's park space goal. The City is also examining additional options for expanding park space within the City, including considering former school sites for development of park land.