



## 13.8 Utilities Correspondence

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December 19, 2012

JN 10-105676

**CITY OF HUNTINGTON BEACH PUBLIC WORKS**

Attn: Debbie DeBow  
2000 Main Street  
Huntington Beach, CA 92648

**Subject: Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project Environmental Impact Report**

Dear Ms. DeBow:

RBF Consulting (RBF) is in the process of preparing an Environmental Impact Report (EIR) for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project. With regard to the services provided by your agency, RBF is seeking a response to incorporate into the EIR. The questionnaires (attached) for the project identify further issues to be addressed in the EIR document.

The proposed project is located in the heart of the City of Huntington Beach in the County of Orange. Exhibit 1, *Regional Vicinity*, illustrates the project area in a regional context. The project site is located within Huntington Central Park. Exhibit 2, *Site Vicinity Map*, and Exhibit 3, *Aerial Photograph*, illustrate the project location within the City limits.

The approximately 4.91-acre project site is the location of a former gun range practice facility used by the Huntington Beach Police Officers Association (HBPOA), other law enforcement agencies, and the general public. The proposed project consists of two primary components: 1) remediation of existing lead contamination at the facility due to historical gun range operations; and 2) long-term reuse of the site as a recreational component of Huntington Central Park. A Remedial Action Plan has been prepared for the project, which details remedial activities to occur on-site to remediate the site to below regulatory thresholds for long-term use of the site. Following remediation, recreational uses would be implemented at the site and could potentially include a park area, dog park, outdoor basketball courts, tennis courts, and parking. In lieu of the outdoor basketball and tennis courts, the City may implement a skate park facility.

We would greatly appreciate your assistance and cooperation in providing the requested information to our attached questionnaire. We are requesting background information regarding service provided to the project area. Please provide your written response on agency letterhead or agency email. In order for the City to maintain the projected schedule, we would appreciate your written response by January 10, 2013. For your convenience, you may Fax your response

to 949.837.4122 or email at [kchiene@rbf.com](mailto:kchiene@rbf.com). Please note that this questionnaire is not a request for service but simply an inquiry of current operations and conditions to evaluate impacts on services, utilities, and other related areas.

If you have any questions or require additional information, please do not hesitate to contact me at 949.855.7033 or [kchiene@rbf.com](mailto:kchiene@rbf.com). Again, thank you for your cooperation.

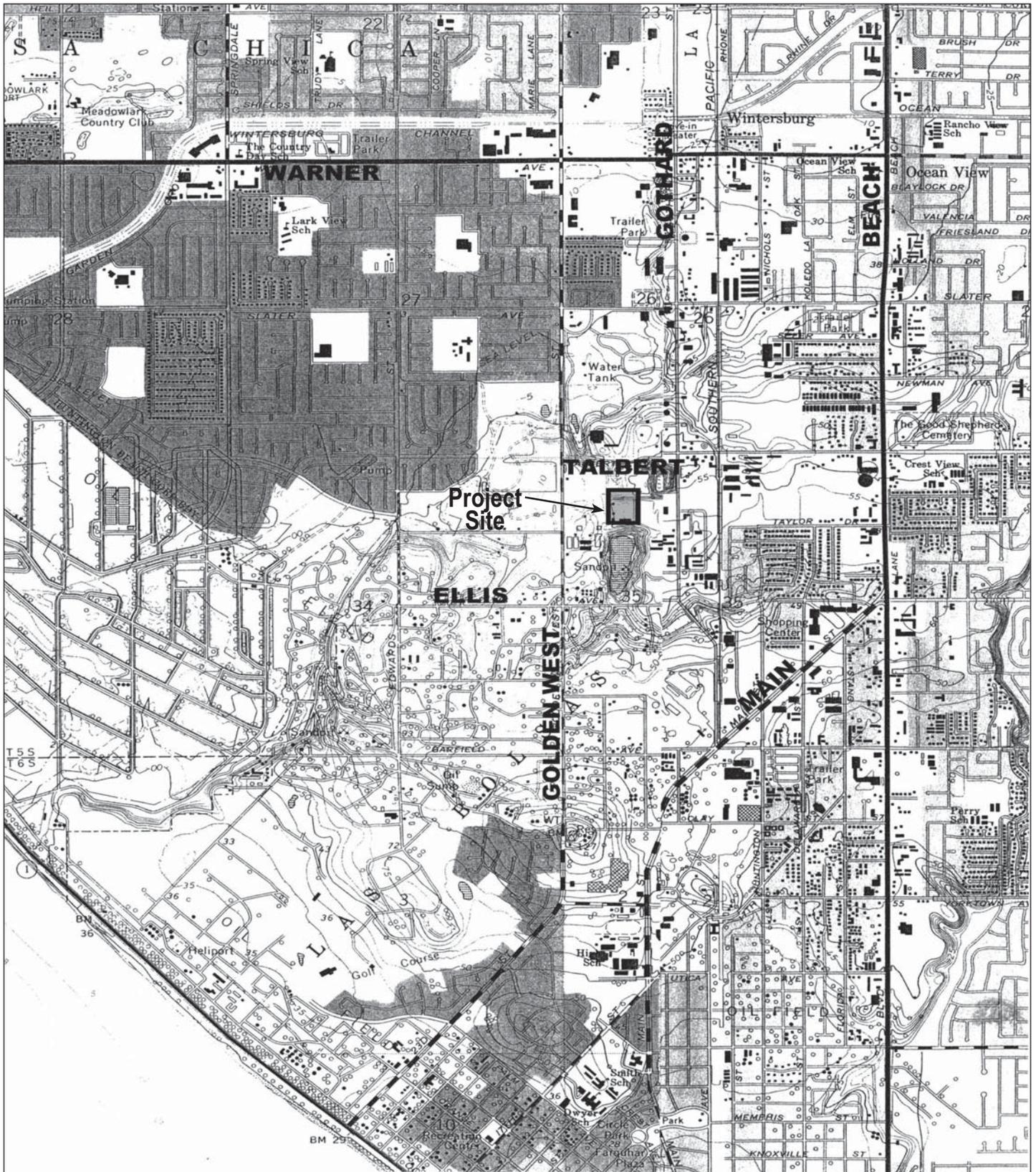
Sincerely,

A handwritten signature in cursive script that reads "Kelly Chiene".

Kelly Chiene  
Environmental Analyst

Attachments





Source: USGS Quadrangle Maps, 7.5 Minute, Newport Beach and Seal Beach, CA, Photorevised 1981.

NOT TO SCALE

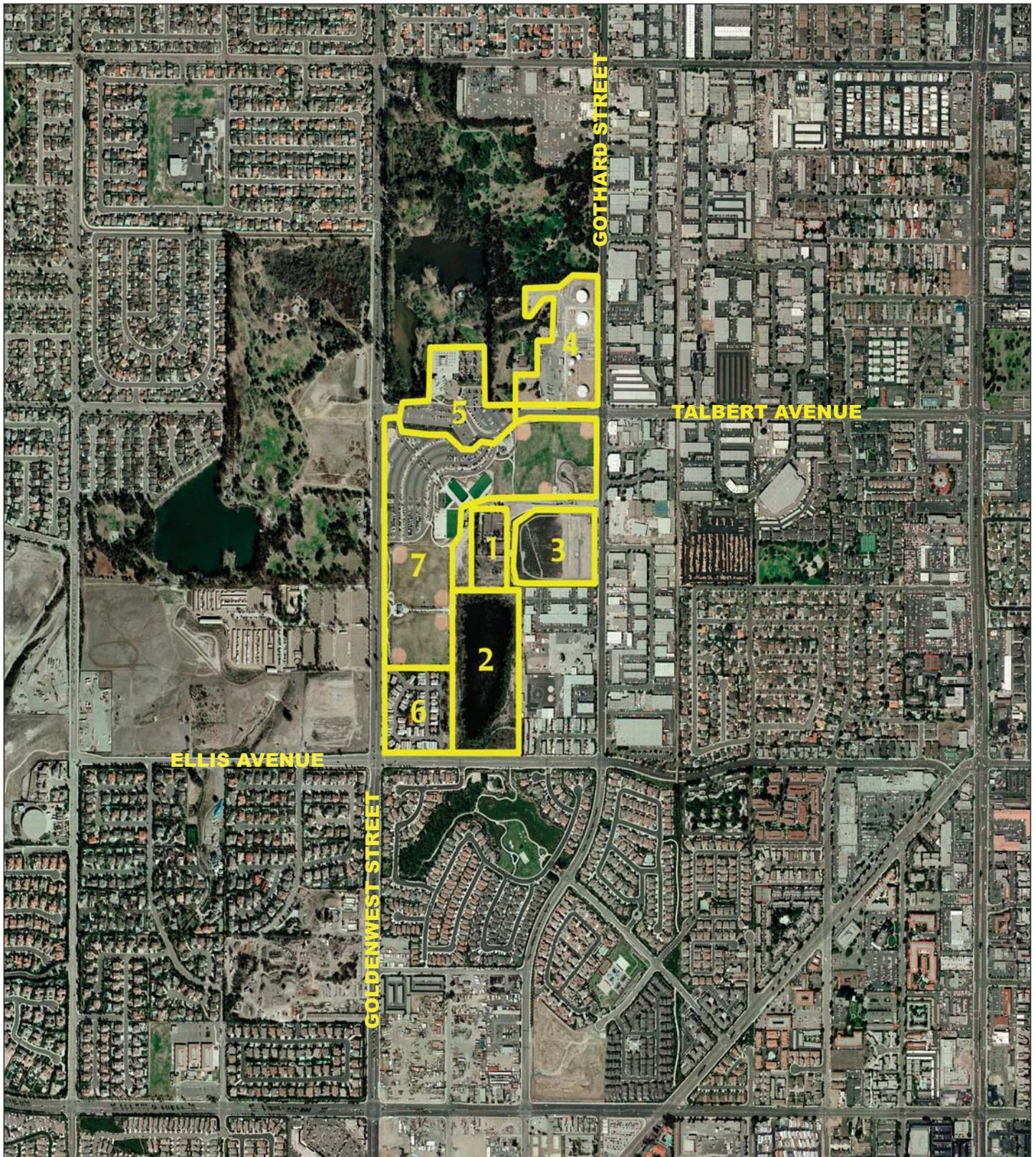


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INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
 REMEDIATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK

# Site Vicinity Map

Exhibit 2



- 1 - Project Site
- 2 - Sully Miller Lake
- 3 - Orange County Transfer Station
- 4 - Chevron Facility
- 5 - Huntington Central Library
- 6 - Ocean View Mobile Home Park
- 7 - Huntington Central Park Sports Complex

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INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
 REMEDIATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK

# Aerial Photograph

## **WASTEWATER SERVICE QUESTIONNAIRE**

### **REMEDICATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK PROJECT ENVIRONMENTAL IMPACT REPORT**

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of facilities which serve the Project Area vicinity and present available capacity for the affected trunk line and treatment plant.
2. What is the estimated sewage flow for the Project based upon information provided?
3. Would implementation of the Project present a significant increase in service demand based upon project development?
4. Does the wastewater treatment provider which serves or may serve the Project Area have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?
5. Is there any other relevant information regarding significant project impacts?
6. Do you have any assessment fees for other required or recommended mitigation measures for the Project?

## WATER SERVICE QUESTIONNAIRE

### REMEDICATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK PROJECT ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. What is the current and projected water capacity for the District; annual use in acre-feet, daily flow in cubic feet per second (cfs) and peak demand in million gallons per day (MGD)?

2. What is the projected water demand for the proposed Project based on the information provided and typical consumption rates?

\*\*\*Please assume **245 gallons/day** or **0.28 AF/year** (based upon rates from the City of San Clemente Water Master Plan, 2006, which provides water consumption rates for park uses).

3. Please indicate any existing facilities on/near the Project Area.

4. What is the current rate of local groundwater extraction and existing groundwater quality? Will the proposed Project have an impact on groundwater quality?

5. Will the proposed Project require new facilities or additions to existing facilities? If so, please list/summarize any changes.

6. SB 610 requires a "water supply assessment" be provided by the affected water agency for incorporation into the EIR. As such, please identify whether the demand created by the proposed Project has been considered in your agency's most recently adopted urban water management plan. The assessment should indicate whether the water demand associated with the proposed Project can be served by your agency's supplies available during "normal, single-dry, and multiple-dry water years", in addition to the demand for water from existing and other planned uses.

7. Does your agency have sufficient water supplies available to serve the Project from existing entitlement and resources, or are new or expanded entitlement needed?
  
9. Would the Project result in the need for construction of new storm water drainage facilities or expansion of existing facilities?
  
8. Is there any other relevant information regarding potential significant effects of the Project?

## WASTEWATER SERVICE QUESTIONNAIRE

### REMEDATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK PROJECT ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of facilities which serve the Project Area vicinity and present available capacity for the affected trunk line and treatment plant.

According to City records, there is an existing 6-inch diameter PVC sewer lateral extending from close proximity of the subject site to a 15-inch VCP sewer in Goldenwest Street which conveys flow northerly to the existing 33-inch dia. OCSD trunk line in Slater Avenue. In addition, there is an existing 10-inch PVC sewer main near the cul-de-sac terminus of Talbert Avenue which runs northerly in Gothard Street and conveys flow to an existing 42-inch dia. OCSD trunk line in Slater Avenue. The Orange County Sanitation District will more appropriately address the available capacity of the affected downstream trunk lines and treatment plant.

2. What is the estimated sewage flow for the Project based upon information provided?

For a conservative estimated sewage flow, use the assumed water consumption rate of 245 gallons/day.

3. Would implementation of the Project present a significant increase in service demand based upon project development?

No, the project would not present a significant increase in service demand based upon the proposed project development.

4. Does the wastewater treatment provider which serves or may serve the Project Area have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

The Orange County Sanitation District will more appropriately address this question of adequate capacity based on the Project's projected demand.

5. Is there any other relevant information regarding significant project impacts?

No

6. Do you have any assessment fees for other required or recommended mitigation measures for the Project?

One additional recommended mitigation measure for the proposed project is: Prior to issuance of a grading permit for the subject project, a Water Quality Management Plan, prepared by a Registered Civil Engineer, shall be submitted to Public Works for review and approval.

## WATER SERVICE QUESTIONNAIRE

### REMEDICATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK PROJECT ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. What is the current and projected water capacity for the District; annual use in acre-feet, daily flow in cubic feet per second (cfs) and peak demand in million gallons per day (MGD)?

According to the City's 2005-2010 Urban Water Management Plan, 2005-2010 annual water demand was approximately 3429,000 acre-feet-per-year. Currently annual use has been reduced due to water conservation efforts throughout the region. Flow rate varies daily and seasonally, and peak hour flow rate can be greater than 2 times the rate of annual flow rate.

2. What is the projected water demand for the proposed Project based on the information provided and typical consumption rates?

\*\*\* Please assume **245 gallons/day** or **0.28 AF/year** (based upon rates from the City of San Clemente Water Master Plan, 2006, which provides water consumption rates for park uses).

3. Please indicate any existing facilities on/near the Project Area.

City maintains public 12-inch water mains along Goldenwest and Gothard.

4. What is the current rate of local groundwater extraction and existing groundwater quality? Will the proposed Project have an impact on groundwater quality?

City's groundwater use varies annually, and is managed through the Orange County Water District. City's water quality meets or exceeds drinking water standards.

5. Will the proposed Project require new facilities or additions to existing facilities? If so, please list/summarize any changes.

Applicant's future on-site design will identify the need of any domestic service, irrigation service and fire service. All services will be built to Public Works Standard.

6. SB 610 requires a "water supply assessment" be provided by the affected water agency for incorporation into the EIR. As such, please identify whether the demand created by the proposed Project has been considered in your agency's most recently adopted urban water management plan. The assessment should indicate whether the water demand associated with the proposed Project can be served by your agency's supplies available during "normal, single-dry, and multiple-dry water years", in addition to the demand for water from existing and other planned uses.

Based on the tentative projected demand provided above under item 2, City has adequate water supply for this project.

7. Does your agency have sufficient water supplies available to serve the Project from existing entitlement and resources, or are new or expanded entitlement needed?

See response for question 6.

9. Would the Project result in the need for construction of new storm water drainage facilities or expansion of existing facilities?

The project will require construction of new minor storm water drainage facilities to convey storm water drainage from the subject site southerly to the adjacent Sully-Miller Lake.

8. Is there any other relevant information regarding potential significant effects of the Project?

N/A



December 19, 2012

JN 10-105676

**ORANGE COUNTY SANITATION DISTRICT**

Attn: Daisy Covarrubias  
10844 Ellis Avenue  
Fountain Valley, CA 92708

**Subject: Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project Environmental Impact Report**

Dear Ms. Covarrubias:

RBF Consulting (RBF) is in the process of preparing an Environmental Impact Report (EIR) for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project. With regard to the services provided by your agency, RBF is seeking a response to incorporate into the EIR. A questionnaire (attached) for the project identifies further issues to be addressed in the EIR document.

The proposed project is located in the heart of the City of Huntington Beach in the County of Orange. Exhibit 1, *Regional Vicinity*, illustrates the project area in a regional context. The project site is located within Huntington Central Park. Exhibit 2, *Site Vicinity Map*, and Exhibit 3, *Aerial Photograph*, illustrate the project location within the City limits.

The approximately 4.91-acre project site is the location of a former gun range practice facility used by the Huntington Beach Police Officers Association (HBPOA), other law enforcement agencies, and the general public. The proposed project consists of two primary components: 1) remediation of existing lead contamination at the facility due to historical gun range operations; and 2) long-term reuse of the site as a recreational component of Huntington Central Park. A Remedial Action Plan has been prepared for the project, which details remedial activities to occur on-site to remediate the site to below regulatory thresholds for long-term use of the site. Following remediation, recreational uses would be implemented at the site and could potentially include a park area, dog park, outdoor basketball courts, tennis courts, and parking. In lieu of the outdoor basketball and tennis courts, the City may implement a skate park facility.

We would greatly appreciate your assistance and cooperation in providing the requested information to our attached questionnaire. We are requesting background information regarding service provided to the project area. Please provide your written response on agency letterhead or agency email. In order for the City to maintain the projected schedule, we would appreciate your written response by January 10, 2013. For your convenience, you may Fax your response

to 949.837.4122 or email at kchiene@rbf.com. Please note that this questionnaire is not a request for service but simply an inquiry of current operations and conditions to evaluate impacts on services, utilities, and other related areas.

If you have any questions or require additional information, please do not hesitate to contact me at 949.855.7033 or kchiene@rbf.com. Again, thank you for your cooperation.

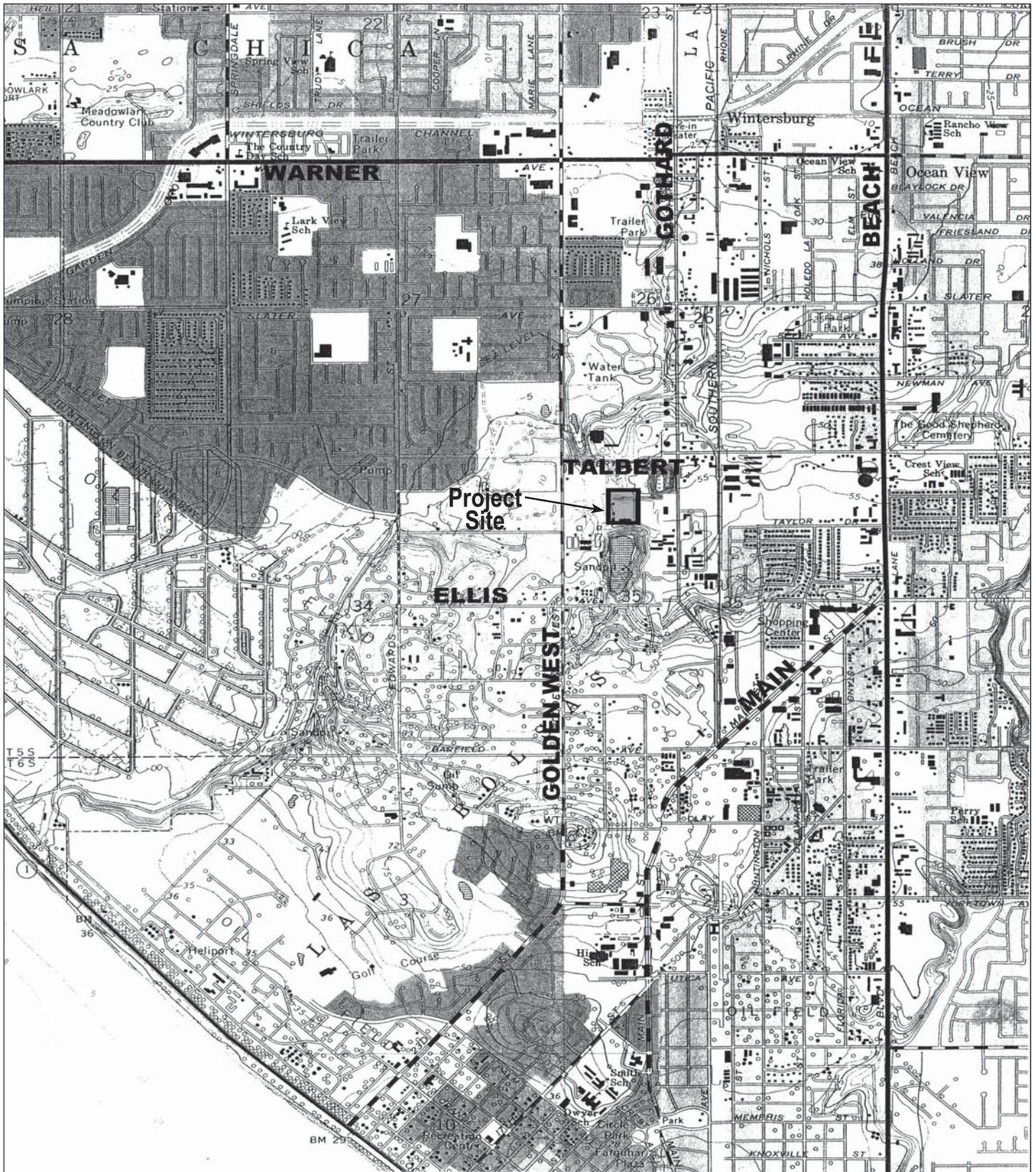
Sincerely,

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Kelly Chiene  
Environmental Analyst

Attachments





Source: USGS Quadrangle Maps, 7.5 Minute, Newport Beach and Seal Beach, CA, Photorevised 1981.

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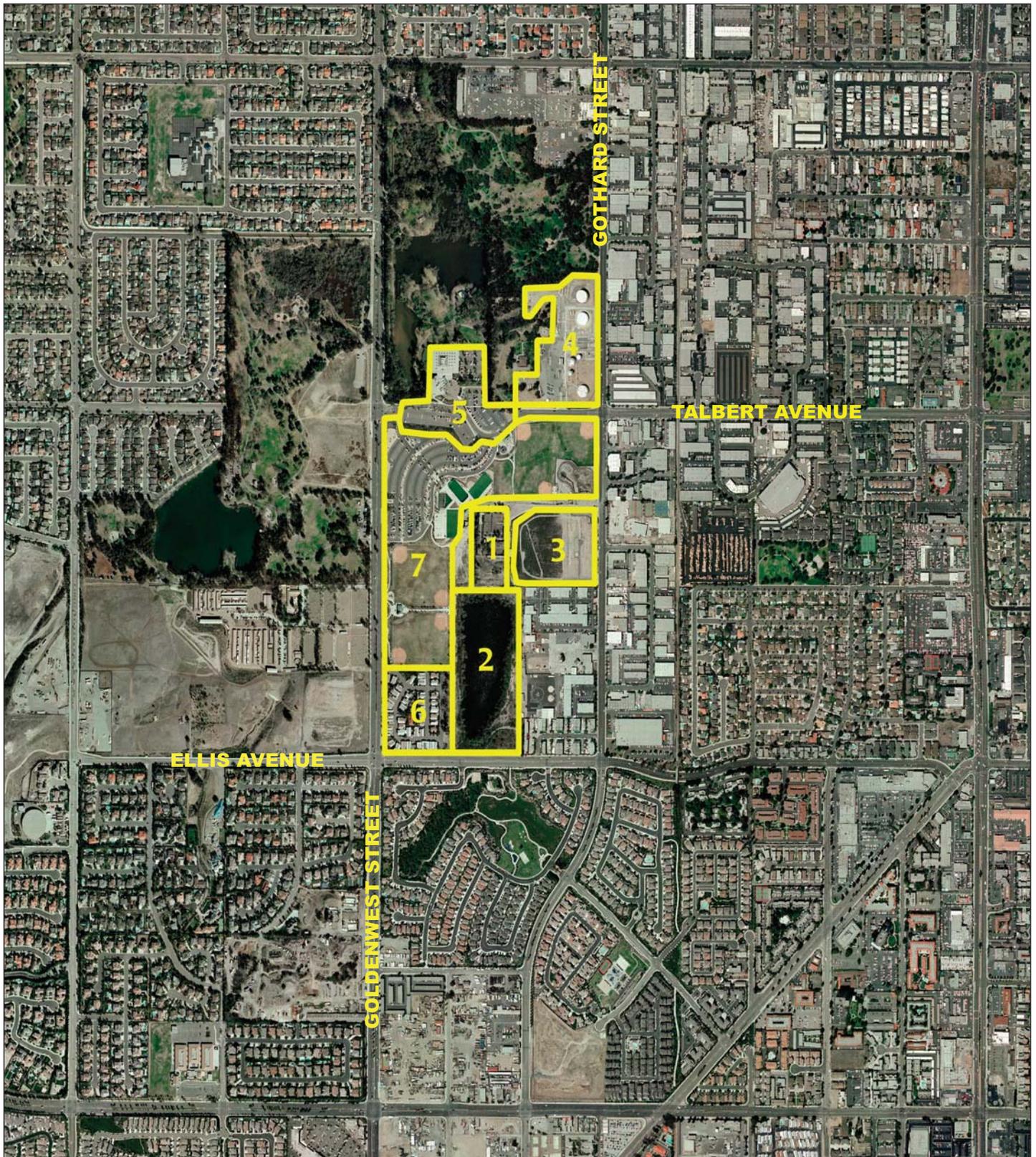


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6. Do you have any assessment fees for other required or recommended mitigation measures for the Project?



February 25, 2013

JN 10-105676

**RAINBOW DISPOSAL**

17121 Nichols Street  
Huntington Beach, CA 92647

**Subject: Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project Environmental Impact Report**

To Whom It May Concern:

RBF Consulting (RBF) is in the process of preparing an Environmental Impact Report (EIR) for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project. With regard to the services provided by your agency, RBF is seeking a response to incorporate into the EIR. A questionnaire (attached) for the project identifies further issues to be addressed in the EIR document.

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Sincerely,

Kelly Chiene  
Environmental Analyst

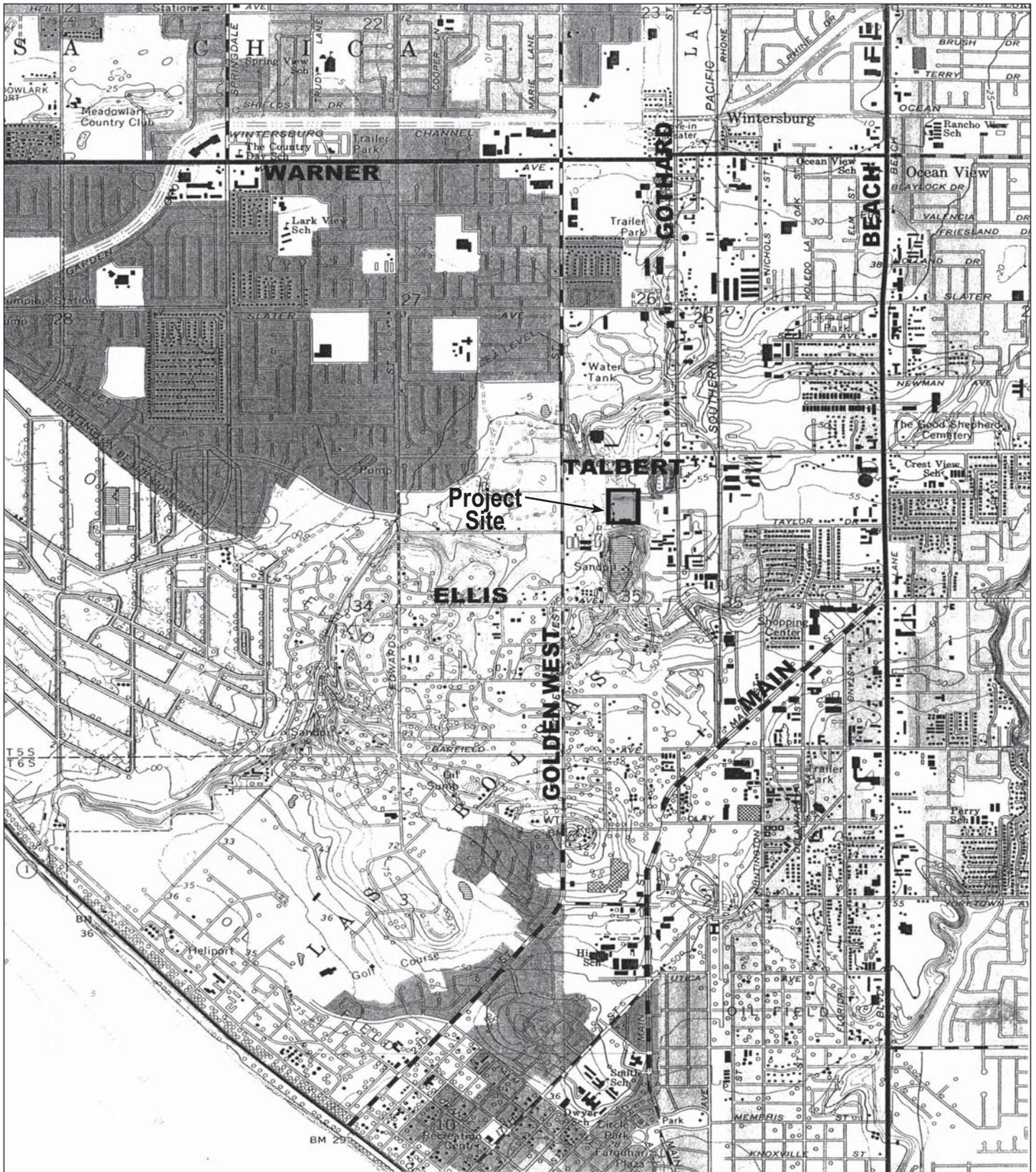
Attachments

## **SOLID WASTE DISPOSAL QUESTIONNAIRE**

### **REMEDATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK PROJECT ENVIRONMENTAL IMPACT REPORT**

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Which landfills are presently used in disposal of solid waste from the Project Area vicinity?  
Does the landfill(s) have sufficient permitted capacity to accommodate the Project's solid waste disposal needs?
  
2. What is the estimated solid waste generation based upon information provided?
  
3. Will solid waste pickup service be available for the Project?
  
4. Do you anticipate any impacts of the Project with respect to solid waste service?
  
5. Do you have any required or recommended mitigation measures for any significant impacts?
  
6. Is there any other relevant information regarding significant projects impacts?
  
7. What federal, state, and local statutes and regulations would the proposed Project be required to comply with?



Source: USGS Quadrangle Maps, 7.5 Minute, Newport Beach and Seal Beach, CA, Photorevised 1981.

NOT TO SCALE

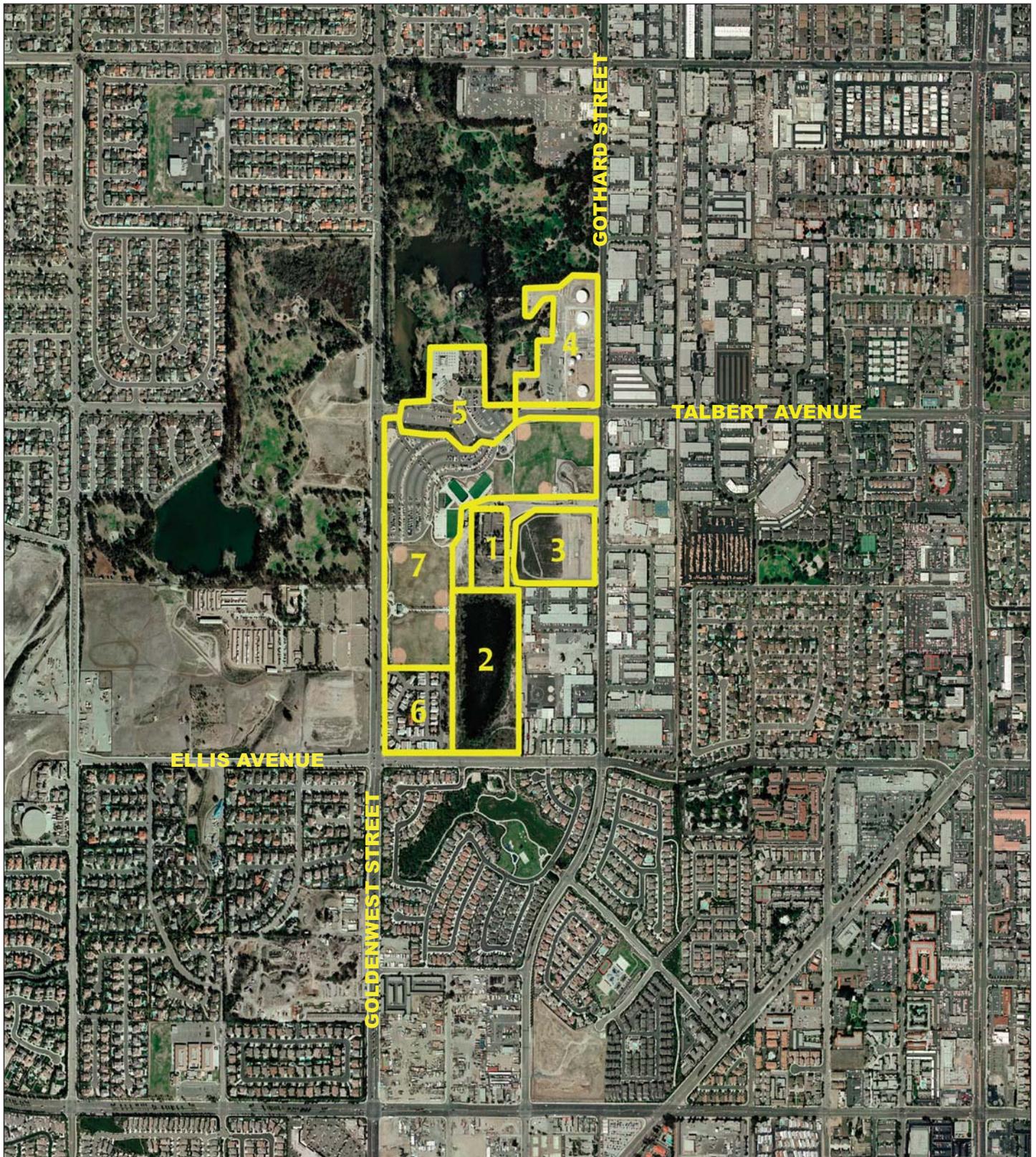


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