



## CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

---

PUBLIC SERVICES DEPARTMENT

May 26, 2005

Mr. Ricky Ramos  
City of Huntington Beach  
Planning Department  
2000 Main Street  
Huntington Beach, CA 92648

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT NO. 00-02 FOR THE  
SEAWATER DESALINATION PROJECT IN HUNTINGTON BEACH**

Dear Mr. Ramos:

Thank you for meeting with City of Costa Mesa staff on May 24, 2005, to discuss the subject Draft Environmental Impact Report (EIR). Based on our discussions and a review of the Draft EIR, the City of Costa Mesa has developed the attached comments and conditions.

If you have any questions, please contact Peter Naghavi, Transportation Services Manager, at 714-754-5182.

Sincerely,

William J. Morris  
Director of Public Services

Attachment

- c    ✓ Peter Naghavi, Transportation Services Manager  
Ernesto Munoz, City Engineer  
Mike Robinson, Assistant Development Services Director  
Kimberly Brandt, Principal Planner  
Raja Sethuraman, Associate Engineer  
Doug Lofstrom, Orange County Fairgrounds

## **COMMENTS ON THE SEAWATER DESALINATION PROJECT DRAFT RECIRCULATED ENVIRONMENTAL IMPACT REPORT**

Page 3-2: The DEIR states “Although precise pipeline alignments may be modified during final engineering analysis, the conceptual pipeline alignments are shown in Exhibit 3-3.....” The City of Costa Mesa considers the pipeline to be integral part of the project. As such, the final alignments should not significantly deviate from proposed project alignments. The proposed modifications suggested to pipeline alignment by the Costa Mesa’s Engineering Division should be in the current DEIR.

Exhibit 3-3: The plan should clearly identify the locations where the pipeline is within City right-of-way and where the pipeline alignments are not within the City’s right-of-way. The project description depicts the alignment traversing through the Orange County Fairgrounds, Fairview Developmental Center, and the Costa Mesa Country Club.

Page 3-38: Primary Alignment:

The DEIR discusses alignment along Adams Avenue and then to Placentia Avenue to Costa Mesa Country Club. Adams Avenue is a Major Arterial and carries significant amount of traffic throughout the day. In addition, there are residential areas adjacent to Adams Avenue as well as Placentia Avenue in the proposed alignment area. Therefore, the construction impacts resulting from the proposed project are significant and should be addressed as part of the DEIR. Trenching in the roadway may result in closure of two lanes of traffic during the day, which would not be allowed by the City of Costa Mesa. The impacts of construction at night such as noise should be evaluated and addressed in the DEIR.

Prior to reaching Costa Mesa Country Club, the pipeline crosses Fairview Park. Approvals from Costa Mesa City Council and Parks & Recreation Commission will be required prior to working within the Fairview Park, as well as within the Costa Mesa Country Club. Approval from operators of Costa Mesa Country Club should be obtained prior to construction within Costa Mesa Country Club.

The DEIR states that “pipeline would then proceed along the eastern boundary of Fairview State Hospital.” The area shown in Exhibit 3-3 has been sold by Fairview State Hospital to private developers for a housing project. City requires the project applicant to provide documentation of approval from Fairview Developmental Center of the proposed pipeline within their property. The impacts of moving the alignment to City’s right-of-way along Harbor Boulevard will result in significant impacts that were not evaluated in the DEIR.

The DEIR then states that the pipeline would be routed along Fair Drive on the northern side. Please refer to comments below on this alignment. The City prefers an alignment in the center median of Fair Drive. The impacts of this construction should be analyzed in detail. The existing and proposed utilities under Fair Drive should be considered. Trenching in the roadway may result in closure of two lanes of traffic during the day, which would not be allowed by the City of Costa Mesa. Fair Drive has only two lanes in each direction. The impacts of

construction at night such as noise should be evaluated and addressed in the DEIR, as there are residential areas adjacent to Fair Drive in the proposed alignment area.

The DEIR further states that the pipeline may be routed through the Orange County Fairgrounds. However, based on discussions with Orange County Fairgrounds staff, there have been no approvals for the project. City will require approval from Orange County Fairgrounds of the project prior to the finalization of the alignment plan. The impacts of moving the alignment to Fair Drive will result in significant impacts that were not evaluated in the DEIR.

### **Proposed Modifications to Pipeline Alignment**

- Primary Route , Reach 4

1. In lieu of using Adams Avenue and Placentia Avenue, the horizontal alignment of the proposed pipeline should utilize the Santa Ana River right-of-way from Adams Avenue to the City of Costa Mesa property south of Swan Drive, and proceed east along the northerly edge of the park. This alignment will result in minimum disruption of the City roadways.
2. The pipeline shall be designed with consideration of the future improvements within Fairview Park, at the end of Canary Drive.
3. The Parks and Recreation Commission and Costa Mesa City Council shall approve all work within Fairview Park.
4. Any work impacting the Golf Course parking lot shall require that the parking lot be resurfaced and be coordinated with operators of Golf Course.

- Primary Route, Reach 5

1. City concurs with the trenchless crossing at Harbor Boulevard. The replacement roadway section for Fair Drive shall be Cement Treated Base, and the trench shall be located in the center of the street.
2. The City of Costa Mesa reserves the south side of Fair Drive for a future storm drain. The proposed pipeline alignment should occur within the Orange CountyFairgrounds between Fairview Road and Newport Boulevard.

- For all Routes

1. The City of Costa Mesa reserves the right to approve both the alignment and location (vertical and horizontal control) within the City of Costa Mesa boundaries to allow for the future construction of City storm drain facilities and utility systems.

2. The work for this project shall be coordinated with future projects by the City of Costa Mesa. The projects include, but are not limited to the rehabilitation of Fair Drive from Harbor Boulevard to Fairview Road, Arlington Avenue between Fairview Road and Newport Boulevard, and Harbor Boulevard between Wilson Street and Newport Boulevard.
3. The pipeline alignment shall be located only on arterial streets as shown on City's Master Plan of Arterial Highways.

Page 3-29: Alternative Alignment:

City is not able to comment on alternative alignment as detailed analysis is not provided on this option. If this becomes the preferred alignment, the City requests a recirculation of the DEIR. Since, Victoria Street has only two lanes in each direction, the City of Costa Mesa is opposed to any consideration of this alignment as the impacts of the construction are anticipated to be significant.

Page 5.9-24, TRAFFIC

There is no discussion of impacts to City of Costa Mesa arterials and neighborhoods, where a majority of impacts would occur due to the project. The discussion is very general and brief with no estimates for truck trips or details of construction methods or quantification of impacts. Truck trips, construction workers and equipment resulting from the pipeline construction would impact City of Costa Mesa arterials significantly and should be documented in the DEIR. A Traffic Management Plan within City of Costa Mesa should be submitted for approval by City's Transportation Services Manager.

Page 5.9-33, TRAFFIC

CON-31:

1<sup>st</sup> Bullet: "Limit construction to one side of the road..." creates significant impact to City streets. The arterials considered for placement of pipeline in City of Costa Mesa are Adams Avenue, Placentia Avenue, Harbor Boulevard and Fair Drive. These roadways are of significant importance to the City and cannot be subject to closure, especially during the day.

3<sup>rd</sup> Bullet: Identify locations in City of Costa Mesa where there may be closure of bicycle lanes or sidewalks.

4<sup>th</sup> Bullet: Submit a truck routing plan to City of Costa Mesa for approval for any construction within Costa Mesa.

5<sup>th</sup> Bullet: Approval of a detour plan should be obtained from City of Costa Mesa Transportation Services Manager for any partial or full closure of streets within the City limits.

6<sup>th</sup> Bullet: City requires submittal of Traffic Management Plan at 90 percent design phase.

7<sup>th</sup> Bullet: The project *shall* coordinate with all other construction activities in the City and not just "to the extent feasible."

CON-32: For all work in the City of Costa Mesa, the project applicant shall receive approval from Costa Mesa Public Services Department.

CON-33: Same comment as for CON-32.

CON-34: Any nighttime construction activities in City of Costa Mesa shall receive approval from Public Services Director.

CON-36: The applicant shall coordinate all construction traffic related activities with Costa Mesa's Public Services Department. The construction vehicle routing plan in the City of Costa Mesa shall be submitted for approval by the City of Costa Mesa Transportation Services Manager.

**EXECUTIVE SUMMARY:**

Executive Summary should be revised to reflect responses to above comments.



# CITY OF COSTA MESA

P.O. BOX 1200, CALIFORNIA 92628-1200

FROM THE OFFICE OF THE CITY MANAGER

RECEIVED

SEP 07 2005

PUBLIC SERVICE

*Raja*

September 6, 2005

City Clerk  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, California 92648

SUBJECT: ENVIRONMENTAL IMPACT REPORT 00-02; SEAWATER  
DESALINIZATION PROJECT IN HUNTINGTON BEACH

Dear City Clerk:

With the Huntington Beach City Council scheduled to consider action on the above, subject environmental impact report, we would appreciate the following and the attached be included as part of the Public Record.

The City of Costa Mesa has reviewed the Draft Environmental Impact Report 00-02 and provided comments and conditions dated May 26, 2005. Since the proposed project involves the installation of pipelines in the City's right of way, we have stated our requirements for construction and use of City right of way, as well as comments on other aspects of the project in Costa Mesa. Please understand that the conditions and comments offered on the proposed project are based on current information and may change depending on new information or changes in the scope of the project.

Any and all decisions subject to review and approval by the City Council, Planning Commission and/or the Parks & Recreation Commission will be determined following public review & comment.

We appreciate the opportunity to provide this information to the Huntington Beach City Council as part of its deliberations.

Sincerely,

Allan L. Roeder  
City Manager

77 FAIR DRIVE

PHONE: (714) 754-5327 • TDD: (714) 754-5244 • FAX: (714) 754-5330 • [www.ci.costa-mesa.ca.us](http://www.ci.costa-mesa.ca.us)

Attachment

- c: City Council
- Public Services Director
- Deputy City Manager/Development Services Director
- City Engineer
- Transportation Services Manager
- Assistant Development Services Director
- Principal Planner
- ✓Associate Engineer