

**PUBLIC NOTICE OF INTENT TO ADOPT AN
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

DATE: January 24, 2003

TO: Responsible and Trustee Agencies / Interested Organizations and
Individuals

SUBJECT: NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED
NEGATIVE DECLARATION

The Orange County Sanitation District will be the Lead Agency for the preparation of an Initial Study / Mitigated Negative Declaration for the projects described below:

Project Title: Rehabilitation of the Edinger Pump Station,
Rehabilitation of the A Street Pump Station, and
Replacement of the Bitter Point Pump Station

Project Location: Edinger Pump Station
5500 Block of Edinger Avenue,
Huntington Beach, CA 92649

A Street Pump Station
810 East Balboa Boulevard,
Newport Beach, CA 92661

Bitter Point Pump Station
5000 block of Pacific Coast Highway
Newport Beach, CA 92663

Project Description: The Orange County Sanitation District (OCSD or District) is proposing to rehabilitate its Edinger Pump Station, located in the City of Huntington Beach, and construct two new pump stations to replace the A Street and Bitter Point Pump Stations, located in the City of Newport Beach. The Edinger and Bitter Point Pump Stations were identified for capacity improvements in OCSD's 1999 Strategic Plan Program Environmental Impact Report (PEIR). However, subsequent assessment found that the stations require more extensive rehabilitation and/or replacement than previously identified. The Edinger Pump Station requires a below-grade structure to house new electrical and control equipment. The Bitter Point Pump Station is to be replaced with a new above-grade pump station of increased capacity, including installation of a continuous feed chemical dosing facility. The A Street Pump Station requires construction of a new station on an adjacent lot. The A Street Pump Station replacement was not identified by the PEIR. As such, this initial study has been prepared to provide environmental review of the pump station projects as currently proposed in compliance with California Environmental Quality Act (CEQA).

Edinger Pump Station:

The existing Edinger Pump Station is located beneath the westbound lanes of Edinger Avenue, east of the intersection of Edinger Avenue and Graham Avenue in the City of Huntington Beach. The area to the south of the station is principally residential. The Westminster Flood Control Channel is located immediately north. A public high school and park (Marina High School and Marina Park) are opposite the channel. The area to the north and west of Graham consists of industrial properties.

The proposed project will replace, modify or add pumps to increase the station's current capacity of 2.75 million gallons per day (mgd), to its 1989 master planned capacity of 5.0 mgd. No changes to outside piping would be required. The existing equipment and piping within the station would be salvaged.

The project would also construct a second below grade structure adjacent to the existing pump station to house new electrical and control equipment. The new below grade structure would require excavation of an area approximately 40 feet by 18 feet, down to a depth of 20 feet. The entrance to the new structure would be through an access hatch in the sidewalk, similar to that of the existing station. The existing manhole entrance to the station's wet well, which is located in the street, will be enlarged from 24-inches to 36-inches. Prior to the completion of the project, the street and sidewalk on Edinger would be repaired to new conditions.

The pump station would remain in operation during construction of the new below grade facilities. The work would be sequenced such that service to the surrounding residences and businesses is not interrupted.

A Street Pump Station:

The existing A Street Pump Station is located beneath Balboa Boulevard at A Street, on the Balboa Peninsula in the City of Newport Beach. The area surrounding the station consists of residential properties and small retail establishments. The City's Peninsula Park and Balboa Pier are located one block away. The peninsula is surrounded by Newport Bay and the Pacific Ocean.

The proposed project would replace the existing station. The new station would be constructed on a 3700 square foot lot owned by OCSD at 810 East Balboa Boulevard, on the northwest corner of Balboa Boulevard and A Street. The lot is currently occupied by a vacant restaurant that will be demolished to make room for the new station. The existing station would be abandoned upon startup of the new pump station; its equipment and piping salvaged.

The project will also include extending the upstream gravity sewers from the existing station to the new station and installing new force mains to connect to the existing downstream force mains. The new lines would require trenching in Balboa Boulevard, the alley and within the boundaries of the lot. The trenches would be approximately 2.5 to 5 feet wide and up to 13 feet deep.

The new station would consist of a below grade wet well and pump room and above-grade electrical control building. The wet well/pump room would house three (3) pumps matching

the existing station's pumping capacity. The wet well/pump room would have a footprint of approximately 23 feet by 45 feet and require excavation to a depth of approximately 31 feet. The electrical control building would house the electrical and control panels, ventilation equipment, lavatory, and stairs down to the pump room. The above-grade building, measuring approximately 15 feet by 33 feet and 20 feet tall, would be located above the new pump room. The building's architectural design would integrate with the surrounding urban setting, incorporating an 8-foot tower atop similar to that of adjacent buildings. The building and its service area will occupy approximately half the lot's area.

The remaining area will provide space for public parking and landscaping. The entrance to the new station and public parking would be from the alley along the north edge of the property, opposite and parallel to Balboa Boulevard.

Bitter Point Pump Station:

The existing Bitter Point Pump Station is located beneath the entrance from Pacific Coast Highway to the Armstrong Petroleum Oilfield. The oilfield and open space are located in an unincorporated portion of Orange County within the boundaries of the City of Newport Beach. The oilfield is bound by a storm drain and canal to the west, open space to the north and east, and PCH to the south. Small retail establishments and residential properties lay west of the storm drain. Residential properties lay south of PCH.

The existing station is within the boundaries of an OCSD facility/pipeline easement that begins at PCH and runs through the oilfield and open space to the eastern edge of the Santa Ana River levee, perpendicular to OCSD's Treatment Plant No. 2. Only the station's existing electrical panel is above-grade, adjacent to the entrance's pavement.

OCSD proposes to purchase property from Armstrong Petroleum Corporation, et al, for a new 40-mgd pump station to replace the existing Bitter Point Pump Station. The lot would be approximately 40 feet by 240 feet along PCH, immediately west of the existing station. The entrance to the new station would be off the entrance to the oilfield. The exit would be located at the west end of the new station's site and traverse directly onto Pacific Coast Highway.

The existing, 5-mgd pump station would be abandoned (its equipment and piping salvaged) upon startup of the new pump station.

The new station would consist of a below grade wet well and pump room, above-grade electrical control building and chemical dosing facility. The wet well/pump room's footprint will be approximately 80 feet by 36 feet and require excavation to a depth of approximately 32 feet. The electrical control building will house the electrical and control panels, ventilation equipment, lavatory, standby generator, and stairs down to the pump room. The electrical building, measuring approximately 80 feet by 16 feet and 20 feet tall, and will be located above the below grade pump room. An existing 6-foot wall will also be replaced with a new screening wall to be integrated into the architectural design of the building. The new wall will occupy the same area as the existing wall, situated within Caltrans' 10-foot easement bordering PCH. The wall will consist of several overlapping shorter walls varying in height, length and depth. The overall wall height will be approximately 20 feet and provide a three-dimension look for shielding the building. Landscaping will be native

vegetation appropriate to the coastal area. New trees that grow greater than 20 feet will be placed behind the wall to further shield the pump station and oilfield from sight.

The chemical dosing facilities will consist of a 4000-gallon storage tank, small two metering pumps and an unloading station, all enclosed within a containment area. The tank will store hydrogen peroxide or magnesium hydroxide, which is used to counter pipe corrosion and sewer odors. The tank will be approximately eight feet in diameter by 16-feet tall. The District certified a Supplemental Environmental Impact Report (SEIR) in December 2002 for the collection system odor control program. The SEIR compiled mitigation measures to reduce potential impacts of installing chemical storage tanks. Mitigation measures identified in the SEIR that are applicable to the project would be implemented as part of the project.

The project will also include extending the upstream gravity sewers and downstream force mains to and from the existing station's current site. The points of connection of the new lines to the old will be in the vicinity of the existing pump station and may extend into Pacific Coast Highway. Trenches approximately 3 to 5 feet wide and up to 12 feet deep will be dug to install the new lines. Sanitary services to surrounding residences and businesses shall be maintained throughout construction of the new pump station.

Existing utilities serving the area will also be rerouted/upgraded to accommodate the new pump station. Existing overhead transformers and power lines will also be upgraded; the new transformers will be placed at grade and power lines placed underground. It is anticipated that the existing pump station, oilfield operations and property owners' development offices may experience brief electrical power interruptions during Southern California Edison's transfer of power from existing overhead lines and transformers to the newly installed lines and transformers. The interruptions are anticipated to be no more than one half to two hours long. The storage capacity of the upstream sewage collection system is capable of handling the brief power outages to the existing pump station. The oilfield operations and property owners' development offices would also witness brief interruptions to their potable water supply and gas production lines during their rerouting around the new pump station's location. Arrangements with these entities will be made regarding coordinating such interruptions.

The proposed project requires discretionary approval of the Initial Study/Mitigated Negative Declaration, including mitigation measures as conditions of approval for your agency to meet any statutory responsibilities related to the proposed project.

Due to the time limits mandated by State law, your response must be sent to Orange County Sanitation District at the earliest possible date, but not later than 30 days after the receipt of this notice. Written comments on the Initial Study/Mitigated Negative Declaration will be received from **January 24, 2003 through February 24, 2003. Please submit your response comments to Jim Herberg, c/o Angie Anderson, Orange County Sanitation District, 10844 Ellis Avenue, Fountain Valley, CA 92708.** Individual responses to this Initial Study / Mitigated Negative Declaration should include the address and name of a contact person.

Copies of the Initial Study / Mitigated Negative Declaration are also available for public review at the following locations:

- Orange County Sanitation District, Administrative Office Bldg., Engineering Department, 10844 Ellis Avenue, Fountain Valley, CA 92708.
- Newport Beach Central Public Library, 1000 Avocado Avenue, Newport Beach, CA 92660.
- Huntington Beach Public Library, 7111 Talbert Avenue, Huntington Beach, CA 92648

OCSD's Board of Directors will consider the adoption of the Initial Study / Mitigated Negative Declaration for the proposed project at its meeting on February 26, 2003 to be held at 7:00 p.m. at OCSD's Administrative Offices Board Room, located at the above address. For further information, please call 714-593-7305.

Signature: _____ James Herberg _____

Name/Title: _____, P.E.
Engineering Manager