

Appendix H

Utility/Service Correspondence





ORANGE COUNTY FIRE AUTHORITY

P.O. Box 86, Orange, CA 92856-0086 • 145 South Water St., Orange, CA 92866

Chip Prather, Fire Chief

(714) 744-0400

December 15, 2003

RBF Consulting
Eddie Torres
14725 Alton Pky
Irvine, CA 92618-2027

RECEIVED

DEC 22 2003

RBF CONSULTING

Dear Mr. Torres:

Please find the responses to your questionnaire dated November 26, 2003 for the Dana Point Harbor Revitalization Project located below. If you need additional information, please do not hesitate to contact our office.

1. Please indicate the name and location of the fire stations that serve the project area. Also, indicate the equipment, personnel, and EMS available at each station.

All OCFA firefighters are Emergency Medical Technician certified.
Station Statistics

FS29 Doheny	26111 Victoria Bl Dana Point, CA	1 Medic Engine w/4 personnel
FS07 San Juan Capistrano	31865 Del Obispo San Juan Capistrano	1 Engine w/3 personnel, 1 medic van w/2 personnel, brush unit (same as engine staffing), Water Tender- Reserve staffing, Patrol-Reserve staffing
FS30 Niguel	23831 Stonehill Dana Point	1 Engine w/3 personnel, Squad-Reserve Staffing

2. What is the approximate response time to the project site?

FS29 ETA 3 minutes

FS30 ETA 3 minutes

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES

3. Please indicate any assessment fees required for the project.

Private developers pay the standard Planning and Development fees for plan review and inspection. We do not anticipate Fire Service Developer fees on this project. Please review our web site for Standards and Conditions, as well as fee schedules.
<http://www.ocfa.org/business/pandd/guidelin.htm>

4. Do you anticipate that required fees and taxes provided by the project would adequately mitigate the expected increase in fire and emergency medical service demand?

The OCFA is funded through a portion of property tax revenue for Dana Point. The Dana Point Harbor area is owned by the County of Orange and is exempt from property tax. We would not receive any funding from this project.

5. Do you require or recommend any additional mitigation measures?

Please see the web site above for Standards and Conditions. We require that all traffic signals in or adjacent to the harbor be installed with an optical pre-emption device, and if installed with a system not compatible with OCFA vehicle emitters, we also would require the emitter device for our units.

The dry dock boat storage area will require sprinklers, and possible in-rack sprinklers. The Marina Inn requires 2 points of access. We recommend a study of life safety and evacuation for the "island" in case there was an emergency and the bridge could not be used. This study should be used for education and training of employees assigned to the "island" businesses and Harbor Patrol.

6. Please indicate the ISO rating and any fire hazard impacts of the project.

The ISO rating is 3. It should not change.

7. Is there any other relevant information regarding potential significant impacts?

In order to insure a fire safe project, the following items should be considered.

- Structures should have automatic fire sprinkler systems.
- A supervised fire alarm system per the requirements of the California Fire Code in an accessible location with annunciator.
- Access to and around structures to meet OCFA and California Fire Code requirements
- A water supply system to supply fire hydrants and automatic fire sprinkler systems. Fire hydrant spacing is 300 feet between fire hydrants.

- Turning radius and access in and around the project site and buildings shall be designed to accommodate large fire department vehicles and their weight.
- Maintain emergency access during construction.

In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.

8. Do you anticipate that project implementation would result in the need for physical additions to your agency?

No.

If you have any questions, please feel free to contact me at 714-744-0420.



Michele Hernandez
Strategic Services Section
Orange County Fire Authority
michelehernandez@ocfa.org



MICHAEL S. CARINA
SHERIFF-CORONER

SHERIFF-CORONER DEPARTMENT COUNTY OF ORANGE CALIFORNIA

TELECOPY TRANSMITTAL SHEET

DATE: 7-15-05 TIME: _____ NUMBER OF PAGES 5
(INCLUDE COVER PAGE)

TO: Eddie Torres _____
NAME

RBF Consulting _____
LOCATION

(949) 837-4122 / (949) 472-3505
FAX PHONE NUMBER OFFICE PHONE NUMBER

FROM: Sergeant John Whitman _____
NAME

Orange County Sheriff's Department Harbor Patrol _____
LOCATION

(949) 673-6285 / (949) 673-1025
FAX PHONE NUMBER OFFICE PHONE NUMBER

MESSAGES:

Response to Police Service questionnaire re. Dana Point Harbor Revitalization Project EIR.

IF THERE ARE ANY QUESTIONS, PROBLEMS, OR YOU DON'T RECEIVE ALL OF THE PAGES, CALL



1901 BAYSIDE DRIVE
CORONA DEL MAR, CA 92625
(949) 673-1021

**SHERIFF-CORONER DEPARTMENT
COUNTY OF ORANGE
CALIFORNIA**

**MICHAEL S. CARONA
SHERIFF-CORONER**

**ASSISTANT SHERIFFS
JO ANN GALISKY
PETE GANNON
KIM MARKUSON
DOUG STORM**

July 15, 2005

Eddie Torres, Environmental Analyst
RBF Consulting
14725 Alton Parkway
Irvine, Ca. 92618

**Subject: Dana Point Harbor Revitalization Project EIR
Response to Public Services & Utilities Questionnaire (Police Service)**

Dear Eddie Torres,

Thank you for allowing the Orange County Sheriff's Department Harbor Patrol to provide input regarding potential impacts harbor revitalization may have in Dana Point Harbor. This letter serves as response to the Police Service questionnaire for future drafting of the Project EIR.

1. Location of Sheriff Station that serves the project area?

The Dana Point Harbor Patrol station is located on the island side of the harbor at the east side. The physical address is 25005 Dana Drive, Dana Point. The station is a two-story building and located at the end of Dana Drive, where there is turn around for vehicular traffic.

2. What is the geographical area and total population served by the station?

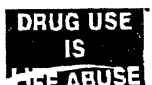
Dana Point Harbor is a recreational and commercial harbor. It is home to approximately 2500 vessels berthed in slips, which are managed by several marinas. Additionally, the harbor has a guest launch ramp, which is open to the general public, which greatly affects the number of people and vessels transiting the area. As with any beachside recreational area, population is greatly influenced by weather and seasonal activities. During summer months, population numbers can easily double.

Dana Point Harbor encompasses approximately 278 acres and is located at the south end of the City of Dana Point.

3. How many law enforcement officers presently serve the project area?

PROUDLY SERVING THE UNINCORPORATED AREAS OF ORANGE COUNTY AND THE FOLLOWING CITIES AND AGENCIES:

ALISO VIEJO • DANA POINT • LAGUNA HILLS • LAGUNA NIGUEL • LAGUNA WOODS • LAKE FOREST • MISSION VIEJO
RANCHO SANTA MARGARITA • SAN CLEMENTE • SAN JUAN CAPISTRANO • STANTON • VILLA PARK



The Dana Point Harbor Patrol is comprised of 12 Deputies and 1 Sergeant from the Orange County Sheriff's Department. In addition to providing law enforcement to the water areas of the harbor, including the marinas and vessel slips and anchorage areas, the Dana Point Harbor Patrol is also responsible for an area 3 miles out to sea from San Mateo Point to Laguna Main Beach.

Deputies are trained in boat operation, marine firefighting, navigation, oxygen therapy, first aid, use of Automated External Defibrillators, boating law, and handling of hazardous materials.

The Harbor Patrol is a 24-hour operation utilizing a fireboat and one patrol boat. Two deputies staff the fireboat 24 hours per day and one deputy staffs the patrol boat from 6:30 AM to 11:00 PM.

4. What is the approximate response time to the project site?

Because the Harbor Patrol is located within the confines of the harbor, response times are generally short depending upon the location and nature of the call for service.

At high speed, the wake created by the Harbor Patrol boats can cause severe damage to docks and boats secured to them. Therefore in areas bordered by docks, the Harbor Patrol will only respond Code 3 (Lights, siren, and high speed) during emergencies, which have the potential to involve life, or serious injury to the public.

Response to incidents involving property loss only will be done to avoid causing damage to docks, boats, or other property; normally at five miles an hour, or Code 2.

Code 3 response times from one end of the harbor to the other is approximately 2 minutes. Code 2 response times would be approximately 5-10 minutes.

5. Do you anticipate any significant impacts from the project on current service around the project area, such as increasing service calls or the need for additional manpower?

As with any type of change, there will be a transition period for the public. Inquiries related to location, availability, and any new regulations related to the revitalization, both during and upon completion, will increase. The improvements made to the harbor on land and in the water will probably result in more boats and people, which will also increase the number of calls for service.

The current manpower assigned to the Dana Point Harbor Patrol should be sufficient to handle any increase in service calls, however, staffing should not be compromised for fiscal reasons.

6. Do you have any required or recommended mitigation measures for significant impacts of the project?

Because the Harbor Patrol's jurisdiction is not land based, the primary impacts will result from the removal and construction of the marinas, i.e. dock and slips, as well as the launch ramp.

Careful planning will be needed to make the transition as seamless as possible for the boating public. Dana Point Harbor has a large number of guest slips, but is limited in offshore anchorage areas to accommodate vessels unable to obtain guest slip services. Without proper guest slip accommodations, anchorage areas can easily become over crowded creating the potential for problems, such as vessel accidents caused by close proximity of many vessels, and navigational hazards such as anchor lines, or traffic lanes blocked by too many vessels.

The renovation and improvements made to the launch ramp should be done off- season in the winter and spring months to avoid impacting the busy summer schedule.

Additionally, during lifesaving emergencies inside the harbor, victims are off-loaded from the Harbor Patrol Boats to land based fire and rescue personnel. Most of the time this is done from the Harbor Patrol Station docks, but it may also occur at any dock along the cove side or north portion of the harbor. Entry and exit points on land should be adequate for necessary emergency personnel to gain access to these areas.

Orange County Fire Authority personnel are usually dispatched to any incident regarding a vessel fire inside the harbor. Depending on the availability of the Harbor Patrol fireboat resulting from other, concurrent high priority incidents, the Fire Authority may be the primary agency affecting the event. Planning of construction projects should allow for entry, exit, and staging of emergency personnel needed to combat an incident on the water.

7. Is there any other relevant information regarding significant projects impacts?

There may be some issues related to relocation of vessels during the construction and removal of dock and slips in the marina areas. Currently the outer channel of the harbor, which runs east-west along the island and outer breakwater, has no type of docks in place and is an ideal corridor for Code 3 response to calls for service, including incidents involving property only. Without docks in place, there is no chance for wake damage from the Harbor Patrol boats. Response times are decreased and the chance for a successful outcome is increased.

If docks are placed in this area to accommodate relocated vessels, our response time to incidents involving property only could significantly increase. It may be possible and should be researched to use offshore moorings in this area for vessel relocation.

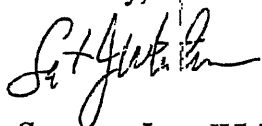
8. Do you anticipate that project implementation would result in the need for the physical additions to your agency?

The current configuration of the Harbor Patrol Station and docks is sufficient to handle any type of incident that may arise due to project implementation. A corridor in front of our docks should be maintained in order to respond quickly to calls for service.

Furthermore, because the Harbor Patrol Station is a law enforcement base, security of the building is a high priority. Any future plans to update or expand the station should be addressed with the Harbor Patrol prior to approval so any security issues or impacts to standard operating procedures can be addressed.

If you have any further questions or need additional information, please do not hesitate to contact me at (949) 248-2222.

Sincerely,

A handwritten signature in black ink, appearing to read "Sgt. Whitman", written in a cursive style.

Sergeant John Whitman
Orange County Sheriff's Department
Station Commander, Dana Point Harbor



A Sema Energy company

July 14, 2005

Mr. Eddie Torres
Environmental Analyst
RBF Consulting
Fax: (949) 837-4122

Attention: Mr. Eddie Torres

Subject: Gas Availability for the Dana Point Revitalization Project, EIR

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company has facilities in the area where the above named project is proposed. Gas service to the project could be provided from existing mains in locations such as Dana Point Harbor Dr, Island Way, and Dana Dr without any significant impact on the environment. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

You should be aware that this letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an informational service. The availability of natural gas service, as set forth in this letter, is based upon present conditions of gas supply and regulatory policies. As a public utility, the Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action that affects gas supply or the condition under which service is available, gas service will be provided in accordance with revised conditions.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact this office.

Thank you again for choosing natural gas, your best energy value.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Forster".

Mark Forster
Region Associate Engineer, Pacific Coast Region
Southern California Gas Co.
(714) 634-3120
maforster@semprautilities.com

ATTN: Eddie Torres

SDGE

ELECTRIC SERVICE QUESTIONNAIRE

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

1. What is the present service area and/or locations of your facilities? Are any of these facilities within the proposed project boundaries as shown on the attached Site Vicinity map? *Along the outlying streets of complete area. / yes.*
2. What is the present capacity and/or nature of your facilities? (Please provide any - available information necessary to evaluate existing conditions in the project area and potential impacts). *Any load additions to our current facilities will be subject to the possibility of modifications and/or additional facilities placed within subject area.*
3. What is the projected electrical demand for the project based upon the information provided? *Inadequate information supplied to answer this question.*
4. Can your facilities in the service area supply the required additional electricity currently or on project completion? *As with any project, modification would be required if loads increase from existing levels.*
5. Do you anticipate any project related impacts to your facilities? Specifically, will the proposed project impact service or require new or modified facilities? If so, please list/summarize additions or modifications. *Without a detail set of improvement plans, this information is not possible to ascertain. However, any conflict created with the revitalization project will be subject to relocation cost.*
6. Do you anticipate any short-term construction or related impacts, such as a possible disruption of service? *absolutely. As to the duration or frequency - that is subject to first determining the scope of change required.*
7. Do you require or recommend any mitigation measures for any project impacts noted in Items 3, 4, or 5? *make sure that SDGE receives a complete set of project plans, improvements, and load calculations, once available*
8. Is there any other relevant information regarding potential significant impacts of the project? *UNKNOWN*

SCHOOL FACILITIES QUESTIONNAIRE

CAPISTRANO UNIFIED SCHOOL DISTRICT

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

1. Please indicate the name and location of schools, which are available to serve the project site.

R.H. Dana Elementary School (k-5)	Marco Forster Middle School (6-8)
24242 La Cresta Drive	25601 Camino del Avion
Dana Point, CA 92629	San Juan Capistrano, CA 92675

2. What is the current enrollment of each school in the vicinity of the project, and what is the distance of the school from the project site?

	R.H. Dana	Marco Forster	Dana Hills
enrollment	401	1609	2900
distance	0.6 miles	2.3 miles	.75 miles

3. In consideration of A.B. 2926, are there any assessment fees or other required or recommended mitigation measures for the project?

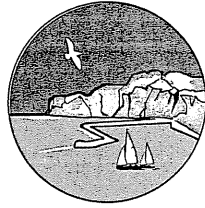
Standard developer fees: \$2.24 new residential construction
.36c commercial/industrial construction

4. Is there any other relevant information regarding significant project impacts? None.

Additonal information to question #1

Dana Hills High School
33333 Golden Lantern
Dana Point, CA 92629

SOUTH COAST



WATER DISTRICT

Providing Quality Water and Wastewater Services to the Coastal Communities

December 22, 2003

Mr. Eddie Torres
Environmental Analyst
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Dear Mr. Torres;

RE: Dana Point Harbor Revitalization Project

This letter is in response to your request for information associated with the preparation of a Draft Environmental Impact Report for the proposed Dana Point Harbor Revitalization Project for the County of Orange. Please refer to the attached responses to your questionnaires concerning water service, sewer service and recycled water service. As stated in our responses, the impact on the District's facilities and capacity to serve the project cannot be determined until more definitive plans are developed.

Should you have any questions, or need additional information, please contact me at (949) 499-4555, extension 155.

Sincerely,

SOUTH COAST WATER DISTRICT

A handwritten signature in cursive script that reads "Robert A. Clark for". The signature is written in black ink.

Joseph A. Sovella, P.E.
Director of Engineering

JAS:RWC:jm

Attachments

WATER SERVICE QUESTIONNAIRE

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 cfs and peak demand in MGD?

Current annual use is 8,000 AF/yr. Projected annual and daily flows will be revised in the Master Plan proposed to be completed in 2004/05.

2. What is the projected water demand for the project based on the information provided?

We have not been provided with any water demand information from the County based on the new development. The development information provided is insufficient for projecting changes in water demand.

3. Please indicate any existing facilities on/near the project site.

Enclosed are the water system atlas maps for the water system within the project area.

4. What is the current rate of local groundwater extraction and existing groundwater quality?

None.

Will the proposed project have an impact on groundwater quality?

No.

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

The impact on existing facilities and the need for new facilities is unknown until additional information is provided by the County on location of new structures and what their demands may be.

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

Any service to new facilities or increase in demand will require additional connection fees to be paid. The cost of construction of new facilities or relocation of existing facilities is to be borne by the new development.

7. According to SB 901 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 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.

The District has not done a water supply assessment. It is understood that this is for developments of 500 homes or greater and, therefore, the District has not been required to do such an assessment. However, the District has adopted an Urban Management Plan.

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

The District has not been apprised of what additional potable water demands will be required by the County; however, the District should have adequate water supplies to provide the existing and projected demands within the project area.

The District has budgeted for a Master Plan to be done for the entire District for potable water. This will extend into fiscal year 2004/05. Until that time, the District does not have projected quantities for its combined agencies (South Coast Water District and Capistrano Beach Water). The anticipated increase in the Harbor revitalization should not have a substantial impact on the District's overall water system.

9. Is there any other relevant information regarding potential significant effects of the project?

If the development impacts the physical location of water lines, relocation will be necessary.

SEWER SERVICE QUESTIONNAIRE

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.

Enclosed are our sewer collection system atlas maps for the location of sewer facilities within the Dana Point Harbor Revitalization Project area. The County's consulting engineer should have numbers for current and projected sewer requirements.

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

The County's consulting engineer has projected flows for this project. Existing sewer facilities will be replaced and sized based on the final projected sewage demands provided by the County.

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

Additional connection fees will be required for any new uses or increases in demand on existing customers.

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

The project does not present a significant increase in demand relative to the overall size of the District's sewer facilities.

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

Yes. There currently exists an unused capacity of almost one million gallons per day of wastewater treatment.

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

Yes. The County and SCWD have been working together on relocation of existing sewer facilities within the project area and it is anticipated that the County will participate financially in the relocation of sewer facilities.

RECLAIMED WATER SERVICE
QUESTIONNAIRE

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 reclaimed water capacity for the District; annual use in acre-feet, daily flow in cfs and peak demand in MGD?

Current: 850 AF annually, Daily – 0.76 MGD, Peak – 2.28 MGD. Additional treatment and distribution improvements are required before additional recycled water can be provided.

2. What is the projected reclaimed water demand for the project based on the information provided?

The District has not been requested to provide reclaimed water to the project area.

3. Please indicate any existing facilities on/near the project site.

There are no reclaimed water facilities on site. The nearest reclaimed facility that would be of use to the Harbor is at Del Prado and Golden Lantern.

4. What is the current rate of local groundwater extraction and existing groundwater quality?

None.

Will the proposed project have an impact on groundwater quality?

No.

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

If reclaimed service is requested, additional facilities will be required. This would entail the extension of the existing reclaimed water line in Golden Lantern. Participation in a project to expand the District's recycled water capacity will also be required.

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

If reclaimed service is requested, additional connection fees may be required.

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

The District has not been requested to serve reclaimed water to this area and, therefore, does not know what the demand would be.

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

None.

Att: Eddie Torres

SDGE

ELECTRIC SERVICE QUESTIONNAIRE

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

1. What is the present service area and/or locations of your facilities? Are any of these facilities within the proposed project boundaries as shown on the attached Site Vicinity map? *Along the outlying streets of complete area. / yes.*
2. What is the present capacity and/or nature of your facilities? (Please provide any - available information necessary to evaluate existing conditions in the project area and potential impacts). *Any load additions to our current facilities will be subject to the possibility of modifications and/or additional facilities placed within subject area.*
3. What is the projected electrical demand for the project based upon the information provided? *Inadequate information supplied to answer this question.*
4. Can your facilities in the service area supply the required additional electricity currently or on project completion? *As with any project, modification would be required if loads increase from existing levels.*
5. Do you anticipate any project related impacts to your facilities? Specifically, will the proposed project impact service or require new or modified facilities? If so, please list/summarize additions or modifications. *Without a detail set of improvement plans, this information is not possible to ascertain. However, any conflict created with the revitalization project will be subject to relocation cost.*
6. Do you anticipate any short-term construction or related impacts, such as a possible disruption of service? *absolutely. As to the duration or frequency - that is subject to first determining the scope of change required.*
7. Do you require or recommend any mitigation measures for any project impacts noted in Items 3, 4, or 5? *make sure that SDGE receives a complete set of project plans, improvements, and load calculations, once available.*
8. Is there any other relevant information regarding potential significant impacts of the project?

Response to Service Questionnaire for the Dana Point Harbor Revitalization Project

1. **Please indicate the location of telephone lines within the immediate project vicinity.**

SBC has phone facilities through out the whole Dana Point Harbor feeding all commercial buildings through underground and aerial facilities. I am unable to send you our cable maps, but I have requested a layout of location of our underground facilities from our Right of Way department.

2. **Do you anticipate any impacts of the project on telephone facilities or services? If so, please list/summarize additions or modifications. Will telephone service be available for the project?**

To determine whether telephone facilities will be impacted from the reconstruction work, I would like to have site plans of the areas that will be under construction to refer to. Reconstruction of some buildings will definitely affect telephone facilities. For example, the Dana Point Marina Inn expansion may require additional phone facilities to feed the increased number of guestrooms. Temporary phone service will be available for construction trailers.

3. **Do you have any required or recommended mitigation measures for significant impacts?**

My first recommendation is to try to avoid relocating any phone facilities, since this may result in billing the customer. If phone facilities need to be relocated or affected in any way, please inform me as soon as possible so that I can determine what work needs to be done and how much of it will need to be billed to the customer.

4. **Is there any other relevant information regarding potential impacts of the project?**

If there is a need for additional phone lines for the reconstructed buildings or new buildings, we need to be notified as soon as possible so that we can plan for the reinforcement of our current facilities.

If you have an additional questions, you can contact me @ 714-666-5696.

Thank you,



David Goldstein
SBC BIC Engineer

12/15/03

December 8, 2003

CR&R

31541 ORTEGA HIGHWAY

P.O. BOX 1100

SAN JUAN CAPISTRANO, CA 92673

949-728-0446

FAX 949-728-3444

Mr. Eddie Torres sent via facsimile 949.837.4122
RBF Consulting
P. O. Box 57057
Irvine, CA 92619

RE: Dana Point Harbor Revitalization Project

Dear Mr. Torres:

Responses to Solid Waste Disposal Questionnaire

1. The Prima Deshecha Landfill would provide disposal of solid waste generated from this project. Prima Landfill is permitted to accept up to 4,000 tons of waste per day and at present receives 3,200 tons.
2. Based upon 25,000 additional square feet of retail use, waste generation is estimated to increase from between 4,000 to 5,000 pounds per month.
3. CR&R will accommodate all solid waste and recycling service for this project.
4. All municipalities in the state of California are required to meet a 50% diversion rate of refuse from landfills. Unfortunately, the City of Dana Point has not met this goal. As a result, the city is looking to projects such as the Harbor Revitalization to divert as much refuse as possible from your property.
5. In consideration, when reviewing specification for enclosures within your project, provide adequate enclosure space for placement of **both** refuse and recycling containers at each enclosure location. CR&R offers a variety of collection containers for refuse and recycling service. Please see our website for pictures and dimensions of our containers, www.southcountyrecycling.com under Bin Information.
6. CR&R currently participates in numerous construction and demolition (C&D) material recovery programs. There are tremendous opportunities for solid waste diversion resulting from C&D programs due to the nature of materials used in the building process. Listed below are only a few examples of the materials CR&R recycles:

- ④ Wood (stakes from concrete pours, pallets, framing lumber)
- ④ Greenwaste/Dirt (landclearing, leveling phase)
- ④ Concrete/Asphalt (from home slabs, asphalt roofing and road projects as each phase develops)
- ④ Gypsum/Drywall (walls)
- ④ Metals (iron, rebar, copper, aluminum, brass, stainless steel)
- ④ Plastics/Cardboard (5 gallon buckets, boxes)

In addition, CR&R handles Source Separated Materials, Materials sorted by type and placed in separate containers.

7. State Assembly Bill 939 (diverting from disposal 50% of waste generated). CWIMB Model Ordinance adopted March 31, 1993 requiring new development to provide adequate space for both refuse and recycling collection containers. Locally, the City of Dana Point finalized and adopted a C&D Ordinance relating to areas for collecting and loading recyclable materials in development projects. The establishment of this ordinance provided the means necessary to implement recycling programs in all newly built or remodeled projects.

If you require additional information I may be contacted at 949.728.3468.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Lazaruk", with a stylized, flowing script.

Maria Lazaruk
Director of Community Service

From: "GABRIEL TUFT" <gtuft@DanaPoint.org>
To: "Maria Cadiz" <MCADIZ@rbf.com>
Date: 1/8/2004 12:18:30 PM
Subject: RE: Public Service Utilities Questionnaire

Per your request, I have filled out the attached questionnaire. The plans submitted to us were extremely vague. The City would be willing to review a set of plans and suggest mitigation measures once a design has been proposed and set forth in a set of design plans.

Also, the reclaimed water questionnaire should be directed to Bob Clark at South Coast Water District. His phone number is (949) 499-4555 ext 156.

Gabe Tuft
City of Dana Point
Assistant Project Manager
Phone (949) 248-3592
Fax: (949) 248-7372
Email: gtuft@danapoint.org
CONFIDENTIAL COMMUNICATION

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-----Original Message-----

From: Maria Cadiz [mailto:MCADIZ@rbf.com]
Sent: Monday, January 05, 2004 4:49 PM
To: GABRIEL TUFT
Subject: Public Service Utilities Questionnaire

Gabe,
Per our conversation, attached are the questionnaires regarding reclaimed water and storm water. I will call you tomorrow around 1 pm to go over the questions. Thank you for your assistance.

Sincerely,

Maria Cadiz
Environmental Planner
RBF CONSULTING
949.472.3449
Fax: 949.837.4122

STORM WATER DRAINAGE FACILITY QUESTIONNAIRE

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

1. Please identify existing storm water drainage facilities (on a map) in the project area.
You will need to reference the Master Plan of Drainage |
2. What is the current capacity of the existing drainage facilities?
You will need to reference the Master Plan of Drainage |
3. What impacts to existing and planned drainage facilities does your agency foresee as a result of this project?
Not enough information/data provided |
4. In addition to the drainage facilities proposed as part of the project design, what additional drainage mitigation to you recommend?
Not enough information/data provided |
5. Please indicate if the proposed project would require or result in the construction of new storm water drainage facilities, the construction of which would cause significant environmental effects?
Not enough information/data provided |



Fax Cover Sheet

To: Grant Sharp

FROM: Maria Cadiz

FAX No: 714-567-6220

PHONE No: 949-472-3449

COMPANY: Storm Water - County of Orange

FAX NO: 949-837-4122

PHONE NO: 714-973-6691

JN: 10-102529

DATE: 1/6/2004

TOTAL PAGES: 4
(INCLUDING COVER SHEET)

Subject: Dana Point Harbor Revitalization Project

MESSAGE:

Grant:

Per our conversation, attached is the Public Service and Utilities letter and questionnaire regarding storm water drainage for the Dana Point Harbor Revitalization Project. Please feel free to contact me with any questions at 949-472-3449. Thank you for your assistance.

Maria Cadiz
Environmental Analyst

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. NO PORTION OF THIS DOCUMENT MAY BE EXTRACTED OR REPRODUCED FOR ANY PURPOSES WITHOUT THE ADVANCE PERMISSION OF RBF CONSULTING.

If there are any questions, or if you do not receive all documents, please call us.

PLANNING ■ DESIGN ■ CONSTRUCTION

14725 Alton Parkway, Irvine, CA 92618-2027 ■ P.O. Box 57057, Irvine, CA 92619-7057 ■ 949.472.3505 ■ FAX 949.472.8373

Offices located throughout California, Arizona & Nevada ■ www.RBF.com



January 6, 2004

10-102529.001

Grant Sharp
Storm Water Department
County of Orange
1750 S. Douglas Road
Anaheim, CA 92806

RE: Dana Point Harbor Revitalization Project

Dear Mr. Grant Sharp:

RBF Consulting is in the process of preparing for the County of Orange a Draft Environmental Impact Report for the proposed Dana Point Harbor Revitalization Project located within the southwest portion of Orange County in the City of Dana Point. We are currently seeking a response from your agency regarding the adequacy of your services. Your response will be incorporated into the Program EIR. The attached questionnaire identifies the relevant issues discussed in the Program EIR.

Dana Point Harbor, which opened in 1971, is comprised of approximately 278 acres and has established itself as one of the premiere small boat Harbors on the west coast, with a diverse range of recreational and commercial amenities. Despite an on-going maintenance program, many of the Harbor's facilities have aged and deteriorated over time and heavy use. Additionally, the current configuration of the Harbor buildings provides limited orientation to the water and pedestrian areas, and public gathering places are limited both in terms of number and size.

The Dana Point Harbor Revitalization Project includes a wide range of interrelated design, environmental and regulatory elements which will need to be addressed to ensure the viability and functionality of the Harbor for many years to come. These elements can be categorized into three distinct groups: (1) jurisdictional; (2) landside harbor facility improvements; and (3) seaside, marina improvements. The County of Orange is preparing to proceed with implementation of substantial portions of improvements to the landside areas of the Harbor.

The Commercial Core contains the majority of day-use commercial, restaurant and marine service amenities located in the Harbor. The plans provide for the replacement and/or remodeling of all existing retail and restaurant buildings and the construction of an additional 25,000 square feet of retail uses, reconfiguration of all existing surface parking areas to provide a total of 1,452 parking spaces (including construction of one parking deck), new boater loading and drop-off areas, approximately 800 dry stack boat storage spaces and improvements to boater service and public restroom buildings. The Harbor Revitalization Plan also provides for the relocation of yacht brokerage and other harbor-related office uses to the Commercial Core area and reserves opportunities for the future expansion and/or reconstruction of the Dana Point Marina Inn (to include up to 150 guest rooms, lobby, conference/meeting and hospitality function spaces). The vehicular

circulation system throughout the Commercial Core will be significantly enhanced by providing dedicated parking areas to serve the merchants, restaurants, surface boat storage and boater needs.

Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan provides for a number of improvements. In the Island Area, plans include the renovation and/or expansion of the Dana Point and Dana West Yacht Clubs, Beach House Restaurant and Harbor Lights Banquet facilities and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space.

In the northern portion of the Harbor, from Island Way to the bluffs behind the Ocean Education Center, improvements to provide greater access to the educational and recreational amenities of the Harbor are proposed. The Dana Point Harbor Revitalization Plan provides for the expansion of the Youth and Group Facility to include additional meeting space, public restrooms and renovation of the Baby Beach area. Vehicular and pedestrian circulation improvements in this area include the removal of the existing turnaround at Ensenada Place and realignment of Dana Point Harbor Drive to promote better access by large vehicles and buses, in addition to the reconfiguration of pedestrian walkways, parking areas and parks.

In support of the improvements being made as part of the Project, the relocation and/or replacement of a number of the wet and dry utility systems (water, sewer, electrical, telephone, cable, etc.) are included as part of the Project.

Should you require further information of the proposed project elements, a copy of the Notice of Preparation is available online at:

http://www.dphplan.com/DPH_NOP_screen.pdf

We would greatly appreciate your assistance and cooperation in providing the requested information on agency letterhead. In order for the County of Orange to meet the scheduled completion date for the Program EIR, **we would appreciate your written response by Friday, January 14, 2004.** Please FAX your response to Eddie Torres, Environmental Analyst, at (949) 837-4122. Please note that this environmental questionnaire is not a request for service but simply an inquiry for potential impacts on services, utilities, and related information. **We are particularly interested in any potential requirement for the physical construction or expansion of existing/new facilities.** You will also receive a copy of the Notice of Availability when the Draft EIR has been completed. If you have any questions or require additional information, please do not hesitate to contact me at (949) 855-3612. Again, thank you for your cooperation.

Sincerely,



Eddie Torres
Environmental Analyst

STORM WATER DRAINAGE FACILITY QUESTIONNAIRE

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

1. Please identify existing storm water drainage facilities (on a map) in the project area.
2. What is the current capacity of the existing drainage facilities?
3. What impacts to existing and planned drainage facilities does your agency foresee as a result of this project?
4. In addition to the drainage facilities proposed as part of the project design, what additional drainage mitigation to you recommend?
5. Please indicate if the proposed project would require or result in the construction of new storm water drainage facilities, the construction of which would cause significant environmental effects?

RECEIVED

JUL 18 2005

RBF CONSULTING



Your Friend in the Digital Age.



29947 Avenida De Las Banderas
Rancho Santa Margarita, CA 92688

July 13, 2005

Eddie Torres
Environmental Analyst
RBF Consulting
14725 Alton Pkwy
Irvine, CA 92618-2027

RE: Dana Point Harbor Revitalization Project EIR

Mr. Torres,

In response to your Utilities questionnaire, dated June 24, 2005, I have attached copies of our facility maps showing their location within the project area. As you can see, we have a fair amount of facilities in the area. Our facilities are being used to provide telephone, internet and television services to the business and slips in the Harbor area. Based on the information provided I would anticipate a substantial impact to Cox Communications facilities, both during construction activities (i.e. any trenching and/or disturbance of the ground could cause service disruptions, etc), and following construction, the existing facilities may not be sufficient to provide adequate service to the newly formed footprint of the Harbor, and would need to be upgraded, possibly relocated and/or replaced based on the need or suspected need of services to the new buildings.

Should you have any questions, comments or require additional information. Please feel free to contact me at 949.546.2814

Thank You,

A handwritten signature in black ink, appearing to read "Dean Gates". The signature is stylized with large, sweeping loops.

Dean Gates
RPM Construction Coordinator
Cox Communications

Cc: Martin Zupancic
Al Santos