



4.10 PUBLIC SERVICES AND UTILITIES

The public services addressed in this EIR are fire protection, police protection, public transportation, schools, libraries, and parks; the utilities are wastewater, water, solid waste, electricity, gas, telephone, and cable television. The purpose of this section is to establish existing conditions for each provider, identify potentially significant impacts, and recommend mitigation to reduce the significance of such impacts. The primary question regarding a project's impacts on utilities and services, relative to the CEQA process, is whether or not the project has any direct effect on the physical environment through impacts on existing facilities or the requirement to construct new facilities, particularly where such impacts would have an adverse impact on the environment.

4.10.1 EXISTING CONDITIONS

4.10.1.1 PUBLIC SERVICES

FIRE PROTECTION

Three Orange County Fire Authority (OCFA) fire stations serve Dana Point Harbor and are located less than seven miles from the Project site. The two closest stations are Fire Station (FS) 29 (26111 Victoria Boulevard) and FS 30 station (23831 Stonehill Drive) within the City of Dana Point (City). The third station, FS 07, is in the City of San Juan Capistrano.

Specific services provided by OCFA include, but are not limited to:

- Fire prevention;
- Hazardous materials regulatory enforcement;
- Public education programs to schools, businesses, community associations, childcare providers, and other members of the community;
- Uniform Fire Code inspections and administration of the State mandated Risk Management and Prevention Program; and
- Sponsoring Fire Explorer posts for young individuals interested in a career in fire and emergency medical services.

FS 29 is equipped with one medic engine and four personnel; FS 30 has one engine, three personnel, and squad reserve staffing. The average response time to the Harbor from both stations is approximately three minutes. FS 07 includes one engine, one medic van, water tender-reserve staffing, patrol-reserve staffing and five personnel. The average response time to the Harbor from FS 07 is approximately five minutes.¹ All OCFA firefighters are certified as Emergency Medical Technicians (EMTs).

¹ Orange County Fire Authority, Michele Hernandez (Strategic Services Section), letter dated December 15, 2003.



The Orange County Sheriff's Harbor Patrol Division provides law enforcement, marine/residential firefighting, open-water rescue, and vessel assistance in Dana Point Harbor, as well as the Orange County Coastline. In addition to these functions, the Harbor Patrol deputies are the "first-responders" to hazardous material spills.

The Insurance Services Office (ISO) evaluates and rates the fire-protection capabilities of cities, using a Public Protection Classification (PPC) system.² PPCs are primarily used for insurance premium pricing, with a rating of Class 1 representing optimal protection capabilities and a rating of Class 10, least optimal. The current ISO PPC rating for the Project site is Class 3.³

The City of Dana Point (City) Emergency Plan provides the framework for responding to local emergencies. Federal law establishes the criterion for determining the adequacy of planning and preparedness outside the City: "Plans and preparedness must be determined to adequately protect the public health and safety by providing reasonable assurance that appropriate measures can be taken off-site in the event of a radiological emergency." Note that in the case of a regional emergency, the County of Orange Emergency Operations Plan (EOP) would be enacted.

POLICE PROTECTION

Police service for the Harbor is provided by the Orange County Sheriff's Department (OCSD), which oversees the unincorporated areas of Orange County (the County) and various contracting cities. The OCSD provides law enforcement services to the City through the County's Aliso Viejo Sheriff's Station (at 11 Journey, Aliso Viejo). OCSD also has an office located in the Dana Point City Hall. The branch of the OCSD that serves Dana Point is referred to as the Dana Point Police Services, and responds to calls for routine police services, investigating criminal matters, apprehending criminal offenders, handling noncriminal matters, enforcing parking and traffic regulations, and investigating traffic accidents.

The Sheriff's Harbor Patrol office is located in the Harbor at the southeastern terminus of Dana Drive. The Harbor Patrol has 15 personnel (one sergeant, 12 deputies, and two office clerks). Their fleet currently includes a fireboat, patrol boat, and an unmarked car. The Harbor Patrol's jurisdiction encompasses the Project area and 14 miles seaward, as well as the coastline areas up to Main Beach (in Laguna Beach) and San Mateo Point. Although the primary function of the Harbor Patrol is to patrol the waters at Dana Point Harbor, it also can respond to situations on land. During emergencies, the approximate average response time is less than five minutes to any area of the Harbor.⁴

Should an event occur whereby the Dana Point Police Services or Harbor Patrol personnel would be overwhelmed or not available to address a police service need, a mutual aid agreement is in place to provide law enforcement services from surrounding jurisdictions. The Countywide Mutual Aid Agreement is a formal,

² Insurance Services Office Web site, http://www.iso.com/about_iso/about06.html, Public Protection Classification, January 27, 2004.

³ Orange County Fire Authority, Michele Hernandez (Strategic Services Section), letter dated December 15, 2003.

⁴ County of Orange, Captain Stan Jacquot (Sheriff-Coroner Department), letter dated December 9, 2003.



reciprocal agreement between all law enforcement agencies in the County. The agreement governs the response of outside assistance to major law enforcement events such as a natural disaster, civil unrest, etc. If assistance were needed, then assistance would be requested from (in the following order):

- Orange County Sheriff units assigned to the adjacent contract cities (i.e., San Clemente, San Juan Capistrano, and Laguna Niguel);
- Orange County Sheriff units assigned to more distant cities; and
- Outside agency units pursuant to the Mutual Aid Agreement.

LIBRARY SERVICE

Dana Point is served by the County Library System, which is composed of 31 branches. The County library nearest the Project site is the Dana Point Branch (33841 Niguel Road), approximately one-half mile northwest of the Project site. The approximately 11,000-square-foot facility provides readers with advisory references, public programs, and materials such as books, monographs, references, videos, and periodicals. County Branch libraries in Laguna Niguel and San Juan Capistrano also serve residents of Dana Point.

PUBLIC TRANSPORTATION

The Orange County Transportation Authority (OCTA) currently provides bus service to the area via routes 70, 85, and 187. The OCTA bus stops nearest to the Project site are located on the northbound and southbound sides of PCH, north of Street of the Ruby Lantern. Additionally, OCTA has a pick-up/drop-off location at Dana Point Harbor Drive and Street of the Golden Lantern.

EDUCATION

Dana Point Harbor is within the jurisdictional boundaries of the Capistrano Unified School District (CUSD). The Project area lies within the attendance boundaries of the following schools:

- Richard Henry (R.H.) Dana Elementary School (24242 La Cresta Drive, City of Dana Point);
- Marco Forster Middle School (25601 Camino del Avion, City of San Juan Capistrano); and
- Dana Hills High School (33333 Golden Lantern, City of Dana Point).

R.H. Dana Elementary School has a current enrollment of 430 students; Marco Forster Middle School has an enrollment of 1,577 students; and Dana Hills High School has an enrollment of 2,735 students⁵.

⁵ Capistrano Unified School District, Cary Brookman (Director of Facilities Planning), letter dated December 11, 2003.



4.10.1.2 UTILITIES

ROADWAY MAINTENANCE

The County provides roadway maintenance services within the Harbor, while the City maintains a portion of Dana Point Harbor Drive to Street of the Golden Lantern. Roadway maintenance includes repaving, pothole and curb repairs, and striping, as well as roadway widenings, expansions, and improvements.

SOLID WASTE

Nonhazardous solid and liquid wastes within the City (including Dana Point Harbor) are currently deposited in the Prima Deshecha Landfill, located in an unincorporated area of the County, adjacent to the City of San Juan Capistrano. It is one of three landfills operated by the County Integrated Waste Management Department. The existing 1,530-acre site is currently permitted to accept 4,000 tons of solid waste per month, and currently receives approximately 3,200 tons per month⁶. In addition to accepting municipal solid waste, the Landfill accepts sludge, tires, and properly treated auto-shredding waste, but does not accept hazardous waste. The City of Dana Point contracts with CR&R to handle all solid waste and recycling within the City limits. All municipalities in the State are required to divert 50 percent of its refuse from landfills. The City, along with some other California cities, has not been able to meet the 50 percent rate. As result, the City is looking to projects such as the Dana Point Harbor Revitalization to divert as much refuse as possible during construction phases for collecting and loading recyclable materials.

GAS

The Southern California Gas Company provides natural gas service to the Project area. The utility's high-pressure distribution system throughout the Harbor area has adequate capacity and no evidence of infrastructure deterioration.⁷

WATER

The South Coast Water District (SCWD) provides water to the Project site through a system of pressurized water lines that are fed by two pressure-reducing stations. SCWD's current annual use is 8,000 acre-feet per year.⁸ The existing Dana Point Harbor water system consists of 6-inch through 12-inch asbestos cement piping (ACP) and two pressure-reducing stations. A section of eight-inch ACP water pipe and metered services for the sport fishing area, restaurants, and shops is located at the east end of the Harbor (Planning Areas 1 and 2). There have been no problems with the water mains in the last six to seven years, although SCWD has concerns regarding the corrosion of the cast iron fittings and valves that were installed over 30 years ago.

⁶ CR&R, Maria Lazaruck, letter dated December 8, 2003.

⁷ Southern California Gas Company, Robert Warth, letter dated December 2, 2003.

⁸ Wallace, Roberts and Todd (WRT), Dana Point Harbor Revitalization Master Plan: Physical Conditions Assessment Report Draft, June 28, 2002.



The existing water system was modeled under average-day demand, maximum-day demand plus fire flow, and peak-hour demand scenarios. The existing piping is not sized adequately to provide a minimum residual pressure of 20 pounds per square inch (psi) during maximum-day demand plus design fire flow at the Dana Point Yacht Club or maximum-day demand plus design fire flow at the Harbor Patrol facility. However, the estimated maximum fire flow that can be provided while maintaining a minimum residual pressure of 20 psi is 2,000 gallons per minute (gpm) for both the Dana Point Yacht Club and the Harbor Patrol facility.

RECLAIMED WATER

The SCWD currently operates reclaimed water facilities within the City. SCWD's current annual water use is 850 acre-feet; daily use is 0.76 million gallons per day (mgd), with a peak of 2.28 mgd. There are no reclaimed water service facilities within the Project area.⁹

SEWER SERVICE

The SCWD provides sewer services to the Project site. The existing gravity sewer system consists of 8-, 10-, and 12-inch vitrified clay pipelines (VCP). There are several 6-inch sewer lateral lines, a 6-inch polyvinyl chloride (PVC) force main, 6 and 8-inch cast iron force mains, and three sewer lift stations (numbered 9, 10, and 11). Lift Station No. 9 is located on the south side of the Harbor (at Island Way and Dana Drive); its pumps are rated for 275 gpm at 43.4 feet total dynamic head (TDH). Lift Station No. 10 is located on the north side of the Harbor (Island Way and Harbor Drive); its pumps are rated for 350 gpm at 19.8 feet TDH. Lift Station No. 11 is located near the boat yard on Embarcadero Place; and its pumps are rated for 600 gpm at 34.9 feet TDH. The pumps' efficiencies were checked using monthly run times and power bills for each station. For Lift Stations No. 9 and No. 11, efficiency was calculated to be 44 percent; for Lift Station No. 10, 33 percent, which indicates the capacity to convey additional flows beyond current generation rates. Peak monthly sewage flow within the Harbor was calculated to be 121,542 gallons per day (gpd).¹⁰

TELEPHONE

SBC currently provides telephone service to Dana Point Harbor. According to SBC, telephone facilities currently exist within the entire Harbor, and feed through all commercial buildings through underground and aerial facilities.¹¹

CABLE TELEVISION

The cable television service provider for the area is Cox Communications; currently, service is provided throughout the entire Harbor using a multiple conduit coaxial cable.

⁹ South Coast Water District, Joseph A. Sovella, letter dated December 22, 2003.

¹⁰ Ibid.

¹¹ SBC Communications, David Goldstein, letter dated December 15, 2003.



ELECTRICITY

The electricity provider for the Project area is San Diego Gas and Electric (SDG&E), which has multiple-conduit, high-voltage cable systems feeding through various transformers. However, there may be problems with the existing electrical system serving the docks in the Harbor. The docks are fed from a three-phase, 120/208-volt switchboard and are experiencing low-voltage problems, which are especially prevalent near the ends of the docks. It may be necessary to upgrade the service and switchgear to three-phase 277/480-volt switchboards. The rest of the system is in good condition and will not need any replacement.¹²

4.10.2 METHODOLOGY

The analysis will describe whether the Dana Point Harbor Revitalization Project will have impacts on public service and utility systems. For the alternatives, the relative differences of impacts on these resources will be evaluated as compared to the Proposed Project. Information in this section is based on information contained within the *City of Dana Point General Plan*, *City of Dana Point General Plan Master Environmental Assessment*, *County of Orange General Plan*, and correspondence from public service and utilities agencies; refer to Appendix H (Utility/Service Correspondence).

4.10.3 SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* was used as significance thresholds in this analysis. As such, the Project would create a significant impact if it would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; refer to Impact Statement 4.10-9 (Sewer);
- Require or result in new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; refer to Impact Statement 4.10-9 (Sewer);
- Require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects; refer to Section 4.4 (Drainage and Water Quality);
- Have insufficient water supplies available to serve the Project from existing entitlements and resources; refer to Impact Statement 4.10-8 (Water Supply);
- Result in a determination by the wastewater treatment provider that serves (or may serve) the Project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments; refer to Impact Statement 4.10-9 (Sewer);

¹² WRT, Dana Point Harbor Revitalization Master Plan: Physical Conditions Assessment Report Draft, June 28, 2002.



- Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs; refer to Impact Statement 4.10-5 (Solid Waste);
- Comply with Federal, State, and local statutes and regulations related to solid waste; refer to Impact Statement 4.10-5 (Solid Waste); and
- Result in a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:
 - Fire protection; refer to Impact Statement 4.10-1 (Fire Protection);
 - Police protection; refer to Impact Statement 4.10-2 (Police Protection);
 - Schools; refer to Impact Statement 4.10-3 (Education);
 - Parks; refer to Impact Section 4.12 (Recreation); and
 - Other public facilities; refer to Impact Statement 4.10-4 (Other Public Services/Facilities).

4.10.4 PROJECT IMPACTS

4.10.4.1 FIRE PROTECTION

- 4.10-1 *The proposed Project would require fire protection services. However, analysis has concluded that the Project would not increase the need for fire protection beyond the capabilities of the Orange County Fire Authority (OCFA). Therefore, the Project impact would be less than significant with implementation of Standard Conditions of Approval, Project Design Features, and Mitigation Measures.*

The OCFA is funded through a portion of the City's property tax revenue. Dana Point Harbor is owned by the County, and is thus exempt from property tax. Project development would not require additional fire protection personnel.

The proposed development would be required to meet applicable provisions of the County and the Uniform Fire Code (refer to SCAs 4.10-1 through 4.10-15). New buildings and the dry stacked storage would also include automatic sprinklers (refer to PDF 4.10-1 and MM 4.10-2). The Project site would be developed with water facilities to meet fire-flow requirements (i.e., fire hydrants where required); refer to MMs 4.10-5 and 4.10-6. OCFA requires that all traffic signals in or adjacent to the Harbor be installed with an optical pre-emption device that would be compatible with the equipment on its fire engines, and new development within the harbor would be required to include appropriate emergency access (refer to MMs 4.10-1 and 4.10-4). Additional recommendations for the Project would require the County of Orange Dana Point Harbor Department to develop an evacuation plan for the Island



(Planning Area 4) to ensure that adequate evacuation can occur in case the bridge is incapacitated (refer to MM 4.10-3).¹³ Adherence to these Standard Conditions of Approval and Mitigation Measures would reduce impacts to less than significant level.

4.10.4.2 POLICE PROTECTION

4.10-2 *The proposed Project would not require new police facilities due to an increased need for police services. Impacts in this regard would be less than significant with implementation of the recommended Mitigation Measures.*

The proposed Project is not anticipated to increase demand for police services. Most service calls are for water-related incidents.¹⁴ Also, the proposed Project would be consistent with goals and policies of *County General Plan* in regards to public services. However, during construction activities, the emergency alleys adjacent to Harbor Patrol building and the main navigational channels within Planning Areas 8 through 12 shall allow the Harbor Patrol adequate access for emergency calls (refer to MMs 4.10-7 and 4.10-8). Thus, impacts in this regard are considered less than significant.

4.10.4.3 EDUCATION

4.10-3 *The proposed Project would not impact existing educational facilities. Impacts would be less than significant.*

Although the Project would not include the development of single or multi-family residential units, an addition of 6,200 square feet of retail uses and 27,100 square feet of restaurant uses would not likely add to the student population in the school districts serving the Project area.

According to the California Department of Finance, the City's population was estimated at 31,896 persons¹⁵ in 1990 and estimated at 35,110 persons¹⁶ in 2000. Department of Finance data is a typical reference resource for population and housing data. The City's population was estimated at 37,352 in 2005 by the Southern California Association of Governments (SCAG). SCAG projects that the City's population will reach approximately 38,482 persons by 2010 and 39,191 persons by 2020.¹⁷ SCAG provides forecast numbers which are used by to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the Air Quality Management Plan (AQMP), Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. In Year 2005 the estimated number of households within the city is 14,606, which is anticipated to increase in Year 2030 to 15,550 households. According to SCAG's growth forecasts,

¹³ Orange County Fire Authority, Michele Hernandez (Strategic Services Section), letter dated December 15, 2003.

¹⁴ County of Orange, Captain Stan Jacquot, (Sheriff-Coroner Department), letter dated December 9, 2003.

¹⁵ California Department of Finance, City/County Population and Housing Estimates, 1991-2000, with 1990 Census Counts. Sacramento, California, May 2000.

¹⁶ California Department of Finance, E-5 City/County Population and Housing Estimates, 2003, Revised 2002 and Revised 2001, with 2000 DRU Benchmark, Sacramento, California, May 2003.

¹⁷ Southern California Association of Governments (SCAG), 2004 RTP Growth Vision, June 2004.



the City of Dana Point had 13,201 people employed in 2005. This number is anticipated to increase to 15,446 by Year 2030.

Due to increased employment potential generated by the Revitalization Plan, a population increase of 35 persons may be generated by the Project in the local area. However, the additional number of students would be nominal in relation to the size of the local school districts. This population increase is not considered a significant growth-inducing impact, and would be less than significant.

4.10.4.4 OTHER PUBLIC SERVICES/FACILITIES

4.10-4 *Implementation of the proposed Project would not result in additional roadway maintenance, library service, or public transportation needs that would exceed the existing capacity and levels of service. Impacts in this regard would be less than significant.*

Implementation of the proposed Project would not significantly increase demand for roadway maintenance, library service or public transportation. Dana Point Harbor Drive and internal Harbor roadways are owned and operated by the County and are currently maintained at an acceptable condition. Although traffic levels in the vicinity would increase with Project and background traffic conditions, these levels do not exceed the design capacity of the roadway system, and thus do not necessitate maintenance activities beyond existing levels. Thus, Project impacts are considered less than significant.

The service levels of the County Public Library system and local libraries are based on the estimated populations to be served. The addition of the Project components and expansion features are estimated to incrementally increase the population and demand for library services. However, the library service demand directly related to the proposed project is negligible and would not be large enough to create a significant impact.

The current OCTA level of service is adequate to meet the needs of the existing population. Although the Project would expand recreational opportunities and potentially draw more visitors to the Harbor, the slight increase in OCTA passengers is not enough for OCTA to justify or need an expansion of services.¹⁸ Thus, impacts in this regard are considered less than significant.

4.10.4.5 SOLID WASTE

4.10-5 *The proposed Project would not impact existing solid waste facilities. Impacts would be less than significant*

Proposed commercial uses associated with the Project would generate additional solid waste. Solid waste within the City is disposed of by CR&R. Based upon the Project's additional 6,200 square feet of retail uses and 27,100 square feet of restaurant uses, waste generation would increase an estimated 4,000 to 5,000

¹⁸ OCTA, Christopher Wright, Associate Transportation Analyst, letter dated December 2, 2003.



pounds per month.¹⁹ CR&R can accommodate all solid waste generated by demolition and construction activities associated with the Project

AB 939 requires that municipalities divert 50 percent of solid waste from landfills. The CWIM Model Ordinance, adopted March 31, 1993, requires new developments to provide adequate space for both refuse and recycling collection containers. The CWIM requires that all counties have an approved Countywide Integrated Waste Management Plan (CIWMP) that requires sufficient solid waste disposal capacity for at least 15 years. The capacity of the Orange County landfill system is in excess of 15 years. Consequently, adequate capacity for the Project area is available for the foreseeable future.²⁰ Locally, the County Integrated Waste Management Department (IWMD) has policies relating to the areas for collecting and loading recyclable materials in development projects. The IWMD implements recycling programs in all newly built or remodeled projects.²¹ Thus, Project impacts are considered less than significant with mitigation incorporated.

4.10.4.6 RECLAIMED WATER

4.10-6 *The proposed Project would not result in any impact on reclaimed water facilities. No Project impact would be associated with reclaimed water.*

Dana Point Harbor does not currently have a reclaimed water system, and there are no current plans to provide reclaimed water to the proposed Project. The Project would not result in any impacts on reclaimed water facilities.

4.10.4.7 GAS

4.10-7 *The proposed Project would increase demand for natural gas facilities. Impacts would be less than significant with the implementation of the Project Design Feature and recommended Mitigation Measures.*

The proposed Project may result in additional demand for natural gas service to the Project area. Natural gas facilities currently exist throughout the Project site. These facilities have the capability to be upgraded to serve the proposed Project in accordance with applicable rules and regulations administered by the California Public Utilities Commission (PUC).²² Should any additional facilities need to be installed, they would be located underground and the County of Orange Dana Point Harbor Department would be required to coordinate with the Southern California Gas Company on sizing and location requirements (refer to PDF 4.10-2 and MM 4.10-10). Note that the Harbor would still be required to comply with Title 24 of the California Administrative Code to comply with energy conservation requirements (refer to MM 4.10-9). As such, impacts in this regard are less than significant.

¹⁹ CR&R, Maria Lazaruck, letter dated December 10, 2003.

²⁰ County of Orange Integrated Waste Management Department, http://www.oclandfills.com/landfill_information.htm, January 28, 2004.

²¹ CR&R, Maria Lazaruck, letter dated December 10, 2003.

²² Southern California Gas Corporation, Joseph A. Bryan, letter dated December 3, 2003.



4.10.4.8 WATER SUPPLY

4.10-8 *The proposed Project would increase demand for water service. Analysis has concluded that impacts would be less than significant with incorporation of the Project Design Feature.*

The SCWD anticipates that it could provide an adequate water supply for the projected demands within the Project area.²³ Senate Bill (SB) 610 requires preparation of a detailed report regarding water availability and planning for additional water supplies for projects that meet specified criteria. The applicable requirements of SB 610 that would require a Project specific water supply assessment include:

- If the Project proposes a hotel and motel having with more than 500 rooms; and
- If the Project proposes a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

As noted in Section 3.0, the Commercial Core component would add approximately 6,200 square feet of retail uses and 27,100 square feet of restaurant uses, while the Marina Inn expansion would add 84 rooms. The entire expansion of the remainder of the developments in the Harbor falls far below the 500,000 square foot threshold. Thus, the provisions of SB 610 do not apply to the proposed Project. The Project would also incorporate various water conservation measures such as low flush faucets/toilets and efficient landscape irrigation systems (refer to PDF 4.10-3). Note that the anticipated increase in water demand from the Project will not have a substantial impact on the SCWD's overall water system, and therefore impacts in this regard are less than significant.

4.10.4.9 SEWER

4.10-9 *The proposed Project would increase demand on sewer facilities. However, impacts would be less than significant because additional sewer facilities exist to the Project. Additionally, the County and SCWD are working together to ensure that sewer facilities are constructed throughout the Project site.*

It is not anticipated that the proposed Project would significantly increase demand for sewer service. Currently, an unused capacity of almost one million gallons per day of wastewater treatment exists. The Project would not significantly increase demand relative to the overall size of SCWD's sewer facilities. The County and SCWD have been working together on plans to relocate existing sewer facilities within the Project area and it is anticipated that the County will participate financially in the relocation of various sewer facilities.²⁴ Additionally, the County and the SCWD are currently investigating sewer line alternatives to relocate the sewer facilities to accommodate the future development within the Harbor; refer to Exhibit 4.10-1 (Sewer Line Alternatives). The new sewer lines would allow the pump stations to operate at an

²³ South Coast Water District, Joseph A. Sovella, letter dated December 22, 2003.

²⁴ Ibid.



increased efficiency and would minimize the need for further service interruptions during planned construction activities due to the lines being built outside of developable areas. Impacts in this regard would be less than significant.

4.10.4.10 TELEPHONE

4.10-10 *The proposed Project would require additional telephone facilities. SBC would be able to provide services, and therefore impacts would be less than significant with the Project Design Feature and recommended Mitigation Measure.*

Implementation of the proposed Project would create additional demand for telephone facilities. Telephone facilities operated by SBC exist throughout the Project area; however, additional facilities would be necessary to serve the proposed Project. SBC anticipates that telephone service would be available to the proposed Project.²⁵ Applicable SBC user fees would fund installation of telephone facilities within the Project area. Should any additional facilities need to be installed, they would be located underground to the extent feasible and the County of Orange Dana Point Harbor Department would be required to coordinate with SBC on sizing and location requirements (refer to PDF 4.10-2 and MM 4.10-10). Impacts related to telephone service are considered less than significant.

4.10.4.11 CABLE TELEVISION

4.10-11 *The proposed Project would require additional cable television facilities. Impacts are considered to be less than significant with the Project Design Feature and recommended Mitigation Measure.*

Development of the proposed Project may create additional demand for cable television service. Cox Communications currently provides cable service to the Project area and does not anticipate any Project-related impacts on cable facilities.²⁶ It is anticipated that cable facilities would be installed entirely within street ROW or other public easement, concurrent with Project construction. Applicable Cox Communications user fees would fund the implementation of cable facilities within Project site boundaries. Should any additional facilities need to be installed, they would be located underground and the County of Orange Dana Point Harbor Department would be required to coordinate with Cox Communications on sizing and location requirements (refer to PDF 4.10-2 and MM 4.10-10). As such, impacts associated with cable service would be less than significant.

4.10.4.12 ELECTRICITY

4.10-12 *The proposed Project would not significantly increase demands on existing electrical facilities. Impacts would be less than significant with the Project Design Feature and recommended Mitigation Measures.*

Development of the proposed Project would require installation of new electrical facilities and/or modifications of existing facilities. Although electrical improvements

²⁵ SBC Pacific Bell, David Goldstein, letter dated December 15, 2003.

²⁶ Cox Communications, Steve Demora, letter dated June 24, 2003

LEGEND

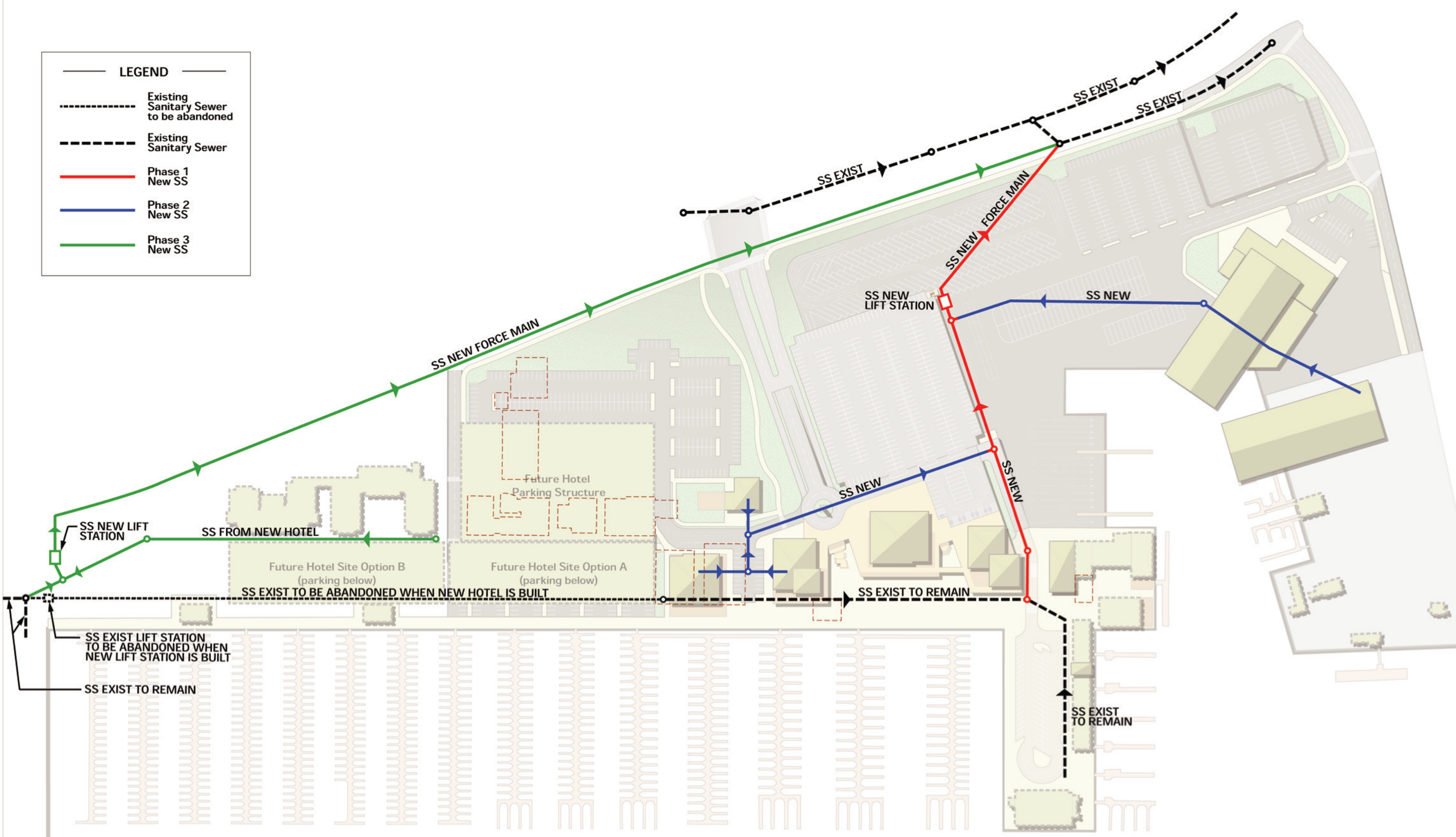
Existing Sanitary Sewer to be abandoned

Existing Sanitary Sewer

Phase 1 New SS

Phase 2 New SS

Phase 3 New SS



Source: AC Martin Partners, April 21, 2004.



would be required, it is anticipated that service would be available to the proposed Project.²⁷ Applicable SDG&E user fees would fund the installation of electrical facilities within the Project area. Should any additional facilities need to be installed, they would be located underground and the County of Orange Dana Point Harbor Department would be required to coordinate with SDG&E on sizing and location requirements (refer to PDF 4.10-2 and MM 4.10-10). Note that the Harbor would still be required to comply with Title 24 of the California Administrative Code to comply with energy conservation requirements (refer to MM 4.10-9). Impacts related to electrical facilities would be less than significant.

4.10.5 CUMULATIVE IMPACTS

4.10-13 *Implementation of the proposed Project, combined with cumulative projects, would not result in a significant impact on the demand of public services and utilities. Implementation of Standard Conditions of Approval, Project Design Features, and Mitigation Measures would reduce impacts to a less than significant level.*

The City of Dana Point is almost completely built out, and there is limited space for new development that could increase the demand on public services and utilities. Other planned or reasonably foreseeable future projects that could increase such demand are the Dana Point Headlands Conservation Plan and the Dana Point Towncenter Plan. The implementation of these other projects, combined with the proposed Project, would not result in significant cumulative impacts on public services and utilities. Therefore, cumulative impacts on public services and utilities would be less than significant and do not require Mitigation Measures.

4.10.6 PROJECT DESIGN FEATURES

The proposed Project includes features that reduce or eliminate potential impacts to environmental resources. The following Project Design Features (PDFs) are specified to be implemented.

PDF 4.10-1 The Project is not located within the very high fire hazard severity zone per the OCFA maps. However, exposed building construction shall meet all requirements for exposed sides, per OCFA requirements. Additionally, automatic sprinklers shall be provided in all applicable structures, per OCFA requirements.

PDF 4.10-2 New utilities will be located underground to the extent feasible as part of the Project development. Utility undergrounding activities will be coordinated with the utility providers to ensure that service to adjoining utility customers is not interrupted.

PDF 4.10-3 Interior and exterior water conservation measures will be incorporated into all Projects as development occurs. Measures will include (but not be limited to) low-flush toilets, low-flow faucets, and the installation of efficient irrigation systems to minimize runoff and evaporation.

²⁷ Southern California Edison, Ken Goodwin, letter dated June 16, 2003.



4.10.7 STANDARD CONDITIONS OF APPROVAL

Controls are imposed on new developments through the local development permitting process via the adoption of conditions of approval or through enforcement of existing ordinances and regulations. The County has developed extensive guidelines for development that will be implemented as the proposed Project is carried out. Existing applicable County of Orange Standard Conditions of Approval (SCAs) are identified below.

FIRE SERVICE

- SCA 4.10-1 Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and provisions shall be made for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief.
- SCA 4.10-2 Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition.
- SCA 4.10-3 Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.
- SCA 4.10-4 Prior to the issuance of any grading permits or the issuance of a building permit (whichever occurs first), the County of Orange Dana Point Harbor Department shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected.
- SCA 4.10-5 Prior to the issuance of any grading or building permits, the County of Orange Dana Point Harbor Department shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads that are less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage, including the height, style, and colors of the lettering and its contrasting background.
- SCA 4.10-6 Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan.



- SCA 4.10-7 Prior to the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the County of Orange Dana Point Harbor Department shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site.
- SCA 4.10-8 Prior to the issuance of a grading permit or building permit, the County of Orange Dana Point Harbor Department shall submit and obtain approval of the Fire Chief and the Manager, RDMD/Subdivision and Grading Services, of plans for all public or private access roads, streets, and courts. The plans shall include plan and sectional views, and indicate the grade and width of the access road measured from flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turn-around must be provided and approved by the Fire Chief.
- SCA 4.10-9 A note shall be placed on the fire protection access easement plan indicating that all street/road signs shall be designed and maintained to be either internally or externally illuminated in a manner meeting the approval of the Fire Chief.
- SCA 4.10-10 Prior to the issuance of any grading permits, the County of Orange Dana Point Harbor Department shall obtain approval from the Fire Chief for the construction of any gate across required fire department access roads.
- SCA 4.10-11 Prior to the issuance of a building permit for combustible construction, the County of Orange Dana Point Harbor Department shall submit a letter on company letterhead stating that water for firefighting purposes and all-weather fire protection access roads will be in place and operational before any combustible material is placed on site. Building permits will not be issued without Orange County Fire Authority approval, obtained as a result of an on-site inspection.
- SCA 4.10-12 Prior to the issuance of a grading or building permit, the County of Orange Dana Point Harbor Department shall submit to the Fire Chief a list of all hazardous, flammable, and combustible liquids, solids, or gases to be stored, used, or handled on site. These materials shall be classified according to the Uniform Fire Code and a document shall be submitted to the Fire Chief with a summary sheet listing the total amounts for storage and use for each hazard class.
- SCA 4.10-13 Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit architectural plans for the review and approval of the Fire Chief, if required per the "Orange County Fire Authority Plan Submittal Criteria Form."
- SCA 4.10-14 Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. This system shall be operational prior to the issuance of a certificate of use and occupancy. Additionally, a detailed letter of intended use



for each building on site shall be submitted to the Fire Chief for review and approval.

SCA 4.10-15 Prior to issuance of a certificate of use and occupancy, the County of Orange Dana Point Harbor Department shall provide plans or identity measures to comply with standard County procedures for implementing the Uniform Fire Code in the use of any combustible and flammable liquids, aboveground or underground storage of such materials, welding and potential spark production, and building occupancy rating in a manner meeting the approval of the Fire Chief. Further, a copy of the approved "UFC Implementation" shall be forwarded to the Manager, RDMD/Building Inspection Services, prior to the issuance of any certificates of use and occupancy.

POLICE PROTECTION

There are no applicable Standard Conditions of Approval for this environmental topic.

UTILITIES

There are no applicable Standard Conditions of Approval for this environmental topic.

4.10.8 MITIGATION MEASURES

4.10.8.1 HARBORWIDE

FIRE SERVICE

- MM 4.10-1 Traffic signals in or adjacent to the Harbor shall be installed with an optical pre-emption device. If such a unit is installed with a system incompatible with OCFA vehicle emitters, a compatible emitter shall be provided to OCFA.
- MM 4.10-2 In Planning Area 1, the proposed dry stack-boat storage buildings shall be equipped with sprinklers and in-rack sprinklers.
- MM 4.10-3 A Study of Life Safety and Evacuation shall be conducted for Planning Area 4 to ensure that adequate evacuation can occur should the island bridge become incapacitated.
- MM 4.10-4 The following items shall be considered for inclusion into the Project design:
- All applicable building plans shall indicate by note that the interior fire sprinkler system is required for the structure(s). Plans for the fire sprinkler systems shall be submitted for review and approval by the Fire Chief.



- A supervised fire alarm system with an annunciator, per the requirements of the California Fire Code, shall be installed in an accessible location.
- Access to and around all structures shall meet the OCFA and California Fire Code requirements.
- A water supply system to supply fire hydrants and automatic fire sprinkler systems shall be installed.
- Turning radii and access in and around the Project site and buildings shall be designed to accommodate large fire department vehicles and their weight.
- Emergency access shall be maintained during construction.
- All service roads and fire lanes, as determined by the Fire Chief, shall be posted and marked accordingly.

MM 4.10-5 All fire hydrants shall have a “Blue Reflective Pavement Marker” indicating the location on the street or drive, per OCFA standards. Fire hydrant spacing shall be 300 feet between hydrants.

MM 4.10-6 Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit a fire hydrant location plan to the Fire Chief for review and approval.

POLICE PROTECTION

MM 4.10-7 Construction shall not block the main navigational channels of Planning Areas 8 through 12.

MM 4.10-8 The emergency alley behind the Harbor Patrol office shall not be blocked during construction activities.

UTILITIES

MM 4.10-9 The County of Orange shall continue to comply with the Building Code and Title 24 of the California Administrative Code relating to energy conservation.

MM 4.10-10 Electrical, natural gas, and cable television services and equipment locations shall be coordinated with the applicable utility providers.

4.10.8.2 COMMERCIAL CORE

FIRE SERVICE

Refer to Mitigation Measure MM 4.10-1 to 4.10-6.



POLICE PROTECTION

No mitigation is required.

UTILITIES

Refer to Mitigation Measure MM 4.10-9 to 4.10-10.

4.10.8.3 OFF-SITE AREAS

No mitigation is required.

4.10.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts related to Public Services and Utilities have been identified following implementation of Mitigation Measures referenced in this Section.