

## 4.14 UTILITIES AND SERVICE SYSTEMS

This section of the Revised Draft Environmental Impact Report (EIR) describes the utility providers within whose jurisdiction the project site is located and evaluates potential impacts of the modified Dana Point Harbor Hotels Project (Modified Project) on utilities and service systems.

This section is based on multiple data sources, including written correspondence and coordination with the South Coast Water District during the scoping process for the Original Project (Appendix B to this Revised Draft EIR) and the California Emissions Estimator Model (CalEEMod) outputs generated for the Modified Project (Appendix D to this Revised Draft EIR). The Original Project analysis utilized the CalEEMod version 2016.3.2 to quantify the energy usage for both construction and operation of the Original Project. Since the analysis of the Original Project was prepared, CalEEMod version 2022.1 was approved and previous CalEEMod versions, such as 2016.3.2, are now considered outdated. CalEEMod version 2022.1 includes updated default parameters and refined underlying calculations for emissions quantification; therefore, CalEEMod version 2022.1 is appropriate for use and supersedes version 2016.3.2. As such, CalEEMod version 2022.1 was used to quantify the energy usage associated with construction and operation of the Modified Project. In addition, the Original Project and existing uses were remodeled using CalEEMod version 2022.1 and the updated CalEEMod modeling sheets for the Original Project and the Modified Project are included in Appendix D of this Revised Draft EIR.

This section addresses the following utilities and service systems (service providers are noted in parentheses):

- Electricity (San Diego Gas and Electric [SDG&E])
- Natural Gas (Southern California Gas Company [SoCalGas])
- Solid Waste (Prima Deshecha Landfill; Orange County Waste & Recycling [OCWR])
- Wastewater and Potable Domestic Water (South Coast Water District [SCWD])
- Stormwater Drainage (City of Dana Point Utility Department; Orange County Flood Control)

### 4.14.1 Scoping Process

#### 4.14.1.1 Original Project Scoping

The City of Dana Point (City) received eight comment letters during the public review period of the Initial Study/Notice of Preparation (IS/NOP) prepared for the Original Project. For copies of the IS/NOP comment letters, refer to Appendix A of this Revised Draft EIR.

The letter from the South Coast Water District (SCWD) received on October 26, 2020, noted the addition of a recycled water distribution system installed in 2015 to serve the Dana Point Harbor area and specified that the 2021 Draft EIR should address potential additions or modifications to this existing SCWD infrastructure. Additionally, the comment letter requested that the 2021 Draft EIR include an analysis of impacts of construction modifications to the SCWD's infrastructure and identify mitigation measures and alternatives deemed feasible for reducing or eliminating direct and indirect project impacts associated with modifications to SCWD infrastructure. Findings that are relevant to the construction and operational impacts from modifications and operation of SCWD's infrastructure should be made as part of the City certification process for the 2021 Draft EIR.

Furthermore, the SCWD comment letter recommends that, based on evaluation of the Initial Study and Notice of Preparation (NOP) prepared for the Original Project, the 2021 Draft EIR should fully describe and evaluate construction impacts for all off-site modifications to the SCWD's existing infrastructure needed to serve the Original Project, include discussion of water conservation measures to be included as part of the Original Project, and address the potential impacts of the Original Project as they may relate to the SCWD's capacity, infrastructure, or operations. SCWD's water conservation measures are described in further detail in Section 4.14.3, Regulatory Setting, below. Furthermore, compliance with these measures during construction and operation of the Original Project and the Modified Project is discussed under Threshold 4.14.1 under Section 4.14.6, Project Impacts.

#### 4.14.1.2 Modified Project Scoping

A Supplemental NOP for the Modified Project was circulated for public review from July 19, 2024, through August 19, 2024.

Copies of the Supplemental NOP and comment letters received in response to the Supplemental NOP are included within Appendix A of this Revised Draft EIR. One comment letter included comments related to utilities and service systems.

The letter from Mitchell M. Tsai, received on August 12, 2024, recommended that the Revised Draft EIR include a discussion of any proposed changes to utility infrastructure.

#### 4.14.2 Existing Environmental Setting

The Modified Project would be located on the same site as the Original Project; therefore, the existing environmental setting as described below is derived from that discussed in the 2021 Draft EIR. However, since the analysis of the Original Project was prepared, the California Energy Commission (CEC) has updated electricity and natural gas data, which is provided below.

##### 4.14.2.1 Electricity

The project site is within the service territory of San Diego Gas & Electric Company (SDG&E). SDG&E's service area covers approximately 4,100 square miles in two counties and provides power to 1.4 million business and residential customers. Total electricity consumption in the entire SDG&E service area in 2022 was 17,867 gigawatt-hours (GWh) total, including 9,679 GWh for the commercial sector.<sup>1</sup> In order to assist with forecasting future growth in electrical demand within each of the State's five major electricity planning areas, the California Energy Commission (CEC) prepared three scenarios to showcase these data: high-demand, mid-demand, and low-demand scenarios. According to the CEC 2018 Revised Forecast, by 2030, electricity consumption in the

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<sup>1</sup> California Energy Commission (CEC). 2022a. Electricity Consumption by Entity. Website: <https://ecdms.energy.ca.gov/elecbyutil.aspx> (accessed November 2024).

SDG&E service area is anticipated to increase by approximately 3,000 GWh under the low-demand scenario and by 5,500 GWh under the high-demand scenario.<sup>2</sup>

#### 4.14.2.2 Natural Gas

Natural gas consumed in California is used for electricity generation (45 percent), residential uses (21 percent), industrial uses (25 percent), and commercial uses (9 percent). California continues to depend upon out-of-state imports for nearly 90 percent of its natural gas supply.<sup>3</sup> According to the CEC, total gas consumption in the SoCalGas service area in 2022 was approximately 5,026.5 million therms (867.5 therms for the commercial building sector).<sup>4</sup> As with its forecasting for future electrical demand, the CEC has also prepared three scenarios to assist with interpreting future growth in natural gas demand within each of the State’s natural gas planning areas: high-demand, mid-demand, and low-demand. Between 2018 and 2030, total natural gas consumption in the SoCalGas service area is forecast to remain steady for the low- and mid-demand scenarios and to increase by approximately 650 million therms in the high-demand scenario due to intense energy efficiency efforts.<sup>5</sup>

#### 4.14.2.3 Solid Waste

The City of Dana Point currently contracts with CR&R, a private solid waste hauler, to collect and dispose of the solid waste/refuse generated by the City. Solid waste/refuse collected in the City by CR&R is transported to the Prima Deshecha Landfill, a Class III landfill operated and maintained by Orange County Waste & Recycling (OCWR). Class III landfills only accept non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. Currently, OCWR maintains and operates three Class III landfills, identified below in Table 4.14.A.

**Table 4.14.A: Orange County Class III Landfills**

Landfill	Location	Approximate Distance from Project Site (miles)	Service
Frank R. Bowerman	11002 Bee Canyon Access Road Irvine, CA 92602	17	Commercial dumping No public dumping
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	30	Commercial dumping Public dumping allowed
Prima Deshecha	32250 Avenida La Pata San Juan Capistrano, CA 92675	5	Commercial dumping Public dumping allowed

Source: Orange County Waste & Recycling (2020). Landfills. (Website: <https://www.oclandfills.com/landfills>, accessed October 20, 2020).

<sup>2</sup> CEC. 2018. California Energy Demand, 2018-2030 Revised Forecast. Publication Number: CEC-200-2018-002-CMF. February. Website: <https://www.energy.ca.gov/data-reports/planning-and-forecasting> (accessed September 12, 2024).

<sup>3</sup> CEC. 2020. Supply and Demand of Natural Gas in California. Website: <https://www.energy.ca.gov/data-reports/energy-almanac/californias-natural-gas-market/supply-and-demand-natural-gas-california> (accessed July 16, 2024).

<sup>4</sup> CEC. 2022b. Gas Consumption by Entity. Website: <http://www.ecdms.energy.ca.gov/gasbyutil.aspx> (accessed July 16, 2024).

<sup>5</sup> Ibid.

The Prima Deshecha Landfill has been identified as the closest active landfill to the project site and is currently permitted by the California Department of Resources, Recycling, and Recovery (CalRecycle) to receive a maximum of 4,000 tons per day (tpd) of waste. However, the landfill currently processes an average of approximately 1,400 tpd.<sup>6</sup> Therefore, the Prima Deshecha Landfill operates at approximately 35 percent of its daily capacity at present.

**4.14.2.4 Wastewater**

The project site is in the sewer service area of the South Coast Water District (SCWD). The SCWD currently serves the entirety or portions of the Cities of Dana Point, Laguna Beach, San Clemente, and San Juan Capistrano. The SCWD’s facilities include 15 reservoirs, 147 miles of water lines, 136 miles of sewer lines, 7 water pumping stations, 14 sewer pumping stations, and approximately 12,360 water meters.<sup>7</sup> In 2001, SCWD and nine other agencies formed the South Orange County Wastewater Authority (SOCWA). SOCWA is a Joint Powers Authority consisting of local retail water agencies and cities. SOCWA operates two wastewater treatment plants that work in conjunction with SCWD to treat approximately 26 million gallons per day (mgd) of wastewater.<sup>8</sup> The wastewater generation rates of the project site under existing conditions are listed below in Table 4.14.B.

**Table 4.14.B: Existing Wastewater Generation Volumes at Project Site**

Proposed Use Category	SCWD 2017 Return-to-Sewer Rate	Existing Use Square Footage	Existing Net Water Demand	Existing Wastewater Demand
Hotel/Motel	<b>65 percent</b> (Single & Multi-Family Residential)	136 rooms	12,920 gpd	8,398 gpd
Commercial/Office/Restaurant <sup>1</sup>	<b>85 percent</b> (Commercial)	14,650 sf	850 gpd	723 gpd
<b>TOTALS</b>		<b>14,650 sf</b>	<b>13,770 gpd</b>	<b>9,121 gpd</b>

Source: *South Coast Water District Infrastructure Master Plan Update* (SCWD, October 2017).

<sup>1</sup> Commercial/Office/Restaurant uses include combined square footage totals from the existing marina office/meeting space, and boater service space on the project site.

gpd = gallons per day

SCWD = South Coast Water District

sf = square foot/feet

The project site is located within the southern part of SCWD’s service district, and as such is served by the J.B. Latham Plant, approximately 0.6 mile northeast of the project site in Dana Point. The J.B. Latham Plant has the capacity to treat 13 mgd, but currently operates at a wastewater flow of 6 mgd, meaning it is currently operating at approximately 46 percent of its daily design capacity.<sup>9</sup> Wastewater travels to these two treatment plants via SCWD’s 136 miles of sewer main lines, which

<sup>6</sup> OC Landfills. n.d. Prima Deshecha Landfill. Website: <http://www.oclandfills.com/landfill/active/deshecha>. (accessed July 16, 2024).

<sup>7</sup> South Coast Water District (SCWD). n.d. About Us. Website: <https://www.scwd.org/about/> (accessed July 22, 2024).

<sup>8</sup> South Orange County Wastewater Authority (SOCWA). n.d. SOCWA Facilities. Website: <https://www.socwa.com/infrastructure/> (accessed July 22, 2024).

<sup>9</sup> Ibid.

range from 6 inches to 24 inches in diameter, and include 13 sewer lift stations, 3 miles of force mains, and more than 3,800 manholes. After undergoing a three-level treatment process, wastewater from the J.B. Latham Plant meets the quality standards of the Federal Clean Water Act for offshore discharge and is eventually released into the ocean through a pipeline.

#### 4.14.2.5 Potable Domestic Water

In addition to wastewater services, the South Coast Water District (SCWD) is also responsible for the project site’s domestic water services. According to SCWD’s 2020 Urban Water Management Plan (UWMP), in the fiscal year 2019–2020, the SCWD relied upon 73 percent imported water, 13.5 percent groundwater, and 13.5 percent recycled water to meet current water demand.<sup>10</sup> In order to ensure a safe and reliable water supply to its service area, SCWD partners with the Metropolitan Water District (MWD) and Municipal Water District of Orange County (MWDOC). Imported water sources are provided by the MWD and are delivered through the MWDOC.<sup>11</sup> The SCWD’s potable water distribution system is comprised of 160 miles of water mains, 13 reservoirs with a combined capacity of approximately 21 million gallons of water, nine booster pump stations, and a Groundwater Recovery Facility with a production capacity of 0.85 mgd. The SCWD has additional potable water storage available from the: (1) Joint Regional Water Supply System (12.8 million gallons in Bradt Reservoir); (2) Santa Margarita Water District (16.6 million gallons in Upper Chiquita Reservoir; and (3) Moulton Niguel Water District (0.98 million gallons in Reservoir 1-E).<sup>12</sup> The estimated current water demand associated with the existing uses on the project site is provided below in Table 4.14.C, below.

**Table 4.14.C: Existing Water Demand at Project Site**

Proposed Use Category	SCWD 2017 Unit Demand Rate	Existing Use Square Footage	Existing Water Demand
Hotel/Motel	95 gpd/room	136 rooms	12,920 gpd
Commercial/Office <sup>1</sup>	2,500 gpd/ac	14,650 sf	850 gpd
Landscaping/Irrigation	2,500 gpd/ac	41,461 sf	2,380 gpd
<b>TOTALS</b>		<b>56,111 sf</b>	<b>16,150 gpd</b>

Source: *South Coast Water District Infrastructure Master Plan Update* (SCWD, October 2017).

<sup>1</sup> Commercial/Office uses include combined square footage totals from the existing marina office/meeting space and boater service space on the project site.

gpd = gallons per day

gpd/ac = gallons per day per acre

SCWD = South Coast Water District

sf = square foot/feet

<sup>10</sup> SCWD. 2021. 2020 Urban Water Management Plan. June. Website: [https://cms9files.revize.com/scoastwaterdist/Document\\_center/Open%20Government/UWMP/SCWD%202020%20UWMP%20FINAL-2021.06.29.pdf](https://cms9files.revize.com/scoastwaterdist/Document_center/Open%20Government/UWMP/SCWD%202020%20UWMP%20FINAL-2021.06.29.pdf) (accessed February 6, 2025).

<sup>11</sup> SCWD. 2017. *South Coast Water District Infrastructure Master Plan Update*. October Website: <https://www.scwd.org/civicax/filebank/blobdload.aspx?blobid=8040> (accessed July 22, 2024).

<sup>12</sup> SCWD. n.d. Drinking Water. Website: [https://www.scwd.org/your\\_water/drinking\\_water/index.php](https://www.scwd.org/your_water/drinking_water/index.php) (accessed July 22, 2024).

The 2017 *South Coast Water District Infrastructure Master Plan Update* additionally states that through the MWD's provision, SCWD will have adequate domestic water supply for future water demands starting in 2020 and through 2040 during normal years, single dry year, and multiple dry years. The supply and demand forecasts for the third dry-year scenario (considered to be the worst-case scenario) included in the 2017 *South Coast Water District Infrastructure Master Plan Update* are shown in Table 4.14.D. As described above, the SCWD depends on a combination of imported and local supplies to meet its water demands. As shown in Table 4.14.D, the SCWD's projected water supplies are anticipated to match the forecast demand for water because the SCWD is capable of meeting demand in multiple dry years from 2020 through 2040 through reserves held by MWD, local groundwater supplies, and conservation.

**Table 4.14.D: Water Supply and Demand Projections  
Comparison Third Dry-Year Scenario (2020–2040)**

Year	Water Supply (afy)	Water Demand (afy)	Difference (afy)
2020	7,204	7,204	0
2025	7,470	7,470	0
2030	7,870	7,870	0
2035	8,250	8,250	0
2040	8,333	8,333	0

Source: *South Coast Water District Infrastructure Master Plan Update*, Table 3-7 (SCWD 2017).

Note: An acre-foot is the amount of water necessary to cover 1 acre of surface area to a depth of 1 foot and is approximately 326,000 gallons of water.

afy = acre-feet per year

#### 4.14.2.6 Recycled Water

One of the major components of SCWD's water conservation program is its recycled water program. SCWD provides additional treatment to a portion of its secondary treated wastewater. The recycled water is then used for landscape irrigation. Demands for recycled water continue to increase as new and existing potable water irrigation systems are connected to SCWD's recycled water system. The SCWD currently maintains 20 miles of pipe, 3 pump stations, and 2 recycled water reservoirs as part of its Recycled Water System.<sup>13</sup> This infrastructure allows for 4.8 million gallons of storage available between both reservoirs. As of 2017, the SCWD delivered approximately 900 acre-feet per year (afy) of recycled water to customers in South Laguna Beach and Dana Point; however, recycled water supplies were anticipated to increase to 1,149 afy by 2020 and 1,350 afy by 2025. In 2014, the SCWD received a \$500,000 grant under Proposition 84 to extend the recycled water distribution system to Dana Point Harbor, Doheny State Beach, Lantern Bay Park, and residential developments in the vicinity of the Harbor area via an approximately 7,000 ft distribution main. Construction was completed in November 2015, and two residential developments, two city parks, and several medians in the Harbor area have been converted to use recycled water for landscape irrigation.<sup>14</sup>

<sup>13</sup> SCWD. n.d. About Us. Website: <https://www.scwd.org/about/index.php> (accessed July 22, 2024).

<sup>14</sup> SCWD. 2017. *South Coast Water District Infrastructure Master Plan Update*. October. Website: <https://www.scwd.org/civicax/filebank/blobdload.aspx?blobid=8040> (accessed July 22, 2024).

The project site is not currently connected to SCWD's recycled water system; therefore, the existing uses on the project site do not currently have a demand for recycled water.

#### 4.14.2.7 Storm Drains

The City of Dana Point, in conjunction with the Orange County Flood Control District (OCFCD), maintains a storm drain system that includes 29 miles of storm drain citywide, and 18 water quality diversions along with associated facilities.<sup>15</sup> As discussed in Section 4.8, Hydrology and Water Quality, in its existing condition, a majority of the project site sheet flows to the south to two drainage outlets located south of the project site. An existing grated inlet located north of the site is connected via an existing storm drain pipe to one of the two drainage outlets on the south side of the project site that ultimately discharge directly into the Dana Point Harbor.

#### 4.14.2.8 Telecommunications Facilities

The primary cable and telephone service providers available within the project site's vicinity (and, more generally, within Dana Point) are AT&T and Cox Communications. These services are privately operated and offered to each location in the City for a fee defined by the provider.

### 4.14.3 Regulatory Setting

This section includes applicable federal, State, regional, and local regulations. As the Modified Project would be located on the same site as the Original Project and would result in the development of the same types of uses on the project site, the following regulatory setting is derived from that discussed in the 2021 Draft EIR.

#### 4.14.3.1 Federal Regulations

There are no federal policies or regulations related to utilities and service systems that apply to the Modified Project.

#### 4.14.3.2 State Regulations

**California Urban Water Management Planning Act.** Under the California Water Code and Urban Water Management Planning Act of 1983, all California urban water suppliers that serve more than 3,000 customers or supply more than 3,000 acre-feet per year (afy) of water are required to prepare and adopt an Urban Water Management Plan (UWMP), which promotes water conservation and efficiency measures, every 5 years. The California Water Code and Urban Water Management Planning Act requires that the total projected water use be compared to water supply sources over the next 20 years in 5-year increments. Planning must occur for all drought years and must include a water recycling analysis that incorporates a description of the wastewater collection and treatment system, outlining existing and potential recycled water uses. In September 2014, the California Water Code and Urban Water Management Planning Act was amended by Senate Bill (SB) 1420, which now requires urban water suppliers to provide descriptions of their water demand management measures and similar information.

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<sup>15</sup> City of Dana Point. Correspondence from Matt Sinacori, Director of Public Works/City Engineer, dated November 9, 2020.

**Assembly Bill 341.** Assembly Bill (AB) 341 extends the waste diversion requirements established under the California Integrated Waste Management Act of 1989 to the year 2020. In 1989, the California Legislature adopted the California Integrated Waste Management Act of 1989, which is administered by the Department of Resources Recycling and Recovery (CalRecycle) and requires each city, county, and regional agency to develop a source reduction and recycling element of an integrated waste management plan. Each adopted source reduction and recycling element was required to demonstrate the diversion of 50 percent of all solid waste from landfill disposal or transformation by January 1, 2000. Annual progress reports were required to be filed with the State Legislature that included specified information regarding the act. AB 341 further establishes the policy goal of the State that not less than 75 percent of solid waste generated be source-reduced, recycled, or composted by the year 2020. In addition, AB 341 requires that commercial or public entities that generates four or more cubic yards of commercial solid waste per week and multi-family residential complexes with five units or more, regardless of the amount of commercial solid waste generated, arrange for recycling services.

**Title 24, California Building Code.** Energy consumption by new buildings in California is regulated by the Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR), known as the California Building Code (CBC). The CEC first adopted the Building Energy Efficiency Standards for Residential and Nonresidential Buildings in 1978 in response to a legislative mandate to reduce energy consumption in the State. The CBC is updated every 3 years. The 2022 Building Energy Efficiency Standards became effective on January 1, 2023. The efficiency standards apply to both new construction and rehabilitation of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in CCR Title 24.

#### 4.14.3.3 Regional Regulations

**Municipal Water District of Orange County 2020 Urban Water Management Plan.** The region served by MWDOC is located in Orange County, California, and includes 26 cities (including the City of Dana Point) and water districts, referred to as MWDOC member agencies. MWDOC's 2020 UWMP documents information on all sources of water supplies for the region—imported water, groundwater, surface water, recycled water, and wastewater—as a summary of information for regional planning. According to the MWDOC 2020 UWMP, over the next 25 years, total water demands within the MWDOC service area are projected to increase by about 17 percent, or by approximately 78,000 af between 2020 and 2045. The MWDOC's 2020 UWMP concludes that the MWDOC service area will have sufficient existing and planned supplies to meet full service demands under every water-year hydrologic scenario from 2025 through 2045.<sup>16</sup> The 2020 UWMP also evaluates each source of water in the region. The resource mix for meeting total demand includes local groundwater, recycled water, surface water, and imported water from MWD. The plan documents MWDOC's cooperative efforts with its member agencies in developing local supplies.

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<sup>16</sup> Municipal Water District of Orange County (MWDOC). 2021. 2020 Urban Water Management Plan. June. Website: [https://www.mwdoc.com/wp-content/uploads/2021/06/MWDOC-2020-UWMP\\_2021.06.02.pdf](https://www.mwdoc.com/wp-content/uploads/2021/06/MWDOC-2020-UWMP_2021.06.02.pdf) (accessed February 6, 2025).



At the time the MWDOC 2020 UWMP was prepared, approximately 33 percent of MWDOC's service area water use consisted of imported water from the Metropolitan Water District of Southern California (MET), while the other 67 percent was from various other sources, including groundwater from the Orange County Basin, groundwater from other smaller groundwater basins such as the Main San Gabriel Basin, and recycled water.

**South Coast Water District.** The South Coast Water District (SCWD) provides water, recycled water, and wastewater services to commercial and recreational facilities in the Dana Point Harbor. The water and wastewater infrastructure in the Harbor area were originally installed in 1971 and have been maintained by the SCWD, with minor upgrades to serve the Harbor. SCWD's 2020 UWMP includes policies on the use of recycled water and requires the use of recycled water whenever possible, including during project construction and for irrigation of landscape vegetation. In addition, SCWD has adopted Ordinance No. 222, which establishes permanent water conservation standards, voluntary water conservation measures, and water use restrictions resulting from drought conditions, emergencies, and/or decreasing supplies.

#### 4.14.3.4 Local Regulations

**Dana Point Harbor Revitalization Plan & District Regulations.** The Dana Point Harbor Revitalization Plan & District Regulations (DPHRP&DR) were certified by the California Coastal Commission on October 6, 2011.<sup>17</sup> The DPHRP&DR established new land use policies and development standards for the needed upgrades to visitor serving and marina service areas of Dana Point Harbor. The DPHRP&DR designated planning areas are expected to be redeveloped over the next 5 to 20 years. The plans are designed to improve infrastructure, enhance public access opportunities, enhance commercial and recreational amenities, improve water quality, and preserve coastal resources. The DPHRP&DR include the following policies related to public services and utilities that are applicable to the Modified Project:

**Policy 8.7.1-16:** New utilities will be located underground to the extent feasible as part of new development projects. Utility undergrounding activities will be coordinated with the utility providers to ensure that service to adjoining utility customers is not interrupted.

**City of Dana Point Municipal Code.** The Dana Point Municipal Code includes the following requirements that would apply to the Modified Project related to the provision of utilities:

**Section 6 Health and Sanitation.** Pursuant to Public Resources Code Sections 40100 et. seq., the City is mandated to conduct an integrated solid waste management program to reduce, reuse, and recycle solid waste to extend the life of its sanitary landfill. The Integrated Waste Management Act of 1989 and subsequent legislation (AB 341) is a waste diversion mandate that requires the City to achieve 75 percent waste diversion to include, in order of priority: (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal.

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<sup>17</sup> City of Dana Point. 2011. Dana Point Harbor Revitalization Plan & District Regulations. October.

To meet the requirements of the California Integrated Waste Management Act, the City Municipal Code (Title 6) establishes different recycling requirements that address the recycling needs and the specific nature of the waste generation for various types of activities. These requirements help to facilitate the City's compliance with State recycling mandates, remove barriers to recycling, and ensure the recycling of construction and demolition debris. The City's Construction and Demolition (C&D) Debris Ordinance is contained in Chapter 6.12 of the Municipal Code, and promotes the recycling of construction and demolition debris in order to protect public health, safety, and welfare; and to meet the City's obligations under AB 341.<sup>18</sup>

Section 6.12.050 contained therein specifies the requirements for a waste reduction and recycling plan, which includes the following subsections:

- (a) Prior to issuance of a building, demolition, or encroachment permit for any covered project, the applicant shall complete and submit a Waste Reduction and Recycling Plan ("WRRP") to the C&D Compliance Official.
- (b) The C&D Compliance Official is authorized to create guidelines setting forth the information to be included in a WRRP, as well as the form thereof. At a minimum, the WRRP shall delineate all of the following:
  - (1) The estimated weight of C&D debris to be generated by the covered project, listed by materials types;
  - (2) The estimated weight of C&D debris generated by the covered project to be diverted, listed by materials types;
  - (3) The facility or facilities to which C&D debris will be taken, listed by material types; and
  - (4) The estimated weight of C&D debris generated by the covered project that will be landfilled, listed by the material types. (Added by Ord. 03-17, 12/10/03)

In addition to the provisions above, the City's Construction and Demolition Waste Ordinance seeks to further reduce construction waste. Chapter 6.12 also requires contractors and other construction personnel to obtain a permit and divert at least 75 percent of their construction waste to a recycling facility certified by the City. The City also requires a construction and demolition deposit at commercially zoned premises, such as the Modified Project, in the amount of \$1.00 per square foot/per floor of the work area of the project in order to ensure compliance with the ordinance.

**City of Dana Point General Plan.** The Public Facilities/Growth Management Element (1991) of the City's General Plan establishes a plan for ensuring that future growth is coordinated with the provision of public services and facilities (e.g., sewer, water, and storm drainage utilities) so that desirable level of service standards and community qualities important to the citizens are maintained. This element addresses growth management issues on a local and regional level. The Public Facilities/Growth Management Element has two interrelated purposes: (1) to plan for

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<sup>18</sup> City of Dana Point. Municipal Code. Chapter 6.12, Construction and Demolition (C&D) Debris. Website: <http://qcode.us/codes/danapoint/> (accessed July 22, 2024).

adequate public services and facilities, and (2) to coordinate new development with the provision of public facilities. While many public facility issues will be addressed independently from growth management issues, a significant portion of the Public Facilities/Growth Management Element deals with the overlap between the two subjects. Public Facilities and Growth Management goals and policies are included in the Public Facilities/Growth Management Element of the City's General Plan. The following are applicable to the Modified Project:

**Goal 1:** Encourage adequate water and sewer service.

**Goal 2:** Maintain and improve portions of the storm drainage system for which the City is responsible and encourage adequate maintenance of other portions of that system.

**Goal 3:** Provide necessary control of solid waste.

**Goal 6:** Maintain, improve, and expand utilities including natural gas, electricity, and communications.

#### 4.14.4 Methodology

For this impact analysis, utility providers were sent a questionnaire requesting information regarding current services provided to the project site and possible constraints or impacts to service associated with buildout of the Original Project. Public service questionnaires sent to the SCWD were not returned. Because the Modified Project represents a small increase in size from the Original Project within the overall context of each utility provider's service area, updated questionnaires were not sent for the Modified Project. Additional research was derived from data obtained from websites and adopted planning documents of service and utility providers. This research provided quantitative data regarding existing utility provider service area supply and demand, which were then compared to anticipated utility demands under the Modified Project to determine the Modified Project's potential contribution to overall utility demands.

#### 4.14.5 Thresholds of Significance

The thresholds for utilities and service system impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines*. Whether the Modified Project is deemed to have a significant impact with respect to utilities and service systems is dependent on if the Modified Project would:

**Threshold 4.14.1:** Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;

**Threshold 4.14.2:** Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;

- Threshold 4.14.3:** Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Threshold 4.14.4:** Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- Threshold 4.14.5:** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

The Initial Study prepared for the Original Project in September 2020, included as Appendix B to this Revised Draft EIR, substantiated that impacts associated with Thresholds 4.14.4 and 4.14.5 would be less than significant. These thresholds analyzed solid waste generation and regulation compliance associated with construction and operation and were determined to have less than significant impacts due to construction compliance with the City's Construction and Demolition Waste Ordinance (No. 03-17), which would divert at least 75 percent of solid waste generated during construction activities. The solid waste generation estimate for the operation of the Original Project would also have a minimal contribution to the daily tonnage processed at the Prima Deshecha Landfill, which currently operates at 35 percent of its permitted capacity. In addition, Standard Condition 4.14-1 (SC 4.14-1) requires documentation demonstrating compliance with the City's debris recycling regulations and with applicable City regulations, including Municipal Code Chapter 6.12. As the Modified Project would develop the project site with the same uses at a slightly increased scale that would not affect operations of the regional solid waste provider, the conclusions of the Initial Study prepared for the Original Project remain the same for the Modified Project. Therefore, these thresholds will not be addressed in the following analysis.

#### 4.14.6 Project Impacts

- Threshold 4.14.1:** **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Less Than Significant Impact.** The Modified Project would demolish existing uses on site, including the existing Dana Point Marina Inn, two boater service buildings, and parking areas on the project site. The Modified Project would then develop two hotels, one of which would include space for boater services, associated ancillary uses, and designated boater and hotel-related parking areas. Due to the proposed increase to the existing on-site floor area under the Modified Project, there would be a minor increase in the demand for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunication facilities compared to existing uses. However, based on anticipated utility demands of the Modified Project in comparison to service providers' current and forecasted supply and demand metrics, the Modified Project is expected to be adequately served by all relevant service providers. As such, the relocation or construction of new or expanded utility facilities would not be required, and impacts would be less than significant. No mitigation is required.

**Water.** As previously discussed, the South Coast Water District (SCWD) would provide domestic water service to the project site. The Modified Project would include the construction of a 4-inch domestic water service line, meter, and backflow device to Surf Lodge and a 6-inch domestic water service line, meter, and backflow device for Dana House Hotel. These lines would provide domestic water service and will be implemented in anticipation of an increased water demand compared to existing conditions for the Modified Project. The Modified Project would establish a connection to SCWD’s existing recycled water system along Dana Point Harbor Drive, which would allow for the proposed landscaping to be irrigated using recycled water.

**Construction.** Short-term demand for water may occur during various parts of the Modified Project’s construction activities on site. Water demand for soil dust suppression watering, cleanup, masonry, painting, and other activities would be temporary and would cease at completion of construction. Overall, short-term construction activities would require minimal water and are not expected to have adverse impacts to the existing water system or cause a demand that would result in the construction of new water treatment facilities or the expansion of existing facilities. Therefore, impacts of the Modified Project on water facilities during construction would be less than significant, and no mitigation is required.

**Operation.** A breakdown of the Modified Project’s water demand versus existing use for Hotel/Motel, Commercial/Office, Restaurant, and Landscaping/Irrigation uses is shown below in Table 4.14.E. In addition, demand rates from the 2017 *South Coast Water District Infrastructure Master Plan Update* are shown next to their associated existing/proposed use in order to illustrate the overall estimated water demand breakdown for the Modified Project. As shown in Table 4.14.E below, the Modified Project is expected to increase the overall domestic water demand on the project site by 10,993 gallons per day (gpd) over existing conditions. The Modified Project is also estimated to demand approximately 6,671 gpd of recycled water over existing conditions.

**Table 4.14.E: Water Demand at Modified Project Buildout**

Proposed Use Category	SCWD 2017 Unit Demand Rate	Domestic/ Recycled Water Percentage	Proposed Use Square Footage	Estimated Domestic Water Demand	Estimated Recycled Water Demand
Hotel/Motel	95 gpd/room	90/10	299 rooms	25,565 gpd	2,841 gpd
Commercial/Office <sup>1</sup>	2,500 gpd/ac	85/15	19,150 sf	934 gpd	165 gpd
Restaurant	2,500 gpd/ac	90/10	12,475 sf	644 gpd	72 gpd
Landscaping/Irrigation	2,500 gpd/ac	0/100	62,600	0 gpd	3,593 gpd
<b>TOTALS</b>			<b>94,225 sf</b>	<b>27,143 gpd</b>	<b>6,671 gpd</b>
<b>NET DIFFERENCE FROM EXISTING USES</b>			<b>+38,114 sf</b>	<b>+10,993 gpd</b>	<b>+6,671 gpd</b>

Source: *South Coast Water District Infrastructure Master Plan Update* (SCWD, October 2017).

<sup>1</sup> Commercial/Office uses include combined square footage totals from the proposed marina office/meeting spaces, accessory retail, fitness/health center, and boater service spaces.

gpd = gallons per day

gpd/ac = gallons per day per acre

SCWD = South Coast Water District

sf = square foot/feet

The Modified Project would strictly conform to the 2022 California Green Building Standards Code (CALGreen Code) and Title 24 requirements. The Project Applicant would also be required to design the proposed landscaping and irrigation system, which would largely rely on recycled water, in compliance with the current County of Orange Water Efficient Landscape Ordinance by preparing and implementing a soil management report, landscape design plan, irrigation design plan, and a grading design plan that promotes a water efficient landscape. For example, the proposed irrigation system would implement automatic controllers, sensors, and metering of outdoor water use as well as drip irrigation to maximize efficiency and minimize overspray and runoff. In addition, the trees and shrubs included in the landscape plan for the Modified Project would not exceed the maximum applied water allowance based on the City of Dana Point's reference evapotranspiration, the evapotranspiration adjustment factor, and the size of the landscaped area.

As shown in Table 4.14.E, a majority of the recycled water demand under the Modified Project would be generated by landscaping/irrigation uses. It should be noted that the Modified Project's use of recycled water for outdoor irrigation represents a more sustainable option than potable water given that recycled water has already been utilized at least once and can be considered a renewable resource.

The Modified Project would be required to implement Standard Condition 4.14-3 (SC 4.14-3), which requires the project to comply with all State and local water conservation regulations, including the installation of low-flow fixtures. These low-flow fixtures would be installed for uses of both potable and renewable water, thereby reducing their demand under the Modified Project. Further, as discussed above, the proposed landscaping and irrigation system would be designed in a manner to maximize water efficiency including the use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data. Since recycled water originates from potable water, the availability of recycled water corresponds with the availability of potable water. The availability of potable water, and the ability of water service providers to serve the Modified Project, is discussed in further detail below.

Given the efficiency measures to be incorporated into the Modified Project's irrigation systems utilizing recycled water, the Modified Project's increased recycled water demand of 6,671 gpd would not require or result in the construction of new water facilities or the relocation of existing facilities that would cause significant environmental impacts.

The Modified Project would include demolition of the existing on-site uses and, as such, would extend or relocate the existing water infrastructure on the project site. Although the Modified Project would include an increase in the number of hotel rooms on the project site over existing conditions, the Modified Project would result in a relatively low increase in overall water demand in overall context of SCWD potable water supply and demand. Over the past decade, water demand within the SCWD service area has remained relatively stable, averaging

approximately 6,564 af per year.<sup>19</sup> The Modified Project's estimated water demand increase over existing conditions would be approximately 10,993 gpd, or 0.2 percent of this existing demand.<sup>20</sup> Given this small contribution to water demand, the SCWD is expected to be able to accommodate for the increase within both its existing water supply. Further, SCWD is projected to have adequate domestic water supply to serve future water demands through 2040 under normal years, single dry year, and multiple dry years. The Modified Project's small contribution to overall water demand would not interfere with SCWD's ability to provide a stable water supply to its service area under these projected scenarios.

The Modified Project would connect with the existing SCWD domestic and recycled water lines under Dana Point Harbor Drive. Any new connections to the SCWD domestic and recycled water distribution systems would be subject to review by SCWD during plan check per Standard Condition 4.14-2 (SC 4.14-2). In addition, the Modified Project would comply with the regulations included in the 2020 Urban Water Management Plan for SCWD as well as other water conservation regulations adopted by the SCWD Board of Directors, including Ordinance No. 222, which provides permanent and voluntary water conservation standards. If a deficiency or service problem were found during the permitting process, the Project Applicant would be required by these existing regulations to fund the required upgrades to adequately serve the project site. Any improvements to existing water mains would occur within the existing right-of-way and would be temporary in nature, similar to repair or maintenance of infrastructure and/or roadways. As such, impacts associated with improvements to the existing water lines in the area would be less than significant. Therefore, development of the Modified Project would not require or result in the construction of new water facilities or the relocation of existing facilities that would cause significant environmental impacts, and the Modified Project's potential impacts would be less than significant, and no mitigation is required.

**Wastewater.** Wastewater collection for the Modified Project would be provided by the SCWD's sanitary sewer system, which connects to trunk sewers operated by the South Orange County Wastewater Authority (SOCWA). Wastewater generated by the Modified Project would be delivered to and treated at the J.B. Latham Plant in the City of Dana Point. As discussed above, the J.B. Latham Treatment Plant has a total design capacity of 13 mgd and currently treats an average wastewater flow of 6 mgd. Therefore, the plant is currently operating at approximately 46 percent of its daily design capacity. The Modified Project would remove the existing sewer line along the southern portion of the project site and would relocate the 8-inch sewer line to loop around Island Way, Dana Point Harbor Drive, and Casitas Place. In total, four sewer services and two grease interceptors will service the two hotel properties proposed under the Modified Project.

**Construction.** There are no significant increases in wastewater flow anticipated as a result of construction activities on the project site. Any sanitary services needed during construction

<sup>19</sup> SCWD. 2021. 2020 Urban Water Management Plan. June. Website: [https://cms9files.revize.com/scoastwaterdist/Document\\_center/Open%20Government/UWMP/SCWD%202020%20UWMP%20FINAL-2021.06.29.pdf](https://cms9files.revize.com/scoastwaterdist/Document_center/Open%20Government/UWMP/SCWD%202020%20UWMP%20FINAL-2021.06.29.pdf) (accessed February 6, 2025).

<sup>20</sup>  $6,564 \text{ acre-feet per year} / 365 \text{ days} = \text{approximately } 18 \text{ acre-feet per day}$ .  $18 \text{ acre-feet} = \text{approximately } 5,865,326 \text{ gallons}$ .  $(10,993 \text{ gpd} / 5,865,326 \text{ gpd}) * 100 = \text{approximately } 0.2 \text{ percent}$

would be provided by temporary portable toilet facilities that would transport waste off-site for proper treatment and disposal. Therefore, during construction, the Modified Project’s potential impacts to wastewater treatment and wastewater conveyance infrastructure would be less than significant, and no mitigation would be required.

**Operation.** As mentioned previously, the Modified Project is expected to result in a net increase in water demand of 10,993 gpd of potable water over existing conditions. A breakdown of the Modified Project’s wastewater generation versus that of the existing development on the project site is shown below in Table 4.14.F. In addition, return-to-sewer rates from the 2017 *South Coast Water District Infrastructure Master Plan Update* are shown next to their associated existing/proposed use in order to illustrate the overall estimated wastewater demand breakdown for the Modified Project. As shown in Table 4.14.F, the Modified Project is expected to generate a net increase of approximately 8,837 gpd of wastewater over the existing uses on the project site. These estimates are incorporated into the wastewater model that SCWD relies on to plan and design its system capacity.

**Table 4.14.F: Wastewater Generation Volumes at Modified Project Buildout**

Proposed Use Category	SCWD 2017 Return-to-Sewer Rate	Modified Project Net Water Demand	Modified Project Wastewater Generation
Hotel/Motel	<b>65 percent</b> (Single & Multi-Family Residential)	25,565 gpd	16,617 gpd
Commercial/Office/Restaurant <sup>1</sup>	<b>85 percent</b> (Commercial)	1,578 gpd	1,341 gpd
<b>TOTALS</b>		<b>27,143 gpd</b>	<b>17,958 gpd</b>
<b>NET DIFFERENCE FROM EXISTING USES</b>		<b>+10,993 gpd</b>	<b>+8,837 gpd</b>

Source: *South Coast Water District Infrastructure Master Plan Update* (SCWD, October 2017).

<sup>1</sup> Commercial/Office/Restaurant uses include combined square footage totals from the project’s proposed marina office/meeting spaces, accessory retail, fitness/health center, boater service spaces, and restaurant uses.

gpd = gallons per day

SCWD = South Coast Water District

The J.B. Latham Plant operates with a primary treatment capacity of 13 mgd. The Modified Project’s increased net wastewater generation of 8,837 gpd would amount to approximately 0.07 percent<sup>21</sup> of the J.B. Latham Plant’s existing daily capacity. As previously stated, the J.B. Latham Plant is currently operating at approximately 46 percent of its daily design capacity, and is therefore capable of accommodating the small increase in wastewater generation proposed under the Modified Project without necessitating the relocation or expansion of wastewater treatment infrastructure.

<sup>21</sup> (8,837 gallons per day / 13,000,000 gallons per day) \* 100 = approximately 0.07 percent



The Modified Project would relocate the existing sewers on the project site and install new lateral connections to the relocated sewer along the northern side of the project site during site preparation. The reconfiguration of these facilities would occur on site and is not expected to impact any off-site sewer facilities that serve the surrounding project vicinity. As discussed elsewhere in this Revised Draft EIR, the installation of this new infrastructure is already considered in the air quality, noise, and construction traffic analysis.

Therefore, development of the Modified Project would not require or result in the construction of new wastewater treatment facilities or the expansion existing facilities that would cause significant environmental impacts, and potential impacts would be less than significant. No mitigation is required.

***Stormwater Drainage.*** Within Dana Point Harbor, most on-site runoff from the parking lots and facilities enters a series of drain inlets and catch basins prior to discharging into the Harbor Marinas. Some of these systems tie into the County storm drains running underneath the Harbor, while others discharge directly into the Harbor Marinas through smaller pipe outfalls. The majority of the project site currently sheet flows to the south to two drainage outlets located south of the project site. There is one existing grated inlet located north of the site, which is connected via an existing storm drain pipe to one of the two drainage outlets south of the project site. As discussed in the Revised Preliminary Water Quality Management Plan (pWQMP) prepared for the Modified Project (Appendix J of this Revised Draft EIR), the Modified Project would result in a reduced proportion of impervious surface area within the project site, which can be assumed to decrease stormwater runoff volumes. As described in Section 4.8, Hydrology and Water Quality, the Modified Project would include Source Control, Site Design, and Low Impact Development (LID) Best Management Practices (BMPs) that would reduce the volume of runoff generated within the project site.

Therefore, because the Modified Project would not expand impervious surfaces or increase runoff quantities expected throughout the Harbor, and because the regional storm drain facilities that collect off-site flows and on-site flows will remain in place, the County's existing capacity is sufficient to serve the Modified Project, and no improvements are expected or required for the regional facilities.

**Construction.** Grading and construction activities would disturb soils, which could increase the potential for soil erosion and sedimentation compared to existing conditions. As described under the analysis under Thresholds 4.8.1 and 4.8.5 in Section 4.8, Hydrology and Water Quality, the Modified Project would be subject to the requirements of the Construction General Permit (Standard Condition 4.8-1 [SC 4.8-1]), which requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and identification of construction BMPs that must be implemented during the construction activity period in order to address potential impacts to hydrology and stormwater drainage, including soil erosion, siltation, spills, and runoff. Adherence to the regulatory standards described in SC 4.8-1 would ensure that any changes in stormwater drainage from the project site are controlled during construction and as such, would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities which would

ultimately cause significant impacts. Potential impacts of the Modified Project would be less than significant. No mitigation is required.

**Operation.** Refer to Section 4.8, Hydrology and Water Quality, for additional information regarding the Modified Project's impacts related to hydrology and drainage during operation. As discussed in Section 4.8, in its existing condition, a majority of the project site sheet flows to the south to two drainage outlets located south of the project site. An existing grated inlet north of the site is connected via an existing storm drain pipe to one of the two drainage outlets on the south side of the project site that ultimately discharge directly into the Dana Point Harbor.

The Modified Project would result in a decrease in the proportion of impervious surface area on the project site compared to existing conditions and would generally conform to existing drainage patterns in the area. The Modified Project would require the removal and replacement of existing stormwater drains on the project site with new stormwater drainage infrastructure during site preparation. The reconfiguration of these facilities would occur on site and is not expected to impact any off-site drainage facilities that serve the surrounding project vicinity. As discussed elsewhere in this Revised Draft EIR, the installation of this new infrastructure is already considered in the air quality, noise, and construction traffic analysis. Therefore, impacts of the Modified Project associated with the relocation or construction of new or expanded stormwater drainage facilities would be less than significant, and no mitigation is required.

**Electric Power.** The Modified Project includes connection to the existing SDG&E lines surrounding the project site and extension of the surrounding electrical system throughout the site. Electrical utility lines would be connected to existing boxes located along the perimeter of the project site along Dana Point Harbor Drive, Casitas Place, and Island Way. A discussion of electricity use during construction and operation of the Modified Project is included below.

**Construction.** Short-term construction activities would be limited to providing power to the construction site and portable construction equipment and would not substantially increase any demand for electricity. Heavy equipment used for construction is primarily powered by diesel fuel. Temporary electric power would be provided via existing utility boxes and lines and/or temporary power poles on the project site. Given the limited potential demand for electricity during construction, impacts to regional electricity supplies under the Modified Project would be considered less than significant.

**Operation.** The Modified Project would connect to the existing SDG&E lines surrounding the project site, and extension of the surrounding electrical system throughout the site. The Modified Project proposes to replace an existing hotel, the Marina Inn, that already generates electricity demand under existing conditions. However, the Modified Project at full buildout would increase on-site electricity demand slightly compared to existing conditions.

Total electricity consumption in the entire SDG&E service area in 2022 was 17,867 GWh. As discussed in Section 4.4, Energy, the Modified Project is estimated to consume a total of

2,629,531 kilowatt-hours (kWh) of electricity per year, or a net increase of approximately 309,563 kWh of electricity per year compared to existing conditions. This net increase is equivalent to approximately 0.002 percent<sup>22</sup> of total electricity consumption in Orange County in 2022, which would represent a small contribution to the overall electricity service provider demand in the region, and would not increase electrical demand beyond existing projections from the CEC and SDG&E. The project site is in an area with existing demand, and the demand increase generated by the Modified Project is typical of the area and within the normal capabilities of SDG&E. As such, the Modified Project would not necessitate the relocation or construction of new electrical infrastructure, with the exception of minor connections throughout the project site. The overall supply and distribution network within the area surrounding the project site would remain unchanged.

The Modified Project would not require the construction of substantial physical improvements related to the provision of electricity service that would result in significant environmental impacts. Potential impacts of the Modified Project would be less than significant. No mitigation is required.

**Natural Gas.** The Southern California Gas Company would provide natural gas service to the project site. The Modified Project would install a gas meter directly north of the proposed Surf Lodge and would utilize an existing natural gas line along the south side of Dana Point Harbor Drive. The Modified Project would also install a new gas line on the east side of Dana House Hotel that would connect to the existing gas line running under Casitas Place.

**Construction.** Project-related construction activities would not increase demand for natural gas because construction activities and equipment would not rely on natural gas as a fuel source. Therefore, construction activities associated with the Modified Project would not impact natural gas services and would not require new or physically altered natural gas transmission facilities.

**Operation.** The Modified Project would replace the existing Marina Inn, which already generates natural gas demand under existing conditions. However, operation of the Modified Project would result in an increased demand for natural gas compared to existing conditions. As described in Section 4.4, Energy, the Modified Project would result in a net increase of approximately 9,166 therms of natural gas per year compared to existing conditions. Additionally, the Modified Project would be required to comply with the Title 24 requirements as described in Section 4.4, and would reduce natural gas consumption by incorporating the energy efficiency measures listed above in the design of the proposed structures.

As previously stated, total gas consumption in the SoCalGas service area in 2022 was approximately 5,026.5 million therms. The net increase of 9,166 therms per year under the Modified Project is equivalent to approximately 0.0002 percent<sup>23</sup> of total natural gas consumption in the SoCalGas service area in 2022, which would represent a small

<sup>22</sup>  $(309,563 \text{ kWh} / 17,867,000,000 \text{ kWh}) * 100 = \text{approximately } 0.002 \text{ percent}$

<sup>23</sup>  $(9,166 \text{ therms} / 5,026,500,000) * 100 = \text{approximately } 0.0002 \text{ percent}$

contribution to the overall natural gas service provider demand in the region, and would not increase natural gas demand beyond existing projections from the CEC and SoCalGas. Based on CEC projections for the SoCalGas service area, total natural gas consumption in the SoCalGas service area is forecast to remain steady between 2018 and 2030 for the low- and mid-demand scenarios and to increase by approximately 650 million therms in the high-demand scenario due to intense energy efficiency efforts.<sup>24</sup> Because natural gas demand for the SoCalGas service area is expected to increase overall by 2030, the Modified Project would only account for a small fraction of the projected demand for natural gas, and would be within the projected demand increase for all forecasted years. As such, the Modified Project would not necessitate the relocation or construction of new natural gas infrastructure, with the exception of minor connections throughout the project site. The overall supply and distribution network within the area surrounding the project site would remain unchanged.

The Modified Project would not require the relocation or construction of new infrastructure improvements related to the provision of natural gas service that would result in significant environmental impacts and potential impacts of the Modified Project would be less than significant. No mitigation is required.

**Telecommunication Facilities.** Existing telephone, cable, and internet service lines in the project site vicinity would continue to serve the Modified Project. The reconfiguration of these facilities would occur on site during site preparation and are not expected to impact any off-site telephone, cable, or internet facilities that serve the surrounding project vicinity. Moreover, telecommunication facilities are generally installed concurrently with utility expansions and the impacts associated with any potential expansion or replacement of these telecommunications facilities are already considered in the air quality, noise, and construction traffic analysis. Therefore, potential impacts of the Modified Project associated with the relocation or construction of new or expanded telecommunication facilities and impacts would be less than significant, and no mitigation is required.

**Threshold 4.14.2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Less Than Significant Impact.** As discussed previously, the South Coast Water District (SCWD) would provide potable water services to the project site using the current water lines that already serve the project site. As discussed above under Threshold 4.14.1, the Modified Project would demand a net increase of approximately 10,993 gpd of potable water and an increase of approximately 6,671 gpd of recycled water over existing conditions on the project site. Though this would reflect an increase in the demand for domestic water services at the project site compared to existing conditions and an increase in demand for recycled water at the project site over existing conditions, the increase is still well within SCWD's existing and projected water supply through 2045. Further,

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<sup>24</sup> CEC. 2018. California Energy Demand, 2018-2030 Revised Forecast. Publication Number: CEC-200-2018-002-CMF. February. Website: <https://www.energy.ca.gov/data-reports/planning-and-forecasting> (accessed September 12, 2024).

the SCWD has already identified the project site as a potential user of recycled water service in its 2017 *South Coast Water District Infrastructure Master Plan Update* due to its location adjacent to SCWD's recycled water main.

Additionally, the Modified Project would be required to implement Standard Condition 4.14-3, (SC 4.14-3), which requires the project to comply with all State and local water conservation regulations, including the installation of low-flow fixtures.

The MWDOC's 2020 UWMP concludes that the MWDOC service area, which includes SCWD, will have sufficient existing and planned supplies to meet full service demands under every water-year hydrologic scenario from 2020 through 2045. Therefore, the Modified Project would not necessitate new or expanded water entitlements, and the SCWD would be able to accommodate the Modified Project's demand for potable and recycled water. With implementation of SC 4.14-3, impacts of the Modified Project related to water supplies would be less than significant. No mitigation is required.

**Threshold 4.14.3: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less Than Significant Impact.** As discussed above, wastewater sewage is diverted to the J.B. Latham Plant located in the City of Dana Point. The J.B. Latham Plant has a primary treatment capacity of 13 mgd but is currently running under capacity at approximately 6 mgd.

As discussed above under Threshold 4.14.1, the Modified Project would generate a net increase of approximately 8,837 gpd of wastewater over existing conditions. However, this net increase would only represent a small percentage (approximately 0.06 percent) of the daily treatment capacity at the J.B. Latham Plant, of which the plant is currently operating at approximately 46 percent. Therefore, the J.B. Latham Plant has unutilized wastewater processing capacity that could accommodate the anticipated wastewater generation under the Modified Project. Further, through long-range planning activities, the SCWD ensures its ability to accommodate the demand for wastewater treatment generated by the Modified Project and other projects in its service area. Therefore, the Modified Project would not result in a significant contribution to the wastewater flows at the J.B. Latham Plant. The Modified Project would result in less than significant impacts related to the wastewater treatment capacity, and no mitigation measures are required.

#### **4.14.7 Level of Significance Prior to Mitigation**

Impacts to utilities and service systems under the Modified Project are considered less than significant, and no mitigation is required.

#### **4.14.8 Standard Conditions and Mitigation Measures**

The Modified Project would comply with the following standard conditions, which the City considers to be mandatory and, therefore, they are not considered mitigation measures.

- Standard Condition 4.14-1**      **Recycling of Demolition and Construction Materials.** The Project Applicant shall provide to the City of Dana Point (City) Director of Public Works, or designee, for review and approval documentation demonstrating compliance with the City's debris recycling regulations. The Project Applicant and/or the Construction Contractor shall provide documentation (e.g., all required waste manifests, receipts, tonnage measurements, and/or recycling center notices) clearly showing the transportation and recycling of construction and demolition debris per City of Dana Point Municipal Code Chapter 6.12 has been completed in full compliance with all applicable City regulations.
- Standard Condition 4.14-2**      **Water System Plan Submittals.** The South Coast Water District (SCWD) will require the Project Applicant to submit a water system, sewer system, and recycled water system master plan, including a hydraulic distribution network analysis, for SCWD review and approval.
- Standard Condition 4.14-3**      **Water Conservation.** The Project Applicant shall comply with all State and local water conservation regulations. Voluntary water conservation strategies shall be encouraged. The Orange County Development Services Department shall determine compliance prior to issuance of building permits.

Additionally, refer to SC 4.8-1 and SC 4.8-4 in Section 4.8, Hydrology and Water Quality.

#### 4.14.8.1 Mitigation Measures

No mitigation measures are required for the Modified Project.

#### 4.14.9 Level of Significance after Mitigation

With adherence to SC 4.14-1, SC 4.14-2, and SC 4.14-3, provided in this Section 4.14, and SC 4.8-1 and SC 4.8-4, provided in Section 4.8, Hydrology and Water Quality, the Modified Project would result in less than significant impacts related to utilities and service systems. All anticipated impacts to utilities and service systems would be considered less than significant.

#### 4.14.10 Cumulative Impacts

As defined in the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for public services and utilities. The project site is currently developed with the existing Dana Point Marina Inn, two boater service buildings, and parking areas. The cumulative area for utilities is listed below for each individual utility provider.

#### 4.14.10.1 Wastewater

The geographic area for the cumulative analysis for wastewater treatment is defined as the SCWD service area. The Modified Project's compliance with all applicable SCWD requirements would ensure that impacts to sewer facilities and sewer capacity would not be cumulatively considerable. The Modified Project would not generate wastewater above the current capacity of SCWD's J.B. Latham Plant. Further, it is anticipated that SCWD's existing and planned wastewater treatment capacity would be sufficient to accommodate the growth forecasted within its service area, and development that is generally consistent with this forecast can be adequately served by the SCWD's existing facilities. The Modified Project would not induce significant population, employment or housing growth, either directly or indirectly. Additionally, as discussed above, the Modified Project would not contribute wastewater that would exceed the service capacity of J.B. Latham Plant. Therefore, the Modified Project's contribution to wastewater generation in the SCWD service area would not be cumulatively considerable, and no mitigation is required.

#### 4.14.10.2 Water

The geographic area for the cumulative analysis for water service is defined as the SCWD's service area. Though the Modified Project is expected to increase the project site's demand for potable water service above existing conditions, it is unlikely to impact the SCWD's existing water supply commitments. In addition, the Modified Project's increase in demand for recycled water is already reflected in the SCWD's long-range infrastructure plans. Furthermore, SCWD's 2020 UWMP indicated that sufficient water supplies are available to serve the projected growth within the SCWD's service area. The Modified Project is consistent with planned land uses considered in the DPHRP&DR, which provides land use policies and regulations based on the planned land uses and associated population and service projections. The cumulative water demand in the City has already been accounted for in the UWMP projections. Therefore, the Modified Project's contribution to water demand in the City would not be cumulatively considerable, and no mitigation is required.

#### 4.14.10.3 Stormwater Drainage

The geographic area for the cumulative analysis of impacts to the provision of stormwater drainage facilities is limited to the project site and the immediately upstream areas that use the two storm drain outlets on the project site to discharge to the Dana Point Harbor. The Modified Project would result in a decrease in the proportion of impervious surface area on the project site compared to existing conditions and would generally conform to existing on-site drainage patterns. The construction and expansion of stormwater drainage facilities for the Modified Project would occur on site and is not expected to impact any off-site stormwater drainage facilities that serve the surrounding areas. Other cumulative projects within the City would also be subject to addressing and mitigating their own storm water impacts on an individual basis. Implementation of the Modified Project would not impact the ability of the existing stormwater drainage system to serve the surrounding area. Therefore, cumulative impacts associated with the relocation or construction of new or expanded stormwater drainage facilities would be less than significant under the Modified Project. No mitigation is required.

#### 4.14.10.4 Electricity

The geographic area for the cumulative analysis of impacts to the provision of electricity is the service territory of SDG&E. SDG&E's service area covers approximately 4,100 square miles in two counties and provides power to 1.4 million business and residential customers. The projections of statewide electricity supply capacity and demand rates are cumulative in nature. The projections are based on population and economic growth and the Harbor's buildout projections, in addition to such physical variables as average temperature and water supplies in a given year. One of the key purposes of the CEC's electricity demand forecast is to ensure that adequate power supplies are available to meet the projected increase in regional demand. As discussed throughout this section, the electricity consumption increase associated with the Modified Project is expected to be adequately accommodated for within the overall increase in electricity consumption in the SDG&E service forecast. Further, the Modified Project proposes to replace an existing hotel that already generates electricity demand under existing conditions. Therefore, sufficient electricity supplies and infrastructure capacity are available, or have already been planned, to serve past, present, and reasonably foreseeable projects.

The Modified Project, as well as all of the reasonably foreseeable projects within SDG&E's service area, would be required to comply with Title 24 of the California Administrative Code, which regulates energy and water consumption in new construction and regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting. In relation to the cumulative study area, the Modified Project would not generate a significant cumulative increase in demand for electricity or a significant disruption in service or service level. Therefore, the Modified Project's contribution to electricity impacts would not be cumulatively considerable, and no mitigation is required.

#### 4.14.10.5 Natural Gas

The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for SoCalGas. As discussed above, according to the CEC 2018–2030 Revised Forecast, SoCalGas projects total natural gas demand to increase overall in the low-demand and high-demand scenarios, due to projected population growth in the SoCalGas service area. As noted above, the CEC's natural gas demand forecast is intended to ensure that adequate natural gas supplies are available to meet the projected increase in regional demand. Therefore, sufficient natural gas supplies and infrastructure capacity are available, or have already been planned, to serve past, present, and reasonably foreseeable projects. Furthermore, like the Modified Project, all of the reasonably foreseeable projects within SoCalGas' service area would be subject to Title 24 requirements and would be evaluated on a case-by-case basis to determine the need for specific distribution improvements. As the natural gas provider has identified adequate capacity to accommodate the additional development and population growth that would occur within its service area and because the Modified Project would comply with Title 24, the Modified Project's contribution to natural gas impacts would not be cumulatively considerable, and no mitigation is required.



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#### 4.14.10.6 Telecommunications Facilities

The geographic area for the cumulative analysis of impacts to the provision of telecommunications is the service area of the telecommunication providers. The construction and expansion of telecommunication facilities for the Modified Project would occur on site and is not expected to impact any off-site telephone, cable, or internet services that serve the surrounding areas. Therefore, impacts of the Modified Project associated with the relocation or construction of new or expanded telecommunication facilities would not be cumulatively considerable, and no mitigation is required.

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