

## **APPENDIX M**

# **ORIGINAL PROJECT UTILITY AND PUBLIC SERVICE LETTERS**



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CARLSBAD  
FRESNO  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

September 23, 2020

Orange County Fire Authority  
Attn: Fire Prevention Department  
1 Fire Authority Road  
Irvine, CA 92602

Subject: Dana Point Harbor Hotels Environmental Impact Report, City of Dana Point

To Whom It May Concern:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Dana Point (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Dana Point Harbor Hotels Project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 9.16-acre site (project site) at the intersection of Island Way and Dana Point Harbor Drive in the City of Dana Point, California. The project would develop two hotels (Dana House Hotel and Dana Point Surf Lodge), and involves the demolition of the existing Dana Point Marina Inn, two boater service buildings, and parking areas on the project site. Both hotels would be built as four-story structures. Dana House Hotel is expected to provide 130 guest rooms in its 125,049-square-foot (sf) structure. Dana Point Surf Lodge will provide 139 guest rooms, with three rooms being dedicated as “dorm” type accommodations within its 59,274 sf structure. The project site is generally bounded to the north by Dana Point Harbor Drive, to the west by Island Way, to the east by Casitas Place and restaurant, retail, and marina uses, and to the south by Dana Point Harbor waters and boat docks. The project vicinity and project site are shown in Figure 1, Regional Location Map (all figures attached).

One of the two hotels would include approximately 6,800 sf of space for boater services. The project would also include associated ancillary uses and replacement of parking areas, including designated boater and hotel parking. Also included in the proposed project are associated infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and utility updates. Refer to Figure 2, Preliminary Conceptual Site Plans, for the location of the proposed improvements on the project site.

As specified in the Dana Point Zoning Code (DPZC), Dana Point Harbor is zoned within the Dana Point Harbor Revitalization Plan and District Regulations - Zoning Code (DPHRP-ZC). According to the planning areas defined in the Dana Point Harbor Revitalization Plan, the project site is located within Planning Area (PA) 3, which has a corresponding land use designation/district of Visitor Serving Commercial (VSC). The VSC is intended to provide for a variety of visitor serving commercial and overnight accommodations, ancillary uses, and facilities, in addition to commercial and recreational

uses, and facilities supportive of the general community and the regional recreation needs of residents and visitors. Required discretionary actions associated with the project include the following: a Coastal Development Permit, a Zone Text Amendment to the certified Dana Point Harbor Revitalization Plan and District Regulations (DPHRP&DR), and a subsequent Local Coastal Program Amendment. These discretionary actions come as a result of increasing the number of hotel rooms and the square footage of the associated ancillary hotel uses in PA 3, as well as specifically changing text in the DPHRP&DR to allow for development of a second hotel. Additionally, due to its proximity to the Pacific Ocean, the project site falls within the boundaries of the City's Coastal Overlay District.

LSA is seeking information on how the proposed project would affect the Orange County Fire Authority's (OCFA) ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the environmental analysis for LSA to receive a response by **Friday, October 2, 2020**. Please email your response to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666. Thank you for your time and assistance.

Sincerely,

**LSA Associates, Inc.**



Ryan Bensley  
Project Manager, AICP

Attachments: Figure 1: Regional Location Map  
Figure 2: Preliminary Conceptual Site Plans  
Fire Protection Questionnaire

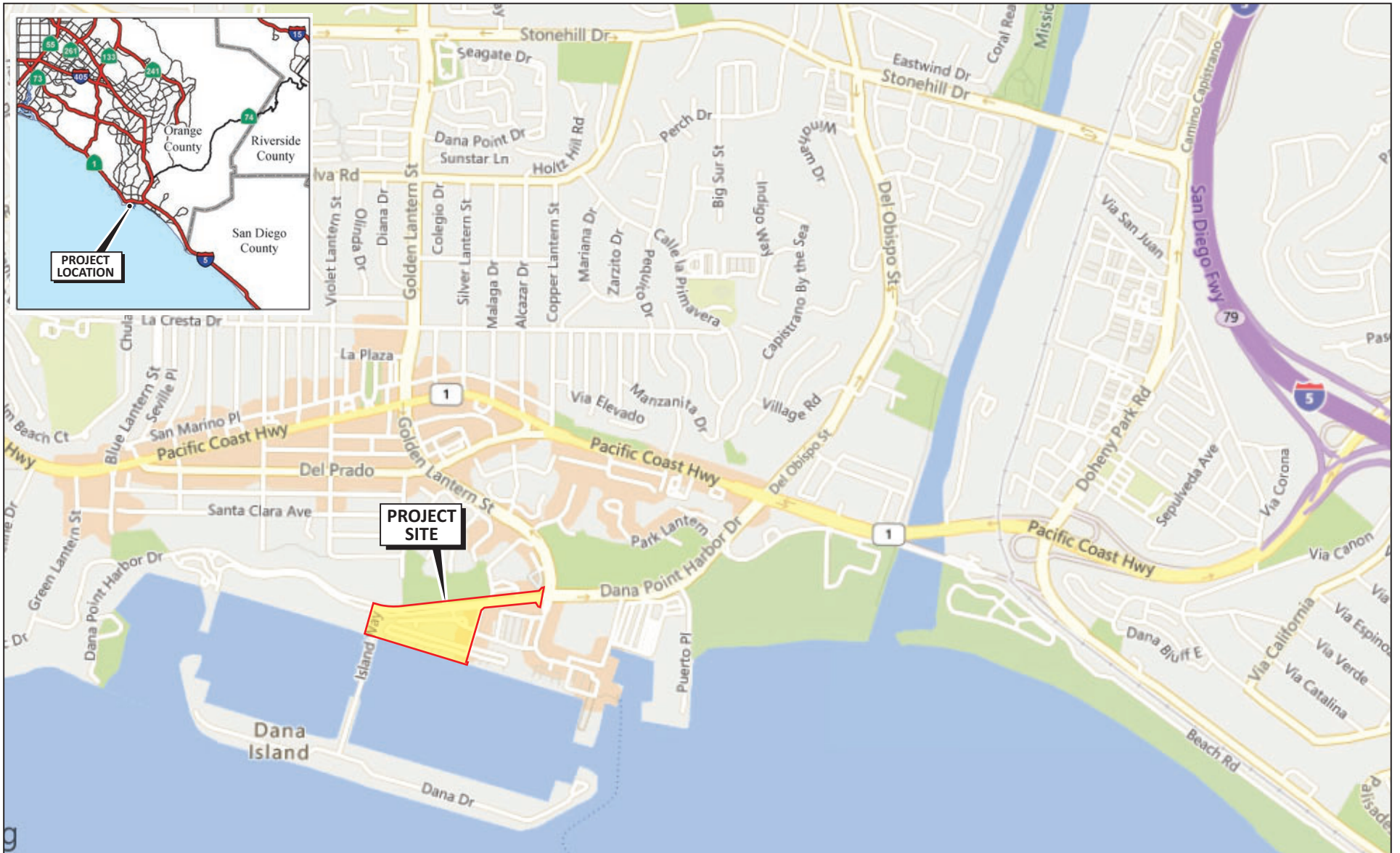
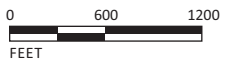


FIGURE-1

LSA



SOURCE: Bing Maps

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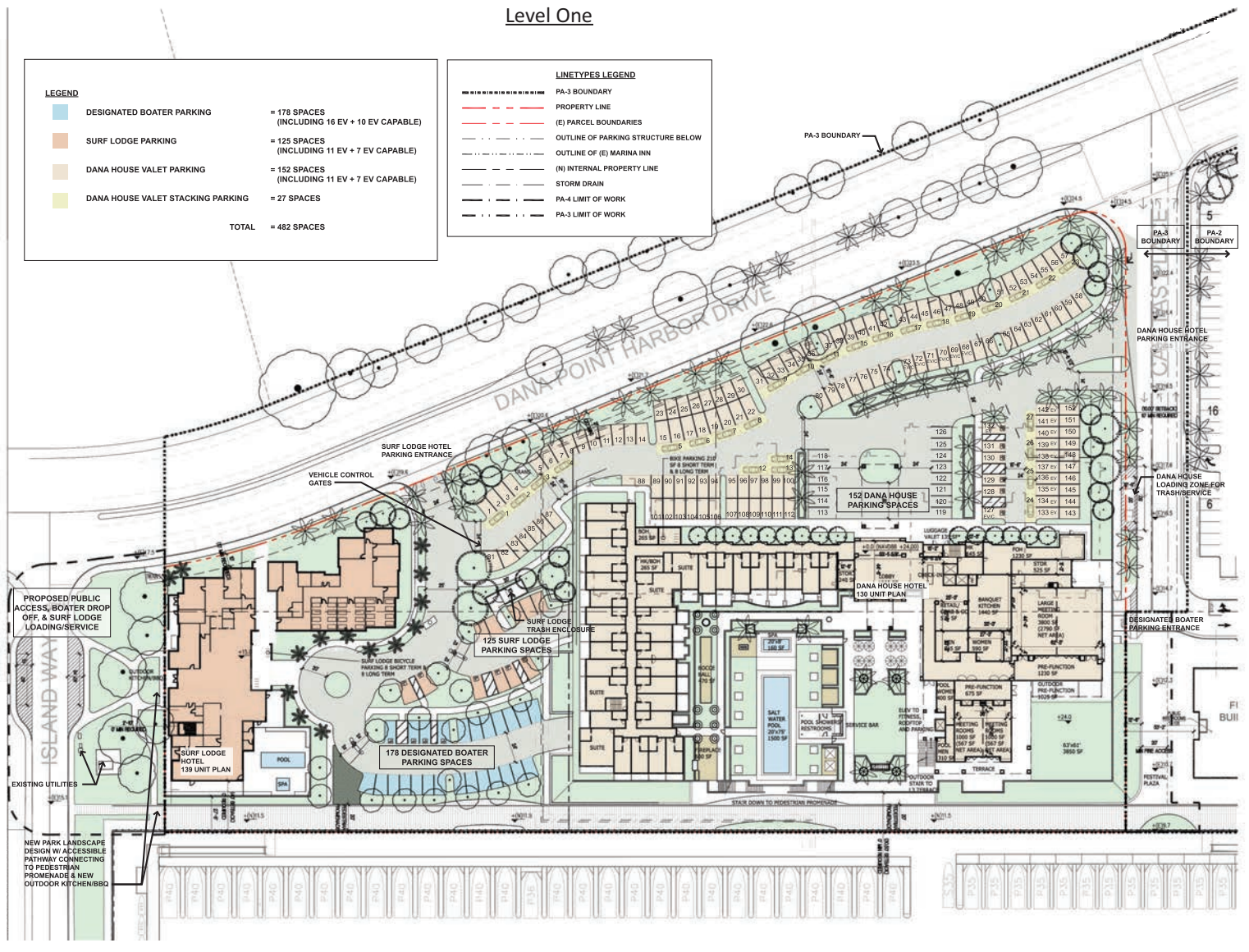
Dana Point Harbor Hotels Project  
Regional Location Map



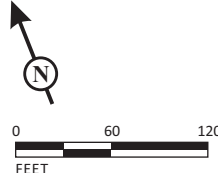
# Level One

LEGEND	
	DESIGNATED BOATER PARKING = 178 SPACES (INCLUDING 16 EV + 10 EV CAPABLE)
	SURF LODGE PARKING = 125 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
	DANA HOUSE VALET PARKING = 152 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
	DANA HOUSE VALET STACKING PARKING = 27 SPACES
<b>TOTAL = 482 SPACES</b>	

LINETYPES LEGEND	
	PA-3 BOUNDARY
	PROPERTY LINE
	(E) PARCEL BOUNDARIES
	OUTLINE OF PARKING STRUCTURE BELOW
	OUTLINE OF (E) MARINA INN
	(N) INTERNAL PROPERTY LINE
	STORM DRAIN
	PA-4 LIMIT OF WORK
	PA-3 LIMIT OF WORK



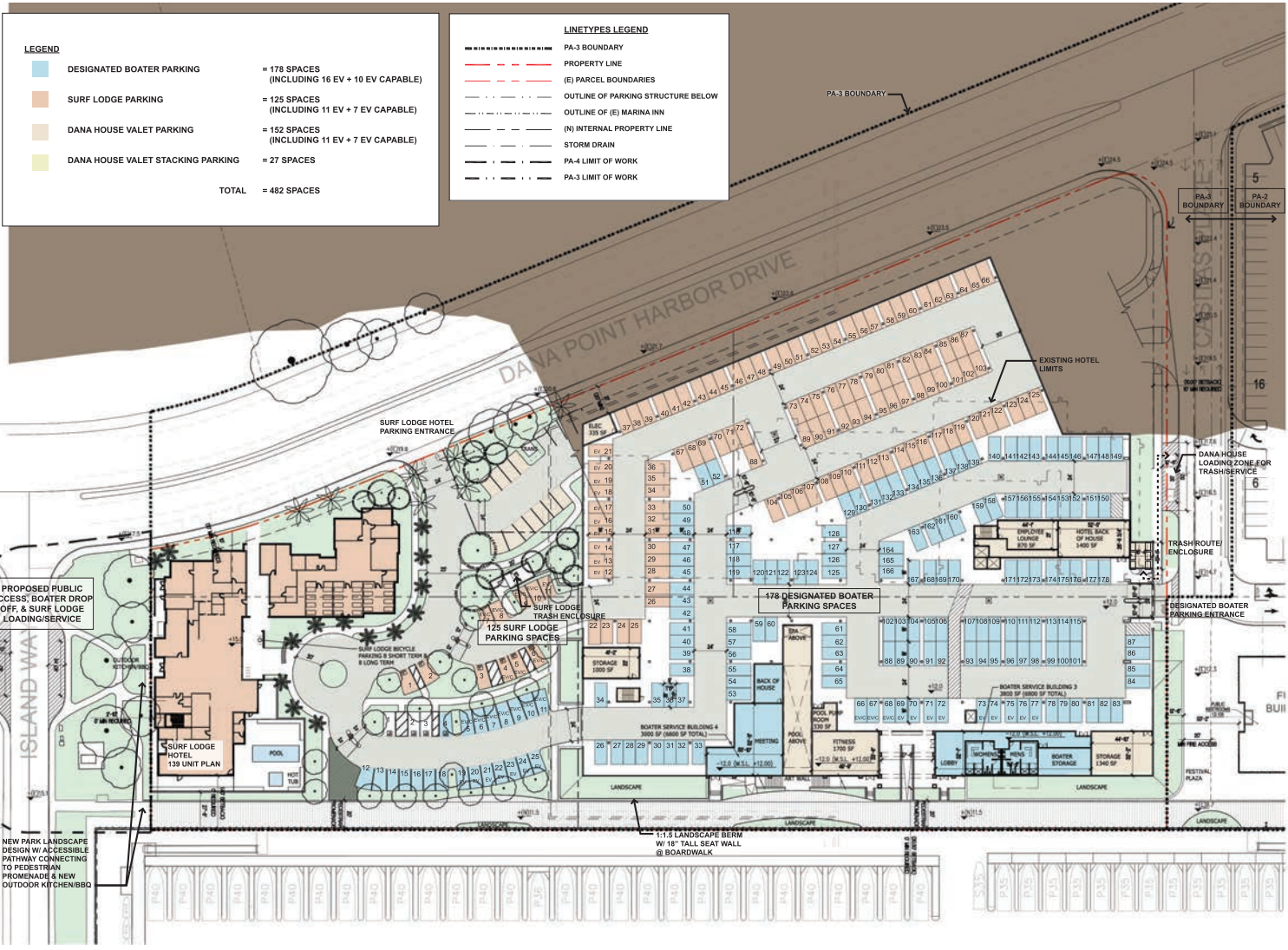
LSA



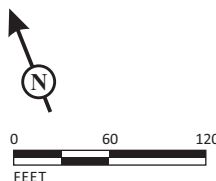
SOURCE: WATG  
I:\DPC2001\G\Site Plan.cdr (8/11/2020)

FIGURE-2  
Page 1 of 2

### Podium Level



LSA



SOURCE: WATG

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FIGURE-2  
Page 2 of 2



## ORANGE COUNTY FIRE AUTHORITY (OCFA) QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Friday, October 2, 2020**. Please return the completed questionnaire via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

**1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.**

OCFA provides fire protection, emergency medical and rescue services, hazardous materials inspection and response, and public education activities to its service area's approximately 1.9 million residents throughout 24 cities and unincorporated Orange County. Currently, OCFA has a total of 79 stations in Orange County and 2 stations (Station Nos. 29 and 30) within the City of Dana Point.<sup>1</sup>

OCFA Operations Division 3, which includes Battalions 6 and 7, serves the Cities of San Juan Capistrano, Dana Point, Mission Viejo, Rancho Santa Margarita, and San Clemente, as well as the communities of Coto de Caza, Las Flores, and Ladera Ranch.<sup>2</sup> The City of Dana Point is within Battalion 6.

Fire Station No. 29 is the closest OCFA station to the project site. Located at 26111 Victoria Boulevard (approximately 1.15 miles northeast of the project site), Fire Station No. 29 would be the first station to respond to the project site in the event of an emergency, and would be the "first-in" station. Station No. 29 is staffed by three battalion chiefs, three captains, three engineers, and six firefighters.<sup>3</sup>

"Second call" stations are fire stations that support the "first-in" station. Fire Station No. 30 would be designated as the "second call" station to support Fire Station No. 29. Fire Station No. 30 is located at 23831 Stonehill Drive in the City of Dana Point, approximately 1.6 miles northwest of the project site. Station No. 30 is staffed by three captains, three engineers, six firefighters, and reserve firefighters.

In Fiscal Year 2018/2019, OCFA had 1,569 full-time-equivalent uniformed and civilian personnel budgeted.<sup>4</sup> OCFA is divided into six primary departments: Business Services, Communications and Public Affairs, Community Risk Reduction, Human Resources, Operations, and Support Services. The Operations Department comprises seven divisions and eleven battalions that provide regional emergency response to all fires, rescues, hazardous materials incidents, wildland fires, aircraft fire and rescue services to John Wayne Airport, and other miscellaneous emergencies.<sup>5</sup> The Community

<sup>1</sup> OCFA. Fiscal Year 2019-2020 Adopted Budget. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%202019-2020%20Adopted%20Budget.pdf> (accessed September 21, 2020).

<sup>2</sup> OCFA. Operations Division 3. Website: <https://www.ocfa.org/AboutUs/Departments/OperationsDirectory/Division3.aspx> (accessed September 21, 2020).

<sup>3</sup> Ibid.

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<sup>5</sup> OCFA. Operations. Website: <https://www.ocfa.org/AboutUs/Departments/Operations.aspx> (accessed September 21, 2020).



Risk Reduction Department's responsibilities include adopting and enforcing codes and ordinances relative to fire and life safety issues; reviewing plans and conducting inspections of construction projects; coordinating annual life safety inspections of all existing commercial buildings; providing long-range analysis of impacts on resources associated with future land use and development; and investigating fires.<sup>1</sup> The Communications and Public Affairs Department is responsible for both internal and external communications for OCFA.<sup>2</sup> The Business Services Department provides budget, payroll, accounting, and administrative support to OCFA; monitors cash balances, makes investments, and coordinates the annual Tax and Revenue Anticipation Note (TRAN); and provides warehouse, purchasing, shipping and receiving, and mail operations.<sup>3</sup> Finally, the Human Resources Department works with OCFA employees to administer employee benefits, uphold merit principles, and ensure compliance with legal and contractual obligations.<sup>4</sup>

According to the OCFA's 2019 Statistical Annual Report, OCFA responded to over 146,328 total calls for service; in total, 3,387 calls were responded to citywide. Approximately 108,219 responses were related to emergency medical services (EMS); citywide, EMS responses totaled 2,613.

**2. Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.**

**3. It is LSA's understanding that fire flow requirements are based on building types and floor area and range from 1,250 to 8,000 gallons per minute at 20 pounds per square inch. Can you provide an estimate of the fire flow requirements for the proposed project?**

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<sup>1</sup> OCFA. Community Risk Reduction. Website: <https://www.ocfa.org/AboutUs/Departments/CommunityRiskReduction.aspx> (accessed September 21, 2020).

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- 4. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or fire or other emergency services (e.g., as a result of a potential increased call volume)?**
  
  
  
  
  
  
  
  
  
  
  - 5. Can you please provide current (2020, if possible) incident information for Fire Station Nos. 29 and 30 including basic life support calls, advanced life support calls, and fire services?**
  
  
  
  
  
  
  
  
  
  
  - 6. Will the OCFA be able to adequately serve the existing community and the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**
  
  
  
  
  
  
  
  
  
  
  - 7. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.**

Prepared by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

**Dana Point Harbor Hotels EIR**  
**Fire Services Questionnaire – Orange County Fire Authority (OCFA)**

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1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.

The Orange County Fire Authority (OCFA) is a Joint Powers Authority responsible for reducing loss of life and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that serves 23 cities in Orange County (County) and all unincorporated areas in the County. The OCFA protects over 1,930,382 residents from its 77 fire stations located throughout the County with 2 stations (Station Nos. 29 and 30) within the City of Dana Point.<sup>1</sup>

OCFA Operations Division 3, which includes Battalions 6 and 7, serves the Cities of San Juan Capistrano, Dana Point, Mission Viejo, Rancho Santa Margarita, and San Clemente, as well as the communities of Coto de Caza, Las Flores, and Ladera Ranch.<sup>2</sup> The City of Dana Point is within Battalion 6.

OCFA is a regional fire agency that engages in service agreements with other local and regional fire agencies. There are two stations within 2.5 miles of the project site with OCFA Fire Station #29 being the closest.

Station	Location	Equipment	Daily Staffing
Station 29	26111 Victoria Blvd.	Engine #29	1 Battalion Chief 1 Fire Captains 1 Fire Apparatus Engineers 2 Firefighters
Station 30	23831 Stonehill Drive	Engine #30	1 Fire Captains 1 Fire Apparatus Engineers 2 Firefighters

In Fiscal Year 2018/2019, OCFA had 1,569 full-time-equivalent uniformed and civilian personnel budgeted.<sup>3</sup> OCFA is divided into six primary departments: Business Services, Communications and Public Affairs, Community Risk Reduction, Human Resources, Operations, and Support Services. The Operations Department comprises seven divisions and eleven battalions that provide regional emergency response to all fires, rescues, hazardous materials incidents, wildland fires, aircraft fire and rescue services to John Wayne Airport, and other miscellaneous emergencies.<sup>4</sup> The Community Risk Reduction Department's responsibilities include adopting and enforcing codes and ordinances relative to fire and life

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**Dana Point Harbor Hotels EIR**  
**Fire Services Questionnaire – Orange County Fire Authority (OCFA)**

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According to the OCFA's 2019 Statistical Annual Report, OCFA responded to over 146,328 total calls for service; in total, 3,387 calls were responded to citywide. Approximately 108,219 responses were related to emergency medical services (EMS); citywide, EMS responses totaled 2,613.

**2. Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.**

Not in the project area.

**3. It is LSA's understanding that fire flow requirements are based on building types and floor area and range from 1,250 to 8,000 gallons per minute at 20 pounds per square inch. Can you provide an estimate of the fire flow requirements for the proposed project?**

OCFA requires building plans to be submitted to determine fire flow requirements.

**4. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or fire or other emergency services (e.g., as a result of a potential increased call volume)?**

All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.

*Mitigation: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.*

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**Dana Point Harbor Hotels EIR**  
**Fire Services Questionnaire – Orange County Fire Authority (OCFA)**

This Agreement shall specify the developer’s pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement is not related to the provision of an “adequate tax base directed to the Structural Fire Fund to offset short and long range costs”, but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs.

**5. Can you please provide current (2020, if possible) incident information for Fire Station Nos. 29 and 30 including basic life support calls, advanced life support calls, and fire services?**

First Due	Call Type	2018	2019	2020*
ORC29	Fires	16	19	10
	EMS	1,478	1,322	895
	Others	387	353	290
	<b>Total</b>	<b>1,881</b>	<b>1,694</b>	<b>1,195</b>
ORC30	Fires	19	16	15
	EMS	1,487	1,396	1,045
	Others	548	493	340
	<b>Total</b>	<b>2,054</b>	<b>1,905</b>	<b>1,400</b>
<b>Total</b>		<b>3,935</b>	<b>3,599</b>	<b>2,595</b>

\* 2020 incident count is year to date as of 10/06/2020

**6. Will the OCFA be able to adequately serve the existing community and the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**

Any project which increases population can potentially increase workload. All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.

Mitigation: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.

**Dana Point Harbor Hotels EIR**  
**Fire Services Questionnaire – Orange County Fire Authority (OCFA)**

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**7. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.**

- The following are items we would address in the environmental documents to mitigate impacts on emergency response services:
  - a. Prior to approval of any subdivision or comprehensive plan approval for a project, the designated site developer may be required to enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.
    - i. This Agreement shall specify the developer’s pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis. The obligation must be satisfied prior to the issuance of the first building permit.
  - b. The project is subject to review by the County and the OCFA for various construction document plan checks for the applicable fire life safety codes and regulations. The project will be subject to the current editions of the CBC, CFC and related codes.
  - c. Structures of this size and occupancy are required to have automatic fire sprinkler systems designed per NFPA 13 as required in the current CBC, CFC.
  - d. A water supply system to supply fire hydrants and automatic fire sprinkler systems is required. Fire flow and hydrant spacing shall meet the minimums identified in the codes. Please refer to the California Fire Code Appendix section. These tables are also located in OCFA Guideline B09, Attachment 23.
  - e. This project is in a fuel modification zone and is subject to review by the County and the OCFA. Please refer to OCFA Guideline C-05.
  - f. Fire department access shall be provided all around the building
  - g. If the project scope includes or requires the installation of traffic signals on public access ways, these improvements shall include the installation of optical preemption devices.
  - h. Attic spaces shall be fully sprinklered.
  - i. It is unlawful to occupy any portions of this apartment building until City building department and OCFA have conducted final inspection and sign off In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.
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**Responses Prepared By:**

William Blumberg Management Assistant

Name	Title
Orange County Fire Authority	Oct 5, 2020
Agency	Date



CARLSBAD  
FRESNO  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

September 23, 2020

Lt. Kirsten Monteleone  
Chief of Police Services  
OCSD – Dana Point Police Services  
33282 Golden Lantern, Suite 140  
Dana Point, CA 92629

Subject: Dana Point Harbor Hotels Environmental Impact Report, City of Dana Point

To Whom It May Concern:

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LSA is seeking information on how the proposed project would affect the ability of the Orange County Sheriff's Department (OCSD) to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the environmental analysis for LSA to receive a response by **Friday, October 2, 2020**. Please email your response to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

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Sincerely,

**LSA Associates, Inc.**



Ryan Bensley  
Project Manager, AICP

Attachments: Figure 1: Regional Location Map  
Figure 2: Preliminary Conceptual Site Plans  
Police Protection Questionnaire



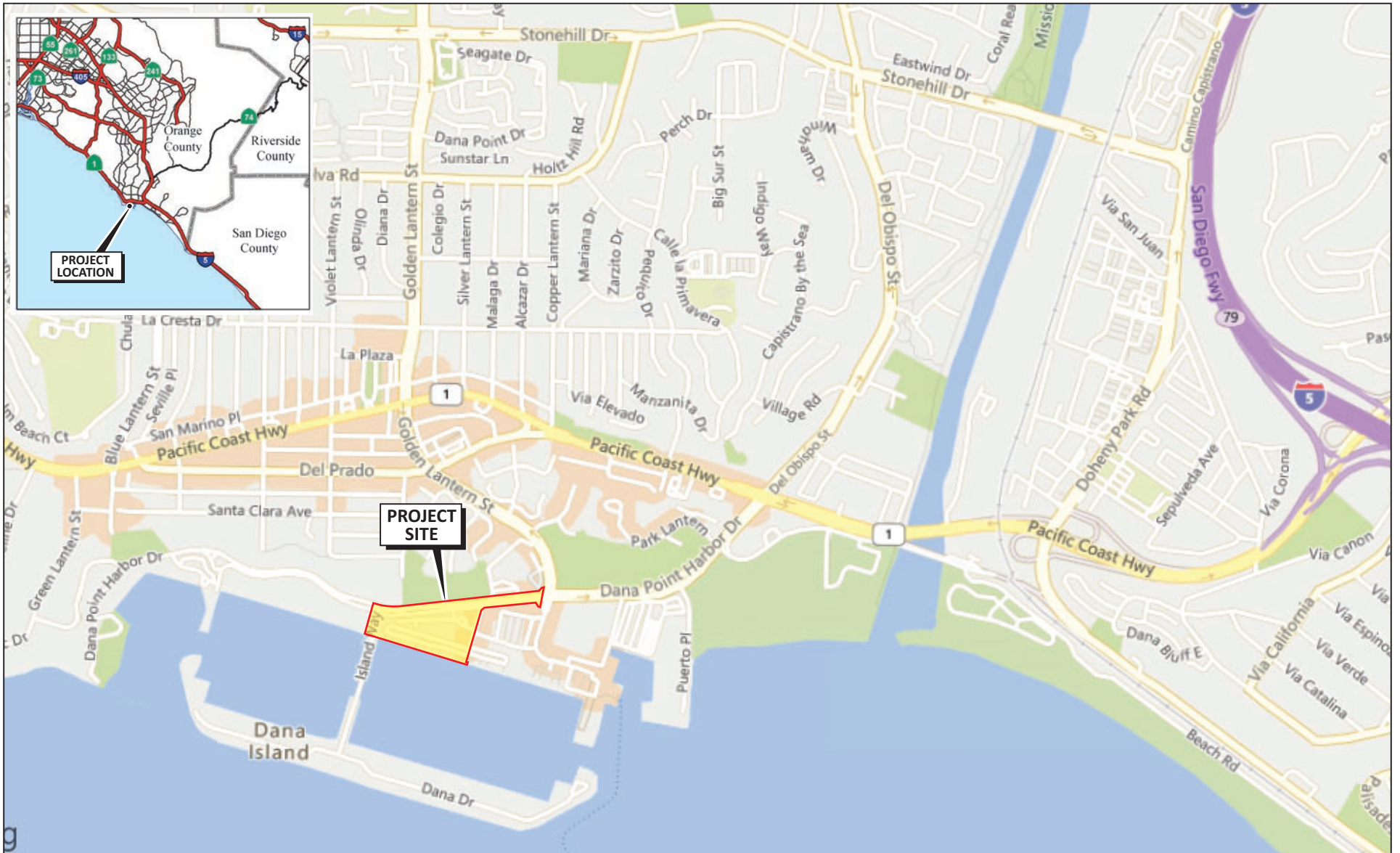
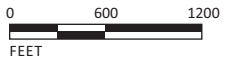


FIGURE-1

LSA
















SOURCE: Bing Maps

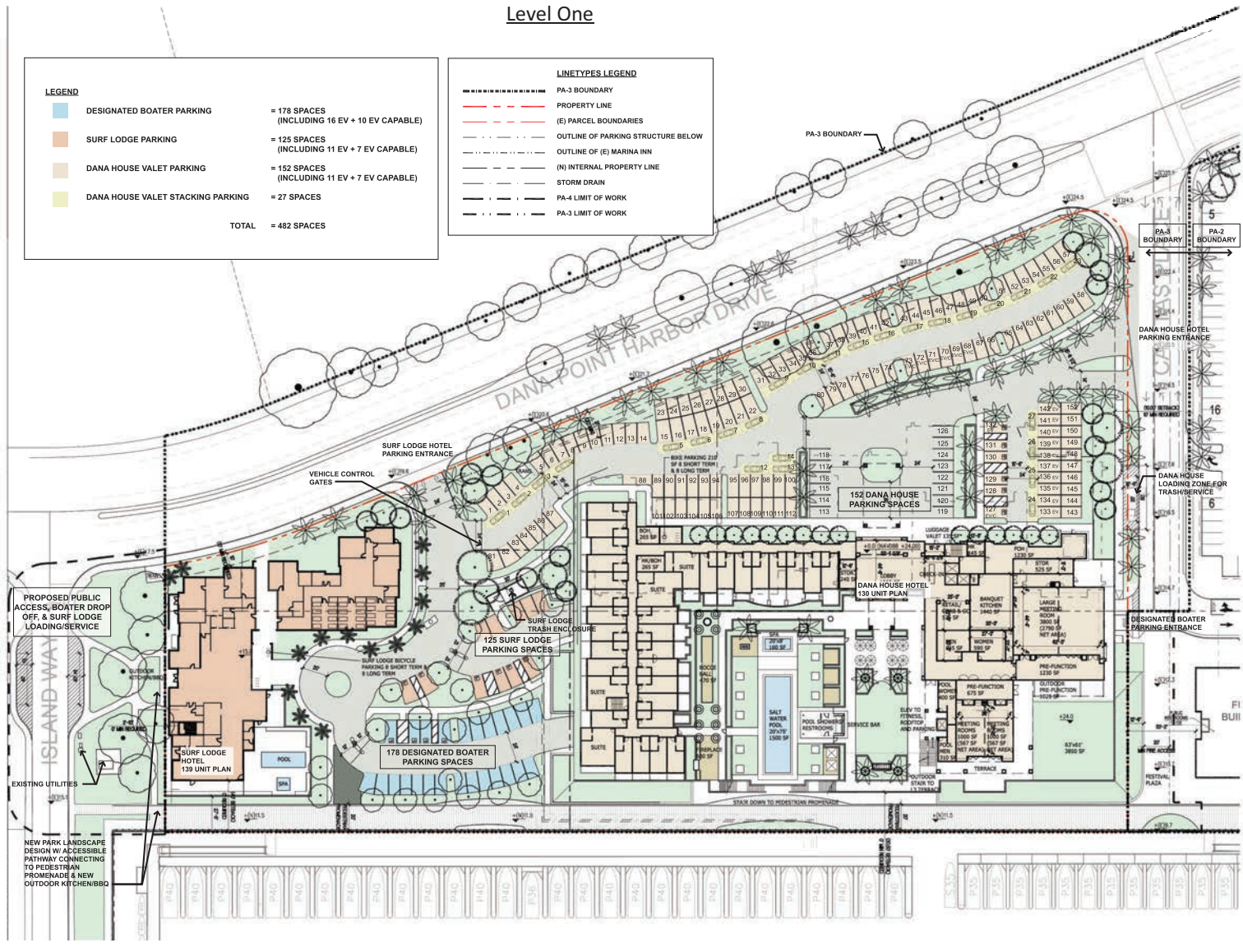
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Dana Point Harbor Hotels Project  
Regional Location Map

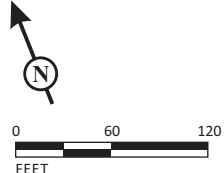
# Level One

LEGEND	
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	DANA HOUSE VALET PARKING = 152 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
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TOTAL = 482 SPACES	

LINETYPES LEGEND	
	PA-3 BOUNDARY
	PROPERTY LINE
	(E) PARCEL BOUNDARIES
	OUTLINE OF PARKING STRUCTURE BELOW
	OUTLINE OF (E) MARINA INN
	(N) INTERNAL PROPERTY LINE
	STORM DRAIN
	PA-4 LIMIT OF WORK
	PA-3 LIMIT OF WORK



LSA



SOURCE: WATG

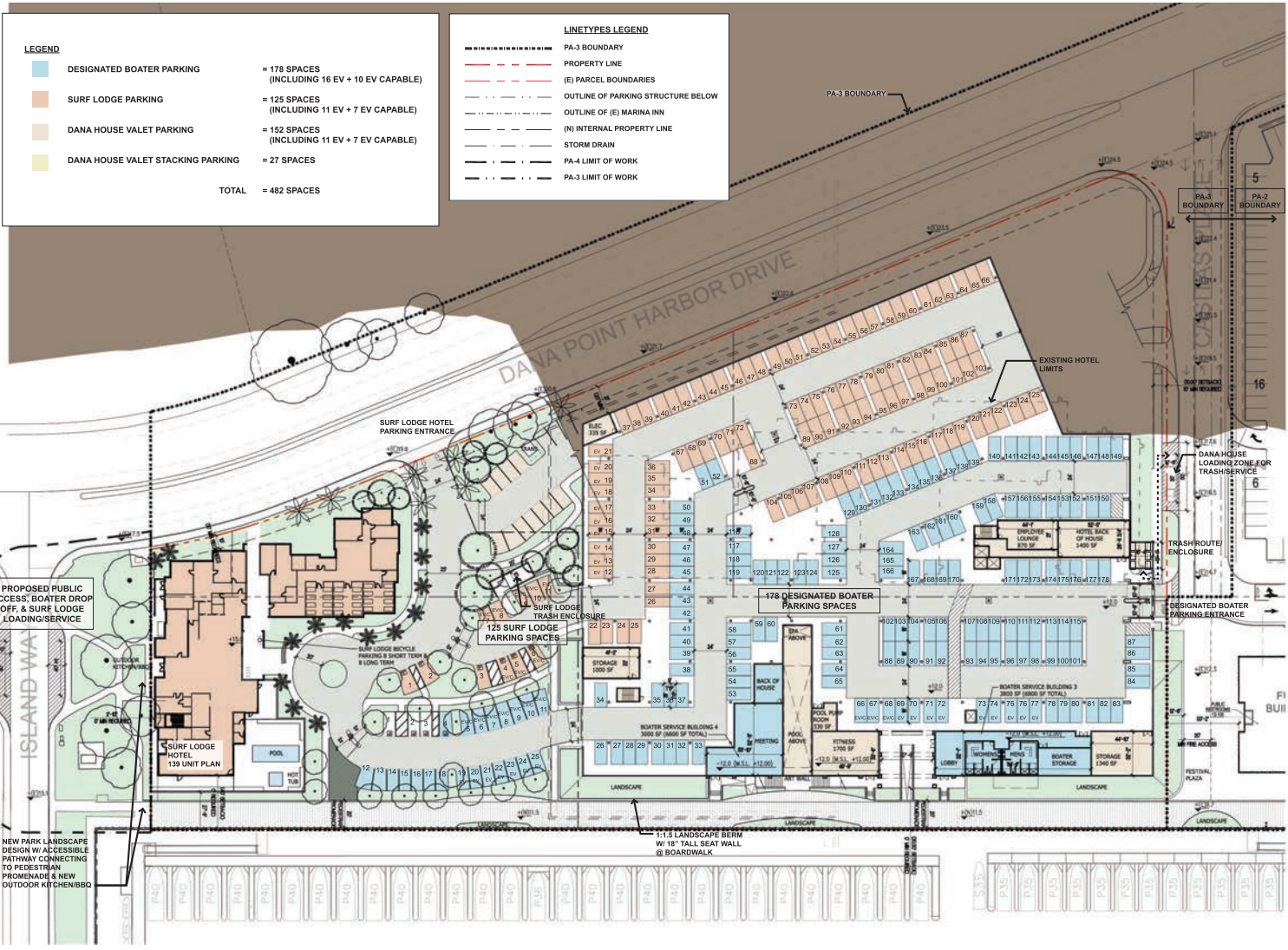
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FIGURE-2  
Page 1 of 2

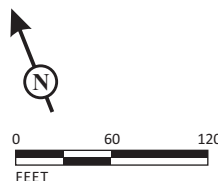
Dana Point Harbor Hotels Project  
Preliminary Conceptual Site Plans



### Podium Level



LSA



SOURCE: WATG

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FIGURE-2  
Page 2 of 2

## POLICE PROTECTION QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Friday, October 2, 2020**. Please return the completed questionnaire via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

- 1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.**

The City of Dana Point contracts with the Orange County Sheriff's Department (OCSD) for police protection services. OCSD provides 24-hour contract law enforcement services to the City. The OCSD Police Services Station, located at 33282 Golden Lantern, Suite 140, approximately 1.2 mile north of the project site, serves the City. OCSD's Aliso Viejo Station, located at 11 Journey in the City of Aliso Viejo, approximately 7.5 miles northwest of the project site, also serves the City.

In total, 37 OCSD personnel are assigned to the City, including 25 full time deputies, six sergeants, and six parking control officers.<sup>1</sup> Given the City's 2019 population of 33,146 (Department of Finance, 2019), OCSD maintains a staffing ratio of approximately 1.1 sworn officer for every 1,000 residents in the City.<sup>2</sup>

Police protection services are expanded in the City consistent with community needs. Should the development of a project result in substantial population growth in the City, an increase of police services employees per shift would occur as a result.

- 2. Are there any current plans for expansion of Sheriff Department facilities, services, or staff or to construct a new facility? If yes, please explain.**

- 3. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or police or other emergency services (e.g., as a result of potential increase in call volume)?**

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<sup>1</sup> Orange County Sheriff's Department (OCSD). Dana Point. Website: <https://www.ocsd.org/patrol/dpoint/> (accessed September 21, 2020).

<sup>2</sup>  $33,146 / 1,000 = 33.146$ .  $37 \text{ officers} / 33.146 = 1.11$  or approximately 1.1 officers per 1,000 residents.



- 4. Are there any specific crime prevention design features that the OCSD recommends for incorporation into the proposed project?**
  
  
  
  
  
  
  
  
  
  
  
  
  
- 5. Based on the proposed project description, will the OCSD be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
  
- 6. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.**

Prepared by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_



CARLSBAD  
FRESNO  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

September 23, 2020

South Coast Water District  
Attn: Environmental Review  
31592 West Street  
Laguna Beach, CA 92651

Subject: Dana Point Harbor Hotels Environmental Impact Report, City of Dana Point

To Whom It May Concern:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Dana Point (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Dana Point Harbor Hotels Project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 9.16-acre site (project site) at the intersection of Island Way and Dana Point Harbor Drive in the City of Dana Point, California. The project would develop two hotels (Dana House Hotel and Dana Point Surf Lodge), and involves the demolition of the existing Dana Point Marina Inn, two boater service buildings, and parking areas on the project site. Both hotels would be built as four-story structures. Dana House Hotel is expected to provide 130 guest rooms in its 125,049-square-foot (sf) structure. Dana Point Surf Lodge will provide 139 guest rooms, with three rooms being dedicated as “dorm” type accommodations within its 59,274 sf structure. The project site is generally bounded to the north by Dana Point Harbor Drive, to the west by Island Way, to the east by Casitas Place and restaurant, retail, and marina uses, and to the south by Dana Point Harbor waters and boat docks. The project vicinity and project site are shown in Figure 1, Regional Location Map (all figures attached).

One of the two hotels would include approximately 6,800 sf of space for boater services. The project would also include associated ancillary uses and replacement of parking areas, including designated boater and hotel parking. Also included in the proposed project are associated infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and utility updates. Refer to Figure 2, Preliminary Conceptual Site Plans, for the location of the proposed improvements on the project site.

As specified in the Dana Point Zoning Code (DPZC), Dana Point Harbor is zoned within the Dana Point Harbor Revitalization Plan and District Regulations - Zoning Code (DPHRP-ZC). According to the planning areas defined in the Dana Point Harbor Revitalization Plan, the project site is located within Planning Area (PA) 3, which has a corresponding land use designation/district of Visitor Serving Commercial (VSC). The VSC is intended to provide for a variety of visitor serving commercial and overnight accommodations, ancillary uses, and facilities, in addition to commercial and recreational

uses, and facilities supportive of the general community and the regional recreation needs of residents and visitors. Required discretionary actions associated with the project include the following: a Coastal Development Permit, a Zone Text Amendment to the certified Dana Point Harbor Revitalization Plan and District Regulations (DPHRP&DR), and a subsequent Local Coastal Program Amendment. These discretionary actions come as a result of increasing the number of hotel rooms and the square footage of the associated ancillary hotel uses in PA 3, as well as specifically changing text in the DPHRP&DR to allow for development of a second hotel. Additionally, due to its proximity to the Pacific Ocean, the project site falls within the boundaries of the City's Coastal Overlay District.

LSA is seeking information on how the proposed project would affect the South Coast Water District's (SCWD) ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the environmental analysis for LSA to receive a response by **Friday, October 2, 2020**. Please email your response to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666. Thank you for your time and assistance.

Sincerely,

**LSA Associates, Inc.**



Ryan Bensley  
Project Manager, AICP

Attachments: Figure 1: Regional Location Map  
Figure 2: Preliminary Conceptual Site Plans  
Wastewater Questionnaire  
Potable Water Questionnaire

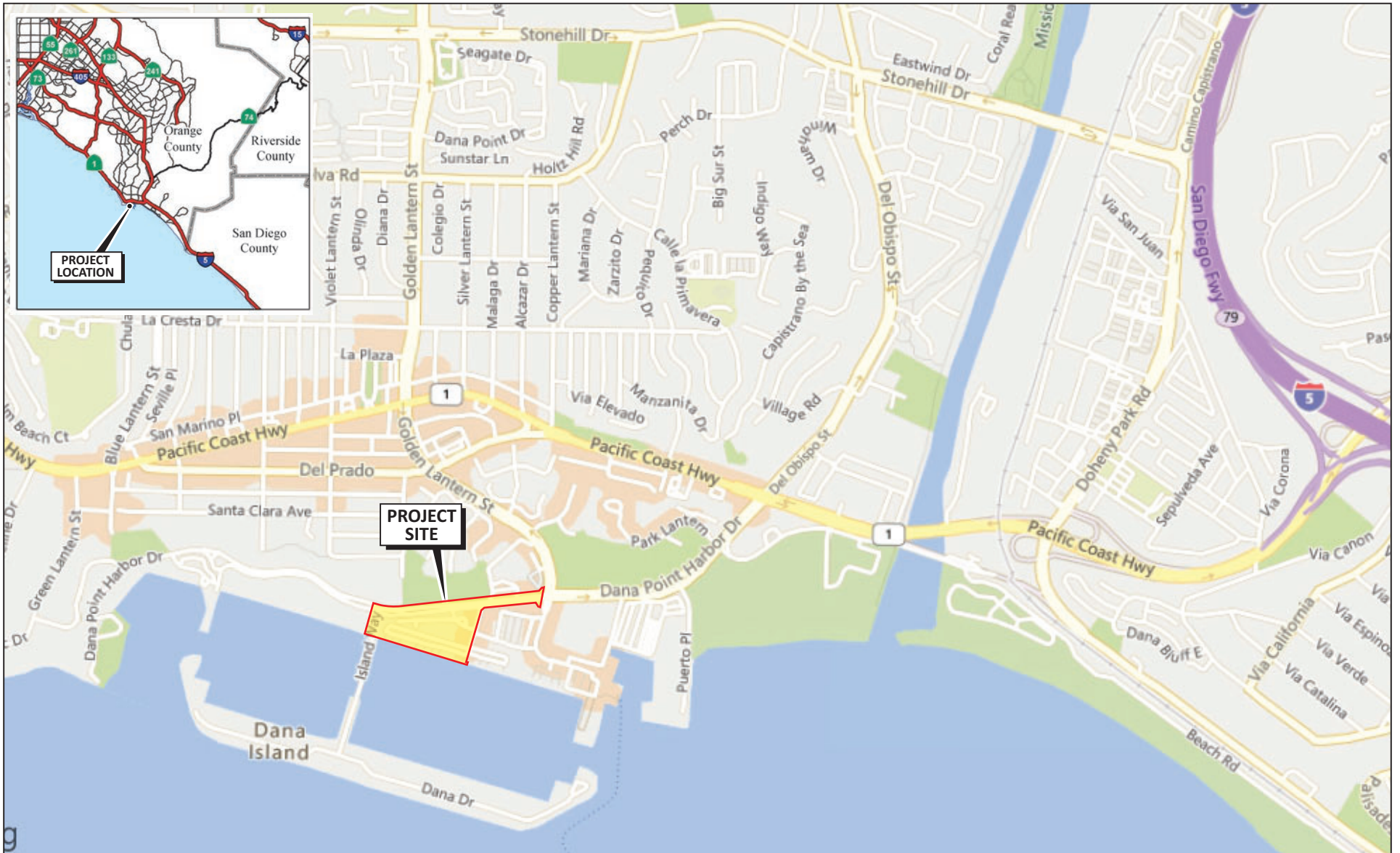
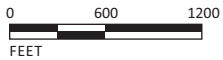


FIGURE-1

LSA







SOURCE: Bing Maps










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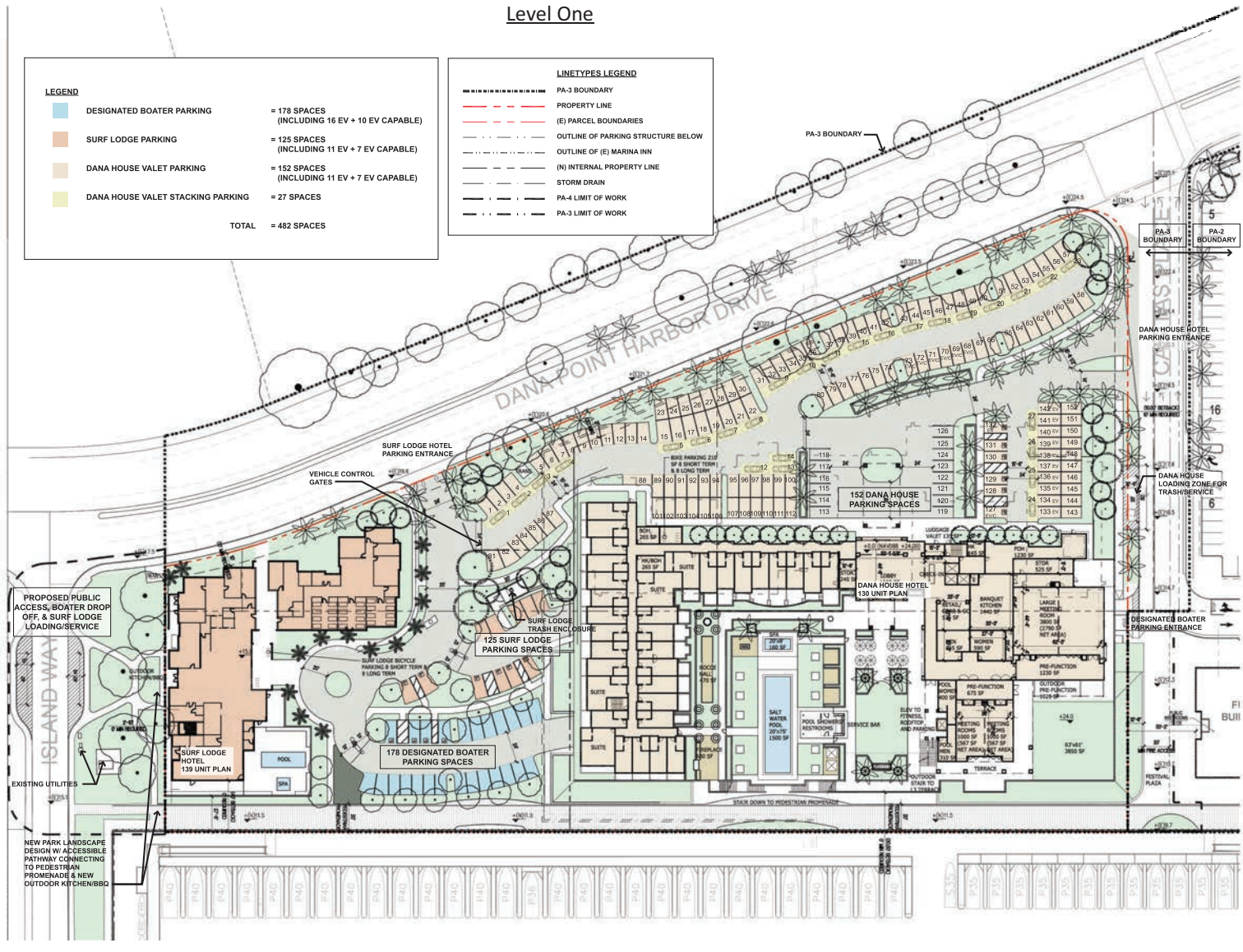
Dana Point Harbor Hotels Project  
Regional Location Map



# Level One

LEGEND	
	DESIGNATED BOATER PARKING = 178 SPACES (INCLUDING 16 EV + 10 EV CAPABLE)
	SURF LODGE PARKING = 125 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
	DANA HOUSE VALET PARKING = 152 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
	DANA HOUSE VALET STACKING PARKING = 27 SPACES
TOTAL = 482 SPACES	

LINETYPES LEGEND	
	PA-3 BOUNDARY
	PROPERTY LINE
	(E) PARCEL BOUNDARIES
	OUTLINE OF PARKING STRUCTURE BELOW
	OUTLINE OF (E) MARINA INN
	(N) INTERNAL PROPERTY LINE
	STORM DRAIN
	PA-4 LIMIT OF WORK
	PA-3 LIMIT OF WORK



LSA



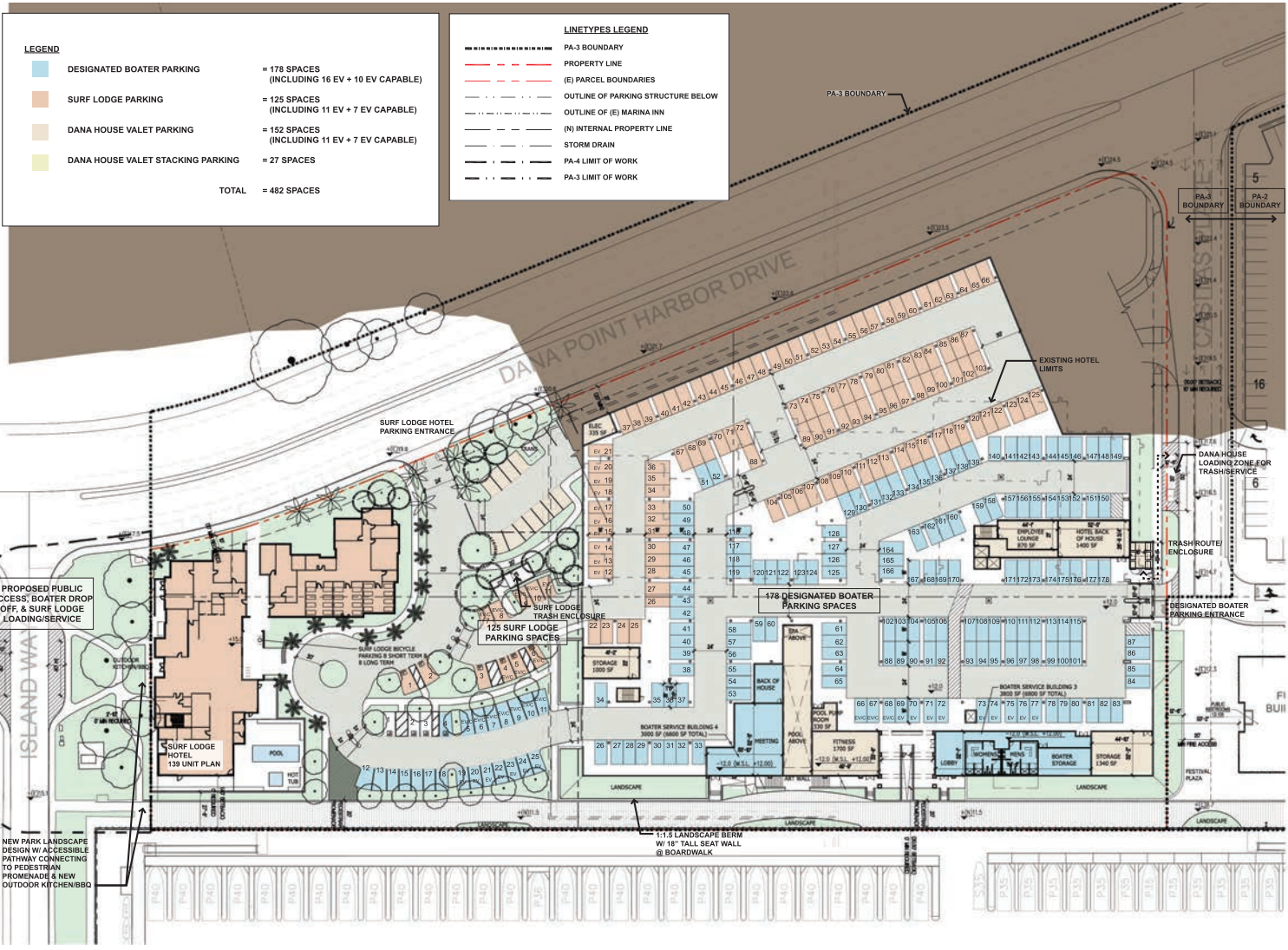
SOURCE: WATG

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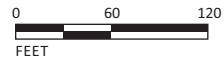
FIGURE-2  
Page 1 of 2

Dana Point Harbor Hotels Project  
Preliminary Conceptual Site Plans

### Podium Level



LSA



SOURCE: WATG

I:\DPC2001\G\Site Plan.cdr (8/11/2020)

FIGURE-2  
Page 2 of 2

Dana Point Harbor Hotels Project  
Preliminary Conceptual Site Plans



## WASTEWATER QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please send your responses via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net). We would appreciate a response by **Friday, October 2, 2020**.

1. Estimated water demand to be generated by the proposed project was calculated using generation rates in the South Coast Water District (SCWD) Infrastructure Master Plan Update, October 2017. The average daily flow for Hotel/Motel use is 95 gallons per day/room. Therefore, it is projected that the proposed project would demand approximately 25,555 gallons of potable water per day between 269 rooms from both proposed hotel developments. The SCWD Master Plan Update also indicates an average daily flow of 2,500 gallons per day/acre for Commercial/Office land uses. Based on this, the proposed project's Boater Services space (6,800 square feet) would demand approximately 400 gallons of potable water per day.<sup>1</sup> In total, the project would demand approximately 25,955 gallons of potable water per day.

According to the Master Plan Update, SCWD uses a return-to-sewer rate of 65 percent (e.g., 65 percent of the potable water demand) as the basis for estimating the wastewater flow generated by single-family and multi-family residential uses and a return-to-sewer rate of 85 percent for commercial uses. These estimates are incorporated into the wastewater model that SCWD relies on to plan and design its system capacity. Based on these factors, the proposed project would generate approximately 16,886 gallons of wastewater per day.<sup>2</sup> Does the SCWD have more current generation rates that should be used in the analysis of the EIR or is this an acceptable estimate of wastewater generation for the proposed project?

2. Are there any current plans for expansion of wastewater facilities? If yes, please briefly describe.

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<sup>1</sup> South Coast Water District (SCWD). Infrastructure Master Plan Update. October 2017. Website: <https://scwd.org/civicax/filebank/blobdload.aspx?blobid=8040> (accessed September 22, 2020).

<sup>2</sup>  $25,455 \times 0.65 = 16,546$  gallons of wastewater per day (hotel uses only).  $400 \times 0.85 = 340$  gallons of wastewater per day (boater services uses only).  $16,546 + 340 = 16,886$  gallons per day.

- 
- 3. Would the proposed project create a need to expand existing facilities/staff, construct a new facility, or otherwise adversely impact the types of service you provide? Please explain.**
- 4. Based on the information provided, would the SCWD be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**
- 5. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.**

Prepared by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

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## POTABLE WATER QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please send your responses via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net). We would appreciate a response by **Friday, October 2, 2020**.

- 1. Estimated water demand to be generated by the proposed project was calculated using generation rates in the South Coast Water District (SCWD) Infrastructure Master Plan Update, October 2017. The average daily flow for Hotel/Motel use is 95 gallons per day/room. Therefore, it is projected that the proposed project would demand approximately 25,555 gallons of potable water per day between 269 rooms from both proposed hotel developments. The SCWD Master Plan Update also indicates an average daily flow of 2,500 gallons per day/acre for Commercial/Office land uses. Based on this, the proposed project's Boater Services space (6,800 square feet) would demand approximately 400 gallons of potable water per day.<sup>1</sup> In total, the project would demand approximately 25,955 gallons of potable water per day.**

**Does the SCWD have more current generation rates that should be used in the analysis of the EIR or is this an acceptable estimate of water generation for the proposed project?**

- 2. It is LSA's understanding that fire flow requirements are based on building types and floor area and range from 1,250 to 8,000 gallons per minute at 20 pounds per square inch (psi). Can you provide an estimate of the fire flow requirements for the proposed project?**

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<sup>1</sup> South Coast Water District (SCWD). Infrastructure Master Plan Update. October 2017. Website: <https://scwd.org/civicax/filebank/blobdload.aspx?blobid=8040> (accessed September 22, 2020).



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**3. Are there any current plans for expansion of water facilities? If yes, please briefly describe.**

**4. Will the proposed project create a need to expand existing facilities/staff, construct a new facility, or otherwise adversely impact the types of service you provide? Please explain.**

**5. Will the proposed project require relocation or realignment of the water lines? Please provide a schematic or drawing showing present location(s) of the water lines in relation to the proposed project and required relocations/realignments, if any.**

**6. Based on the information provided, will SCWD be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**

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**7. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.**

Prepared by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Phone: \_\_\_\_\_



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