APPENDIX I

PUBLIC SERVICE AND UTILITY PROVIDER RESPONSES
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October 2, 2013

Mr. Rick Robinson
Division III Fire Chief
Orange County Fire Authority
PO Box 57115
Irvine, CA 92619-7115

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Robinson:

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 South Shores Church Master Plan 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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semi-rectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect the Orange County Fire Authority’s 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 analysis for us to receive a response by October 18, 2013. Please email them your response to janet.cutler@lsa-assoc.com.

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.

Janet Cutler
Assistant Environmental Planner

Attachments: Project Location
OCFA Questionnaire
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 October 18, 2013. Please return the completed questionnaire via email to janet.cutler@lsa-assoc.com.

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 22 cities in Orange County and all unincorporated areas. The OCFA protects over 1,380,000 residents from its 62 fire stations located throughout Orange County. In addition, OCFA Reserve Firefighters work 20 stations throughout Orange County.

In addition to providing fire, emergency medical, and rescue services, OCFA provides a variety of public services, including the following:

- Receives and dispatches emergency calls.
- Provides public education programs to schools, businesses, community associations, childcare providers and other members of the community.
- Administers a Reserve Firefighter Program.
- Adopts and enforces codes and ordinances relative to fire and life safety issues associated with commercial, industrial, and residential development.
- Maintains a firefighting helicopter used for emergency responses throughout the year.
- Coordinates the inspection of all commercial buildings, investigates all fires, and enforces hazardous materials regulations.
- Works with developers and jurisdictional planning departments on development projects impacting fire protection services, from conception through planning process approval.
- Conducts new construction inspections, fire safety inspections, and State Fire Marshal-required inspections (including high rise, jail, board and care, and day care inspections), and enforces applicable fire codes and ordinances.
- Interacts with developers, architects, and engineers to meet the fire protection requirements for buildings and developments by reviewing all architectural blue prints, development plans, and proposals submitted in OCFA's jurisdiction.
- Conducts an inventory program of hazardous materials stored, handled, and used within OCFA's jurisdiction, and maintains related information on a data base accessible to all emergency response agencies in the event of a major emergency.
- Conducts Uniform Fire Code inspections, assists in reducing risks associated with the use of hazardous materials in the community, and administers the State-mandated Risk Management and Prevention program.
Investigates fires to determine their cause, prepares arson and hazardous materials cases for the
district attorney, and initiates actions to recover costs for negligently caused fires

Develops and maintains a fire-safe corridor between the wildland and community developments
through fuel modifications and inspections.

The City of Dana Point is located in Division III, which includes Battalions 6 and 7, and serves the
cities of Dana Point, Laguna Hills, Laguna Niguel, Mission Viejo, Rancho Santa Margarita, San
Clemente, and San Juan Capistrano; along with the unincorporated communities of Coto de Caza,
Ladera, Las Flores, Modjeska Canyon, Trabuco Canyon, and Talega.

There are two fire stations strategically located within the City to provide prompt assistance to area
residents. Station No. 30 serves and would continue to serve the existing project site. This station is
located at 23831 Stonehill Drive, approximately 1.9 miles from the project site, and is staffed by three
captains, three engineers, three firefighters, and reserve firefighters. In 2009, Station No. 30
responded to 1,931 calls.¹

Station No. 29 is located at 26111 Victoria Boulevard, approximately 4.3 miles from the project site,
and is staffed by three battalion chiefs, three captains, three engineers, and six firefighters. In 2009,
Station No. 29 responded to 3,017 calls.²

According to the City’s General Plan, Conservation/Open Space Element, it is the City’s goal to have
the first fire engine to reach emergency scene within 5 minutes and paramedics to reach the scene
within 10 minutes for 80 percent of the City.³

On average, OCFA response times are between 3-5 minutes for engines to arrive on scene after a 9-1-
1 call has been placed. In 2012, the OCFA responded to 47 fires, 2,049 Emergency Service calls, and
749 other incidents within the City of Dana Point.⁴

¹ Orange County Fire Authority, Station Statistics:
   http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn30.htm (accessed October 1, 2013)
² Orange County Fire Authority, Station Statistics:
   http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn29.htm (accessed October 1, 2013)
⁴ Orange County Fire Authority, 2012 Annual Report:
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. Because the proposed project includes construction of an additional 70,284 sf of new building area, it is anticipated that the proposed project would result in an increase in the demand on fire services within the City. No residential units are proposed as part of the project. 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)?

4. 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?

5. 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: ________________________________
December 9, 2013

Mr. Kirk Wells
Division III Fire Chief
Orange County Fire Authority
PO Box 57115
Irvine, CA 92619-7115

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Wells:

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 South Shores Church Master Plan 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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semi-rectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect the Orange County Fire Authority’s 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 analysis for us to receive a response by December 20, 2013. Please email them your response to janet.cutler@lsa-assoc.com.

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.

Janet Cutler
Assistant Environmental Planner

Attachments: Project Location
OCFA Questionnaire
South Shores Church Master Plan
Project Vicinity

FIGURE 3.2

SOURCE: Bing Maps
I:\DPC0902\G\Aerial-Project Vicinity.cdr (8/20/13)
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 December 20, 2013. Please return the completed questionnaire via email to janet.cutler@lsa-assoc.com.

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 22 cities in Orange County and all unincorporated areas. The OCFA protects over 1,380,000 residents from its 62 fire stations located throughout Orange County. In addition, OCFA Reserve Firefighters work 20 stations throughout Orange County.

In addition to providing fire, emergency medical, and rescue services, OCFA provides a variety of public services, including the following:

- Receives and dispatches emergency calls.
- Provides public education programs to schools, businesses, community associations, childcare providers and other members of the community.
- Administers a Reserve Firefighter Program.
- Adopts and enforces codes and ordinances relative to fire and life safety issues associated with commercial, industrial, and residential development.
- Maintains a firefighting helicopter used for emergency responses throughout the year.
- Coordinates the inspection of all commercial buildings, investigates all fires, and enforces hazardous materials regulations.
- Works with developers and jurisdictional planning departments on development projects impacting fire protection services, from conception through planning process approval.
- Conducts new construction inspections, fire safety inspections, and State Fire Marshal-required inspections (including high rise, jail, board and care, and day care inspections), and enforces applicable fire codes and ordinances.
- Interacts with developers, architects, and engineers to meet the fire protection requirements for buildings and developments by reviewing all architectural blue prints, development plans, and proposals submitted in OCFA's jurisdiction.
- Conducts an inventory program of hazardous materials stored, handled, and used within OCFA's jurisdiction, and maintains related information on a data base accessible to all emergency response agencies in the event of a major emergency.
- Conducts Uniform Fire Code inspections, assists in reducing risks associated with the use of hazardous materials in the community, and administers the State-mandated Risk Management and Prevention program.
• Investigates fires to determine their cause, prepares arson and hazardous materials cases for the district attorney, and initiates actions to recover costs for negligently caused fires

• Develops and maintains a fire-safe corridor between the wildland and community developments through fuel modifications and inspections.

The City of Dana Point is located in Division III, which includes Battalions 6 and 7, and serves the cities of Dana Point, Laguna Hills, Laguna Niguel, Mission Viejo, Rancho Santa Margarita, San Clemente, and San Juan Capistrano; along with the unincorporated communities of Coto de Caza, Ladera, Las Flores, Modjeska Canyon, Trabuco Canyon, and Talega.

There are two fire stations strategically located within the City to provide prompt assistance to area residents. Station No. 30 serves and would continue to serve the existing project site. This station is located at 23831 Stonehill Drive, approximately 1.9 miles from the project site, and is staffed by three captains, three engineers, three firefighters, and reserve firefighters. In 2009, Station No. 30 responded to 1,931 calls.¹

Station No. 29 is located at 26111 Victoria Boulevard, approximately 4.3 miles from the project site, and is staffed by three battalion chiefs, three captains, three engineers, and six firefighters. In 2009, Station No. 29 responded to 3,017 calls.²

According to the City’s General Plan, Conservation/Open Space Element, it is the City’s goal to have the first fire engine to reach emergency scene within 5 minutes and paramedics to reach the scene within 10 minutes for 80 percent of the City.³

On average, OCFA response times are between 3-5 minutes for engines to arrive on scene after a 9-1-1 call has been placed. In 2012, the OCFA responded to 47 fires, 2,049 Emergency Service calls, and 749 other incidents within the City of Dana Point.⁴

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¹ Orange County Fire Authority, Station Statistics: http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn30.htm (accessed October 1, 2013)
² Orange County Fire Authority, Station Statistics: http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn29.htm (accessed October 1, 2013)
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. Because the proposed project includes construction of an additional 70,284 sf of new building area, it is anticipated that the proposed project would result in an increase in the demand on fire services within the City. No residential units are proposed as part of the project. 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)?

4. 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?

5. 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: ________________________________
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 April 18, 2014. Please return the completed questionnaire via email to janet.cutler@lsa-assoc.com.

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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 and all unincorporated areas. The OCFA protects over 1,700,000 residents from its 71 fire stations located throughout Orange County.

In addition to providing fire, emergency medical, and rescue services, OCFA provides a variety of public services, including the following:

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- Develops and maintains a fire-safe corridor between the wildland and community developments through fuel modifications and inspections.
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There are two fire stations strategically located within the City to provide prompt assistance to area residents. Station No. 29. This station is located at 26111 Victoria Boulevard, approximately 4.3 miles from the project site, and is staffed by three battalion chiefs, three captains, three engineers, and six firefighters. In 2013, Station No. 29 responded to 3,116 calls.

Station No. 30 serves and would continue to serve the existing project site. This station is located at 23831 Stonehill Drive, approximately 1.9 miles from the project site, and is staffed by three captains, three engineers, three firefighters, and reserve firefighters. In 2013, Station No. 30 responded to 1,772 calls.

According to the City’s General Plan, Conservation/Open Space Element, it is the City’s goal to have the first fire engine to reach emergency scene within 5 minutes and paramedics to reach the scene within 10 minutes for 80 percent of the City. The OCFA’s response goal is to have the first unit arrive from receipt of call to on scene within 7 minutes 20 seconds 80% of the time. The first medic to arrive from receipt of call to on scene within 7 minutes 20 seconds 80% of the time.

On average, OCFA response times are between 3-5 minutes for engines to arrive on scene after a 9-1-1 call has been placed. In 2012, the OCFA responded to 47 fires, 2,049 Emergency Service calls, and 749 other incidents within the City of Dana Point. In 2013, the OCFA responded to 40 fires, 2050 EMS, 769 other total 2859 within the city. Per the 2013 annual report.

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1 Orange County Fire Authority, Station Statistics: http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn29.htm (accessed October 1, 2013)
2 Orange County Fire Authority, Station Statistics: http://www.ocfa.org/Menu/Departments/Operations/PopUps/stn30.htm (accessed October 1, 2013)
3 City of Dana Point General Plan, Conservation/Open Space Element, Table PF-1. July 9, 1991.
Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.

No

2. Because the proposed project includes construction of an additional 70,284 sf of new building area, it is anticipated that the proposed project would result in an increase in the demand on fire services within the City. No residential units are proposed as part of the project. 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)?

No

3. 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?

Yes

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

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

- Structures should have automatic fire sprinkler systems.
- A supervised fire alarm system per the requirements of the California Fire Code in an accessible location with annunciator.
- Access to and around structures to meet OCFA and California Fire Code requirements
- A water supply system to supply fire hydrants and automatic fire sprinkler systems. Fire hydrant spacing is 300 feet between fire hydrants.
Turning radius and access in and around the project site and buildings shall be
designed to accommodate large fire department vehicles and their weight.

Please ensure all roadways that have medians do not exceed 1000’ without a
turnaround. If medians are planned greater than 1000’, please provide emergency
turnaround access for heavy fire equipment.

MITIGATION: All traffic signals on public access ways should include the
installation of optical preemption devices.

MITIGATION: All electrically operated gates within the Project shall install
evacuation opening devices as approved by the Orange County Fire
Authority.

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.

Prepared by: Michele Hernandez Title: Management Analyst
Date: 4/22/14
Phone: 714-573-6199
September 13, 2010

Mr. Rick Robinson
Division III Fire Chief
Orange County Fire Authority
P.O. Box 57115
Irvine, CA 92619-7115

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Robinson:

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The proposed project site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semirectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect OCFA’s 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 analysis for us to receive a response by September 30, 2010. Please fax your response to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.
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.

Erin Razban
Senior Planner, Assistant Project Manager

Attachments: Figure 1, Project Location
OCFA Questionnaire
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 September 30, 2010. Please return the completed questionnaire via fax to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614.

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Station No. 29 is located at 26111 Victoria Boulevard, approximately 4.3 miles from the project site, and is staffed by three battalion chiefs, three captains, three engineers, and six firefighters. In 2009, Station No. 29 responded to 3,017 calls.²

According to the City's General Plan, Conservation/Open Space Element, it is the City's goal to have the first fire engine to reach emergency scene within 5 minutes and paramedics to reach the scene within 10 minutes for 80 percent of the City.³

On average, OCFA response times are between 3-5 minutes for engines to arrive on scene after a 9-1-1 call has been placed. In 2009, the OCFA responded to 51 fires, 1,810 Emergency Service calls, and 816 other incidents within the City of Dana Point.⁴

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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. Because the proposed project includes construction of an additional 70,284 sf of new building area, it is anticipated that the proposed project would result in an increase in the demand on fire services within the City. No residential units are proposed as part of the project. 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)?

4. 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?

5. 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: ____________________________
October 2, 2013

Mr. Lynn Koehmstedt
Chief of Police Services
City of Dana Point, Sheriff’s Department
33282 Golden Lantern
Dana Point, CA 92629

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Koehmstedt:

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 South Shores Church Master Plan 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.

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LSA is seeking information on how the proposed project would affect the Orange County Sheriff’s Department ability to provide services to the project site and whether the proposed 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 analysis for us to receive a response by October 18, 2013. Please email your response to janet.cutler@lsa-assoc.com.

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.

Janet Cutler

Assistant Environmental Planner

Attachments:  Project Location
             Police Protection Questionnaire
POLICE PROTECTION

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 October 18, 2013. Please return the completed questionnaire via email to janet.cutler@lsa-assoc.com.

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.

In addition to patrolling the unincorporated areas of Orange County, the Orange County Sheriff’s Department (department) contracts with 12 cities in Orange County to serve as those cities’ police departments. Police services for the City are provided by the department. The department is a large, multi-faceted law enforcement agency served by approximately 3,800 sworn and professional staff members and over 800 reserve personnel.¹ The core services provided by the department are: public protection, including patrol of land, harbors and coastline, homeland security, court and airport security, and emergency communications.

The City is divided into three distinct Community Service Unit (CSU) Districts and the project site is located in CSU District 1. Each CSU District is assigned a deputy to assist the community with their specific concerns. According to the City’s General Plan Conservation/Open Space Element, Table PF-1, Traffic and Public Facility Performance Criteria, the City uses an emergency response goal of having one Deputy at the scene of an emergency call within 5 minutes, 50 percent of the time, to all emergency calls within 8 minutes, and response to non-emergency calls to be 15 minutes or less, 75 percent of the time.²

¹ Orange County Sheriff Department: http://ocsd.org/about (accessed October 1, 2013)
² City of Dana Point General Plan, Conservation/Open Space Element, Table PF-1. July 9, 1991.
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. Because the proposed project includes construction of an additional 70,284 sf of new building area, it is anticipated that the proposed project would result in an increase in the demand on Sheriff services within the City. No residential units are proposed as part of the project. 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 call volume)?

4. Based on the proposed project description, will the Police Department 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 comments or questions you would like to see addressed in the environmental analysis for this project.

Prepared by: ________________________________
Title: ________________________________
Date: ________________________________
Phone: ________________________________
POLICE PROTECTION

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Answer: The statement is accurate.

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Answer: No.

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Answer: No.

4. Based on the proposed project description, will the Police Department 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?

Answer: Yes.
5. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.

Answer: None.

Prepared by: ___ Lieutenant Lynn Koehmstedt ___

Title: ___ Chief of Police Services ___

Date: ___ October 2nd, 2013 ___

Phone: ___ 949-283-0918 ___
September 14, 2010

Mr. Mark Levy
Chief of Police Services
City of Dana Point, Sheriff's Department
33282 Golden Lantern
Dana Point, CA 92629

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Levy:

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 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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semirectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect the Orange County Sheriff's Department's 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 analysis for us to receive a response by September 30, 2010. Please fax your response to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.
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.

Erin Razban
Senior Planner, Assistant Project Manager

Attachments: Figure 1, Project Location
Orange County Sheriff’s Department Questionnaire
POLICE PROTECTION

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 September 30, 2010. Please return the completed questionnaire via fax to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.

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4. Based on the proposed project description, will the Police Department 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 comments or questions you would like to see addressed in the environmental analysis for this project.

Prepared by: ________________________________

Title: ________________________________

Date: ________________________________

Phone: ________________________________
July 27, 2010

Mr. Mike Sciortino
San Diego Gas & Electric
P.O. Box 129831
San Diego, CA 92113-9831

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Sciortino:

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 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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semirectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect San Diego Gas & Electric’s 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 analysis for us to receive a response by August 17, 2010. Please fax your response to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.
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.

Erin Razban
Senior Planner, Assistant Project Manager

Attachments: Figure 1, Project Location
Natural Gas Questionnaire
Electricity Questionnaire
NATURAL GAS 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 fax your responses to Erin Razban at (949) 553-8076 or mail originals to: LSA Associates, Inc., Attn: Erin Razban, 20 Executive Park, Suite 200, Irvine, CA 92614. We would appreciate a response by August 17, 2010. If you prefer to email, my email address is Erin.Razban@lsa-assoc.com.

1. What are the locations, types, and capacities of gas utilities serving the area, and how near capacity are they now operating?

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

3. 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.

4. Based on the information provided, will SDG&E 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: ________________________________
ELECTRICITY 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 fax your responses to Erin Razban at (949) 553-8076 or mail originals to: LSA Associates, Inc., Attn: Erin Razban, 20 Executive Park, Suite 200, Irvine, CA 92614. We would appreciate a response by August 17, 2010. If you prefer to email, my email address is Erin.Razban@lsa-assc.com.

1. What are the locations, types, and capacities of electrical utilities serving the area, and how near capacity are they now operating?

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

3. 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.

4. Based on the information provided, will Southern California Edison 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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1. What are the locations, types, and capacities of electrical utilities serving the area, and how near capacity are they now operating?

   See Attached Drawings

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

   No

3. 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.

   Depends on project submitted
   Size of panel
   Voltage
   Load etc.

4. Based on the information provided, will Southern California Edison 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?

   Existing structures should be adequate but will not know until loads are submitted

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

Prepared by: ____________________________
Title: ____________________________
Date: ____________________________
Phone: ____________________________
Route 85
Mission Viejo to Dana Point
via Marguerite Pkwy / Crown Valley Pkwy

MONDAY - FRIDAY: Northbound
TO: Mission Viejo

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<th>Saddleback College</th>
<th>Marguerite &amp; La Paz</th>
<th>Los Alisos &amp; Mustang Run</th>
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Route 085/041210

Effective June 13, 2010

www.octa.net
### Mission Viejo to Dana Point
via Marguerite Pkwy / Crown Valley Pkwy

#### MONDAY - FRIDAY: Southbound
**TO:** Dana Point

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#### SATURDAY: Northbound
**TO:** Mission Viejo

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#### SATURDAY: Southbound
**TO:** Dana Point

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**NOTE:** No Sunday service.
**NOTA:** No hay servicio los domingos.
Hi Erin,

Below are OCTA’s responses to the questionnaire sent to us July 21, 2010.

Answer to Q1:
Route 85 provides 50 weekday trips and 18 Saturday trips to the project area. Route 85 does not have Sunday service. Route 85 is the only fixed route service serving the project area. Route 85 uses standard 40-foot bus which, depends on configuration, has 37 to 47 seats and with standees can carries 57 to 77 passengers. According to OCTA’s recent load study, maximum load on Route 85 is 31 and 26 on weekday and Saturday respectively. Therefore, Route 85 is at half of its capacity.

Answer to Q2:
The presence of high traffic volumes and/or on-street parking generally impact bicycle safety. It is recommended that these two elements be considered when analyzing adverse effects of the proposed project. The City would have the best knowledge of any specific issues in the project area.

Answer to Q3:
For regional projects and major investment studies, OCTA employs OCTAM. OCTAM uses a 4-step methodology that uses travel surveys to develop trip generation rates.

Answer to Q4:
Based on Route 85’s current ridership and its trend, it is not likely that the proposed project will create a public transportation need that requires service expansion. Maximum daily boardings at the bus stops (Stop ID: 1521 and 1524) by the project area is 3. Unless the construction would cause a complete closure of Crown Valley Parkway between Pacific Island Dr and Pacific Coast Highway, realignment of Route 85 is not necessary. However, if this happens, the 1.1 miles segment with six bus stops will not be served as the only feasible detour for Route 85 will be on Camino Del Avion and Niguel Road. Riders who use these bus stops will have to walk half-a-mile or less to an alternative bus stop.

Answer to Q5:
Yes, OCTA is and will be able to provide adequate services to the proposed project.
July 22, 2010

Mr. John Arnau, CEQA & Habitat Program Manager
Orange County Waste & Recycling
300 North Flower Street, Suite 400
Santa Ana, California 92703

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Mr. Arnau:

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 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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semirectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect Orange County Waste & Recycling’s 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 analysis for us to receive a response by August 13, 2010. Please fax your response to Erin Razban at (949) 553-8076 or email them to erin.razban@lsa-assoc.com. In addition, please mail the originals to: Erin Razban, LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.
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.

[Signature]

Erin Razban
Senior Planner, Assistant Project Manager

Attachments: Figure 1, Project Location
Landfill Questionnaire
LANDFILL CAPACITY

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 August 13, 2010. Please fax your responses to Erin Razban at (949) 553-8076 or if you prefer to email, my email address is Erin.Razban@lsa-assoc.com. If you prefer to respond via telephone, we can accommodate your request.

1. Please evaluate the following statement and indicate any changes that should be made in the space below.

The project site is located within the Orange County Waste & Recycling (OCWR) Department’s service area. OCWR administers the countywide Integrated Waste Management Plan. OCWR owns and operated 3 active landfills and 4 household hazardous waste collection centers and monitors 12 closed landfills. All three landfills are permitted as Class III landfills. Class III landfills accept all types of nonhazardous municipal solid waste for disposal; however, no hazardous or liquid waste can be accepted.

The Prima Deshecha Landfill is the closest OCWR landfill to the proposed project site (approximately 10 miles) and would be expected to provide waste disposal for the proposed project once operational. The Prima Deshecha Landfill, which is permitted to receive a daily maximum of no more than 4,000 tons of solid waste per day, is approximately 1,530 acres with 699 acres permitted for refuse disposal. The landfill opened in 1976 and is scheduled to close in approximately 2067. A General Development Plan is being prepared for Prima Deshecha Landfill which indicated end use as a regional park.

The Prima Deshecha Landfill is subject to regular inspections from the California Integrated Waste Management Board (CIWMB) and the Board’s Local Enforcement Agency (LEA), the California Regional Water Quality Control Board (RWQCB), and the South Coast Air Quality Management District (SCAQMD) to ensure compliance with applicable regulations.

In 1989, the California Integrated Waste Management Act (Assembly Bill [AB] 939) was passed, which mandated a 25 percent reduction of waste being disposed of in the landfill system by 1995 and a 50 percent reduction by 2000. In response to AB 939, the CIWMB was established to monitor compliance with waste reduction requirements. According to the CIWMB, all counties within the State are required to have an approved Countywide Integrated Waste Management Plan (CIWMP), which outlines methods for waste diversion and demonstrating sufficient solid waste disposal capacity for a minimum of 15 years. In compliance with AB 939, the County prepared a CIWMP, which is kept current, demonstrating the required 15-year disposal capacity and allowing disposal of a maximum daily imported waste stream of 1,000 tons per day (tpd). Imported tonnage varies depending on demand. It is limited by the solid waste facility permit for each site. For the 2006 reporting year (the last reporting year available), data showed that the City was a 54 percent diversion rate. ¹

2. As provided in Table A, does the Orange County Waste & Recycling agree with the generation factors below, which will be used in the environmental document to determine the amount of refuse generated per proposed land use? If not, please suggest generation factors to be used and adjust units as necessary.

**Table A: Estimated Solid Waste Generation**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
<th>Generation Factor</th>
<th>Listed Waste Generation Source Category</th>
<th>Estimated Solid Waste Generation (lbs per day)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanctuary</td>
<td>19,078 sf</td>
<td>0.007 lbs/sf/day</td>
<td>Public/institutional</td>
<td>133.6</td>
</tr>
<tr>
<td>Chapel</td>
<td>3,765 sf</td>
<td>0.007 lbs/sf/day</td>
<td>Public/institutional</td>
<td>26.4</td>
</tr>
<tr>
<td>Administration and Fellowship Hall</td>
<td>12,985 sf</td>
<td>0.006 lbs/sf/day</td>
<td>Office</td>
<td>77.91</td>
</tr>
<tr>
<td>Preschool</td>
<td>6,717 sf</td>
<td>0.007 lbs/sf/day</td>
<td>School</td>
<td>47.0</td>
</tr>
<tr>
<td>Parking</td>
<td>288 spaces</td>
<td>None available</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total Existing Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>284.91</strong></td>
</tr>
<tr>
<td><strong>Proposed Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanctuary</td>
<td>19,078</td>
<td>0.007 lbs/sf/day</td>
<td>Public/institutional</td>
<td>133.6</td>
</tr>
<tr>
<td>Preschool/Administration Building</td>
<td>15,115</td>
<td>0.007 lbs/sf/day</td>
<td>School</td>
<td>105.8</td>
</tr>
<tr>
<td>Community Life Center</td>
<td>24,314</td>
<td>0.006 lbs/sf/day</td>
<td>Office</td>
<td>145.9</td>
</tr>
<tr>
<td>Christian Education Building 1</td>
<td>15,399</td>
<td>0.007 lbs/sf/day</td>
<td>School</td>
<td>107.8</td>
</tr>
<tr>
<td>Christian Education Building 2</td>
<td>14,456</td>
<td>0.007 lbs/sf/day</td>
<td>School</td>
<td>101.2</td>
</tr>
<tr>
<td><strong>Total Proposed Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>594.3</strong></td>
</tr>
<tr>
<td><strong>Difference Between Existing and Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>+309.39</strong></td>
</tr>
</tbody>
</table>


sf = square feet
3. 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.

4. Based on the information provided, will the Orange County Waste and Recycling 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?

Prepared by: ________________________________
Title: ____________________________________
Date: ____________________________________
Phone: ___________________________________
Erin Razban

From: Arnaud, John [OCWR] [John.Arnau@ocwr.ocgov.com]
Sent: Monday, July 26, 2010 1:56 PM
To: Erin Razban
Subject: RE: South Shores Church Master Plan Project in the City of Dana Point

Erin, in response to your solid waste questionnaire in preparation for the Draft EIR for the South Shores Master Plan Project in the City of Dana Point, I have the following responses:

1. No recommended changes to existing narrative.
2. Solid waste generation rates look good – again, no recommended changes.
3. The proposed project will not result in the need to expand any existing solid waste landfill facilities in Orange County or create the need to permit and built any new solid waste landfill facilities in Orange County. As stated in the narrative, the project will be served by the Prima Deshecha Landfill, which is not scheduled to close until approximately 2067.
4. The Orange County solid waste landfill system will be able to adequately serve the proposed project, as indicated in Response #3 above. In compliance with AB 939, OC Waste & Recycling maintains more than 15-years of solid waste landfill capacity for all of Orange County. As such, the proposed project would not result in any significant impacts to solid waste landfill capacity, either on a project-specific or cumulative basis. Therefore, no mitigation would be required.

For information on any required City of Dana Point waste diversion/recycling programs that should be incorporated into either the construction/demolition phase of the project or after buildout (and therefore possibly included in the Draft EIR), please call the Recycling Coordinator for the City of Dana Point – Jennifer Anderson at (949) 248-3571.

Please let me know if you have any questions or if you require any additional information.

John J. Arnau, CEQA & Habitat Program Manager
OC Waste & Recycling
300 N. Flower Street, Suite 400
Santa Ana, CA 92703
Phone: (714) 834-4107
Email: john.arnau@ocwr.ocgov.com

From: Erin Razban [mailto:Erin.Razban@lsa-assoc.com]
Sent: Thursday, July 22, 2010 4:05 PM
To: Arnaud, John [OCWR]
Subject: South Shores Church Master Plan Project in the City of Dana Point

Dear Mr. Arnau,
Please find the attached letter and questionnaire regarding the South Shores Church Master Plan Draft EIR. Please contact me if you have any questions.
Sincerely,
Erin Razban
Senior Environmental Planner
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
(949) 553-0666

7/26/2010
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 fax your responses to Erin Razban at (949) 553-8076 or mail originals to: LSA Associates, Inc., Attn: Erin Razban, 20 Executive Park, Suite 200, Irvine, CA 92614. We would appreciate a response by August 10, 2010. If you prefer to email, my email address is Erin.Razban@lsa-assoc.com.

1. Where are the water mains serving the project site located and what is their size?

6" pipe within parking lot of 60 to 600 depending on where the demands are to originate.

2. Are the water facilities serving the area currently operating within capacity?

Yes however we would want to see estimated demands for water + sewer.

3. Does SCWD use a consumption factor for “Church Facility” or “Community Facility” uses? If so, please provide the consumption factor so we can estimate the existing water consumption on the project site.

See the attached consumption report.

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

No
5. 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.

It is possible that new water and sewer mains would be required depending upon increased water and sewer demands.

6. 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.

We will need to see layout and footing of church before an final withdrawal can be made as-built is provided attached.

7. 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?

SCWD will require line flows from OETA requirements. Seeking anticipated demands for further consideration.

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

Prepared by: LANA LEMINGSTON
Title: PENN SPECIALIST
Date: 7/27/10
Phone: 949 499-4555 X3177
Table 5-3. Sewer Unit Generation Rates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Return-to-Sewer Rate</th>
<th>Unit Generation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>65%</td>
<td>280 gpd/DU</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>65%</td>
<td>280 gpd/DU</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>65%</td>
<td>175 gpd/DU</td>
</tr>
<tr>
<td>Rec/Public Use Facilities</td>
<td>90%</td>
<td>1,000 gpd/ac</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>85%</td>
<td>75 gpd/room</td>
</tr>
<tr>
<td>Commercial / Office</td>
<td>65%</td>
<td>1,800 gpd/ac</td>
</tr>
<tr>
<td>School</td>
<td>65%</td>
<td>1,000 gpd/ac</td>
</tr>
</tbody>
</table>

Note: Estimated based on water billing records, limited temporary sewer meters and sewer lift station meter data.

5.3.1 Historic and Existing Flows

As presented in Chapter 4, existing water demands for the District were determined by analyzing actual water meter records for the past 5 years. However, during this process it was discovered that the billing data for years 2002 through 2004 was not reliable on a parcel by parcel basis as it was developed under a software system no longer used by the District. Moreover, a new accounting software program was implemented during 2005 and it was discovered that the data was incomplete for modeling purposes. Therefore, the 2006 data was used as the baseline for determining existing sewer flows, for use in the model, via a return-to-sewer methodology. The District reports an existing sewer flow 4.0 mgd.

5.3.2 Buildout/Ultimate Forecast

Ultimate or build-out sewer flow estimates were developed for the sewer system based upon known development projects and the historical growth pattern within the District, as presented in Chapter 2. Table 5-4 summarizes the buildout sewer flow estimates within the District by major proposed development. These future flows represent an increase of approximately 5 percent. Although new development and redevelopment are important to consider in future capacity needs, the District’s sewer capacity needs will largely be driven by its peaked sewer flows typically seen during the influx of large weekend transient population.

5.4 Wastewater System Hydraulic Model

As part of this Master Plan, the District has authorized the selection and preparation of a new GIS-based hydraulic computer model to analyze the existing capacity in the sewer collection system. The new model will be turned over to the District to be used as planning tools on future sewer system capacity needs. As part of the scope of services, PBS&J conducted a model selection workshop. It was recommended that the District utilize the InfoSewer dynamic modeling software by MWHSsoft for its sewer system model. This section describes the development of the new hydraulic model.
Table 4-7. Existing Consumption by Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Average Annual Demand (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>2,075</td>
</tr>
<tr>
<td>Hotels</td>
<td>566</td>
</tr>
<tr>
<td>Irrigation</td>
<td>559</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>449</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>342</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>282</td>
</tr>
<tr>
<td>Other</td>
<td>235</td>
</tr>
<tr>
<td>Recreation/Public Use Facilities</td>
<td>95</td>
</tr>
<tr>
<td>Hospital</td>
<td>94</td>
</tr>
<tr>
<td>Restaurant</td>
<td>74</td>
</tr>
<tr>
<td><strong>Total (GPM)</strong></td>
<td><strong>4,771</strong></td>
</tr>
<tr>
<td><strong>Total (MGD)</strong></td>
<td><strong>6.87</strong></td>
</tr>
</tbody>
</table>

Table 4-8. Unit Demands

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Unit Demands</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Water</td>
<td>Recycled Water</td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>450 gpd/DU</td>
<td>0% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>400 gpd/DU</td>
<td>0% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>300 gpd/DU</td>
<td>10% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Rec/Use Facilities/Perk</td>
<td>1,200 gpd/ac</td>
<td>10% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>95 gpd/room</td>
<td>10% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>2,500 gpd/ac</td>
<td>15% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>2,500 gpd/ac</td>
<td>50% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Landscaping/Irrigation</td>
<td>2,500 gpd/ac</td>
<td>100% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>4,200 gpd/ac</td>
<td>10% @ 2.5 AFY/ac</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>2,500 gpd/ac</td>
<td>10% @ 2.5 AFY/ac</td>
<td></td>
</tr>
</tbody>
</table>

4.3.4 Buildout/Ultimate Demands

Ultimate or build-out water demands were developed for the water system based upon known development projects and the historical growth pattern within the District, as presented in Chapter 2. Table 4-9 summarizes the build out water demands within the District by major proposed development. These future demands represent an increase of approximately 5 percent. Although important to consider in future water planning needs, the District’s water distribution and storage needs are still largely driven by the existing demand, fire flow requirements, and system reliability needs.
October 2, 2013

Lana Remington
South Coast Water District
P.O. Box 30205
Laguna Niguel, CA 92607-0205

Subject: South Shores Church Master Plan Environmental Impact Report

Dear Ms. Remington:

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 South Shores Church Master Plan (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 site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semi-rectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities. Existing conditions on site include 42,545 square feet (sf) of building space, including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

LSA is seeking information on how the proposed project would affect the South Coast Water District’s 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 analysis for us to receive a response by October 18, 2013. Please email your response to janet.cutler@lsa-assoc.com.

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.

Janet Cutler
Assistant Environmental Planner

Attachments:  Project Location
               Wastewater Questionnaire
CROWN VALLEY PKWY

PROJECT LOCATION

FIGURE 3.2

South Shores Church Master Plan
Project Vicinity
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 email your responses janet.cutler@lsa-assoc.com. We would appreciate a response by October 18, 2013.

1. What are the locations, types, and capacities of SCWD wastewater facilities and how near capacity are they now operating?

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

3. Will the proposed project create a need to expand existing sewer lines, construct a new facility, or otherwise adversely impact the types of service you provide? Please explain.
4. Will the proposed project require relocation or realignment of the sewer lines? Will the present location of the sewer lines require realignment of the proposed project? If you answer yes to either of these questions, please provide a schematic or drawing showing present location(s) of the service/utility in relation to the proposed project and required relocations/realignments.

5. 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?

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

Prepared by: ________________________________
Title: ________________________________
Date: ________________________________
Phone: ________________________________
Janet,

I had our Director of Engineering look over your information and based upon this he is unable to answer your questions. He would need to see peak flow information and also a set of plans showing what is being proposed. Please call me with any questions you might have regarding my response.

Cordially,

Lana Remington

Lana Remington
Permit Specialist, SCWD
(949) 499-4555 x 3177
Cell (949) 289-0037
lremington@scwd.org

From: Janet Cutler [mailto:Janet.Cutler@lsa-assoc.com]
Sent: Wednesday, October 02, 2013 1:56 PM
To: Lana Remington
Cc: Alyssa Helper
Subject: LSA Environmental Review - Wastewater Questionnaire

Dear Ms. Remington,

This email 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 has determined that preparation of an Environmental Impact Report is necessary to adequately analyze the environmental effects of the South Shores Church Master Plan project.

Please find attached a letter including information about the expansion project and a questionnaire regarding the South Coast Water District’s ability to provide services to the project.

This letter was previously sent on July 21, 2010, however, due to the lack of response, we are resending the letter. It is important to note that the project has not changed since the time the original letter was sent.

It would be helpful to the analysis for LSA to receive a response by Friday, **October 18, 2013**.

Thank you in advance for your time and assistance.

Janet Cutler
Assistant Environmental Planner
LSA Associates, Inc.
20 Executive Park, Suite 200