

# **Appendix I      Public Services and Utilities Questionnaires Responses**

## Appendices

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**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Newport Beach Fire Department Questionnaire**

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1. The following information has been excerpted from a comment letter by Fire Chief Duncan on the Koll Center Residences Project dated May 2017; and from the Draft EIR for the Koll Center Residences Project circulated in September 2017. The proposed Newport Crossings project is within the Airport Area and within the total units approved for the area in the General Plan. Please confirm whether the information relative to your responses on the Koll project are still valid and applicable to the Newport Crossings project.

a. The three closest fire stations to the project site are those listed in the table below:

<b>Station</b>	<b>Location</b>	<b>Equipment</b>	<b>Staffing</b>
Station 7 (Santa Ana Heights)	20401 Acacia Street	1 Fire Engine	1 Captain 1 Engineer 1 Firefighter/Paramedic
Station 3 (Fashion Island)	868 Santa Barbara Drive	1 Fire Engine 1 Ladder Truck 1 Paramedic Van	2 Captain 2 Engineer 3 Firefighter 2 Firefighter Paramedics 1 Battalion Chief
Station 6 (Mariners)	1348 Irvine Avenue	1 Fire Engine	1 Captain 1 Engineer 1 Firefighter Paramedic

b. Station 7 would be the first-in station to an emergency at the project site.

Yes

c. The Nbfd is currently staffed by 134 full-time employees, including 114 firefighting personnel including 33 firefighter-paramedics (38 firefighters are on duty 24 hours a day) and 12 full-time lifeguards.

Correct

i. 81 firefighters and all career lifeguards are trained as emergency medical technicians (basic life support)

Correct

ii. Fire stations are staffed in three 48-hour shifts

Correct

d. The front-line apparatus currently serving the City includes 8 Fire Engines, 2 Aerial Ladder Trucks, and 3 Paramedic Rescue Ambulances.

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Fire Department Questionnaire***

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Yes

**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Newport Beach Fire Department Questionnaire**

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The Department's 3 paramedic ambulances are based at:

- i. Station 3 (Fashion Island)
- ii. Station 2 (Lido)
- iii. Station 5 (Corona Del Mar)
- iv. The City has 3 additional reserve paramedic ambulances which can be placed into service as needed.

Correct

- e. Medical service calls comprise about 80 percent of all calls received.

78%

- f. The average response time for fire units is 4 minutes 22 seconds.

3 minutes 41 seconds

- g. The NBFD **travel response time performance objective for a priority incident requiring full personal protective equipment** is less than 5 minutes 20 seconds 90% of the time.

Per policy first due responses are 5 minutes and 20 seconds 90% of the time. With personal protective equipment (PPE)

- h. The NBFD **travel response time performance objective for a priority incident NOT requiring full personal protective equipment** is less than 5 minutes 90% of the time. The response time objectives are goals, not mandatory.

Correct

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Fire Department Questionnaire***

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**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Fire Department Questionnaire***

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Addition of a paramedic rescue ambulance staffed by two firefighter-paramedics per shift (that is, six total) at Station 7 would be needed to provide the appropriate level of service for emergency medical service calls in the Airport Area, within acceptable response times, to accommodate the projected increase in residents there.

The proposed increase in population and the large multistory residential buildings will require additional staffing to safely mitigate all emergencies.

- i. Please confirm that Nbfd could provide adequate service to the proposed project, as well as to other existing and projected developments in Station 7's service area, upon addition of the following resources to Station 7:

- i. A paramedic rescue ambulance

Yes

- ii. Six paramedic-firefighters (i.e., two per shift) staffing the ambulance

Yes

2. Please add any other comments you may wish to make regarding this project.

Based on the general plan in 2006, the original plan was to add a ladder truck staffed with three firefighters at station 7. Based on the continued increase of medical aid responses and the need for more personnel on all emergencies in the airport area, a paramedic rescue ambulance staffed with two firefighter paramedics is the option to increase our level of service and maintain our response time objectives.

**Response Prepared By:**

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Fire Department Questionnaire***

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Chip Duncan

Chief

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**Name**

**Title**

Newport Beach Fire Department

February 14, 2018

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**Agency**

**Date**



**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Police Department Questionnaire***

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1. Please confirm, correct, and/or fill in the following information from an NBPD response to our inquiry in March 2016 for the Museum House Project in the City:
  - a. NBPD would provide police services to the project site. *The Project site is in the jurisdiction of the Newport Beach Police Department.*
  - b. The project site is in Area 3. *Correct*
  - c. The NBPD currently has 140 sworn officers and 80 non-sworn personnel. *January 2018, 146 /83*
  - d. NBPD's goal response time for **emergency calls** is 4 minutes. *2017 Priority 1 call response average: 3:05 minutes*
  - e. NBPD's current average response time to **emergency calls** is 3:42 minutes. *See d.*
  - f. NBPD's goal response time for **non-emergency calls** is 6 minutes. *2017 Priority 4 call response average: 9:52 minutes*
  - g. NBPD's current average response time to **non-emergency calls** is 5:48 minutes. *See f.*
  - h. NBPD participates in the Orange County Law Enforcement Mutual Aid system. *Correct*
  
2. Are there any existing or near-future plans for expansion of police facilities, staff, or equipment inventory?

*None*

  - a. If so,
    - i. Where?

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Police Department Questionnaire***

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ii. How would the facility be equipped, staffed, and funded?

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Police Department Questionnaire***

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3. Given the current level of staffing and equipment, would the NBPD be able to provide police services to the proposed project?

*At this time, the project is not anticipated to require additional staff or equipment. Should the need arise in the future, staff and equipment needs would be addressed through the normal budget process.*

- a. If not, what additional resources would be required to serve the project?

i. Facilities?

ii. Equipment (e.g., vehicles)?

ii. Staff?

4. What impact would the proposed project, in combination with all the other projects planned in the area, have on the ability of the NBPD to provide police services in the area?

*Increased traffic volume is always a consideration with the addition of residential and commercial space.*

*The addition of City Park space with a "Dog Park" could present the need for Animal Control Officers to respond or patrol the area.*

5. What mitigation measures, if any, would you recommend for the proposed project?

*Collaborate with City Traffic Engineers.*

*Collaborate with NBPD Animal Control on "Dog Park" design and signage.*

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Police Department Questionnaire***

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**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Santa Ana Unified School District Questionnaire**

1. Please confirm, correct, and/or fill-in the following information:

a. The schools that would serve future student residents of the proposed project are Monroe Elementary School, McFadden Intermediate School, and Century High School.

School	Grades	Location	Current Enrollment *	Current Capacity **
Monroe Elementary School	K-5	417 E Central Avenue Santa Ana, CA 92707 5 miles from Irvine-Newport Development Area (INDA)	328	519
McFadden Intermediate School	6-8	2701 S Raitt Street Santa Ana, CA 92704 6 miles from INDA	1204	1806
Century High School	9-12	1401 S Grand Avenue Santa Ana, CA 92705 6 miles from INDA	1763	1890

Notes: Distances derived from the District's 2016 Facilities Master Plan.  
 The portion of the INDA within the Santa Ana Unified School District is bounded by John Wayne Airport on the west, State Route 73 on the south, and the San Diego Creek Channel on the east, and extends just north of Interstate 405 on the north.

\* As of Oct. 2017  
 \*\* Per 2016 Facilities Master Plan

2. Would the project site be served by other SAUSD schools? If so, for each school, please provide name, grade levels, location, enrollment, and capacity.

School	Grades	Location	Current Enrollment	Current Capacity

The District has established 8 alternative school programs available on a lottery/application basis, as well as several adtl. schools to serve specific student needs.

3. Does SAUSD plan to build any new schools that would serve the project site? If so, please provide grade levels, location, and capacity for each planned school.

Grades	Location/Address	Capacity

No plans have been adopted by the Board to date.

**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Santa Ana Unified School District Questionnaire**

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4. Are there any existing shortages in the capacity or number of classroom, athletic, recreational, or other facilities available to serve the current number of students?

*No.*

If shortages exist, what is the basis for determining those shortages? *N/A*

5. Please confirm the following SAUSD development impact fees:

Development Type	Current Cost per SF
Residential Construction (greater than 500 SF)	\$3.48 <i>Yes</i>
Commercial	\$0.56 <i>Yes</i>
Senior Housing	\$0.56 <i>Yes</i>
Hotel/Motel	\$0.406 <i>Yes</i>

6. Please confirm the following student generation rates for SAUSD's elementary school, intermediate school, and high school students, for multifamily units in the Irvine-Newport Development Area.

- a. Elementary (K-5): 0.0620 *Yes*  
b. Intermediate (6-8): 0.0229 *Yes*  
c. High School (9-12): 0.0251 *Yes*

7. How would the proposed project affect existing school services and facilities at the schools specified in question 1 (and question 2, if applicable)?

*Existing capacity would be utilized and additional lottery applications may be anticipated.*

8. Do you have any other comments about this project?

*Not at this time.*

NEWPORT CROSSINGS MIXED USE PROJECT  
Santa Ana Unified School District Questionnaire

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Response Prepared By:

Jeremy Cogan Director of Facilities Planning  
Name Title

Santa Ana Unified School District 2/23/18  
Agency Date



**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Newport Beach Public Library Questionnaire**

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1. Please confirm or correct the following information from the Newport Beach Public Library (NBPL) website:

a. The two closest NBPL facilities to the project site are:

- i. Central Library at 1000 Avocado Avenue
- ii. Mariners Branch at 1300 Irvine Avenue

CONFIRMED.

b. Systemwide:

i. **Facilities:** in addition to the Central and Mariners branches, the Library has two other branches:

- 1. Corona del Mar Branch at 420 Marigold Avenue
- 2. Balboa Branch at 100 East Balboa Boulevard
- 3. The library also provides concierge (drop-off and pick-up) services at three additional facilities.

CONFIRMED.

ii. The library's **collection** totals 320,408 items, consisting of

- 1. 246,111 books
- 2. 55,391 media items
- 3. 18,906 e-books (*2015-16 Library Facts and Figures*)

CONFIRMED.

2. For **Central Library**:

a. Are the existing amount of library space and number of volumes considered adequate for the existing population in the Central Library service area?

YES.

b. If not, what is the estimated deficit of:

- i. Building area in square feet?
- ii. Volumes or collection size?

NEWPORT CROSSINGS MIXED USE PROJECT  
Newport Beach Public Library Questionnaire

3. For the Mariners Branch Library:

BUILDING IS NOT SUFFICIENT BUT 770 ADDITIONAL RESIDENTS WOULD HAVE A SMALL IMPACT.

a. Are the existing amount of library space and number of volumes considered adequate for the existing population in the Mariners Branch service area?

NO.

b. If not, what is the estimated deficit of:

i. Building area in square feet?

2,000 sq. ft

ii. Volumes or collection size?

N/A - collections are adequate.

THERE ARE FEW OPTIONS IN REGARD TO EXPANDING THE MARINERS BRANCH

4. What factors are used to determine the amount of library space and number of volumes, or collection size, needed to serve a given population?

AMERICAN LIBRARY ASSOCIATION guidelines.

5. Based on an average household size of 2.2, the Newport Crossings Mixed Use project would introduce up to 770 residents to the project area. What demands would you estimate the project would create:

a. For library facilities in square feet?

N/A

b. For collection items?

N/A

c. For additional library staff?

N/A

6. Are there any plans for future library expansion or new libraries that would potentially serve the proposed project?

IT IS POSSIBLE THAT NBPL WOULD OFFER AN AUTOMATED BRANCH / KIOSK THAT WOULD SERVE THE PROPOSED PROJECT.

a. If so, how would these facilities be funded?

TO BE DETERMINED

NEWPORT CROSSINGS MIXED USE PROJECT  
Newport Beach Public Library Questionnaire

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7. What measures, if any, would you recommend to reduce project impacts to library facilities and/or collections?

- ADDITIONAL CONCIERGE SERVICES.
- ADDING AUTOMATED BRANCHES TO UNDERSERVED AREAS.

8. Do you have any other comments about this project?

Response Prepared By:

TIM HETHERTON

Name

LIBRARY SERVICES DIRECTOR

Title

CITY OF NEWPORT BEACH

Agency

2/5/2018

Date

**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Newport Beach Recreation and Senior Services Department Questionnaire**

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1. Please confirm or correct details regarding the two nearest City park facilities to the project site:

Park	Distance to Project Site	Acreage	Amenities
Mesa Birch Park 2081 Mesa Drive	2 miles	0.7	- Benches - 1 Picnic Table - Water Fountains
Bayview Park Mesa Drive and Bay View Ave	2.3 miles	2.0	- Barbecue - Basketball Court - Play Equipment - Bay View

Sources: City of Newport Beach. 2018, January 18. Recreation & Senior Services - Parks and Facilities. <http://nbgis.newportbeachca.gov/gispub/recreation/facilities/default.aspx>.  
 Greeninfo Network. 2018, January 18. California Protected Areas Database. <http://www.calands.org/map>. (acres)

- a. Are any additional City parks within approximately 2.5 miles of the project site but not listed above?

*See Attached map took 2.5 mile radius:  
 additional parks not listed:  
 Eastbluff Park  
 Arroyo Park  
 Big Canyon Park  
 Bluff Creek Park*

2. Would development of the proposed project require construction of new or expanded off-site parks in addition to the proposed 0.5-acre public park onsite?

*No.*

3. Please confirm or correct:

- a. The City requires that residential subdivisions dedicate parkland and/or pay in-lieu fees per City Municipal Code Chapter 19.52, *Park Dedications and Fees*.

*Confirmed.*

- b. The City's parkland dedication requirement is five acres per 1,000 persons.

*Confirmed.*

NEWPORT CROSSINGS MIXED USE PROJECT  
Newport Beach Recreation and Senior Services Department Questionnaire

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4. Do you have any other comments about this project?

None.

Response Prepared By:

<u>SEAN LEVIN</u>	<u>RSS Deputy Director</u>
Name	Title
<u>Newport Beach</u>	<u>2/13/18</u>
Agency	Date





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Orange County Sanitation District Questionnaire**

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1. Please **confirm or update** the following information provided by OCSD in 2016 for another City of Newport Beach project.

a. Plant No. 1 in the City of Fountain Valley:

i. has a ~~maximum~~ capacity of ~~204~~ million gallons per day (mgd) for ~~advanced~~ primary and 182 mgd for secondary treatment.

ii. treats an average of ~~123~~ mgd.

iii. About 120 mgd of effluent from Plant No. 1 are sent to the Orange County Water District (OCWD) for further treatment in the groundwater replenishment system (GWRS) facility in Fountain Valley, which has a capacity of 100 mgd.

**Confirmed.**

iv. OCWD plans to expand the GWRS to 130 mgd capacity, with completion planned for 2023 (OCWD, 2018, January 19. GWRS Final Expansion. [https://www.ocwd.com/media/5404/gwrs-fe-leg-handout\\_v13.pdf](https://www.ocwd.com/media/5404/gwrs-fe-leg-handout_v13.pdf)).

**Confirmed.**

v. An additional 3.0 mgd of effluent from Plant No. 1 are sent to the OCWD for tertiary treatment in a separate facility; this water is then delivered to customers for irrigation use.

**Confirmed.**

b. Plant No. 2 in the City of Huntington Beach, which receives wastewater from several major sewers:

i. has average treatment flows of 65 mgd.

**Confirmed.**

ii. has a ~~maximum~~ treatment capacity of 168 mgd for primary treatment and 150 mgd for secondary treatment.

**Confirmed.**

**NEWPORT CROSSINGS MIXED USE PROJECT**  
**Orange County Sanitation District Questionnaire**

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- c. The nearest major OCSD sewer to the project site is in MacArthur Boulevard one block east of the project site (OCSD Strategic Plan Update 2006).

Confirmed.

2. Are there currently any deficiencies in the OCSD wastewater treatment systems?

There are no deficiencies in OCSD's wastewater treatment facilities to handle the proposed project flows

3. Would the existing OCSD wastewater treatment capacity be sufficient to serve the estimated project-generated wastewater, or would construction of new or expanded wastewater treatment facilities be required?

Yes, there is sufficient capacity in OCSD's wastewater treatment capacity to handle your project's proposed project-generated wastewater.

4. Do you have any other comments about this project?

Please contact us if the quantity of proposed project discharges change to compare against OCSD's hydraulic model.

Response Prepared By:

Rudy Davila

Engineer

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Name

Title

Orange County Sanitation District

February 26, 2018

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Agency

Date



**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Municipal Operations – Water Services Questionnaire***

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1. Please confirm that the City of Newport Beach would provide water to the project site.  
Confirmed
  
2. Please confirm or correct the following information from the City's 2015 Urban Water Management Plan:
  - a. The City's water supplies in 2015—by source—consisted of:
    - i. 70% groundwater from the Orange County Groundwater Basin  
Confirmed
  
    - ii. 27% imported water from the Colorado River and northern California  
Confirmed
  
    - iii. 3% recycled water from an Orange County Water District treatment facility ("Green Acres Project")  
Confirmed
  
  - b. In normal year conditions City water supplies are forecast to be 15,685 afy in 2020 and 16,973 afy in 2040  
Confirmed
  
  - c. The City forecasts that it will have sufficient water supplies to meet demands over the 2020–2040 period in all three conditions forecast: normal year, single-dry-year, and multiple-dry-year.  
Confirmed
  
3. Are there currently any deficiencies in the water system within the City?  
No deficiencies.

**NEWPORT CROSSINGS MIXED USE PROJECT**  
***Newport Beach Municipal Operations – Water Services Questionnaire***

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4. Would existing water mains adequately serve the proposed project?

*Note: The Water Demand Report completed for the project by Fuscoe Engineers in December 2017 found that needed water line improvements would be:*

a. *One 6-inch water service line and one 8-inch fire service line, both connecting to an existing 8-inch water line in Martingale Way.*

Confirmed

b. *One 6-inch water service line and one 8-inch fire service line, both connecting to an existing 8-inch water line in Scott Drive.*

Confirmed

5. Do you anticipate that water supplies will be sufficient to serve this project in addition to anticipated future projects within the City's service area?

Confirmed

6. Do you have any other comments about this project?

No

**Response Prepared By:**

Steffen Catron

Acting Director MOD-Utilities

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**Name**

**Title**

City of Newport Beach

2/20/2018

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**Agency**

**Date**

Solid waste

Phone response to questionnaire      February 15, 2018

Keith Hinckley, Refuse Superintendent    City of Newport Beach General Services Department

949-718-3466

### **Collection**

Solid waste would be collected by one of 5 franchise haulers providing scheduled bin service to commercial and multifamily residential uses in the City.

- CR&R
- Rainbow Disposal
- Ware Disposal
- Waste Management
- Universal Waste Systems Inc.

Many commercial and residential developments currently place mixed waste in bins/cans. That will change soon under AB 341 [AB 341 mandates recycling for commercial and multifamily residential land uses as well as schools and school districts; and increased the statewide solid waste diversion goal to 75 percent by 2020.]

### **Organic Waste Composting**

Currently, commercial and multifamily residential uses generating 4 cubic yards (cy) or more of organic waste weekly must have organic waste stored and collected separately. The threshold will decrease to 2 cy weekly on Jan. 1, 2019. Multifamily dwellings are not required to recycle food waste including food-soiled paper. Organic waste is typically stored in smaller containers (e.g. 35-gallon or 55-gallon) than trash and recyclable materials are.

### **Green Waste Composting**

Green waste composting requirements apply to developments 5 acres or larger under AB 1826, and thus to the proposed project. Developments typically comply through certification by their landscape maintenance contractor that the contractor is hauling green waste to a composting facility.