

## Appendix

# Appendix L    Service Provider Questionnaire Responses

## Appendix

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**From:** [Emily Parks](#)  
**To:** [JCartwright@nbpd.org](mailto:JCartwright@nbpd.org)  
**Cc:** [Dina El Chammas](#)  
**Subject:** Preparation of an Initial Study/Mitigated Negative Declaration for the Proposed Renewable Natural Gas (RNG) Plant Project in the City of Newport Beach  
**Date:** Monday, February 26, 2024 3:34:00 PM  
**Attachments:** [Police Questionnaire.doc](#)  
[image002.png](#)  
[04 Site Aerial 240125 85x11 P.pdf](#)  
[05 Conceptual Site Plan 240118 11x17 L Type 1.pdf](#)  
[02 Coyote Canyon Landfill Map 240125 11x17 L Type 1.pdf](#)

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To Chief Joe Cartwright:

PlaceWorks has been retained by the City of Newport Beach to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the renewable natural gas (RNG) plant project which would disturb approximately 0.88 acres on the existing Coyote Canyon Landfill (CCL) at 20662 Newport Coast Drive. Construction activities would consist of installing and operating an RNG processing facility and pipeline interconnection facility. The RNG facility will treat landfill gas (LFG) from the closed landfill to create usable fuel which would then be injected into existing SoCalGas infrastructure.

The proposed RNG facility would include secondary and advanced treatment of the LFG. Specifically, the RNG processing facility would convert LFG into a pipeline-quality natural gas equivalent. Primary treatment of LFG would occur at the existing landfill flaring facility operated by Orange County Waste & Recycling (OCWR). The existing flares at the CCL would be used as backup if the RNG processing facility goes offline or to combust any excess LFG that is not used.

PlaceWorks would like to assess the adequacy of the Newport Beach Police Department's police facilities. We are requesting input from your agency to evaluate the ability of the Department to meet the existing needs and serve the future needs of the proposed operation of the RNG processing facility. Enclosed is an aerial map of the project site, a conceptual site plan for the proposed project, and a brief questionnaire for you to fill out and return to us. Any other responses or comments you have are also welcome. All responses will become part of the public record. Please email your response to the questionnaire to Emily Parks, [eparks@placeworks.com](mailto:eparks@placeworks.com), or mail your response to the address in the footer, by March 11, 2024.

If you have any questions or require further information, please feel free to email me. Thank you for your assistance.

Sincerely,

**PLACEWORKS**



**EMILY PARKS, MS**  
Associate I



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714.966.9220 ext. 2397  
[eparks@placeworks.com](mailto:eparks@placeworks.com) | [placeworks.com](http://placeworks.com)

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**Proposed Renewable Natural Gas (RNG) Plant Project  
Police Questionnaire**

Please verify/respond to the following:

1. Please confirm the following station responds to calls from the project site:
  - a. Newport Beach Police Department at 870 Santa Barbara Drive, Newport Beach, CA 92660

*Confirmed.*

2. Please indicate the type of service calls or service demands anticipated by the proposed uses (proposed RNG facility).

*Based on the proposal, I do not anticipate any police calls for service to the facility unless there was a gas leak or other industrial accident. To mitigate this type of risk, I am confident your team has specific safety measures and procedures in place to keep the facility operating safely, which will be further outlined in your proposal.*

3. Given the existing level of staffing and equipment, will the police department be able to provide police services to the proposed project? If not, please indicate what will be required to serve the project.

*Based on the staffing level and equipment, the police department will be able to provide police services to the proposed project's location. In order to ensure a timely response, the location must allow access for the police and fire departments. It is my recommendation to have a Knox Box (emergency access) key installed to allow the police and fire departments to enter the secure location.*

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

*I am unaware of any other proposed projects in the area at this time, which could interrupt police services.*

**Proposed Renewable Natural Gas (RNG) Plant Project  
Police Questionnaire**

5. What conditions will the Police Department require or recommended to reduce safety hazards and reduce potential impacts on police service?

*I recommend training your employees on the best and safest industry practices to mitigate risk to the area. To reduce risk, it is our recommendation to install safety systems to alert the police department, the fire department, and the community in the event of a gas leak.*

*Given the potential dangers associated with this critical infrastructure, it is essential to include the Newport Beach Fire Department, the Orange County Fire Authority, and the Orange County Intelligence Assessment Center in this process.*

6. Please add any comments you may wish to make regarding this matter.

*It is my recommendation to conduct a walk-through with the above listed stakeholders (Newport Beach Fire Department, Orange County Fire Authority, Orange County Intelligence Assessment Center, and the Newport Beach Police Department).*

*Once a walk-through is completed, a safety pre-plan can be created by the Newport Beach Police Department to assist with our response to the location.*

**Response Prepared By:**

Gary Clemente

**Name**

Lieutenant

**Title**

Newport Beach Police Department

**Agency**

March 8, 2024

**Date**

**From:** [Emily Parks](#)  
**To:** [jboyles@nbfd.net](mailto:jboyles@nbfd.net)  
**Cc:** [Dina El Chammas](#)  
**Subject:** Preparation of an Initial Study/Mitigated Negative Declaration for the Proposed Renewable Natural Gas (RNG) Plant Project in the City of Newport Beach  
**Date:** Thursday, February 29, 2024 1:35:00 PM  
**Attachments:** [Fire Questionnaire.doc](#)  
[image003.png](#)  
[04 Site Aerial 240125 85x11 P.pdf](#)  
[05 Conceptual Site Plan 240118 11x17 L Type 1.pdf](#)  
[02 Coyote Canyon Landfill Map 240125 11x17 L Type 1.pdf](#)

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To Chief Jeff:

PlaceWorks has been retained by the City of Newport Beach to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the renewable natural gas (RNG) plant project which would disturb approximately 0.88 acres on the existing Coyote Canyon Landfill (CCL) at 20662 Newport Coast Drive. Construction activities would consist of installing and operating an RNG processing facility and pipeline interconnection facility. The RNG facility will treat landfill gas (LFG) from the closed landfill to create usable fuel which would then be injected into existing SoCalGas infrastructure.

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PlaceWorks would like to assess the adequacy of the City of Newport Beach Fire Department's fire facilities. We are requesting input from your agency to evaluate the ability of the Department to meet the existing needs and serve the future needs of the proposed operation of the RNG processing facility. Enclosed is an aerial map of the project site, a conceptual site plan for the proposed project, and a brief questionnaire for you to fill out and return to us. Any other responses or comments you have are also welcome. All responses will become part of the public record. Please email your response to the questionnaire to Emily Parks, [eparks@placeworks.com](mailto:eparks@placeworks.com), by March 14, 2024.

If you have any questions or require further information, please feel free to email me. Thank you for your assistance.

Sincerely,

**PLACEWORKS**



MS

**EMILY PARKS,**  
Associate I



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714.966.9220 ext. 2397

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## Proposed Renewable Natural Gas (RNG) Plant Project Fire Questionnaire

Please verify/respond to the following:

1. Please list any additional stations that would respond to the site and include equipment and personnel at each station:

### Fire Stations and Equipment Serving the Project Site

| Station                                      | Address  | Equipment/Personnel  |
|--|--|--|
| <b>City of Newport Beach Fire Department</b> |  |  |
| Newport Coast Fire Station 8                 | 6502 Ridge Park Rd.<br>Newport Beach, CA 92657 | Type I Engine (3)<br>Type III Engine (cross-staffed)   |
| Fashion Island Fire Station 3                | 868 Santa Barbara<br>Newport Beach, CA 92660   | Type I Engine (3)<br>Aerial Ladder Truck (4)<br>Paramedic Ambulance (2)<br>Battalion Chief (1) |
| Corona Del Mar Fire Station 5                | 410 Marigold Ave.<br>Newport Beach, CA 92625   | Type I Engine (3)<br>Paramedic Ambulance (2)   |
| Santa Ana Heights Fire Station 7             | 20401 Acacia St.<br>Newport Beach, CA 92660    | Type I Engine (3)<br>Paramedic Ambulance (2)   |
| Balboa Island Fire Station 4                 | 124 Marine Ave.<br>Newport Beach, CA 92662     | Type I Engine (3)  |
| Mariner's Fire Station 6                     | 1348 Irvine Ave.<br>Newport Beach, CA 92660    | Type I Engine (3)<br>OES Type I Engine (cross-staffed)   |
| Peninsula Fire Station 2                     | 2807 Newport Blvd.<br>Newport Beach, CA 92663  | Type I Engine (3)<br>Aerial Ladder Truck (3)<br>Paramedic Ambulance (2)                        |
| Balboa Fire Station 1                        | 110 E. Balboa Blvd.<br>Newport Beach, CA 92661 | Type I Engine (3)  |

2. What is the approximate fire flow requirement for the proposed project?

*Fire flow would be calculated based on the construction type of the project. This would require the applicant to request a fire flow from Irvine Ranch Water District for all on site hydrants and provide an analysis according to Appendix B of the 2022 California Fire Code.*

3. What is the Department's standard for the first arriving unit on scene for moderate risk emergency medical services and a moderate risk fire incident? What is the average response time to the project?

*A moderate risk emergency medical services response would include the closest fire engine or fire truck with the closest paramedic ambulance.*

**Proposed Renewable Natural Gas (RNG) Plant Project  
Fire Questionnaire**

*A moderate risk fire incident response would include the three closest fire engines, closest fire truck, closest paramedic ambulance, and a battalion chief.*

*First Due (closest engine) Responses requiring Personal Protective Equipment for a fire – our goal is less than 5 minutes, 20 seconds, 90% of the time.*

*First Due (closest engine) Responses without Personal Protective Equipment for a medical aid – our goal is less than 5 minutes 90% of the time.*

4. What is the preferred response time for the Fire Department? Does the Department currently meet this goal?

*Preferred response times are as follows:*

*First Due (closest engine) Responses requiring Personal Protective Equipment for a fire – our goal is less than 5 minutes, 20 seconds, 90% of the time.*

*First Due (closest engine) Responses without Personal Protective Equipment for a medical aid – our goal is less than 5 minutes 90% of the time*

*Yes, the department meets these goals.*

5. Are there any existing deficiencies in the level of fire protection service currently provided to the area including and surrounding the project site?

*There are deficiencies that would require specific mitigation measures regarding vegetation management practices. A landscape and vegetation management plan needs to be submitted to the Newport Beach Fire Department for review by the Fire Prevention Division. This includes a defensible space plan within 100 feet of all portions of the structures, a maintenance schedule, fuel thinning, spacing between shrubs, tree canopies, ladder fuels and tree canopies, and removal of invasive species of vegetation according to Chapter 49 of the California Fire Code and section 51182 of the Government Code. Additionally, compliance with Chapter 7A of the 2022 California Building Code regarding the construction features of the project would require review and approval by the Newport Beach Building Department.*

6. Would this project have a significant impact on the ability to maintain an adequate level of fire protection service to the area?

*No, it would not.*

**Proposed Renewable Natural Gas (RNG) Plant Project  
Fire Questionnaire**

7. Would the Fire Department need to construct new facilities, expand existing facilities, and/or hire more firefighters or staff to accommodate the proposed project?

*No, it would not.*

8. Do you have any concerns regarding emergency evacuation or emergency access within the Fire Department's service area, or anything you would like us to know about evacuation and access conditions?

*The proposed fire department access shall be designed to meet the weight of the heaviest apparatus and meet the requirements of NBFD Guideline C.01. The minimum street width shall be 20 feet, with no parking on either side. The width shall be increased to 26 feet within 30 feet of a hydrant, no vehicle parking allowed. Parking on one side is permitted for streets that are a minimum of 28 feet wide. Parking on both sides of a street is permitted for streets that are a minimum of 36 feet wide. Roads must be constructed of a material that provides an all-weather driving surface and capable of supporting 72,000 pounds-imposed loads for fire apparatus and truck outrigger loads of 75 pounds per square inch over a two-foot area. Calculations stamped and signed by a Registered Professional Engineer (RPE) shall certify that the proposed surface meets the criteria of an all-weather driving surface and can withstand the weight of 72,000 pounds.*

9. Are there any existing plans for expansion or relocation of fire stations that would serve the proposed project? If so, please describe or provide reports or other documents describing the planned expansion or relocation.

*We are considering re-locating fire station 3 to a few blocks closer to the proposed sight. This is only an idea at this point, and there are no reports to provide. However, it would decrease the response times slightly for a fire response.*

10. We understand the Fire Marshall has expressed concerns about the possibility of an offsite fire reaching the facility due to the surrounding dry vegetation. Please provide recommendations that could reduce the demand for fire protection and emergency response services and reduce fire hazard potential.

*There are deficiencies that would require specific mitigation measures regarding vegetation management practices. A landscape and vegetation management plan shall be submitted to the Newport Beach Fire Department for review by the Fire Prevention Division. This includes a defensible space plan within 100 feet of all portions of the structures, a maintenance schedule, fuel thinning, spacing between shrubs, tree canopies, ladder fuels and tree canopies, and removal of invasive species of vegetation according to Chapter 49 of the California Fire Code and section 51182 of the Government Code. Plans shall be developed and submitted by a technical expert for review by NBFD Fire Prevention Division. The concern is not only an off-site fire reaching a facility but an on-site fire reaching the wildland urban interface, resulting a fire expanding to the existing commercial and residential in the area.*

**Proposed Renewable Natural Gas (RNG) Plant Project  
Fire Questionnaire**

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

*Historically, we have experienced increased calls for response due to the flame created from burning off the methane. Typically, the unit was able to identify that it was under normal operating procedures and return to the station. However, if there will be a flame in the new facility, it would be advantageous to shield the flame from visibility of the public. Vehicles travelling on the 73 fwy, especially under foggy conditions see the flame and call 911. We would appreciate your cooperation in attempting to preemptively mitigate this issue during the design phase. Reducing wasted time responding to a false call could make the difference for somebody else in need of help nearby.*

**Response Prepared By:**

|                           |                             |
|---------------------------|-----------------------------|
| <u>JUSTIN CARR</u>        | <u>ASSISTANT FIRE CHIEF</u> |
| Name                      | Title                       |
| <hr/>                     |                             |
| <u>NEWPORT BEACH FIRE</u> | <u>3/25/24</u>              |
| Agency                    | Date                        |