

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Dana Point Harbor Hotels

Lead Agency: City of Dana Point

Contact Name: Kurth Nelson, Principal Planner

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Phone Number: (949) 248-3572

Project Location: City of Dana Point
City

Orange County
County

Project Description (Proposed actions, location, and/or consequences).

The City of Dana Point (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the demolition of the existing Dana Point Marina Inn, two boater service buildings, and parking areas on the project site and includes the development of two hotels, one of which would include space for boater services, associated ancillary uses, and parking areas, including designated boater and hotel parking. Also included in the proposed project are associated infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and utility upgrades necessary to implement the proposed project. One of the hotels, Dana House Hotel, would be designed as a boutique hotel including 130 market-rate rooms and associated amenities. The other hotel, Dana Point Surf Lodge, would be an affordable hotel that includes 139 rooms, three of which would be developed as dorm-style rooms, and associated amenities. The proposed project requires the following discretionary actions: a Coastal Development Permit, Zone Text Amendment to the certified DPHRP&DR and subsequent Local Coastal Program (LCP) Amendment. The proposed project is located at on an approximately 9.16-acre site comprised of the following Assessor's Parcel Numbers (APNs): 682-022-04, -05, -16, and -07. The Project Site is generally bounded by Dana Point Harbor Drive to the North and Island Way to the West, Casitas Place to the East, and the Dana Point Marina to the South.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As a result of the analysis in the project's Initial Study, the EIR will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics will be analyzed in the EIR. Mitigation will be developed and included in the EIR, if necessary, to address the proposed Project's potentially significant adverse effects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project does not have any areas of controversy known to the Lead Agency. To provide an opportunity for public input, the City will be conducting a Scoping Meeting on October 7, 2020.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies for the project include the California Coastal Commission (CCC), South Coast Air Quality Management District (SCAQMD) and the San Diego Regional Water Quality Control Board (RWQCB).