

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020099024

Project Title: Dana Point Harbor Hotels

Lead Agency: City of Dana Point Contact Person: Kurth Nelson, Principal Planner
 Mailing Address: 33282 Golden Lantern, Suite 209 Phone: (949) 248-3572
 City: Dana Point Zip: 92629 County: Orange

Project Location: County: Orange City/Nearest Community: Dana Point

Cross Streets: Dana Point Harbor Drive, Island Way, Casitas Place, Golden Lantern Zip Code: 92629

Longitude/Latitude (degrees, minutes and seconds): 33 ° 27 ' 41.93 " N / 117 ° 41 ' 48.34 " W Total Acres: 9.16-acres

Assessor's Parcel No.: 682-022-04,-05,-16, and -07 Section: S22 Twp.: T8S Range: R8W Base: San Bern.

Within 2 Miles: State Hwy #: State Route 1 (Pacific Coast Highway) Waterways: Dana Point Harbor, Pacific Ocean
 Airports: N/A Railways: Amtrak Pacific Surfliner Schools: Dana Elementary/Dana Montessori

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: ZTA & Local Coastal Program Amend.

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 184,323 Acres 9.16 Employees 125 Transportation: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: Type _____ MGD _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use: Visitor/Recreation Commercial (V/RC)/ Harbor Marine Land (HML) Zoning: DP Harbor Revitalization Plan and District Regulations (DPHRP)

Project Description: (please use a separate page if necessary)

The proposed project involves the demolition of the 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. An Environmental Impact Report (EIR) for the originally proposed project was circulated for public review from April 20, 2021, through June 14, 2021. Since that time, design modifications to the originally proposed project have occurred, warranting the preparation of a revised EIR. Modifications to the proposed project primarily consist of 33 additional affordable guest rooms within one of the proposed hotels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 19, 2024 Ending Date August 19, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>City of Dana Point</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>33282 Golden Lantern, Suite 209</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Dana Point, CA 92629</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(949) 248-3572</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: Kurth B. Nelson III Digitally signed by Kurth B. Nelson III
DN: cn=Kurth B. Nelson III, o, ou, email=knelson@danapoint.org, c=US
Date: 2024.07.19 07:46:38 -0700 Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.