

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1-1
1.1 Introduction	1-1
1.2 Summary of Location and Setting	1-2
1.3 Summary of Project Description	1-3
1.4 Significant Unavoidable impacts	1-5
1.5 Alternatives	1-5
1.6 Areas of Controversy.....	1-7
1.7 Summary of Impacts and Mitigation Measures	1-8
2.0 INTRODUCTION.....	2-1
2.1 Overview and Project Background.....	2-1
2.2 Purposes and Type of EIR/Intended Uses of the EIR.....	2-3
2.3 Environmental Review Process	2-4
2.4 Scope of This Revised Draft EIR.....	2-10
2.5 Effects Found Not to be Significant.....	2-10
2.6 Format of the Revised Draft EIR.....	2-18
2.7 Incorporation by Reference	2-20
3.0 PROJECT DESCRIPTION	3-1
3.1 Project Overview	3-1
3.2 Location, Existing Uses, and Site Context	3-2
3.3 Project Characteristics	3-6
3.4 Discretionary Actions and Permits Required	3-13
4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES	4-1
4.1 Aesthetics	4.1-1
4.2 Air Quality	4.2-1
4.3 Cultural Resources	4.3-1
4.4 Energy.....	4.4-1
4.5 Geology and Soils	4.5-1
4.6 Greenhouse Gas Emissions	4.6-1
4.7 Hazards and Hazardous Materials	4.7-1
4.8 Hydrology and Water Quality	4.8-1
4.9 Land Use and Planning	4.9-1
4.10 Noise.....	4.10-1
4.11 Public Services.....	4.11-1
4.12 Transportation	4.12-1
4.13 Tribal Cultural Resources	4.13-1
4.14 Utilities and Service Systems	4.14-1
5.0 ALTERNATIVES	5-1
5.1 Introduction	5-1
5.2 Selection of Alternatives	5-2
5.3 Alternatives Initially Considered But Rejected From Further Consideration.....	5-6

5.4	Proposed Project	5-8
5.5	Alternative 1: No Project Alternative	5-9
5.6	Alternative 2: Reduced Intensity Alternative	5-14
5.7	Alternative 3: Mixed Use Alternative	5-20
5.8	Identification Of Environmentally Superior Alternative	5-27
6.0	OTHER CEQA CONSIDERATIONS	6-1
6.1	Summary of Significant Unavoidable Impacts	6-1
6.2	Energy Impacts	6-1
6.3	Growth-Inducing Impacts	6-2
6.4	Significant Irreversible Environmental Changes	6-5
7.0	MITIGATION AND MONITORING AND REPORTING PROGRAM.....	7-1
7.1	Mitigation Monitoring Requirements.....	7-1
7.2	Mitigation Monitoring Procedures	7-2
8.0	LIST OF PREPARERS AND PERSONS CONSULTED	8-1
8.1	City of Dana Point	8-1
8.2	EIR Preparers	8-1
8.3	Technical Report Preparers	8-1
8.4	Project Applicant	8-4
9.0	REFERENCES	9-1

APPENDICES

- A: Supplemental NOP and Scoping Comments
- B: Original Project Initial Study, NOP, and Scoping Comments
- C: Biological Assessment Update Memorandum
- D: Air Quality CalEEMod Output Sheets
- E: 2024 Archaeological Record Search Memorandum
- F: Supplemental Geotechnical Letter
- G: Paleontological Resources Memorandum
- H: Coastal Hazards Memorandum
- I: Phase I ESA
- J: Revised pWQMP
- K: Approved Local Coastal Program Modifications & Addendum
- L: Noise Analysis Data Sheets
- M: Original Project Utility and Public Service Letters
- N: 2025 Traffic Impact Analysis
- O: 2025 Parking Analysis
- P: Original Project Native American Consultation Record

FIGURES AND TABLES

FIGURES

Figure 3.1: Regional Location Map	3-15
Figure 3.2: Project Vicinity Map/Aerial Photograph	3-17
Figure 3.3: General Plan Land Uses	3-19
Figure 3.4: Dana Point Harbor Revitalization Plan Planning Area Map.....	3-21
Figure 3.5: Dana Point Harbor Revitalization Plan	3-23
Figure 3.6: Planning Area 3 Boundary	3-25
Figure 3.7: Preliminary Conceptual Site Plans.....	3-27
Figure 3.8: Preliminary Surf Lodge Elevations.....	3-31
Figure 3.9: Preliminary Dana House Hotel Elevations.....	3-35
Figure 3.10: Preliminary Landscape Plans	3-41
Figure 3.11: Preliminary Planting Palette.....	3-45
Figure 4.1: Related Project Locations.....	4-7
Figure 4.1.1: Dana Point Harbor View Corridors	4.1-33
Figure 4.1.2: Headlands Coastal View Opportunities.....	4.1-35
Figure 4.1.3: Key View Locations.....	4.1-37
Figure 4.1.4: Key View 1	4.1-39
Figure 4.1.5: Key View 2	4.1-41
Figure 4.1.6: Key View 3	4.1-43
Figure 4.1.7: Key View 4	4.1-45
Figure 4.1.7: Key View 4a	4.1-47
Figure 4.1.8: Key View 5	4.1-49
Figure 4.1.9: Key View 6	4.1-51
Figure 4.1.10: Key View 7	4.1-53
Figure 4.1.11: Key View 8	4.1-55
Figure 4.1.12: Key View 9	4.1-57
Figure 4.1.13: Key View 10	4.1-59
Figure 4.1.14: Key View 11	4.1-61
Figure 4.1.15: Key View 12	4.1-63
Figure 4.1.16: Key View 13	4.1-65
Figure 4.1.17: Key View 14	4.1-67
Figure 4.1.18: Key View 15	4.1-69
Figure 4.1.19: Key View 16	4.1-71
Figure 4.1.20: Lighting Plan	4.1-73
Figure 4.9.1: Coastal Zone	4.9-5
Figure 4.10-1: Noise Monitoring Locations	4.10-7

TABLES

Table 1.A: Summary of Potential Environmental Impacts, Mitigation Measures, Standard Conditions, Regulatory Compliance Measures, and Level of Significance 1-9

Table 2.A: Reapportionment of Development Intensity for PA 3 2-16

Table 3.A: Construction Equipment 3-12

Table 3.B: Non-Discretionary Permits/Approvals 3-14

Table 4.A: Summary of Related Projects..... 4-4

Table 4.2.A: Attainment Status of Criteria Pollutants in the South Coast Air Basin 4.2-4

Table 4.2.B: Ambient Air Quality Monitored in the Project Vicinity..... 4.2-5

Table 4.2.C: SCAQMD Air Quality Significance Thresholds 4.2-14

Table 4.2.D: Tentative Project Construction Schedule 4.2-19

Table 4.2.E: Diesel Construction Equipment Utilized by Construction Phase 4.2-19

Table 4.2.F: Unmitigated Short-Term Regional Construction Emissions 4.2-20

Table 4.2.G: Regional Operational Emissions 4.2-21

Table 4.2.H: Construction Localized Impacts Analysis 4.2-22

Table 4.2.I: Long-Term Operational Localized Impacts Analysis..... 4.2-23

Table 4.4.A: Construction Off-Road Equipment 4.4-9

Table 4.4.B: Off-Road Construction Equipment Diesel Fuel Usage 4.4-10

Table 4.4.C: Construction Worker Vehicle Fuel Use 4.4-11

Table 4.4.D: Existing and Estimated Annual Energy Use 4.4-12

Table 4.6.A: Global Warming Potential for Selected Greenhouse Gases 4.6-3

Table 4.6.B: Regional GHG Construction Emissions..... 4.6-19

Table 4.6.C: Net New Project Operational Greenhouse Gas Emissions 4.6-19

Table 4.6.D: Project Consistency with the City’s Greenhouse Gas Emissions Reduction Measures 4.6-23

Table 4.6.E: Project Consistency with the City’s Harbor Emissions Reduction Measures 4.6-24

Table 4.8.A: Water Quality Objectives..... 4.8-10

Table 4.9.A: Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Policy Consistency Analysis..... 4.9-15

Table 4.9.B: Proposed Changes to Dana Point Harbor Revitalization Plan Statistical Table Development Intensity for PA 3..... 4.9-19

Table 4.9.C: General Plan Policy Consistency Analysis 4.9-20

Table 4.9.D: Dana Point Harbor Revitalization Plan Policy Consistency Analysis 4.9-34

Table 4.10.A: Definitions of Acoustical Terms 4.10-3

Table 4.10.B: Common Sound Levels and Their Noise Sources 4.10-4

Table 4.10.C: Long-Term Ambient Noise Monitoring Results..... 4.10-9

Table 4.10.D: Existing (2024) Weekday and Saturday Traffic Noise Levels 4.10-10

Table 4.10.E: Interpretation of Vibration Criteria for Detailed Analysis..... 4.10-11

Table 4.10.F: Construction Vibration Damage Criteria 4.10-11

Table 4.10.G: County of Orange—Noise Standards..... 4.10-12

Table 4.10.H: City Interior and Exterior Noise Standards 4.10-13

Table 4.10.I: Typical Construction Equipment Noise Levels 4.10-17

Table 4.10.J: Summary of Construction Phase, Equipment, and Noise Levels 4.10-18

Table 4.10.K: Summary of Construction Noise Levels 4.10-19

Table 4.10.L: Existing (2024) Weekday Traffic Noise Levels Without and With Project..... 4.10-21

Table 4.10.M: Existing (2024) Saturday Traffic Noise Levels Without and With Project	4.10-22
Table 4.10.N: Opening Year (2028) Weekday Traffic Noise Levels Without and With Project	4.10-23
Table 4.10.O: Opening Year (2025) Saturday Traffic Noise Levels Without and With Project	4.10-24
Table 4.10.P: HVAC Noise Levels	4.10-26
Table 4.10.Q: Vibration Source Amplitudes for Construction Equipment	4.10-28
Table 4.10.R: Potential Construction Vibration Annoyance.....	4.10-29
Table 4.10.S: Potential Construction Vibration Damage.....	4.10-30
Table 4.12.A: Existing Intersection LOS Summary.....	4.12-5
Table 4.12.B: Level of Service Methodology	4.12-10
Table 4.12.C: Volume/Capacity Ratio Methodology	4.12-10
Table 4.12.D: Highway Capacity Manual Methodology	4.12-11
Table 4.12.E: Study Intersection Level of Service Targets.....	4.12-11
Table 4.12.F: Modified Project Trip Generation.....	4.12-16
Table 4.12.G: Existing and Existing Plus Project Intersection Level of Service Summary	4.12-17
Table 4.12.H: Opening Year (2028) Plus Project Intersection Level of Service Summary	4.12-18
Table 4.12.I: Modified Project VMT Calculations	4.12-19
Table 4.12.J: Additional VMT per Service Population Calculation	4.12-23
Table 4.12.K: Cumulative Project Trip Generation.....	4.12-27
Table 4.14.A: Orange County Class III Landfills	4.14-3
Table 4.14.B: Existing Wastewater Generation Volumes at Project Site	4.14-4
Table 4.14.C: Existing Water Demand at Project Site	4.14-5
Table 4.14.D: Water Supply and Demand Projections Comparison Third Dry-Year Scenario (2020–2040)	4.14-6
Table 4.14.E: Water Demand at Modified Project Buildout.....	4.14-13
Table 4.14.F: Wastewater Generation Volumes at Modified Project Buildout.....	4.14-16
Table 5.A: Summary of Project Alternatives	5-4
Table 5.B: Comparison of the Environmental Impacts of the Modified Project to the Project Alternatives	5-28
Table 7.A: Mitigation and Monitoring Reporting Program	7-3

This page intentionally left blank

LIST OF ACRONYMS AND ABBREVIATIONS

°C	degrees Celsius
°F	degrees Fahrenheit
µin/sec	microinch(es) per second
AAQS	ambient air quality standards
AB	Assembly Bill
ACMs	asbestos-containing materials
ADT	average daily trips
afy	acre-feet per year
amsl	above mean sea level
APN(s)	Assessor's Parcel Number(s)
APS	Alternative Planning Strategy
AQMP	Air Quality Management Plan
BACMs	best available control measures
Basin	South Coast Air Basin
Basin	South Coast Air Basin
BAU	business as usual
bgs	below ground surface
BMPs	Best Management Practices
BTU	British thermal unit
C&D	Construction and Demolition
C/OS	Conservation/Open Space
CAA	(federal) Clean Air Act

CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal OES	California Office of Emergency Services
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Air Quality Emissions Model
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
California Register	California Register of Historical Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CBSC	California Building Standards Commission
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Department of Conservation Division of Mines and Geology
CDP	Coastal Development Permit
CDS	continuous deflective separation
CEC	California Energy Commission

CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 19180
CFC	California Fire Code
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
City	City of Dana Point
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
Coastal Act	California Coastal Act
Coastal Commission	California Coastal Commission
County	County of Orange
COVID-19	coronavirus
CPUC	California Public Utilities Commission
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CUSD	Capistrano Unified School District
CVC	California Vehicle Code
CWA	Clean Water Act

cy	cubic yard(s)
DAMP	Drainage Area Management Plan
dB	decibel
dba	A-weighted decibel
dba L_{eq}	average A-weighted hourly noise level
DCDA	Double Check Detector Assembly
DOC	California Department of Conservation
DOGGR	State of California Division of Oil, Gas, and Geothermal Resources
DPHCDDP	Dana Point Harbor Planned Community District Development Plan
DPHDR	Dana Point Harbor District Regulations
DPHRP	Dana Point Harbor Revitalization Plan
DPHRP&DR	Dana Point Harbor Revitalization Plan and District Regulations
DPHRP-ZC	Dana Point Harbor Revitalization Plan and District Regulations- Zoning Code
DPZC	Dana Point Zoning Code
DTSC	Department of Toxic Substances
DU	dwelling unit
DUC	Day Use Commercial
DVZD	Doheny Village Zoning District
DWR	California Department of Water Resources
EDD	Employment Development Department
EIA	(United States) Energy Information Administration
EIR	Environmental Impact Report
EMP	employee

EMS	emergency medical services
EO	Executive Order
EPA	United States Environmental Protection Agency
EPS	Emissions Performance Standard
ESA	Environmentally Sensitive Area
ESCP	Erosion and Sediment Control Plan
EV	electric vehicle
FAR	Floor Area Ratio
FCCA	Federal Clean Air Act
FDC	Fire Department Connections
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
ft	foot/feet
FTA	Federal Transit Administration
GCC	global climate change
GHG	greenhouse gas
GPA	General Plan Amendment
gpd	gallons per day
gpd/ac	gallons per day per acre
GSA	Groundwater Sustainability Agency
GWh	gigawatt-hour
GWP	global warming potential

HA(s)	hydrologic area(s)
HBP	Harbors, Beaches & Parks
HCA	Orange County Health Care Agency
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HCP/NCCP	Habitat Conservation Plan/Natural Community Conservation Plan
HDCP	The Headlands Development and Conservation Plan
HFCs	hydrofluorocarbons
HML	Harbor Marine Land
HMP	Hydromodification Management Plan
HMSS	Hazardous Materials Services Section
HP	horsepower
HSA	hydrologic subarea
HSC	California Health and Safety Code
HU(s)	hydrologic unit(s)
HVAC	heating, ventilation, and air conditioning
I-10	Interstate 10
I-5	Interstate 5
IBC	International Building Code
ICU	intersection capacity utilization
in/sec	inch/inches per seconds
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
IS/NOP	Initial Study/Notice of Preparation

ISU	Iowa State University
ITE	Institute of Transportation Engineers
kWh	kilowatt hours
LACM	Natural History Museum of Los Angeles County
LBP	lead-based paint
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
LCP	Local Coastal Program
LCPA	Local Coastal Program Amendment
L _{dn}	day-night average level
L _{eq}	equivalent continuous sound level
LEV III	Low Emission Vehicle III
LID	Low Impact Development
LIP	Local Implementation Plan
L _{max}	maximum instantaneous noise level
LOS	level of service
Low-E	low-emissivity
LST	Localized Significance Threshold
LUE	Land Use Element
LUP	Land Use Plan
LUST/LAST	Leaking Underground and Aboveground Storage Tank
MAR	marine
Marina Inn	Dana Point Marina Inn
MBTA	Migratory Bird Treaty Act of 1918

MC	Marine Commercial
MCE	Maximum Considered Earthquake
mg/L	milligrams per liter
mgd	million gallons per day
mL	milliliter
MLD	Most Likely Descendant
MMT	million metric tons
MMT CO ₂ e	million metric tons carbon dioxide equivalent
Modified Project	Modified Dana Point Harbor Hotels Project
MPAH	Master Plan of Arterial Highways
mpg	miles per gallon
mph	miles per hour
MPO(s)	Metropolitan Planning Organization(s)
MS4	Municipal Separate Storm Sewer System
MT	metric tons
MT CO ₂ e	metric tons of carbon dioxide equivalent
MT CO ₂ e/year/SP	metric tons of carbon dioxide equivalent per year per service population
MT/yr	metric tons per year
MUN	Municipal and Domestic Supply
MW	megawatts
M _w	maximum earthquake magnitude
MWD	Metropolitan Water District
MWDOC	Municipal Water District of Orange County

MWS	Modular Wetland System
N	nitrogen
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NAVD 88	North American Vertical Datum of 1988
NB	northbound
NCCP	Natural Community Conservation Plan
ND	no data available
NEHRP	National Earthquake Hazards Reduction Program
NF ₃	nitrogen trifluoride
NFIP	National Flood Insurance Program
NHTSA	National Highway Traffic Safety Administration
NO ₂	nitrogen dioxide
NOA	Notice of Availability
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NTU	nephelometric turbidity units
NW	Northwest
O&M	Operation and Maintenance

O ₃	ozone
OC	County of Orange
OC OA/EOC	Orange County and Operational Area Emergency Operations Center
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OCSD	Orange County Sheriff's Department
OCTA	Orange County Transportation Authority
OCTAM	Orange County Transportation Analysis Model
OCWR	Orange County Waste & Recycling
OD	Origins and Destinations (OCTAM)
OPR	(Governor's) Office of Planning and Research
Original Project	originally proposed Dana Point Harbor Hotels Project
P	phosphorus
PA	Productions and Attractions (OCTAM)
PA(s)	Planning Area(s)
PCBs	polychlorinated biphenyls
PCH	Pacific Coast Highway, also State Route 1 (SR-1)
PFCs	perfluorocarbons
PGA	peak horizontal ground acceleration
pH	potential of hydrogen
Phase I ESA	Phase I Environmental Site Assessment
PIV	post indicator valve
PM ₁₀	particulate matter less than 10 microns in size
PM _{2.5}	particulate matter less than 2.5 microns in size

PMP	Parking Management Plan
Porter-Cologne Act	Porter-Cologne Water Quality Control Act of 1970
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PRDs	Permit Registration Documents
Project Applicant	R.D. Olson Development
PTAC	packaged terminal air conditioner
QSD	Qualified SWPPP Developer
QSP	Qualified SWPPP Practitioner
R	Recreation
RCM	Regulatory Compliance Measure
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act of 1976
REC	recognized environmental conditions
REC1	Contact Water Recreation
REC2	Non-contact Water Recreation
RHNA	Regional Housing Needs Assessment
RMS	root-mean-square
ROGs	reactive organic gases
RPS	Renewables Portfolio Standard
RTP	Regional Transportation Plans
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board

SAFE	Safer Affordable Fuel-Efficient
SB	Senate Bill; also southbound
SC	Standard Condition
SCA	Standard Condition of Approval
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCH	State Clearinghouse
SCSs	Sustainable Communities Strategies
SCWD	South Coast Water District
SDG&E	San Diego Gas and Electric
sec	seconds
SEMS	Standardized Emergency Management System
sf	square foot/feet
SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SHELL	shellfish harvesting
SHMA	Seismic Hazard Mapping Act
SHPO	State Historic Preservation
SHS	State Highway System
SIPs	State Implementation Plans
SLF	Sacred Lands File
SMARTS	Stormwater Multiple Application and Report Tracking System
SO ₂	sulfur dioxide

SoCalGas	Southern California Gas Company
SOCWA	South Orange County Wastewater Authority
SOG	slab-on-grade
SO _x	sulfur oxides
SP	service population
SR-1	State Route 1, also Pacific Coast Highway or PCH
SRA	Source Receptor Area
<i>State CEQA Guidelines</i>	Guidelines for the California Environmental Quality Act
SUVs	sport utility vehicle
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAZ	Traffic Analysis Zone
TDS	total dissolved solids
TGD	Technical Guidance Document
TIA	<i>Traffic Impact Analysis for the Dana Point Harbor Hotels, Dana Point, Orange County, California</i>
TMDL	Total Maximum Daily Load
tpd	tons per day
TSCA	Toxic Substance and Control Act
TSF	thousand square foot/feet
UBC	Uniform Building Code
UNFCCC	United Nations Framework Convention on Climate Change
USC	United States Code
USDOT	United States Department of Transportation

USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Service
UWMP	Urban Water Management Plan
v/c	volume-to-capacity
V/RC	Visitor/Recreation Commercial
VdB	vibration velocity decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
VRF	variable refrigerant flow
VSC	Visitor Serving Commercial
WDID	Waste Discharge Identification
WQMP	Water Quality Management Plan
WRCC	Western Regional Climate Center
WRRP	Waste Reduction and Recycling Plan
ZE	zero emission
ZEVs	zero emission vehicles
ZNE	zero net energy
ZTA	Zone Text Amendment