

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 #: 2020099024

Project Title: Dana Point Harbor Hotels

Lead Agency: City of Dana Point

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Project Location: City of Dana Point
City

Orange County
County

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

The proposed project would be located at 24800 Dana Point Harbor Drive on an approximately 13-acre site (project site). The proposed project involves the demolition of the Dana Point Marina Inn, two boater service buildings, and parking areas on the project site and in adjacent Dana Point Harbor Planning Areas, and includes the development of two hotels, one of which would include space for boater services, ancillary uses, and hotel and designated boater 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. The proposed Dana House Hotel would provide 130 market-rate rooms and associated amenities while the proposed Dana Point Surf Lodge would provide 169 affordable rooms and associated amenities. The proposed project requires the following discretionary action: a Coastal Development Permit.

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

The Revised Draft EIR analyzes potential environmental impacts generated 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. The proposed project would not result in adverse impacts related to Agricultural Resources, Biological Resources, Mineral Resources, Population & Housing, Recreation, and Wildfire as discussed in Chapter 2.0 (Introduction) of the Revised Draft EIR. The Revised Draft EIR includes proposed mitigation measures for potentially significant impacts for Aesthetics (Mitigation Measure 4.2-4 from EIR No. 591 for Exterior Lighting), Geology & Soils (Mitigation Measure 4.5-1 Incorporation of and Compliance with the Recommendations in the Preliminary Geotechnical Investigation and the Geotechnical Review, Mitigation Measure 4.5-2 California Building Code Compliance and Seismic Standards), Hazards & Hazardous Materials (Mitigation Measure 4.7-1 Demolition Plan, Mitigation Measure 4.7-2 Construction Contingency Plan), Noise (Mitigation Measure 4.10-1 Operations Compliance Inspection and Monitoring), and Public Services (Mitigation Measure 4.11-1 Secured Fire Protection Agreement) to ensure no significant, adverse effects on the environment would occur. The Revised Draft EIR does not identify any significant and unavoidable impacts.

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 proposed project does not have any areas of controversy known to the Lead Agency. A Supplemental Notice of Preparation for the Revised Draft EIR for the proposed project was circulated on July 19, 2024 for a period of 32 days. The City held a Scoping Meeting for the proposed project on August 14, 2024. Written comments received during this public review period requested the following topics be considered in the Revised Draft EIR: Biological Resources, Greenhouse Gas Emissions, Air Quality, Hydrology and Water Quality, Land Use and Planning, Transportation, Cultural/Tribal Cultural Resources, and Utilities and Service Systems. Each section of the Revised Draft EIR provides a description of the comments submitted during each scoping period related to that topic and a discussion of the proposed project's potential impacts related to the comment.

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

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