



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2020099024) for the Dana Point Harbor Hotels project (proposed project) is available for public review during the public comment period (April 30, 2021 - June 14, 2021). The City of Dana Point has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**PROJECT DESCRIPTION:** The proposed project would be located at 24800 Dana Point Harbor Drive on an approximately 10-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 includes the development of two hotels, one of which would include space for boater services, ancillary uses, and hotel and designated boater parking. The existing Marina Inn, boater service buildings, and associated parking comprise approximately 9.16 acres of the 10-acre project site. Infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and necessary utility upgrades are also included. The proposed Dana House Hotel would provide 130 market-rate rooms and associated amenities and the proposed Dana Point Surf Lodge would provide 139 affordable overnight accommodations and associated amenities. The proposed project requires the following discretionary actions: a Coastal Development Permit, Zone Text Amendment to the certified Dana Point Harbor Revitalization Plan and District Regulations and subsequent Local Coastal Program (LCP) Amendment.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The DEIR examines the potential impacts of the proposed project in relation to the following: Aesthetics, Air Quality, Cultural Resources, Energy, Geology & Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities & Service Systems. The proposed project would not result in adverse impacts related to Agricultural Resources, Biological Resources, Mineral Resources, Population & Housing, Recreation, and Wildfires as discussed in Chapter 2.0 (Introduction) of the DEIR. The DEIR includes proposed mitigation measures for potentially significant impacts for Aesthetics, Geology & Soils, Hazards & Hazardous Materials, Noise, and Public Services to ensure no significant, adverse effects on the environment would occur. The DEIR does not identify any significant and unavoidable impacts. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no current Recognized Environmental Conditions associated with the project site.

**PUBLIC REVIEW PERIOD:** The purpose of this notice is to inform residents, agencies, and other interested parties of the availability of the DEIR during the public comment period (April 30, 2021 - June 14, 2021). **Written comments on the DEIR must be submitted no later than 5:30 p.m. on Monday, June 14, 2021, to the address below.**

**DEIR REVIEWING LOCATIONS**  
Please submit written comments by 5:30 p.m. on June 14, 2021

**City of Dana Point**  
Community Development Department, Planning Division  
33282 Golden Lantern, Suite 209  
Dana Point, California 92629  
Phone: (949) 248-3572

Hours: Monday through Friday, 8:00 a.m.-12:00 p.m. for walk-in services  
Monday through Friday, 1:00 p.m.-4:00 p.m. by appointment only

**Online**  
<http://www.danapoint.org/index.aspx?page=281>

**Address Comments to:**  
Kurth B. Nelson III, Principal Planner  
City of Dana Point  
Community Development Department, Planning Division  
33282 Golden Lantern, Suite 209  
Dana Point, California 92629

