

3.0 PROJECT DESCRIPTION

This Revised Draft Environmental Impact Report (EIR) has been prepared to evaluate the environmental impacts that may result from implementation of the proposed Dana Point Harbor Hotels Project as modified to comply with suggested modifications adopted by the California Coastal Commission (Coastal Commission), acceptance by the City of Dana Point (City) of the suggested modifications to their local coastal program amendment (LCPA) LCPA19-0003 (Coastal Commission No. LCP-5-DPT-21-0079-2), and ultimate Coastal Commission certification on February 5, 2025. The Dana Point Harbor Hotels Project as so modified, is referred to as the Modified Project. As the Lead Agency, the City has the authority for preparation of this Revised Draft EIR and, after the comment/response process, certification of the Final EIR and approval of the Modified Project as described in this Revised Draft EIR. The City and Responsible Agencies have the authority to make decisions on discretionary actions related to the approval of the Modified Project. This Revised Draft EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the Modified Project. This Revised Draft EIR evaluates a reasonable worst-case scenario of potential environmental impacts associated with the Modified Project and provides mitigation where necessary.

The City prepared a Draft EIR evaluating the potential environmental impacts of the Dana Point Harbor Hotels Project prior to the suggested modifications required by the Coastal Commission (Original Project). The 2021 Draft EIR was circulated for public review and comment from April 20 through June 14, 2021. On June 14, 2024, the Coastal Commission denied certification of LCPA19-0003 submitted by the City for the Original Project, and adopted LCP-5-DPT-21-0079-2 with suggested modifications to the City's LCPA as authorized by the California Coastal Act (Coastal Act). On July 8, 2024, the Coastal Commission gave written notice to the City of the suggested modifications. On July 16, 2024, the City held a first reading accepting the suggested modifications to the City's LCPA, and at a second reading on September 3, 2024, adopted the Coastal Commission's suggested modifications. The Coastal Commission deemed the Original Project inconsistent with Coastal Act policies for lower-cost overnight accommodations.

This Revised Draft EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the Modified Project. This Revised Draft EIR (1) describes the Modified Project, (2) evaluates potential environmental impacts associated with the Modified Project, and (3) describes mitigation measures to reduce any potentially significant impacts of the Modified Project to less than significant.

3.1 PROJECT OVERVIEW

The Original Project included the development of two hotels (Dana House Hotel and Surf Lodge) within the project site, located at 24800 Dana Point Harbor Drive, near the intersection of Island Way and Dana Point Harbor Drive in Dana Point. The Original Project involved the demolition of the existing Dana Point Marina Inn, two boater services buildings, and parking areas on the project site and included the development of two hotels, one of which would include space for boater services, associated ancillary hotel uses, and replacement of parking areas, including designated boater and hotel parking. Also included in the Original Project were 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 Original Project. Dana House Hotel was proposed as a boutique hotel including 130 market-rate rooms and associated amenities. Surf Lodge was proposed as an affordable hotel including 139 rooms, three of which would be developed as dorm-style rooms, and associated amenities.

As with the Original Project, construction of the Modified Project would require the demolition of the existing Dana Point Marina Inn, two boater services buildings, and parking areas currently occupying the project site. The infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and utility upgrades necessary to implement the Original Project would also be necessary to implement the Modified Project.

While the Original Project proposed 139 guest rooms (including three dorm-style accommodations containing 16 beds each) within Surf Lodge, the Modified Project would eliminate the dorm-style accommodations and add 33 traditional guest rooms for a total of 169 guest rooms within Surf Lodge. In order to accommodate the 33 additional guest rooms, Surf Lodge would be expanded horizontally to occupy a slightly larger building footprint. In addition, amenities associated with Surf Lodge would be slightly modified and reconfigured. This reconfiguration, along with the increase in rooms, would increase Surf Lodge's size by 14,694 square feet (sf), from 56,896 sf under the Original Project to 71,590 sf under the Modified Project.

Under the Modified Project, no new guest rooms would be added to Dana House Hotel, which would continue to provide 130 market-rate guest rooms consistent with the Original Project. However, as with Surf Lodge, amenities associated with Dana House Hotel would be modified and reconfigured under the Modified Project. In order to accommodate modifications to the sizing and orientation of the remaining amenities, the size of Dana House Hotel would increase from 125,026 sf to 148,500 sf, for a total increase of 23,474 sf. Differences between the Original Project and the Modified Project are discussed further in the following sections.

3.2 LOCATION, EXISTING USES, AND SITE CONTEXT

3.2.1 Regional Project Location

Both the Original Project and the Modified Project would be located on the same general project site, although the Modified Project expands the Original Project's 10-acre project site boundaries to encompass a total of approximately 13 acres. The project site is located in the City of Dana Point, which is located in the southwest portion of Orange County, California. The City encompasses approximately 29.5 square miles of land (approximately 18,880 acres) within Orange County. The City is bounded by the City of San Juan Capistrano on the northeast, the Cities of Laguna Niguel and Laguna Beach on the northwest, the City of San Clemente on the east, and the Pacific Ocean on the south and west. Roughly 2,158 acres of the City lie within the Local Coastal Zone (Coastal Overlay District), including the project site.

As shown on Figure 3.1, Regional Location Map (all figures are provided at the end of this chapter), regional access to the project site is provided by Pacific Coast Highway (PCH, also known as State

Route 1 or SR-1) and Interstate 5 (I-5). PCH runs in a northwest to southeast direction through the City and is located approximately 0.30 mile north of the project site. I-5 runs through the eastern portion of the City and is located approximately 1.3 miles northeast of the project site. Access to the project site is provided from Dana Point Harbor Drive and Casitas Place.

3.2.2 Project Vicinity and Surrounding Land Uses

As noted above, the project site is located within the City's Coastal Overlay District. The land use and development regulations for the entire Dana Point Harbor, including the project site, are included in the Dana Point Harbor Revitalization Plan & District Regulations (DPHRP&DR).

The Original Project overlapped with three legal lots (consisting of Assessor's Parcel Numbers [APNs] 682-022-01 through 682-022-08, and a portion of 682-022-16). The Modified Project affects the same parcels as the Original Project in addition to additional boater and employee parking in a portion of APN 682-172-07. The project site is located within DPHRP&DR Planning Areas (PAs) 2 and 3. Improvements within the public right-of-way along Island Way (PA 4) and Dana Point Harbor Drive (PA 3) include new landscaping and loading zones as well as a new education-oriented viewing platform on the east side of and adjacent to Island Way. Improvements in a small portion of PA 2 just south of the termination of Casitas Place include the eastern portion of Dana House Hotel's podium structure, the adjacent Festival Plaza, and a small portion of the Pedestrian Promenade along the East Cove Marina bulkhead in the Commercial Core, and are also part of the Original Project and the Modified Project. Under the Modified Project, some surface designated boater parking spaces would be designated within either PA 2 or PA 5, and some employee parking would also utilize surface parking in PA 2. The Coastal Commission's approval and certification of LCP-5-DPT-21-0079-2 included 33 additional guest rooms thereby necessitating additional parking for the Modified Project outside the project limits of the Original Project. The location of the additional parking on some of the surface parking in either PA 2 or PA 5 is dependent upon compliance with distance requirements to parking stipulated in the Dana Point Harbor Revitalization Plan and District Regulations, the local coastal program governing the Dana Point Harbor, based upon the ultimate completion of those surface parking lots approved under previous entitlements. Surrounding land uses include Heritage Park located to the north, restaurant and retail uses to the east, and marina uses located south, east, and west of the project site. Additionally, a plaza containing commercial uses is located northeast of the project site and single-family residential uses are located north of the project site on the other side of Heritage Park, above the coastal bluff. A detailed project vicinity map is shown on Figure 3.2, Project Vicinity Map/Aerial Photograph.

3.2.3 Existing Project Site

As previously stated, the Modified Project expands the Original Project's 10-acre project site boundaries to encompass a total of approximately 13 acres. The project site is generally bounded on the north by Dana Point Harbor Drive, to the west by Island Way, to the east by Casitas Place and restaurant, retail, and marina uses, and to the south by Dana Point Harbor waters and boat docks in the East Cove Marina. In the existing condition, the project site is currently developed with Dana Point Marina Inn on the central portion of the project site, and two boater services buildings with surface parking reserved for boaters are located on the southern portion of the project site. The additional acreage included in the project site under the Modified Project is largely comprised of

additional surface parking areas in PA 2 or PA 5, depending on construction completion of those lots and parking distance regulations as noted above. Access is currently provided to the project site from Dana Point Harbor Drive to the northeast and from Casitas Place to the east.

3.2.4 Land Use and Zoning

As shown in Figure 3.3, General Plan Land Uses, the City's General Plan Land Use Map designates the project site as Visitor/Recreation Commercial (V/RC) and Harbor Marine Land (HML). Therefore, the expanded project site under the Modified Project does not include any new land use designations beyond those analyzed under the Original Project. The V/RC land use designation provides for primarily visitor-serving uses, such as restaurant, resort hotels and motel uses, commercial, recreation specialty and convenience retail goods and services. The HML designation provides for land-based harbor uses such as marinas, marine-oriented commercial and industrial services, marine-oriented governmental facilities and services, visitor-serving commercial uses, open space uses, and community facilities.

According to the Dana Point Zoning Code (DPZC), Dana Point Harbor is zoned Dana Point Harbor Revitalization Plan and District Regulations (DPHRP-ZC). As such, the expanded project site under the Modified Project does not include any new zoning designations beyond those analyzed under the Original Project. The DPHRP&DR was incorporated by reference as Chapter 9.25 of the DPZC and included as Appendix C of the DPZC. The DPZC comprises a part of the larger Local Coastal Program (LCP) for a majority of the City. The DPHRP&DR is divided into two parts: (1) the Land Use Plan (Dana Point Harbor Revitalization Plan [DPHRP]) comprising the general planning and policy document, and (2) the Implementation Plan (Dana Point Harbor District Regulations [DPHDR]) containing land use regulations and site development standards for all Planning Areas in Dana Point Harbor.

The DPHRP&DR refers to both Land Use Designations (DPHRP) and Land Use Districts (DPHDR), and these coincide with one of the 12 Planning Areas identified in the DPHRP&DR that establish land use and development regulations within the Dana Point Harbor (Figure 3.4, Planning Area Map). Although the terms used to describe these components of a typical general plan (land use designations) and zoning code (zoning districts) differ from the Land Use Plan and the Implementation Plan, the name of these land use designations/districts are the same in both the DPHRP and the DPHDR. Figure 3.5, Dana Point Harbor Revitalization Plan, illustrates the Planning Areas and corresponding land use designations/districts in the DPHRP&DR. According to Figure 3.5, Dana Point Harbor Revitalization Plan; Figure 3.6, Planning Area 3 Boundary; and Figure 3.7, Preliminary Conceptual Site Plans, the majority of the project site is located within PA 3, which has a corresponding land use designation/district of Visitor Serving Commercial (VSC). The VSC is intended to provide for a variety of visitor serving commercial overnight accommodations, ancillary uses, and facilities in addition to commercial, recreational uses, and facilities supportive of the general community and the regional recreational needs of residents and visitors. The proposed loading zones and landscape improvements to the east of Island Way are located within PA 4 of the DPHRP&DR, which has a land use designation/district of Marine Commercial (MC), which is intended to provide for a variety of coastal-dependent and coastal-related marine services, public facilities, passive park, and private and public club uses supportive of the general boating public and to serve the regional recreational needs of residents and visitors. The proposed improvements south of the

terminus of Casitas Place are located within PA 2 of the DPHRP&DR, which has a land use designation/district of Day Use Commercial (DUC). Unlike the Original Project, the Modified Project also includes 45 additional designed boater and employee parking spaces within either PA 2 or PA 5, and some hotel employee parking spaces in PA 2. PA 5 has a land use designation/district of Recreation (R). Designated boater parking is allowed throughout the Dana Point Harbor in accordance with the distance limitations to docks in Chapter 14 of the DPHDR, and parking areas are a permitted use in the Recreation designation/ district.

The DPHDR is the Implementation Plan for the DPHRP&DR, constitutes the zoning for the project site, and governs the permitted uses and development standards associated with the project site. The Dana Point Harbor Revitalization Plan Statistical Table is included in Chapter 17 (Revitalization Plan and Statistical Table Regulations and Procedures) of the DPHDR. Chapter 17 provides regulations and procedures for the City to revise the Dana Point Harbor Revitalization Plan Statistical Table, which contains a statistical breakdown for each of the Planning Areas shown on the DPHRP in terms of acreage and maximum amount of allowable development intensity. Since the Original Project and the Modified Project would increase the number of hotel rooms and the square footage of the associated ancillary hotel uses in PA 3, as well as specifically change text in the DPHRP&DR to allow a second hotel, a Zone Text Amendment (ZTA) and Local Coastal Program Amendment (LCPA) are required, as described under Section 3.4, Discretionary Actions and Permits Required, below. The required ZTA and LCPA, which reapportioned the land use intensity for the land use categories in the Dana Point Harbor Statistical Table in Chapter 17 of the DPHDR for PA 3, as well as text changes in the DPHRP to address the reapportioned land use categories, were approved by the Coastal Commission with suggested modifications at their June 2024 meeting. The Dana Point City Council held a first reading and accepted the Coastal Commission suggested modifications at their July 16, 2024, meeting and at a second reading on September 3, 2024, adopted the Coastal Commission's suggested modifications. The second reading authorized final submittal to the Coastal Commission for final certification, which the Coastal Commission certified at their February 5, 2025, meeting. Additionally, due to its proximity to the Pacific Ocean, the project site falls within the boundaries of the City's Coastal Overlay District.

3.2.5 California Coastal Commission Compliance: Coastal Development Permit

According to its mission statement, the Coastal Commission was established to protect, conserve, restore and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations. The Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land and activities that change the intensity of use of land or public access to coastal waters, generally require a Coastal Development Permit from either the Coastal Commission or the local government.

The City of Dana Point has a certified Local Coastal Program, and therefore issues Coastal Development Permits for landside improvements within PAs 1 through 7 of the DPHRP&DR. The Coastal Commission retains appeal jurisdiction for City issued Coastal Development Permits within the Dana Point Harbor.

The DPHRP&DR requires the replacement of the lower cost overnight accommodations at the Marina Inn (136 rooms) with rooms at no higher cost. In addition, the Coastal Commission has established a threshold of 25 percent of market-rate rooms to determine the number of lower-cost rooms that would be required of any new hotel proposed within the Coastal Zone. Given the 130 proposed market-rate rooms within Dana House Hotel, the proposed hotels would need to incorporate 25 percent of this amount (33 rooms) as lower-cost rooms in order to be consistent with Coastal Commission standards. As such, the Original Project was modified to reflect this requirement and is now presented as the Modified Project.

3.3 PROJECT CHARACTERISTICS

As previously stated, the Modified Project (as with the Original Project) involves the demolition of the existing Dana Point Marina Inn, two boater services 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 designated boater and hotel parking. Also included in the Modified Project are associated infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site, landscaping improvements, and utility upgrades. Refer to Figure 3.7, Preliminary Conceptual Site Plans, for the location of the proposed improvements on the project site.

3.3.1.1 Surf Lodge

Under the Original Project, Surf Lodge was planned to consist of a four-story, approximately 56,896 sf structure providing 139 guest rooms on the western portion of the project site. Under the Original Project, three of the rooms were intended as “dorm” type accommodations with 16 bunk beds per room for a total of 48 beds. These dorm-type rooms were planned to be located on the first floor.

Under the Modified Project, in order to ensure consistency with Coastal Commission requirements, an additional 33 guest rooms would be added to Surf Lodge, for a total of 169 private guest rooms. Under the Modified Project, no dorm-style rooms would be included within Surf Lodge, though Surf Lodge would remain a lower-cost overnight accommodation hotel. Under the Modified Project, Surf Lodge would include a lobby area, business areas, bars and lounges, restaurant, outdoor dining area, outdoor barbeque, fitness center, pool and spa, accessory retail spaces, and guest laundry. However, the communal kitchen proposed under the Original Project would be replaced by including microwaves and refrigerators in each room and an outdoor barbeque on the west side of Surf Lodge under the Modified Project. In order to accommodate the increase in guest rooms and reconfigurations of associated amenities, the Modified Project would represent an increase in square footage of 14,694 sf, for a total of 71,590 sf.

Surf Lodge is designed using the allowable exception to the PA 3 35-foot (ft) height limit up to 50 ft as shown on Figure 3.8, Preliminary Conceptual Surf Lodge Elevations. Projections of appropriately screened mechanical units not exceeding 10 percent of the total roof area, and not exceeding the height limit by more than 5 ft, are also proposed. Surf Lodge would utilize a classical composition of architectural elements with the use of form and a variety of materials to bring a modern style and

residential scale to the Modified Project. The use of color, texture, and materials would provide a connection to the visual character of the surrounding beach and surf community.

3.3.1.2 Dana House Hotel

Under the Modified Project, Dana House Hotel would not increase the number of guest rooms proposed under the Original Project. Under the Modified Project, Dana House Hotel would consist of a four-story structure that includes a partially buried lower level, four floors of hotel rooms, and amenities. The partially buried lower level, referred to as the structural podium level, would be accessible for parking and other uses and would support the four floors of hotel rooms and amenities. Dana House Hotel would provide 130 market-rate guest rooms on floors 1 through 4. As with the Original Project, other amenities provided at Dana House Hotel under the Modified Project would include a lobby, fitness center, meeting facilities, bars and lounges, restaurant, rooftop terrace, outdoor lawn area, pool and spa, fire pits, and accessory retail spaces. However, the courtyard with a fireplace and the bocce ball court proposed under the Original Project would no longer be included under the Modified Project. In order to accommodate modifications to the sizing and orientation of the remaining amenities, the size of Dana House Hotel would increase from 125,026 sf to 148,500 sf, for a total increase of 23,474 sf. Additionally, approximately 6,800 sf of floor space on the partially buried podium level would replace the existing PA 3 boater services buildings slated for demolition. This total 6,800 sf floor area includes approximately 3,800 sf devoted as ancillary space for boaters (i.e., showers, lockers, laundry, and vending machines), with the remaining 3,000 sf dedicated to marina office/meeting space.

Dana House Hotel is also designed using the allowable exception to the 35 ft height limit of PA 3 up to 50 ft, with architectural treatments and screened mechanical units in accordance with PA 3 regulations and DPHDR building height definitions, as shown on Figure 3.9, Preliminary Conceptual Dana House Hotel Elevations. Dana House Hotel would utilize a contemporary composition of Traditional Nautical architectural styled elements using a variety of materials with well-proportioned massing to develop an elegant and yet informal use of color and materials to provide a connection to the visual character and historical precedents of Dana Point Harbor. The massing would be broken down through interlocking forms similar to a small village being constructed throughout a period of time. Stepped terraces would be utilized in areas fronting the water to maintain views towards the harbor and to allow guests to enjoy the harbor at a higher vantage point.

The proposed structures would be consistent with the California Coastal design theme intended to unify the Dana Point Harbor Revitalization Planning Areas. The building design would be consistent with the requirements outlined in the applicable sections of Chapter 8 of the DPHRP and Chapter 6 of the DPHDR.

3.3.2 Sidewalks and Landscaping

Under the Modified Project, the proposed hotels would include landscaped open space areas and walking paths. Sidewalks and landscaping would surround the proposed hotels, providing access from the parking lots and harbor to the building entry points. The Modified Project would also include on and off-site landscaping improvements on each side of Casitas Place, and adjacent to and in the median of Dana Point Harbor Drive (within PA 3), and loading areas and landscape

improvements to the area west of Surf Lodge on each side of Island Way (within PA 4). The area immediately west of Surf Lodge would include an outdoor barbeque area for the guests of Surf Lodge. The established PA 3 boundary includes Dana Point Harbor Drive along the frontage, extending to Golden Lantern. The extension of the project site boundary to Golden Lantern allows for improvements along Dana Point Harbor Drive required by the Modified Project or proposed by the Project Applicant for the benefit of the public. A new traffic signal and pedestrian improvements to the intersection of Casitas Place and Dana Point Harbor Drive were constructed as part of the previously approved Commercial Core Revitalization Project. The current proposal for Dana Point Harbor Drive in PA 3 consists of landscape improvements. As discussed further in Section 4.12, Transportation, of this Revised Draft EIR, additional improvements along Dana Point Harbor Drive in PA 3 may be included during the detailed and technical construction design and permitting process. The proposed sidewalks surrounding the proposed hotels would provide public access from the rights-of-way to the Pedestrian Promenade located adjacent to the East Cove Marina bulkhead, and along the southern boundary of the project site. A viewing platform measuring approximately 6 ft by 16 ft would be established on the east side of and adjacent to Island Way and is proposed to include educational media, a viewing station, and a bench.

In total, the Modified Project would include approximately 62,600 sf (approximately 1.3 acres) of landscaping on the site. The proposed landscaping would include a variety of trees, shrubs, and groundcover throughout the project site. Landscaping features would be designed to support stormwater management and infiltration on the project site. Refer to Figure 3.10, Preliminary Landscape Plans.

The proposed landscaping would include a variety of shrubs and groundcover, and the use of several varieties of trees, including strawberry tree (*Arbutus unedo*), rusty-leaf fig (*Ficus rubiginosa*), crepe myrtle (*Lagerstroemia indica*), olive (*Olea europaea*), date palm (*Phoenix dactylifera*), and Aleppo pine (*Pinus halepensis*). Additionally, several eucalyptus trees on the project site would remain in place. Refer to Figure 3.11, Preliminary Planting Palette.

3.3.3 Parking and Access

The Original Project was designed to provide approximately 483 parking spaces including surface parking spaces and covered parking spaces within the parking garage beneath Dana House Hotel. By contrast, the Modified Project would provide approximately 526 parking spaces, including 178 designated boater parking spaces for the wet slips (some of which may be located in PA 2 and/or PA 5).

The surface parking for Dana House Hotel would be provided exclusively through valet operations. Surf Lodge parking would be gate controlled, and hotel guests would self-park. The designated boater parking included under the Modified Project would also be gate controlled within the PA 3 boundaries, and boaters would self-park in PA 3, PA 2, or PA 5. Some of the parking spaces for both Surf Lodge and Dana House Hotel would be included as employee parking in PA 2.

As with the Original Project, under the Modified Project, bicycle parking would be provided near both Surf Lodge and Dana House Hotel. In addition, included as part of the project design, a complimentary shuttle service to other destinations within the Harbor (i.e., Baby Beach, the Ocean

Institute, and Doheny State Beach) using electric golf carts would be provided for hotel guests. These electric golf carts may also be used for boater services. Pedestrian access, electric golf cart shuttle service, and proximity to transit would result in reduced vehicle trips by hotel patrons.

Vehicular access to the project site would be provided from a relocated driveway off Dana Point Harbor Drive on the northeast boundary of the project site and an existing driveway on Casitas Place on the eastern boundary of the project site. Delivery truck access to Dana House Hotel would primarily use Casitas Place. Here, trucks would turn left from Dana Point Harbor Drive onto Casitas Place to the designated service area. To exit, trucks would travel east through the adjacent surface parking lot and use Harbor Way (formerly Golden Lantern Street) to return to eastbound Dana Point Harbor Drive. Truck deliveries to Surf Lodge would be directed to turn left on Island Way and travel to the west side turn-around on Dana Point Harbor Island and then use the designated loading zones on Island Way just south of Dana Point Harbor Drive.

3.3.4 Signage

Initial signage concepts for the Original Project, which would remain the same under the Modified Project, would include four monument signs approximately 8 ft wide by 4 ft high and placed throughout the project site along Dana Point Harbor Drive at street and driveway intersections, and at the southwest corner of the podium structure near the Pedestrian Promenade/Festival Plaza in PA 2. These signs would identify each hotel and their ancillary restaurants and rooftop bars. Additional building wall signage would include backlit standoff aluminum signs for Surf Lodge, Dana House Hotel, and their associated bars and restaurants, as well as designated boater parking. Such signs would be approximately 2 ft in height and would be placed on the building façades. All signs are subject to the requirements of Chapter 15 (Sign Standards and Regulations) of the DPHDR and must be consistent with the Harbor Sign Program.

3.3.5 Grading, Earthwork, and Construction Trips

Construction activities for the Modified Project would be similar to those for the Original Project as both would include demolition of existing structures on the project site, grading and excavation of the site; utility improvements; construction of the two proposed hotels, one of which would include space for boater services, and parking facilities; and installation of landscaping. It is reasonable to assume, however, that the construction duration of the Modified Project may be slightly longer than that of the Original Project due to the slightly larger size of the Surf Lodge building in order to accommodate the 33 additional guest rooms.

The total area planned for construction is approximately 10 acres and would require approximately 11,570 cubic yards (cy) of raw cut on the project site. Approximately 12,240 cy would be utilized on site for fill, resulting in a net import of 670 cy of cut. Based on a standard haul truck capacity of 16 cy, this would require approximately 32 two-way truck trips to and from the project site per day to import this material throughout the grading portion of Modified Project construction, which is anticipated to last for approximately 150 working days.

The Geotechnical Report prepared for the Original Project, which remains applicable to the Modified Project, proposed two foundation system alternatives: a mat foundation system or a footing system

on Geopiers. According to the Geotechnical Report, if a mat foundation system was implemented for the Original Project, the building pads should be excavated to a depth of at least 3 ft below the bottom of the mat foundation within existing artificial fill materials, and 1 ft below the bottom of the mat foundation where existing bedrock is encountered. The lateral extent of the overexcavation should be at least 3 ft beyond the edge of the mat. As an alternative foundation system, if shallow spread footings supported on Geopiers or equivalent gravel piers are selected to support the proposed hotel structures, then the slab-on-grade (SOG) subgrade will require corrective grading prior to construction of the slab structural section. In this alternative, the buildings' SOG subgrade should be excavated to a depth of at least 24 inches below the bottom of the slab section. In the mat foundation system, excavation depths could range up to 3 ft, with the building pad excavated to a depth of at least 3 ft below the bottom of the mat foundation within existing artificial fill materials, and 1 ft below the bottom of the mat foundation where existing bedrock is encountered or less excavation with an alternate foundation system also discussed in the Geotechnical Report. Trenching would also be required to accommodate dry and wet utilities. Utility trenches would be a typical depth of 3–4 ft, with the main sewer and storm drain utilities up to 10 ft deep.

3.3.6 Utilities and Drainage

The following infrastructure improvements are proposed as part of the Modified Project:

- **Natural Gas:** The Southern California Gas Company would provide natural gas service to the project site. The Modified Project would install a gas meter directly north of the proposed Surf Lodge and would utilize an existing natural gas line along the south side of Dana Point Harbor Drive.
- **Electricity/Telecommunications:** The Modified Project would utilize existing electrical and telecommunication utility lines located along the perimeter of the project site along Dana Point Harbor Drive, Casitas Place, and Island Way.
- **Water:** The project site receives domestic and fire water service from the South Coast Water District (SCWD). The Modified Project would include the construction of an 8-inch double check detector assembly (DCDA) with Fire Department Connections (FDC), post indicator valve (PIV), and fire service, and a 4-inch domestic water service, meter, and backflow device to Surf Lodge. For Dana House Hotel, a 6-inch domestic water service, meter, and backflow device and an 8-inch DCDA with FDC, PIV, and fire service are included. All water services would connect to existing water mainlines within Dana Point Harbor Drive.
- **Sewer Service:** The SCWD provides sewer service to the project site. The Modified Project would remove the existing sewer line along the southern portion of the project site and would relocate the 8-inch sewer line to loop around Island Way, Dana Point Harbor Drive, and Casitas Place. A total of four sewer services and two grease interceptors would service the two proposed hotel properties. All sewer improvements included as part of the Modified Project would be located within the project site.
- **Stormwater:** The County of Orange provides stormwater infrastructure in Dana Point Harbor. The Modified Project includes biofiltration basins, biofiltration planter boxes, and Proprietary Biotreatment Systems that would be connected to a proposed storm drain pipe system throughout and along the perimeter of the project site, which would convey storm water to two

existing 18-inch and 15-inch storm drain outlets located south of the project site that would discharge to the ocean.

3.3.7 Construction Schedule

Construction of the Modified Project is anticipated to begin in October 2025 and reach completion in May 2028 for an approximate 32-month schedule. Although demolition and construction activities associated with Surf Lodge and Dana House Hotel are anticipated to begin at the same time (October 2025), Surf Lodge is estimated to be completed in August 2027 (a 22-month construction schedule), and Dana House Hotel is estimated to be completed in May 2028 (a 32-month construction schedule). The final 6 to 8 months of construction at each hotel would be devoted to installing interior finishings and furnishings. By the time Surf Lodge is open, exterior construction activities at Dana House Hotel would be limited to the application of architectural coatings, landscaping, and other minor exterior finishing work as most of the remaining construction would take place inside the hotel.

3.3.8 Construction Equipment

Table 3.A provides a summary of the equipment expected to be used during construction of the Modified Project. All construction equipment is anticipated to be staged on site for the duration of construction activities.

3.3.9 Green Building Characteristics

The following Conservation and Sustainability measures will be implemented in strict conformance with the 2022 California Green Building Standards Code (CALGreen Code) and Title 24 requirements:

- Storm water pollution control requirements during construction activities;
- Storm water retention systems;
- Electric vehicle (EV) charging stations and EV capable spaces;
- Passive solar design;
- Efficient low-e glazing;
- Water conserving plumbing fixtures and fittings;
- Irrigation – automatic controllers, sensors, and metering of outdoor water use;
- Construction waste reduction;
- Specification of finish material pollutant control meeting volatile organic compound (VOC) and formaldehyde limits (i.e., adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings);
- Efficient variable refrigerant flow (VRF) heating and air-conditioning system design;
- Light pollution reduction;

Table 3.A: Construction Equipment

Construction Activity	Equipment Type	Duration
Demolition of Dana Point Marina Inn	Bulldozers (D6 or smaller)	3 months
	Excavators (336 or similar)	3 months
	Front End Wheel Loader (966 or similar)	3 months
	Water Truck	3 months
	18 Wheel Dump Truck	3 months
Grading/Earthwork	Wheel Scrapers (623 and 631)	2 months
	Bulldozer (D6)	2 months
	Excavators (336 or similar)	2 months
	Motor Graders (140 or similar)	1 month
	Vibratory Soil Compactor (CS 54)	1 month
	Skip Loaders	1 month
	Track Loaders (289 or similar)	2 months
	18 Wheel Belly Dump Trucks	1 month
	Water Truck	6 months
Soil Stabilization	2 BG Drill Rig: 1 for pre-drilling (BG24, SR95, or similar); 1 for mixing (BG30, BG45, or similar)	5 months
	Batch Plant (2 silos, Agi Tank, Moyno Pump, Circulation Pumps, Water Tank)	5 months
	300kVA Generator to power batch plant	5 months
	Air Compressor 185CFM to assist during mixing operations	5 months
	Small Tractor Equipment	5 months
Surf Lodge Construction	2–3 Backhoe Excavators (430 or similar)	2 months
	60M Concrete Boom Pump	1 month
	Concrete Trucks	4 months
	Gradall Forklifts	16 months
	Super 10 Dump Trucks	3 months
	Skip Loader and Small Track Loaders	4 months
	90 Ton Crane	1 month
	Asphalt Paving Equipment	2 months
	40 Yard Dumpster Trash Trucks	17 months
Dana House Hotel Construction	3–4 Backhoe Excavators (430 or similar)	2 months
	60M Concrete Boom Pump	4 months
	Concrete Trucks	6 months
	Gradall Forklifts	30 months
	40 Ton Crane	6 months
	90 Ton Crane	2 months
	Super 10 Dump Trucks	4 months
	Skip Loader and Small Track Loaders	4 months
	Asphalt Paving Equipment	2 months
	40 Yard Dumpster Trash Trucks	30 months

- Bicycle parking and employee transportation alternatives;
- Exterior material selection for sustainability and recycled content;
- Low power consumption for lighting design and dimming systems;

- Commissioning and testing of heating, ventilation, and air conditioning (HVAC) and lighting systems; and
- Insulation and sealing of the exterior envelope.

3.3.10 Project Objectives

The City and the Project Applicant established the following intended specific objectives for the Modified Project and would aid decision-makers in their review of the Modified Project and its associated environmental impacts:

1. Develop two hotels offering a mix of market-rate and affordable overnight accommodations that would be accessible to visitors characterized by a range of income levels.
2. Develop a project that balances the development potential of the project site with environmental considerations.
3. Revitalize the site with a well-designed and landscaped hotel project that is compatible with the surrounding community and planned revitalization of the Dana Point Harbor.
4. Maximize the City's tax base generating revenue for the City through increased transient occupancy and sales taxes, while balancing the provision of retail and restaurant land uses within the project site and Commercial Core based on the economic demand for such uses.
5. Invigorate the local economy by providing new employment opportunities in the City.
6. Develop a project that will promote sustainability and energy efficiency, incorporating design features that would exceed California's Title 24 Energy Code requirements.
7. Provide enhanced facilities for boaters and maintain boater designated parking in close proximity to the boat slips they serve.

3.4 DISCRETIONARY ACTIONS AND PERMITS REQUIRED

The City is the Lead Agency and has principal authority and jurisdiction over all land use entitlements within the incorporated City. The Modified Project would require the following discretionary actions: (1) certification of the Revised Final EIR; and (2) a Coastal Development Permit that will include a lot line adjustment to the parcels in PA 3.

The Modified Project is within the California Coastal Zone and within the boundaries of DPHRP&DR, which is the certified Local Coastal Program regulating development in the Dana Point Harbor. The required ZTA and LPCA, which (1) reapportioned the land use intensity for the land use categories in the Dana Point Harbor Statistical Table in Chapter 17 of the DPHDR for PA 3, and (2) modified text in the DPHRP to address the reapportioned land use categories, were approved by the Coastal Commission with suggested modifications at their June 2024 meeting. The Dana Point City Council held a first reading of the text changes to City's LPCA and accepted the Coastal Commission suggested modifications at their July 16, 2024 meeting. At a second reading on September 3, 2024,

the City Council adopted an ordinance with the Coastal Commission suggested modifications, and authorized submittal to the Coastal Commission for final certification. This final certification took place at the Coastal Commission's February 5, 2025, meeting. Final certification by the Coastal Commission would allow implementation of the Modified Project analyzed in this Revised Draft EIR.

Ministerial permits/approvals to allow site preparation and construction of the Modified Project, such as grading and building permits, as has historically been the case for development in the Dana Point Harbor, would be issued by the County of Orange. Improvements and off-site infrastructure connections associated with the Modified Project within rights-of-way will necessitate encroachment permits issued by either the County or the City depending on which jurisdiction controls and maintains the right-of-way.

Pursuant to Section 15381 of the *State CEQA Guidelines*, "Responsible Agency" means a public agency that proposes to carry out or approve a project or a portion of a project for which the Lead Agency is preparing or has prepared an EIR. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the Modified Project, a portion of the Modified Project, or mitigation for the Modified Project. In addition to those discretionary actions described above, the Modified Project would require a number of non-discretionary permits/approvals from Responsible Agencies, as listed below in Table 3.B.

Table 3.B: Non-Discretionary Permits/Approvals

Agency	Permit/Approval
State Water Resources Control Board (SWRCB)	Notice of Intent (NOI) to comply with the General Activity Construction National Pollution Discharge Elimination System (NPDES) Permit
Regional Water Quality Control Board (RWQCB)	NPDES Permit and Temporary Construction Dewatering Permit (if necessary)
Orange County Fire Authority (OCFA)	Plan Approval, including emergency access and fire water supply
South Coast Air Quality Management District (SCAQMD)	Compliance with SCAQMD Rule 402 – Nuisance and Rule 403 – Fugitive Dust

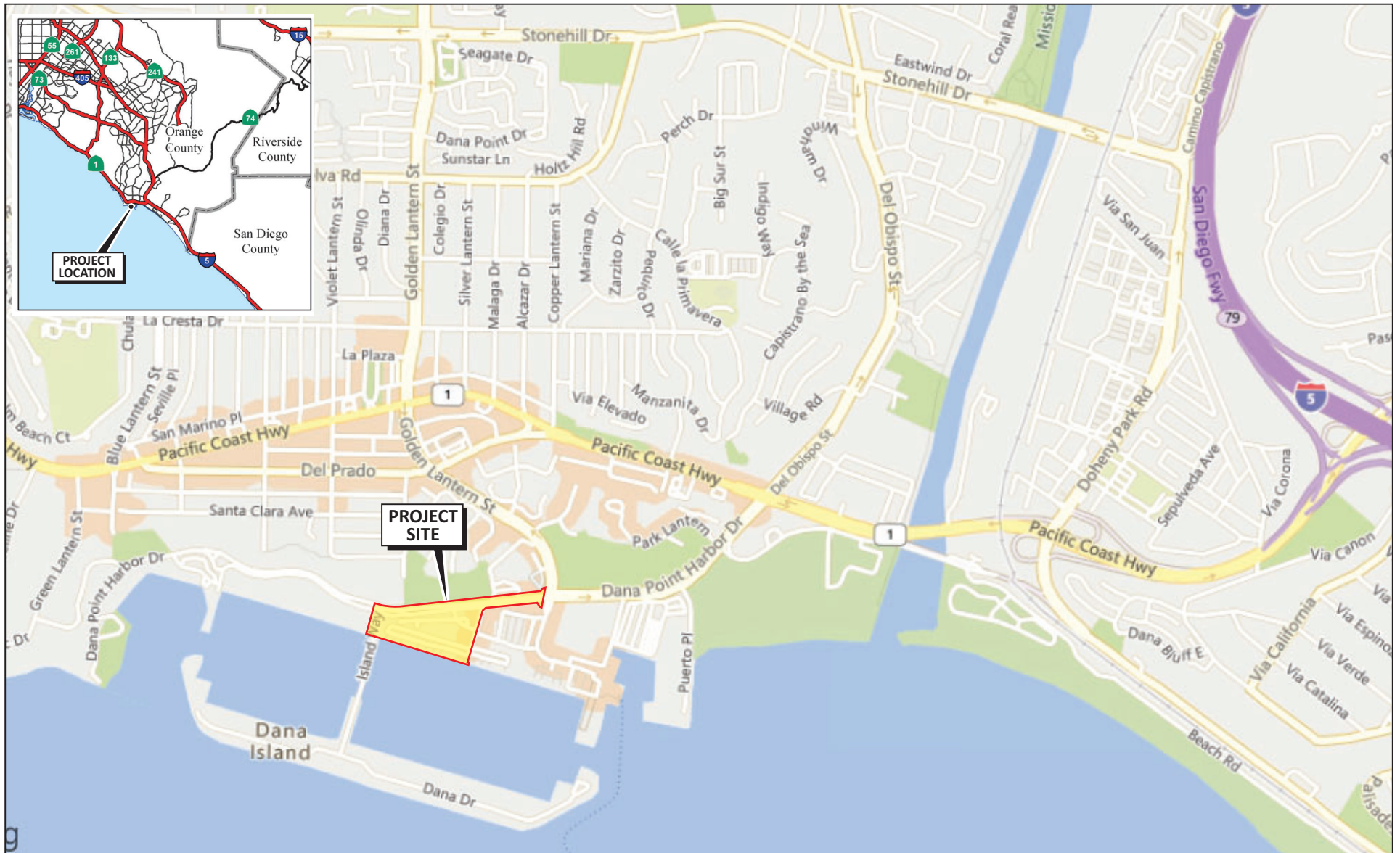


FIGURE 3.1

LSA



0 600 1200
FEET

SOURCE: Bing Maps

I:\DPC2001\G\Regional Location.cdr (9/11/2020)

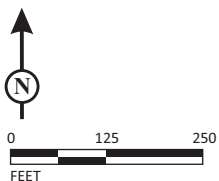
Dana Point Harbor Hotels Project
Regional Location Map

This page intentionally left blank



FIGURE 3.2

LSA



SOURCE: Bing Maps

I:\DPC2001\G\Project Vicinity.cdr (9/15/2020)

Dana Point Harbor Hotels Project
Project Vicinity Map/Aerial Photograph

This page intentionally left blank



FIGURE 3.3

LSA



0 675 1350
FEET

SOURCE: City of Dana Point

I:\DPC2001\G\GP Land Use.cdr (8/18/2020)

Dana Point Harbor Hotels Project
General Plan Land Uses

This page intentionally left blank

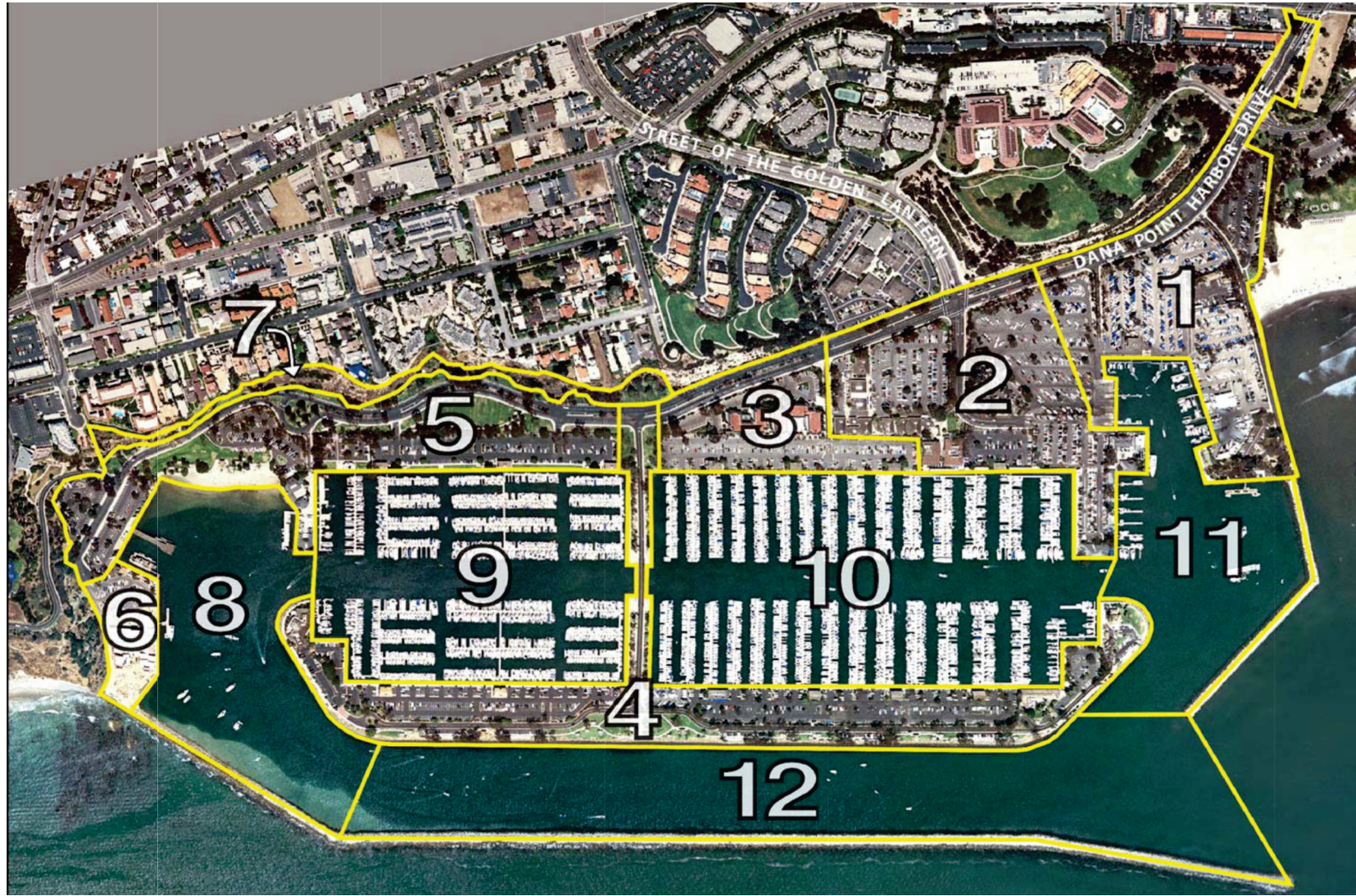


FIGURE 3.4

LSA



Dana Point Harbor Hotels Project
 Dana Point Harbor Revitalization Plan
 Planning Area Map

SOURCE: City of Dana Point

I:\DPC2001\G\Planning Area Map.cdr (8/11/2020)

This page intentionally left blank

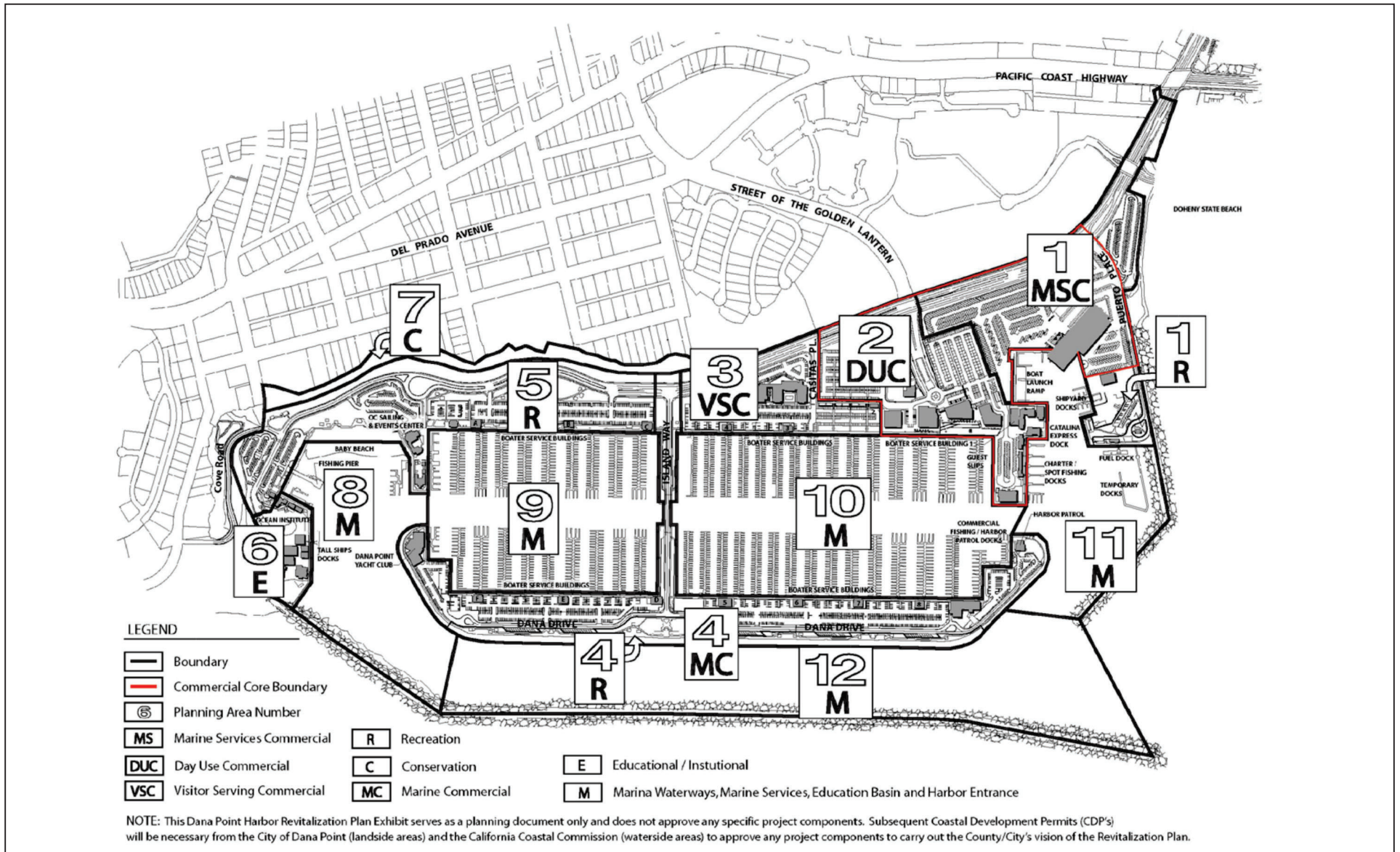


FIGURE 3.5

LSA



This page intentionally left blank

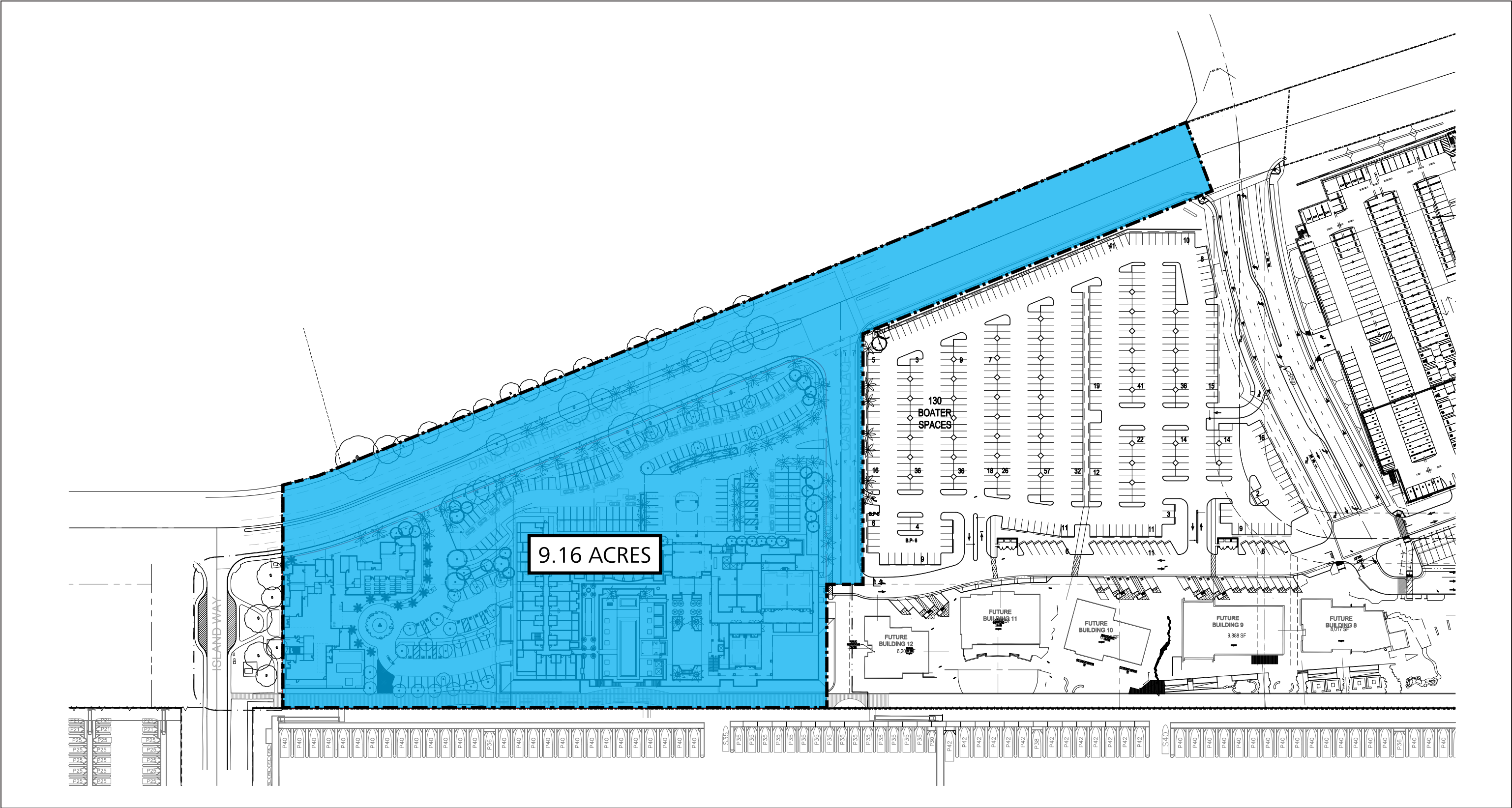


FIGURE 3.6

LSA



0 68 136
FEET

SOURCE: City of Dana Point

I:\DPC2001\G\PA Boundary Comparison.cdr (9/15/2020)

Dana Point Harbor Hotels Project
Planning Area 3 Boundary

This page intentionally left blank

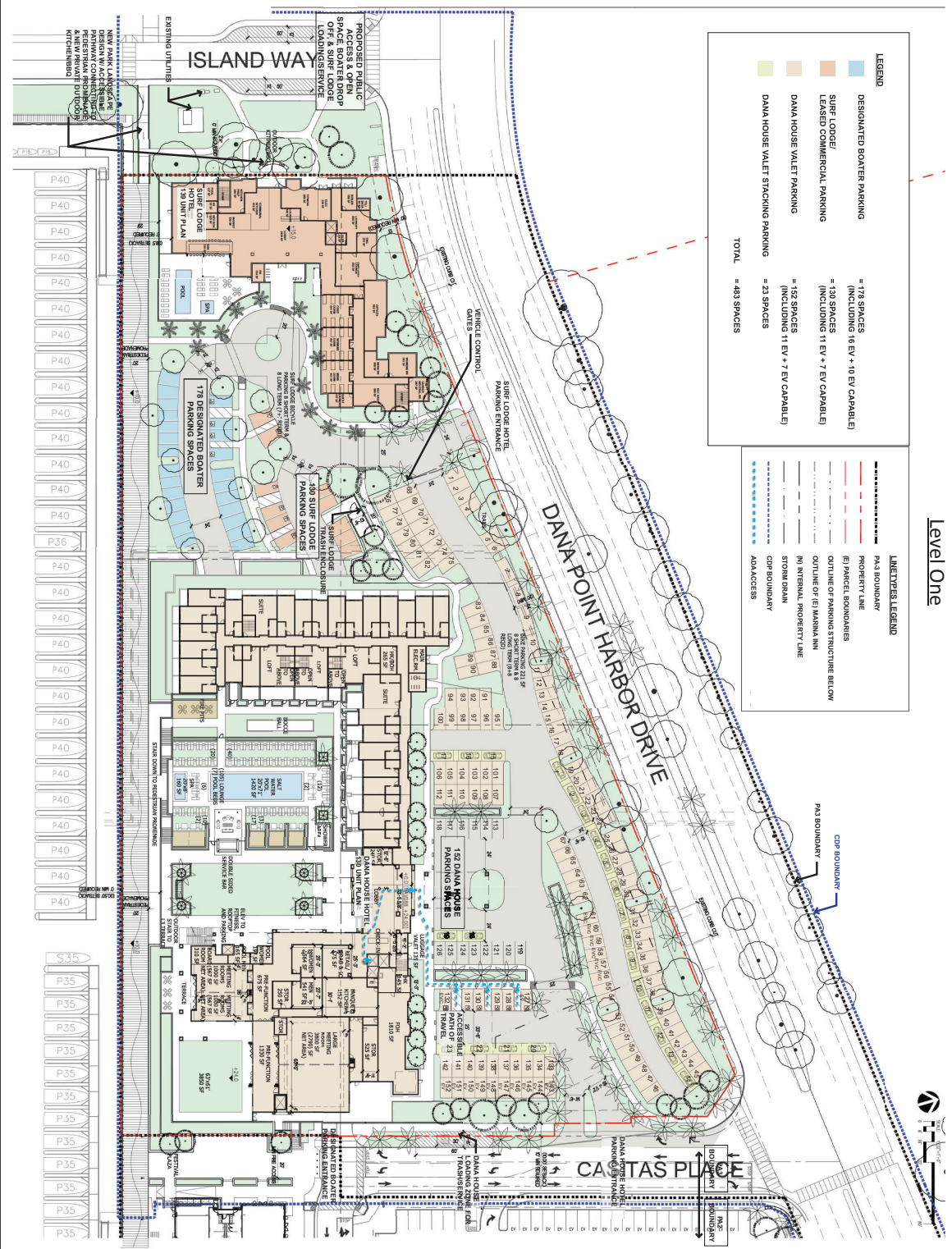
Level One

LEGEND

- DESIGNATED BOATER PARKING = 178 SPACES (INCLUDING 16 EV + 10 EV CAPABLE)
- SURF LODGE/ LEASED COMMERCIAL PARKING = 130 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
- DATA HOUSE VALET PARKING = 152 SPACES (INCLUDING 11 EV + 7 EV CAPABLE)
- DATA HOUSE VALET STACKING PARKING = 23 SPACES
- TOTAL = 483 SPACES**

LINE TYPES LEGEND

- PAS BOUNDARY
- PROPERTY LINE
- PARCEL BOUNDARIES
- OUTLINE OF PARKING STRUCTURE BELOW
- OUTLINE OF (E) MARINA INN
- INTERNAL PROPERTY LINE
- STORM DRAIN
- CIP BOUNDARY
- ADAPCES



LSA



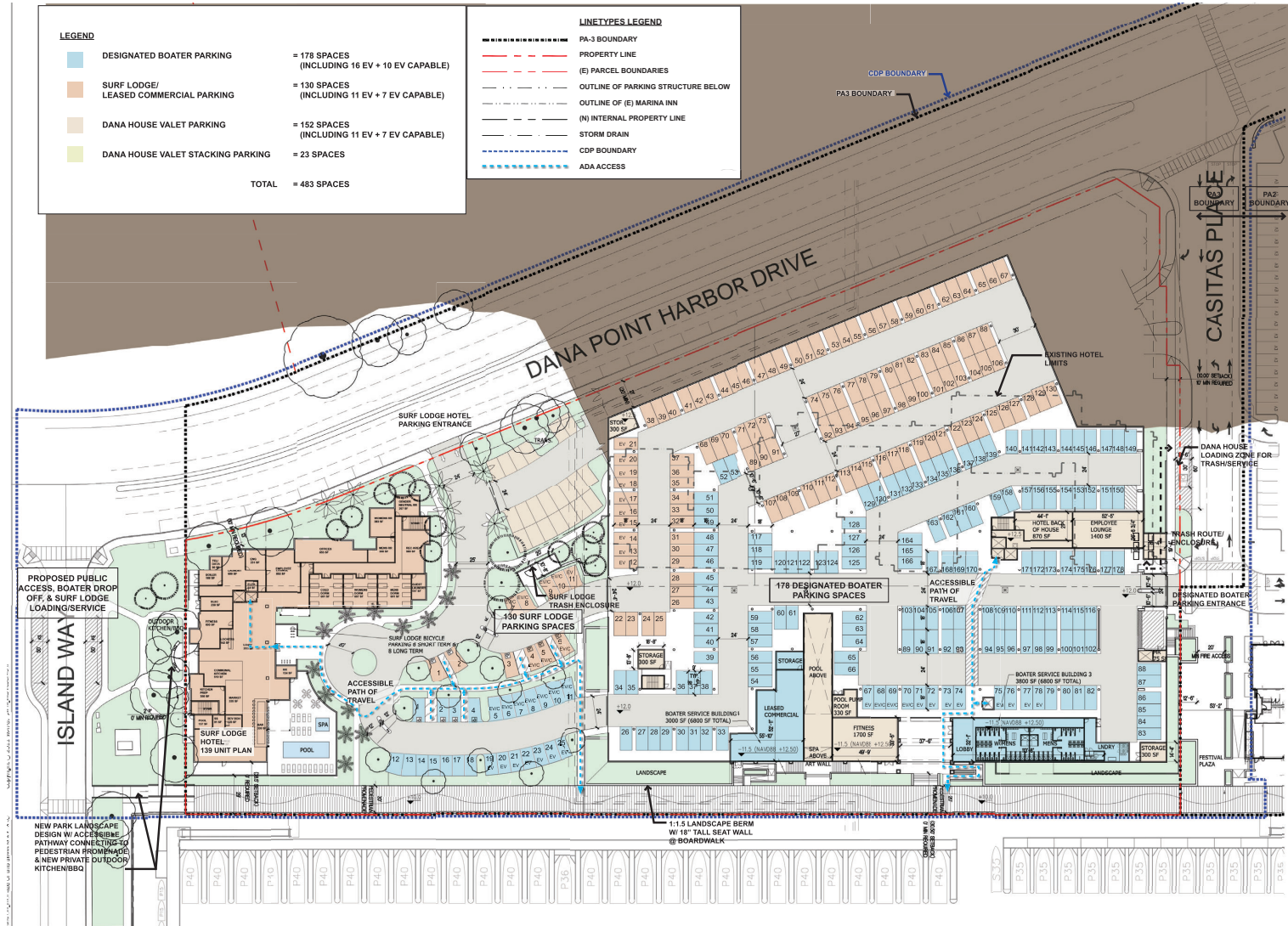
SOURCE: WATG

I:\DPC2001\G\Site Plan.cdr (3/17/2021)

FIGURE 3.7
Page 1 of 2

This page intentionally left blank

Podium Level



LSA



0 60 120
FEET

SOURCE: WATG

I:\DPC2001\G\Site Plan.cdr (3/17/2021)

FIGURE 3.7
Page 2 of 2

Dana Point Harbor Hotels Project
Preliminary Conceptual Site Plan

This page intentionally left blank



LSA

MATERIAL LEGEND:

- | | |
|--|----------------------|
| 1 CEMENTITIOUS BOARD AND BATTEN SIDING | 4 STUCCO |
| 2 CEMENTITIOUS SHIPLAP SIDING | 5 VINYL WALL GRAPHIC |
| 3 LONGBOARD ALUMINUM SIDING:
WOOD LOOK POWDER COAT FINISH | |



SOURCE: WATG

I:\DPC2001\G\Elevations-Surf Lodge.cdr (11/20/2020)

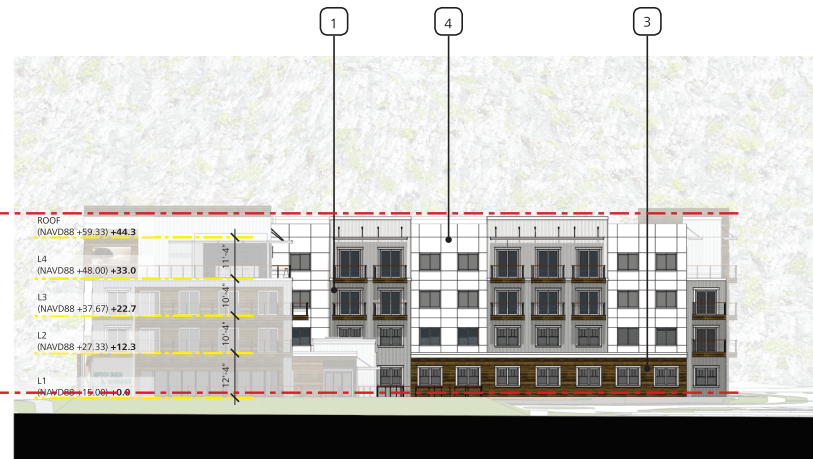
FIGURE 3.8
Page 1 of 2

Dana Point Harbor Hotels Project
Preliminary Surf Lodge Elevations

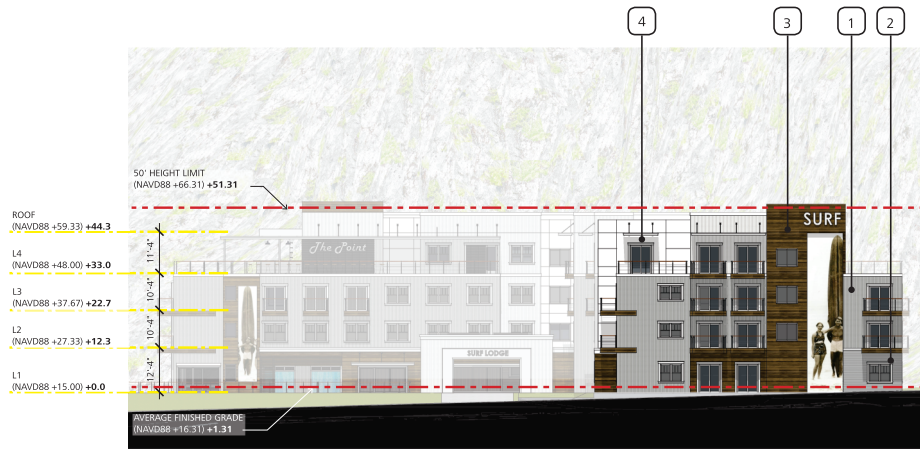
This page intentionally left blank



1. SOUTH ELEVATION - FOREGROUND
*NOTE: L1 F.G. & F.F.E. = +15.00 NAVD88



2. SOUTH ELEVATION - BACKGROUND
*NOTE: L1 F.G. & F.F.E. = +15.00 NAVD88



3. EAST ELEVATION - FOREGROUND
*NOTE: L1 F.G. & F.F.E. = +15.00 NAVD88



4. EAST ELEVATION - BACKGROUND
*NOTE: L1 F.G. & F.F.E. = +15.00 NAVD88

LSA

MATERIAL LEGEND:

- | | |
|--|----------------------|
| 1 CEMENTITIOUS BOARD AND BATTEN SIDING | 4 STUCCO |
| 2 CEMENTITIOUS SHIPLAP SIDING | 5 VINYL WALL GRAPHIC |
| 3 LONGBOARD ALUMINUM SIDING:
WOOD LOOK POWDER COAT FINISH | |



SOURCE: WATG

I:\DPC2001\G\Elevations-Surf Lodge.cdr (11/20/2020)

FIGURE 3.8
Page 2 of 2

Dana Point Harbor Hotels Project
Preliminary Surf Lodge Elevations

This page intentionally left blank

This page intentionally left blank



3. SOUTH ELEVATION
*NOTE: L1 F.G. & F.F.E. = +24.00 NAVD88



4. WEST ELEVATION
*NOTE: L1 F.G. & F.F.E. = +24.00 NAVD88

LSA

MATERIAL LEGEND:

- | | |
|------------------------------------|---------------|
| 1 VERTICAL BOARD AND BATTEN SIDING | 4 WHITE BRICK |
| 2 STANDING SEAM METAL ROOF | 5 BLACK STEEL |
| 3 SMOOTH CEMENT PLASTER | |



SOURCE: WATG

I:\DPC2001\G\Elevations-Dana House.cdr (11/20/2020)

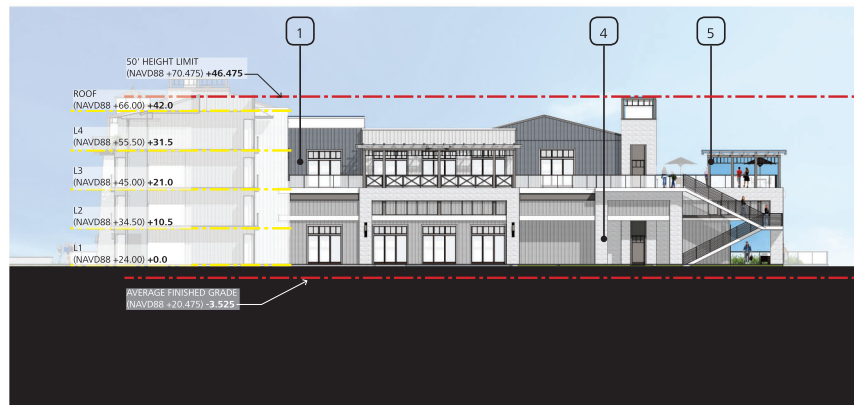
FIGURE 3.9
Page 2 of 3

Dana Point Harbor Hotels Project
Preliminary Dana House Elevations

This page intentionally left blank



5. SOUTH COURTYARD ELEVATION
*NOTE: L1 F.G & F.F.E. = +24.00 NAVD88



6. EAST COURTYARD ELEVATION
*NOTE: L1 F.G & F.F.E. = +24.00 NAVD88



7. WEST COURTYARD ELEVATION
*NOTE: L1 F.G & F.F.E. = +24.00 NAVD88

LSA

MATERIAL LEGEND:

- | | |
|------------------------------------|---------------|
| 1 VERTICAL BOARD AND BATTEN SIDING | 4 WHITE BRICK |
| 2 STANDING SEAM METAL ROOF | 5 BLACK STEEL |
| 3 SMOOTH CEMENT PLASTER | |



SOURCE: WATG

I:\DPC2001\G\Elevations-Dana House.cdr (11/20/2020)

FIGURE 3.9
Page 3 of 3

Dana Point Harbor Hotels Project
Preliminary Dana House Elevations

This page intentionally left blank

Plant Legend

Shrub and Groundcover

Symbol	Botanical Name	Common Name	Size	Symbol	Botanical Name	Common Name	Size	Symbol	Type
	Agapanthus africanus 'Queen Anne'	Queen Anne Lily-Of-The-Valley	5 gal		Carissa macrocarpa 'Tuttle'	Natal Plum	5 gal		Faux Turf
	Annual color	No Common Name	5 gal		Cibola miniata	Bush Lily	1 gal		
	Blechnum gibbum 'Silver Lady' ***	Silver Lady Fern	5 gal		Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal		
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal		Dietes 'Jack Catlin'	Jack Catlin's Fortnight Lily	5 gal		
	Bougainvillea 'Rosenka'	Rosenka Bougainvillea	1 gal		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	5 gal		
	Carex pansa	California Meadow Sedge	plugs		Encelia californica	California Sunflower	1 gal		
	Camellia sasanqua 'White Dove' ***	White Doves Camellia	15 gal		Euryops pectinatus 'Virkoh' ***	Shrub Daisy	5 gal		
	Carissa macrocarpa 'Green Carpet'	Natal Plum	1 gal						

Tree and Palm

Symbol	Botanical Name	Common Name	Size	Mature H/S
	Arbutus unedo	Strawberry Tree	36" box - 12' x 12' H/S	25' x 25' H/S
	Ficus rubiginosa	Rusty-Leaf Fig	96" box - 24' x 36' H/S	40' x 40' H/S
	Lagerstroemia indica	Crape Myrtle	36" box - 8' x 4' H/S	25' x 10' H/S
	Olea europaea	Olive	16' x 16' - 25' x 25' H/S	25' x 25' H/S
	Phoenix dactylifera	Date Palm	25' BTH	35' BTH
	Pinus halepensis	Algeria Pine	36", 48" or 60" box 35' x 20' H/S	50' x 25' H/S
	Existing eucalyptus to remain			
	Salvaged Washingtonia robusta (112 Total)			

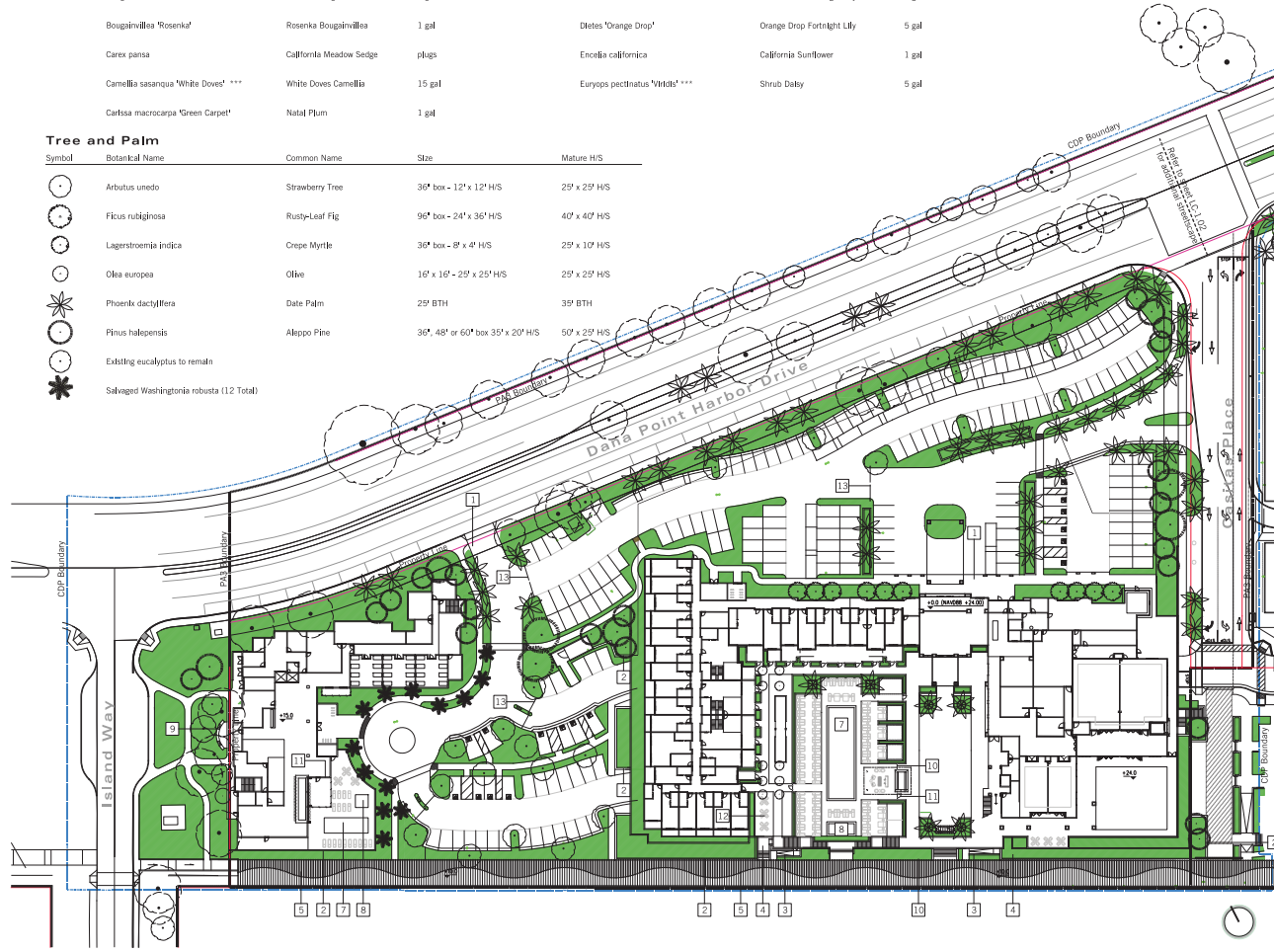


FIGURE 3.10
Page 1 of 2

LSA



0 70 140
FEET

SOURCE: Burton Landscape Architecture Studio




I:\DPC2001\G\Landscape Plan.cdr (3/18/2021)

Dana Point Harbor Hotels Project
Preliminary Landscape Plan









This page intentionally left blank

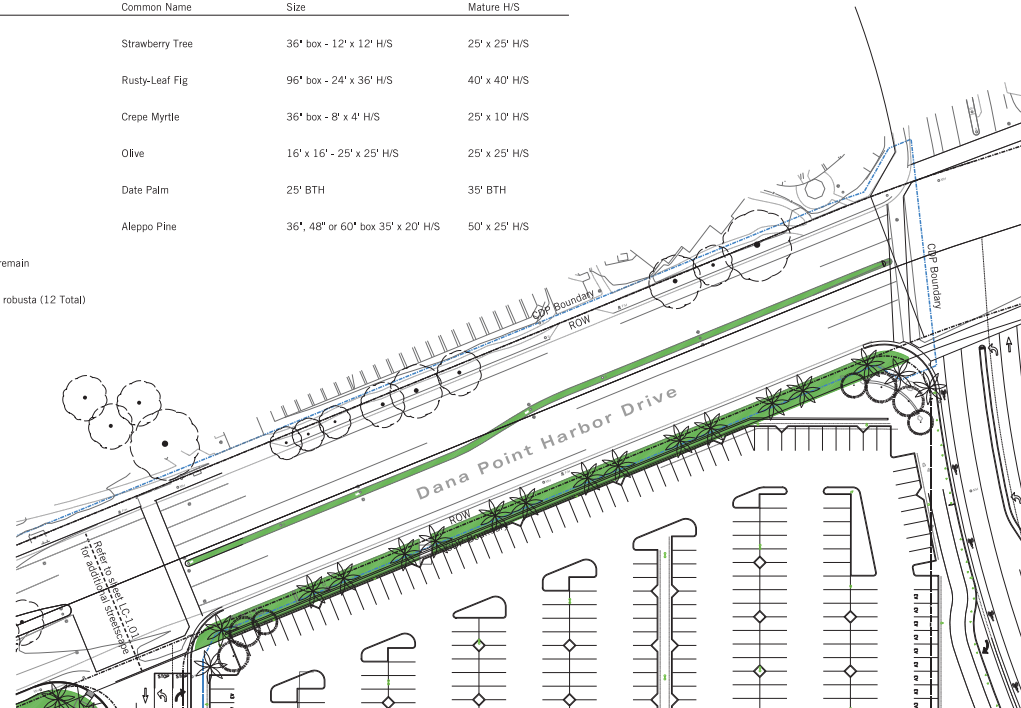
Plant Legend

Shrub and Groundcover

Symbol	Botanical Name	Common Name	Size	Symbol	Botanical Name	Common Name	Size	Symbol	Type
	Agapanthus africanus 'Queen Anne'	Queen Anne Lily-Of-The-Nile	5 gal		Carissa macrocarpa 'Tuttle'	Natal Plum	5 gal		Faux Turf
	Annual color	No Common Name	5 gal		Clivia miniata	Bush Lily	1 gal		
	Blechnum gibbum 'Silver Lady' ***	Silver Lady Fern	5 gal		Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal		
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal		Dietes 'Jack Catlin'	Jack Catlin's Fortnight Lily	5 gal		
	Bougainvillea 'Rosenka'	Rosenka Bougainvillea	1 gal		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	5 gal		
	Carex pansa	California Meadow Sedge	plugs		Encelia californica	California Sunflower	1 gal		
	Camellia sasanqua 'White Doves' ***	White Doves Camellia	15 gal		Euryops pectinatus 'Iridis' ***	Shrub Daisy	5 gal		
	Carissa macrocarpa 'Green Carpet'	Natal Plum	1 gal						

Tree and Palm

Symbol	Botanical Name	Common Name	Size	Mature H/S
	Arbutus unedo	Strawberry Tree	36" box - 12' x 12' H/S	25' x 25' H/S
	Ficus rubiginosa	Rusty-Leaf Fig	96" box - 24' x 36' H/S	40' x 40' H/S
	Lagerstroemia indica	Crepe Myrtle	36" box - 8' x 4' H/S	25' x 10' H/S
	Olea europea	Olive	16' x 16' - 25' x 25' H/S	25' x 25' H/S
	Phoenix dactylifera	Date Palm	25' BTH	35' BTH
	Pinus halepensis	Aleppo Pine	36", 48" or 60" box 35' x 20' H/S	50' x 25' H/S
	Existing eucalyptus to remain			
	Salvaged Washingtonia robusta (12 Total)			



LSA



0 65 130
FEET

SOURCE: Burton Landscape Architecture Studio

I:\DPC2001\G\Landscape Plan.cdr (3/18/2021)



FIGURE 3.10
Page 2 of 2

Dana Point Harbor Hotels Project
Preliminary Landscape Plan









This page intentionally left blank

Plant Legend

Shrub and Groundcover

Symbol	Botanical Name	Common Name	Size	Symbol	Botanical Name	Common Name	Size
	Agapanthus africanus 'Queen Anne'	Queen Anne Lily-Of-The-Nile	5 gal		Carissa macrocarpa 'Tuttle'	Natal Plum	5 gal
	Annual color	No Common Name	5 gal		Clivia miniata	Bush Lily	1 gal
	Blechnum gibbum 'Silver Lady' ***	Silver Lady Fern	5 gal		Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	1 gal		Dietes 'Jack Catlin'	Jack Catlin's Fortnight Lily	5 gal
	Bougainvillea 'Rosenka'	Rosenka Bougainvillea	1 gal		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	5 gal
	Carex pansa	California Meadow Sedge	plugs		Encelia californica	California Sunflower	1 gal
	Camellia sasanqua 'White Doves' ***	White Doves Camellia	15 gal		Euryops pectinatus 'Vridts' ***	Shrub Daisy	5 gal
	Carissa macrocarpa 'Green Carpet'	Natal Plum	1 gal				

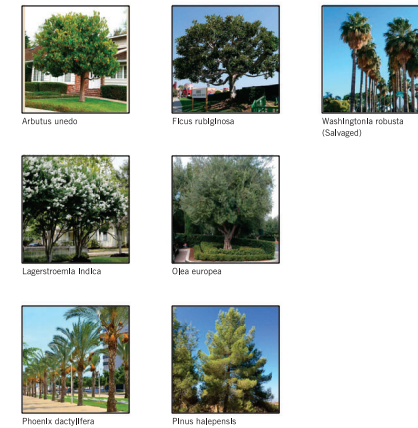
Tree and Palm

Symbol	Botanical Name	Common Name	Size
	Arbutus unedo	Strawberry Tree	36" box - 12' x 12' H/S
	Ficus rubiginosa	Rusty-Leaf Fig	96" box - 24' x 36' H/S
	Lagerstroemia indica	Crepe Myrtle	36" box - 20' x 20' H/S
	Olea europaea	Olive	16' x 16' - 25' x 25' H/S
	Phoenix dactylifera	Date Palm	25' BTH
	Pinus halepensis	Aleppo Pine	36", 48" or 60" box 39' x 20' H/S
	Existing eucalyptus to remain		
	Salvaged Washingtonia robusta (14 Total)		

Shrub and Groundcover



Tree and Palm



LSA

FIGURE 3.11

Dana Point Harbor Hotels Project
Preliminary Planting Palette

SOURCE: Burton Landscape Architecture Studio

I:\DPC2001\G\Planting Palette.cdr (3/18/2021)

This page intentionally left blank