



4.12 RECREATION

This section focuses primarily on potential impacts on recreation within the Project area resulting from the proposed Project. Permit requirements are identified to reduce the significance of potential impacts. Impacts on other recreational facilities in the local area are also addressed.

4.12.1 EXISTING CONDITIONS

Dana Point Harbor contains a vast array of recreational facilities and activities within the Commercial Core area, along the beaches, and within the Harbor itself. The Project has 12 Planning Areas. The goal of these Planning areas is to provide regional recreation activities and facilities to successfully meet the diverse interests of existing and future residents of the entire County, by designating the most appropriate and cost effective use for each Planning Area. Signs of physical deterioration of existing recreational facilities are common, and demands for additional recreational opportunities are abundant.

4.12.1.1 PLANNING AREA 1 (MARINE SERVICES)

Most of Planning Area 1 consists of boat services and storage. Embarcadero Marina is located at the south-central portion of Planning Area 1. The Embarcadero Marina includes a public boat launch, a nonmotorized boat launch, jet ski and boat rentals, a hoist for launching and retrieving boats, and dry surface storage spaces for boats. In addition, the Catalina Express (a high-speed ferry to Catalina Island) has service out of Planning Area 1.

4.12.1.2 PLANNING AREA 2 (DAY-USE COMMERCIAL)

Most of the Commercial Core is located within Planning Area 2. Approximately 26,600 square feet of existing retail uses and 51,300 square feet of existing restaurant uses are located within the Commercial Core. Adjacent to the boardwalk, between Mariner's Village and Dana wharf, a 5,000 square foot boater service building provides office space for yacht brokers and restrooms, lockers rooms with showers and household amenities for boaters. In addition, Dana Wharf Sportfishing and Dana Island Yachts provide boat and fishing charters.

4.12.1.3 PLANNING AREA 3 (VISITOR-SERVING)

The Dana Point Marina Company (southwest of the Marina Inn) provides permanent, live-aboard and guest rental slips, showers, and laundry facilities.

4.12.1.4 PLANNING AREA 4 (MARINE COMMERCIAL)

Planning Area 4 includes the Dana West Yacht Club and the Dana Point Yacht Club. The Dana West Yacht Club is a full-service club that provides junior sailing programs, racing programs, a billfish tournament, and moorage slips for permanent moorage and visitor slips for reciprocal clubs. The Dana Point Yacht Club also provides junior sailing programs, racing programs, and permanent and visitor slips available on a reservation or first-come-first-serve basis. Along the southern



boundary of the island is a one-half-mile picnic park area that includes picnic areas with benches, restroom facilities and barbecues on wide grassy areas. Planning Area 4 also includes the Aventura Sailing Association, which provides boat rentals, sailing instruction, cruises, whale-watching charters, and racing programs.

4.12.1.5 PLANNING AREA 5 (DAY-USE/RECREATION)

Planning Area 5 is dedicated to open-space recreational activities and educational uses. Key recreational amenities include the 11,000 sq. ft. Dana Point Youth and Group Facility, Baby Beach (with a non-motorized craft launch) and a public fishing pier. Planning Area 5 is a popular location for picnics, beach activities, beginner sailing, and kayaking and private parties. Specifically, the Dana Point Harbor Youth and Group Facility (Youth and Group Facility) is located on a one-acre site within the southeastern portion of Planning Area 5. This facility is a center dedicated to the promotion of boating, sailing, and safety around the water. Many groups, including the Girl Scouts, Saddleback College, the Boy Scouts, and the Coast Guard Auxiliary use the facility for public instruction and recreation. The programs held at the Youth and Group facility include basic boating, rowing, canoeing, sailing, marine safety education, summer camps, and tide pool walks. The Youth and Group Facility includes docks, three buildings (including the 3,500 square foot Dana Cove Room with kitchen and stage), administration building, conference room, three classrooms, storage, and showers.

4.12.1.6 PLANNING AREA 6 (EDUCATION AND INSTITUTIONAL)

Planning Area 6 includes the Ocean Institute within the southeastern portion of the Planning Area. The Institute is dedicated to providing education on marine life and its preservation, and public programs, including sailing trips on an historic ship (the Spirit of Dana Point), summer camps, and marine life excursions. The Ocean Institute has a 5,200-square-foot aquarium featuring interactive exhibits focused on sea floor exploration. The Institute also provides classes on living systems, surf science, sea floor exploration, and advanced education. The Institute includes a lecture hall and conference center totaling 3,000 square feet inside and 2,000 square feet outdoors. Two tallships are harbored at the Ocean Institute, the Spirit of Dana Point and the Pilgrim, which provide historical connections to Dana Point Harbor.

4.12.1.7 PLANNING AREA 7 (CONSERVATION)

Planning Area 7 is reserved for conservation. The area includes bluff land with native and non-native habitat. Hiking trails traverse the area and there are small park areas for resting and picnicking.

4.12.1.8 PLANNING AREA 8 (EDUCATIONAL BASIN)

Planning Area 8 includes the Pilgrim Dock and Sea Explorer Dock adjacent to the Ocean Institute and the marine portions of Baby Beach. The Fishing Pier is also located within this planning area as well as launching areas for nonmotorized craft are also located on the sandbars.



4.12.1.9 PLANNING AREAS 9 AND 10 (WESTERN MARINA/EASTERN MARINA)

Planning Area 9 (West Marina) and PA 10 (East Marina) consist of 2,260 boat slips. Additionally, Planning Area 9 includes 42 visitor slips, 13 Youth & Group slips, and 11 slips for the Dana Point Yacht Club.

4.12.1.10 PLANNING AREAS 11 AND 12 (MARINE SERVICES/HARBOR ENTRANCE)

Planning Area 11 includes the Catalina Express dock, the Embarcadero Boat Rental Docks, Sport Fishing Docks, Charter Fishing Slips, Bait Receiver, and the Shipyard docks. Planning Area 12 is the inlet to the Harbor from the Pacific Ocean.

4.12.1.11 APPLICABLE REGULATIONS

COUNTY OF ORANGE GENERAL PLAN

Chapter VII, Recreation Element, of the *County General Plan* includes a Regional Recreation Facilities Component, which serves as the Master Plan of Regional Recreation Facilities (Master Plan). The purpose of the Master Plan is to provide a Countywide regional recreation network of sufficient size, with facilities in dispersed locations and recreation amenities to meet the major recreation needs of present and future residents of Orange County. The Master Plan includes goals, objectives, policies, and implementation programs flexible enough to meet the changing recreation needs of the population and to provide recreation opportunities that satisfy those needs.

Regional recreational facilities are classified into five groups: Regional Parks, Nature Preserves, Regional Harbors, Regional Beaches, and Historic Sites. Dana Point Harbor is identified as a Regional Harbor.

Goals within the Recreation Element applicable to the proposed Project are:

- Goal 1 – To provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire County.
- Goal 2 – To develop regional recreation facility park sites with recreation facilities designed to respond to the diverse regional recreation interests of the citizens of the County.
- Goal 3 – To operate and maintain regional recreation facilities providing operation programs designed for the most effective use of each site at a minimum cost.

4.12.2 METHODOLOGY

Impacts to recreational facilities in the area were determined by comparing the goals and policies in the County of Orange General Plan recreational requirements with existing and proposed recreational facilities within the Harbor. The plans for the proposed Project were then analyzed in relation to the *CEQA Guidelines*.



4.12.3 SIGNIFICANCE CRITERIA

Appendix G, *Initial Study Checklist*, of the *CEQA Guidelines* includes checklist questions relating to recreation. A project will potentially create a significant impact if it will:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated; refer to Impact Statement 4.12-1 (Existing Recreational Facilities);
- Include additional recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; refer to Impact Statement 4.12-2 (Proposed Recreational Activity and Facility);
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect; refer to Impact Statements 4.12-4 (County of Orange General Plan); and
- Disrupt or prevent public beach or park access; refer to Impact Statement 4.12-1 (Existing Recreational Facilities).

4.12.4 PROJECT IMPACTS

Generally, the results of the impacts analysis indicate that implementation of the proposed Project will increase the recreational use of the Dana Point Harbor. Renovation of existing recreational facilities within Dana Point Harbor and providing additional recreational opportunities and facilities will serve as a stimulus for additional use of the harbor.

The detailed discussions regarding potential Project impacts that follow are grouped according to topic.

4.12.4.1 EXISTING RECREATIONAL FACILITIES

4.12-1 *Project implementation may increase the use of existing neighborhood and regional parks and other recreational facilities, thereby creating the potential for physical deterioration of each facility. However, the proposed Project will improve the recreational facilities within the Project area, thereby reducing impacts on surrounding recreational facilities. In addition, implementation of Project Design Features (PDFs) as well as Mitigation Measures (MM) will ensure adequate access to the proposed and existing recreational facilities.*

The proposed Project does not involve the development of housing, which will directly impact existing recreational facilities. In addition, the proposed Project will develop an additional 6,200 square feet of retail and 27,100 square feet of restaurant uses. These additional uses are not anticipated to significantly increase employment, and therefore will not directly increase the permanent population that



will utilize existing recreational facilities. Therefore, the proposed Project is not anticipated to increase the permanent population that will use the existing neighborhood or regional parks. Rather, the proposed Project will renovate the existing recreational facilities within Dana Point Harbor and provide additional recreational opportunities to serve the public. In summary, the proposed Project will enhance the recreational opportunities and facilities within the Harbor. With the implementation of the PDF 4.12-1 through 4.12-3, pedestrians will have greater access to amenities within the Harbor. The existing amenities will also be renovated and enhanced to better serve the community. In addition, it will expand existing educational and instructional facilities. The proposed Project will also provide parking facilities for the physically disabled to serve the visitor recreation facilities as indicated in MM 4.12-1.

Additionally, Mitigation Measure (MM) 4.12-2 has been recommended to ensure that should the Selva Parking Lot be used as an overflow parking lot and boat storage facility, the County of Orange DPHD, will establish a parking management plan to ensure that public access to the Selva Parking Lot is retained at its level of demand. MM 4.12-2 will ensure that since the Selva Parking lot is the designated parking area for access to the Strand Beach Park, recreational activities will not be adversely impacted. Therefore, impacts to existing recreational facilities will be less than significant.

HARBORWIDE

Specifically, the following improvements will occur in each of the Planning Areas to enhance the recreational facilities within the Harbor:

Planning Area 1 (Marine Services)

The Project will provide dry stacked-boat storage facilities with a maximum capacity of 800 spaces. The facilities will offer enhanced boater services, including valet launch and retrieval services. The dry stacked-boat storage will include new offices, a hoist, a marine store, and other support space.

In cooperation with the County, the Dana Point Lighthouse Society, a local nonprofit organization, has proposed to construct and operate a lighthouse facility in Dana Point Harbor. The County and the Society have selected the area at the south end of Puerto Place as the preferred location for the potential lighthouse facility. Amenities associated with the lighthouse may include a structure up to 2,500 square feet, housing a museum, a small retail gift shop, meeting room, kitchen, and restrooms.

Planning Area 2 (Day-Use Commercial)

The Project calls for the location of a large, centralized outdoor Festival Plaza. The Plaza will provide direct views across the Commercial Core area to the Harbor by creating an open plaza area along this section of waterfront. The Festival Plaza will add a central gathering space for Harborwide events, activities, and celebrations throughout the year. The area is proposed to be approximately 35,000 square feet, with a combination of landscaping, paving, and seating areas. A pedestrian promenade will extend from Casitas Place (to the west) to the Dana Wharf facility (to the east), and will vary in width from 15 feet to 50 feet. The Festival Plaza will be



constructed as an integral part of the new parking and waterfront retail area along the Harbor's edge.

The Project includes the demolition and relocation of Mariner's Village and Mariner's Alley. The development will occur in the eastern Festival Plaza and Promenade area (from east of El Torito to west of Dana Wharf). The new retail area will improve water orientation and integrate with the Festival Plaza and Promenade.

The development includes renovation and reconstruction of existing retail space, as well as the addition of approximately 6,200 square feet of retail uses and 27,100 square feet of restaurant uses. Additionally, the Project calls for relocation and consolidation of yacht brokerages in boater service buildings 1 and 2.

Commercial and restaurant uses will be integrated into a podium, with surface parking and waterfront retail on the bottom level, and additional ocean-view retail and limited parking on the second level. The podium will accommodate an additional 89 spaces. Adjacent to the podium will be a two-level parking deck. This structure will provide an estimated 610 parking spaces on two levels.

Planning Area 3 (Visitor-Serving)

The Marina Inn is currently configured as a 136-room hotel with limited conference facilities. The Project proposes to replace the Inn with a new facility, located either at the present hotel location or relocated closer to the waterfront to promote a stronger pedestrian connection with the Promenade and Festival Plaza in front of the new Commercial Core area. Although not yet designed, the new hotel is planned to provide approximately 220 guest rooms with full-service amenities, including an expanded lobby area with guest services, food and beverage facilities, function and meeting room areas, ancillary retail, shops, a specialty restaurant, fitness center, a pool, and other outdoor activity facilities (sand volleyball court, etc.).

Planning Area 4 (Marine Commercial)

Planning Area 4 includes an improved turn-around proposed for the eastern part of the island and a 1,500 square-foot expansion of the Harbor Patrol facility. The improvements at the Dana Point Yacht Club and Dana West Yacht Club will provide attractive storage for kayaks, rowboats, and other smallcraft used by the Club. A boat hoist and mast-up storage may be provided at the Dana Point Yacht Club. Additionally, the boater service buildings could be expanded by an additional 2,000 to 5,000 square feet each.

Planning Areas 5 (Day-Use Recreation)

Planning Area 5 includes an expansion of the Youth and Group Facility, which currently offers meeting rooms for recreational activities, community events, and private parties, as well as sailing and ocean-related programs. The Youth and Group Facility will increase by approximately 6,000 square feet to a total of 17,000 square feet. The water taxi, if implemented, will also include a pick-up/drop-off station adjacent to the Youth and Group Facility. Along with the expansion, Dana Point Harbor Drive will be slightly realigned adjacent to the facility to remove the existing traffic circle to improve traffic circulation. The pedestrian trails will integrate off-site



parking spaces with on-site pedestrian circulation. Additional enhancements include picnic area improvements and upgraded restrooms.

Planning Area 5 will also take advantage of the educational resources available within the Harbor and will provide greater access by a growing community, including improved access to the park area and an expanded Harbor trail system to improve pedestrian access. The Project includes additional upgraded restroom facilities, upgraded picnic areas, reconfigured parking, and the expansion of boater service buildings by 2,000 square feet each.

Planning Area 6 (Education/Institutional)

The Ocean Institute was recently rebuilt and currently provides educational opportunities for the public. The Institute has three buildings devoted to creating unique marine laboratory environments that serve as learning centers for the At Sea, Ecology, and SurfScience/Overnight programs. Three other support buildings house a bookstore ("Campus Store"), a multipurpose room, student services, a main lobby, an exhibit area, administration, a library and conference room, and other support spaces. Recreational uses within the vicinity of the Ocean Institute include Land's End Park and the Dana Point Marine Life Refuge. To facilitate access to the Ocean Institute, a seasonal water taxi stop is being considered to be located adjacent to the Institute's Tallship dock.

Planning Area 7 (Conservation)

The Dana Point Harbor Revitalization Plan establishes a separate land use district for the purpose of preserving the coastal bluff-face areas as a coastal resource. No development is proposed within this Planning Area.

Planning Area 8 (Educational Basin)

The Dana Point Harbor Revitalization provides for the future reconfiguration of the Pilgrim Dock and Sea Explorer Dock adjacent to the Ocean Institute, Federal anchorage and renovation of the marine portions of Baby Beach. The nonmotorized craft launching area and picnic/park area within Baby Beach will remain. However, due to ongoing water quality issues at Baby Beach, their form and function may be modified, based on the findings of water quality studies currently underway. Potential changes range from additional water quality improvement facilities to reconfiguring the man-made sandy beach to its original tidepool configuration. However, the final configuration is dependent upon the improvements made as a result of the Clean Beaches Initiative activities.

Planning Areas 9 and 10 (Western Marina/Eastern Marina)

Public access, public parking facilities, water-oriented recreational activities, and visitor-serving commercial recreational facilities are a priority for development and redevelopment along the coastal corridor. The Project will also provide for the future reconfiguration and/or reconstruction of the East and West Marina slips and seawall.

The East Marina, located closest to the proposed Commercial Core of Dana Point Harbor, is a key Project component. Proposed plans for the marina include providing



more visitor slips adjacent to the Dana Wharf, which will concentrate boating activity near the Commercial Core and improve visitor access. To meet market trends, revisions to the existing slips will be made to accommodate larger boats and allow more direct access to water at Festival Plaza and Dana Wharf. Reconstruction of the Youth and Group Docks and the Harbor Patrol Dock will likely require new, stabilized support piles. Additionally, as part of the marina work, the dock reconfigurations will include features compliant with the Americans with Disabilities Act (ADA) and provide improved lighting, security, signage and utilities. All dock and slip work will be phased to minimize loss or disruption of use of existing slips. This may involve use of temporary floating, staging, and/or imported prefabricated docks to accelerate the construction time. The slip configurations are conceptual and will be modified through the CCC permitting process and final design.

The West Marina will undergo similar changes as the East Marina. The proposed changes include the relocation of visitor slips to the East Marina to increase the Marina's operational efficiency. Plans include a reconfiguration of slips to accommodate larger boats in response to the current market trends.

Planning Areas 11 and 12 (Marine Services and Harbor Entrance)

The Project will increase the safety, efficiency, and recreational value of the Harbor entrance. Accessibility to water is one particular concern addressed by the Project. The proposed plans include making necessary improvements to the channel by providing better facilities for the many activities taking place within the Harbor. To improve circulation within the Harbor, the Project includes reconstruction of the slips in the Shipyard area, the consolidation and or relocation of the boat slips, and the future relocation of the fuel dock and bait receiver.

COMMERCIAL CORE

The proposed Project will involve revitalizing most of the Commercial Core (Planning Areas 1 and 2). The Commercial Core contains the majority of day-use commercial, restaurant, and marine service amenities located in the Harbor. As stated above, the plans provide for the replacement and/or remodeling of existing retail and restaurant buildings and the construction of an additional 6,200 square feet of retail and 27,100 square feet of restaurant uses; reconfiguration of existing surface parking areas to provide 1,899 parking spaces (including construction of one parking deck); new boater loading and drop-off areas; two dry stacked-boat storage buildings; and improvements to boater service and public restroom buildings. The Project also provides for the relocation of yacht brokerages in boater service buildings 1 and 2 and other harbor-related office uses to the Commercial Core.

The design of the Commercial Core area emphasizes a pedestrian-oriented environment designed to take full advantage of the Harbor's unique setting and to promote better access to parking, retail businesses, and boater facilities. Two critical components of the Commercial Core improvements are the creation of a centralized Festival Plaza and Pedestrian Promenade along the waterfront. The Festival Plaza, comprised of landscaping, specialized pavement, and seating, will be located at the southern terminus of the Street of the Golden Lantern. The Plaza will add a central gathering space for Harborwide events and outdoor entertainment, surrounded by Harbor merchants and restaurateurs.



The other central component of providing a strong pedestrian-orientation for the Harbor is the creation of Pedestrian Promenades that link the land uses located throughout the Commercial Core area. A continuous Pedestrian Promenade (varying in width from 15 to 50 feet, as measured from the Harbor bulkhead) will be created between Casitas Place and the businesses located on Dana Wharf.

OFF-SITE AREAS

SCWD Lot - The South Coast Water District (SCWD) Lot does not include any recreational facilities that will be impacted by the proposed Harbor improvements.

Selva Parking Lot - The Selva Parking Lot does not include any recreational facilities. Currently, the Selva Parking Lot provides parking for beach access to Strand Beach Park. However, MM 4.12-2 shall require the proposed Project to implement a parking management plan to ensure that adequate parking capacity is retained for public purposes.

4.12.4.2 PROPOSED RECREATIONAL ACTIVITY AND FACILITY

4.12-2 *The proposed Project will include improvements to the existing recreational facilities within the Project area. Implementation of the Project Design Features (PDFs) and Mitigation Measures will reduce impacts in this regard to a less than significant level.*

HARBORWIDE

The purpose of the Project is to provide a comprehensive analysis of potential short-term and long-range land uses and activities within the Harbor. The Revitalization Plan will include a revised land use summary, to provide guidance for future Harbor projects, including the Commercial Core Development Plan. The proposed Project is described in detail in Section 3.0 (Project Description). As indicated in Impact State 4.12-1, the proposed Project implements PDFs 4.12-1 through 4.12-3 which are geared to provide greater accessibility within the Harbor area and upgrade the existing facilities for boaters and other recreational activities within the Harbor. It is anticipated that Harborwide improvements will not result in significant impacts to recreational activities and facilities.

COMMERCIAL CORE

As discussed earlier, the Commercial Core plans provide for the replacement and/or remodeling of existing retail and restaurant buildings and the construction of an additional 6,200 sq. ft. of retail uses and 27,100 sq. ft. of restaurant uses; reconfiguration of all existing surface parking areas (including construction of one parking deck); new boater loading and drop-off areas; approximately 800 dry stack-boat storage spaces; and improvements to boater service and public restroom buildings. Development of the Commercial Core will also relocate yacht brokerage and other Harbor-related office uses to the Commercial Core area, and allow for the future expansion and/or reconstruction of the Marina Inn (to include up to 220 guest rooms, lobby, and conference meeting, and hospitality function spaces). In addition, development of a Festival Plaza and Promenade will provide increased pedestrian access to the retail facilities within the Harbor.



OFF-SITE AREAS

SCWD Lot - The South Coast Water District (SCWD) Lot does not include any recreational facilities, nor does the proposed boat storage use require the need for recreational facilities.

Selva Parking Lot - The Selva Parking Lot does not include nor require any recreational facilities. However, the Selva Parking lot serves as the designated parking for access to the Strand Beach Park. Through the implementation of MM 4.12-2, which ensures a parking management plan for the Selva lot to ensure existing capacities are not affected by the activities within the Harbor.

4.12.4.3 COUNTY OF ORANGE GENERAL PLAN

4.12-3 *Implementation of the proposed Project will not conflict with the applicable plans and policies within the County of Orange Master Plan of Regional Recreation Facilities (Master Plan). Analysis shows that impacts will be less than significant.*

HARBORWIDE

As discussed above, the Project will enhance the existing recreational areas and facilities within the Harbor. Implementation of the Project will not reduce recreational area or facilities and therefore will be consistent with the *Master Plan*. In addition, the proposed Project will be consistent with the three goals provided in the *Master Plan*, as analyzed below:

Goal 1 – To provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire County.

- Analysis – The Revitalization Plan (Project) will provide for the development of the Harbor, recognizing the current and future needs of the County residents. The Project includes a revised Land Use Plan that will provide for greater access to the retail uses within the Harbor, enhanced services and accommodations for boaters, and improvements to the open-space recreational areas.

Goal 2 – To develop regional recreation facility park sites with recreation facilities designed to respond to the diverse regional recreation interests of the citizens of the County.

- Analysis – The Project will provide a wide array of recreational opportunities ranging from boating activities, beach activities, commercial and retail services, and educational opportunities.



Goal 3 – To operate and maintain regional recreation facilities providing operation programs designed for the most effective use of each site at a minimum cost.

- Analysis – A Project goal is to provide for the coordinated development of the Harbor to better serve County residents. Commercial and retail uses will be centralized, while providing connections to boating areas. Various recreational facilities will also be improved to provide better services to County residents.

As the recreation analysis shows, Project implementation will improve the recreational facilities within the Harbor and will be consistent with the goals provided in the *Master Plan*. Therefore, impacts will be less than significant.

COMMERCIAL CORE

The proposed Project will include improvements to the Commercial Core and the recreational amenities it provides. The plans provide for the replacement and/or remodeling of existing retail and restaurant buildings and the construction of an additional 6,200 square feet of retail and 27,000 square feet of restaurant uses, new boater loading and drop-off areas, two dry stacked-boat storage buildings, and improvements to boater service and public restroom buildings. In addition, the proposed Project will be consistent with the three goals provided in the *Master Plan*, as analyzed below.

Goal 1 – To provide a regional recreation network to meet the regional recreation needs of existing and future residents of the entire County.

- Analysis – The proposed Project will provide for the development of additional commercial and retail uses, and additional parking to serve existing and future residents of the County.

Goal 2 – To develop regional recreation facility park sites with recreation facilities designed to response to the diverse regional recreation interests of the citizens of the County.

- Analysis – The proposed Project will provide additional restaurant, retail, and commercial uses, along with providing additional services for boaters and enhancing the open-space recreation areas.

Goal 3 – To operate and maintain regional recreation facilities providing operation programs designed for the most effective use of each site at a minimum cost.

- Analysis – The Harbor will be more effective as a tourist destination and will provide various boating services by locating the commercial and retail uses within a central area and providing pedestrian linkages to the other portions of the Harbor, including the marina and boating areas.

As recreation analysis shows, development of the Commercial Core will improve the recreational facilities within the Harbor and will be consistent with the goals provided in the *Master Plan*. Therefore, impacts will be less than significant.



OFF-SITE AREAS

SCWD Lot - The SCWD Lot does not include any recreational facilities and therefore impacts will be less than significant.

Selva Parking Lot - The Selva Parking Lot does not include any recreational facilities and therefore impacts will be less than significant.

4.12.5 CUMULATIVE IMPACTS

4.12-5 *Cumulative development may increase use of existing recreational areas and facilities, thereby creating the potential for physical deterioration. Additionally, cumulative development may include recreational facilities (e.g., marina) that could have physical impacts on the environment. Mitigation necessary for reducing impacts is provided to reduce impacts to a less than significant level.*

While the proposed Project will increase the use of existing facilities, it will also enhance and expand recreational facilities and areas. Cumulative projects will be required to mitigate incremental impacts on Countywide recreational facilities, resulting in a less than significant impact.

4.12.6 PROJECT DESIGN FEATURES

The proposed Project includes features that reduce or eliminate potential impacts to environmental resources. The following Project Design Features (PDFs) are specified to be implemented.

- PDF 4.12-1 Separate pedestrian sidewalks will be provided as part of the ramp design to minimize pedestrians using parking aisles to access the Commercial Core businesses.
- PDF 4.12-2 Pedestrian linkages will be created between Harbor amenities, such as the Pedestrian Promenade and linear park.
- PDF 4.12-3 Various amenities will be provided to the waterside areas, including improved boater drop-off areas, dedicated boater parking, upgraded boater service buildings and restrooms, and convenient seasonal water taxi drop-off and pick-up areas throughout the Harbor.

4.12.7 STANDARD CONDITIONS OF APPROVAL

The proposed Project will not require any Standard Conditions of Approval to reduce impacts regarding recreational resources.



4.12.8 MITIGATION MEASURES

4.12.8.1 HARBORWIDE

EXISTING RECREATIONAL ACTIVITY/FACILITY

MM 4.12-1 Parking stalls for the physically disabled to serve the visitor recreation facilities shall be provided to comply with the Uniform Building Code (latest adopted edition), the State of California Health and Safety Code, and State Building Code, including blue surface logo, blue paint stripes, signage, number, and locations so as to provide adequate safety and optimal proximity to building entrances.

PROPOSED RECREATIONAL FACILITY/ACTIVITY

No mitigation is required.

COUNTY OF ORANGE GENERAL PLAN

No mitigation is required.

CUMULATIVE IMPACTS

No mitigation is required.

4.12.8.2 COMMERCIAL CORE

EXISTING RECREATIONAL ACTIVITY/FACILITY

No mitigation is required.

PROPOSED RECREATIONAL FACILITY/ACTIVITY

No mitigation is required.

COUNTY OF ORANGE GENERAL PLAN

No mitigation is required.

CUMULATIVE IMPACTS

No mitigation is required.

4.12.8.3 OFF-SITE AREAS

MM 4.12-2 Should the Selva Parking Lot be used as an overflow parking lot and boat storage facility, the County of Orange DPHD, shall establish a Parking Management Plan (PMP) to ensure that public access to the Selva Parking Lot is retained at its level of demand.



4.12.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts related to Recreational facilities have been identified in this Section.