

3.1 SCOPE

This chapter sets forth the Land Use Plan policies for public coastal access and visitor-serving recreation and other facilities that will serve short and long-term guests, residents and visitors of Dana Point Harbor.

3.2 POLICIES

3.2.1 Comprehensive Policies

1. Work closely with Orange County to plan for the future development within the Harbor Area and to assure that additional development is compatible with existing uses and enhances the scenic, recreational and visitor opportunities for the area. (Coastal Act Sections 30220-224, 30233, 30234, 30250, 30252, 30255)
2. Oceanfront land suitable for recreation use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. (Coastal Act Section 30221)
3. Priority should be given to those projects that provide for coastal recreational opportunities for the public. Lower cost visitor and recreational facilities shall be protected, encouraged and where feasible, provided. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible. (Coastal Act Sections 30213, 30222, 30223)
4. Ensure land uses within designated and proposed scenic corridors are compatible with scenic enhancement and preservation. (Coastal Act Section 30251)
5. Coordinate with appropriate Park, Recreation and Harbor Agencies to enhance Open Space trails and bike paths. (Coastal Act Sections 30210-212.5)
6. Encourage the reasonable regulation of signs to preserve the character of the community. (Coastal Act Section 30251)
7. Preserve and maintain existing public accessways and existing areas open to the public, located within visitor-serving developments in the coastal zone. (Coastal Act Sections 30210, 30212)
8. Encourage the provision of a range of recreational facilities and programs to meet the needs of City residents and visitors.

9. Environmentally Sensitive Habitat Areas (ESHAs) including important plant communities, wildlife habitats, marine refuge areas, riparian areas, wildlife movement corridors, wetlands and significant tree stands shall be preserved. Development in areas adjacent to Environmentally Sensitive Habitat Areas shall be sited and designed to prevent impacts which would significantly degrade those areas through such methods as, the practice of creative site planning, revegetation and open space easement/dedications and shall be compatible with the continuance of those habitat areas. A definitive determination of the existence of Environmentally Sensitive Habitat Areas on a specific site shall be made through the coastal development permitting process. (Coastal Act Sections 30230, 30240)
10. Require development proposals in areas expected to contain important plant and animal communities and Environmentally Sensitive Habitat Areas, such as but not limited to marine refuge areas, riparian areas, wildlife movement corridors, wetlands and significant tree stands, to include biological assessments and identify affected habitats. (Coastal Act Sections 30230, 30240)
11. Encourage retention of natural vegetation and require re-vegetation of graded areas.
12. Ensure that public access to the shore of the marine life refuge is not detrimental to the resources of the refuge. (Coastal Act Section 30230)
13. Environmentally Sensitive Habitat Areas (ESHAs) shall be protected against any significant disruption of habitat values and only uses dependent on those resources shall be allowed within those areas. (Coastal Act Section 30240)
14. Development in areas adjacent to parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas through, among other methods, creative site planning and minimizing visual impacts and shall be compatible with the continuance of those parks and recreation areas. (Coastal Act Section 30240)
15. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings; and by (6) assuring that

the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development. (Coastal Act Section 30252)

16. New development shall minimize energy consumption and vehicle miles traveled. (Coastal Act Section 30253)
17. Wherever appropriate and feasible, public facilities including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area. (Coastal Act Section 30212.5)
18. To preserve a substantial percentage of the County as permanent open space to provide ample outdoor recreation opportunities.
19. New or improved public access will be well posted. The County will implement a coordinated access signing system to facilitate regional access from Interstate 5 and Pacific Coast Highway.

3.2.2 Public Walkways / Trails

1. Promote the safety of pedestrians and bicyclists by adhering to national standards and uniform practices.
2. Maintain existing pedestrian facilities and encourage new development to provide pedestrian walkways between developments, schools and public facilities.
3. Ensure accessibility of pedestrian facilities to the elderly and disabled.
4. Wherever feasible, endangered species shall be protected within their natural habitat from harassment and molestation by controlling access, by regulations and enforcement measures.
5. Public access will continue to be provided to marine life refuges.
6. Existing access trails will be managed for controlled access if use is excessive and contributing to the deterioration of highly sensitive habitat areas. Management mechanisms shall be developed in conjunction with the State Department of Fish and Game.

3.2.3 Public Parking

1. Adequate parking will be provided in close proximity to recreation and visitor-serving facilities.

3.2.4 Shoreline Areas

1. Increased recreational boating use of coastal waters shall be encouraged, consistent with other provisions of the certified local coastal program. (Coastal Act Section 30224)
2. Public facilities including parking areas or other facilities shall, wherever appropriate and feasible, be distributed throughout the coastal zone area to mitigate against the impacts, social and otherwise, of overcrowding and overuse by the public of any single area. (Coastal Act Section 30212.5)
3. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. (Coastal Act Section 30211)
4. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, or where adequate access exists nearby. (Coastal Act Section 30212)
5. Public access, which shall be conspicuously posted, and public recreational opportunities, shall be provided to the maximum extent feasible for all the people to the coastal zone area and shoreline consistent with public safety needs and the need to protect public rights, right of private property owners and natural resource areas from overuse. (Coastal Act Section 30210)
6. In carrying out the requirements of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from overuse. (Coastal Act Section 30210)

RECREATION AND PUBLIC ACCESS

7. Assure that public safety is provided for in all new seaward construction or seaward additions to existing beachfront structures in a manner that does not interfere, to the maximum extent feasible, with public access along the beach. (Coastal Act Sections 30210-212, 30214, 30253)
8. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby; or (3) agriculture would be adversely affected. Dedicated accessways shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessways. (Coastal Act Section 30212(a))
9. For purposes of this section, "new development" does not include:
 - (1) Replacement of any structures pursuant to the provisions of Coastal Act Subdivision (g) of Section 30610.
 - (2) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height or bulk of the structure by more than 10 percent, which do not block or encroachment by the structure.
 - (3) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610 that a Coastal Development Permit will be required unless the regional commission or the commission determines that such activity will have an adverse impact on lateral public access along the beach. (Coastal Act Section 30212(b))
10. Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by Cal. Stats. 1979, Ch 919) (Coastal Act Section 30212(c))
11. Public access shall be implemented in a manner that takes into account the need to regulate the time, place and manner of public access depending on the facts and circumstances in each case, including, but not limited to the following: (1) topographic and geologic site characteristics; (2) the capacity of the site to sustain use and at what level of intensity; (3) the appropriateness of limiting public access to the right to pass and re-pass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses; and (4) the need to provide for the management of access areas

so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area. (Coastal Act Section 30214)

12. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses. (Coastal Act Section 30220)
13. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. (Coastal Act Section 30221)

3.3 PROJECT DESIGN FEATURES AND REQUIREMENTS

1. The landscape concept plan provides a design to minimize the loss of native trees within the Harbor. Trees that are removed during construction will be replanted on at least a 1:1 ratio. The landscape planting program provides a preferential use of native species and vegetation.
2. The Dana Point Harbor Department shall prepare a final landscape and irrigation plan for the Harbor. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size and quantity), an irrigation plan, a grading plan, an approved site plan and a copy of the entitlement conditions of approval.
3. If project construction activities within Planning Areas 3 and 5 are anticipated during the breeding season of the California gnatcatcher (March 1 to August 15), black-crowned night herons and snowy egrets, raptors – including red tailed hawk, Cooper's hawk, osprey, etc. (February 1 through August 15) surveys of the area within 500-feet of the site by a qualified biologist shall be required prior to the start of the project construction activities. If nesting gnatcatchers are identified, project construction activities must cease for the remainder of the breeding season unless a qualified acoustician can demonstrate that, with or without noise attenuation measures, project activity noise levels would not exceed 60 decibels (dB) (hourly average) within gnatcatcher-occupied portions of the surveyed area. The qualified biologist shall monitor active nest sites. If the biologist notes that the nest fails or the young fledge from the nest, then the noise restriction near the nest is no longer required.
4. In order to minimize indirect impacts on biological resources that may be related to noise and construction activity, the Dana Point Harbor Department shall

implement the following Best Management Practices (BMP's) prior to or during construction activities:

- Limit construction and all project activities to a well-defined area; and
 - Construction limits shall be fenced or flagged adjacent to preserved trees and/or sensitive habitats to avoid direct impacts.
5. Separate pedestrian sidewalks will be provided as part of the ramp design to minimize pedestrians using parking aisles to access the Commercial Core area businesses.
 6. Pedestrian linkages will be created between Harbor amenities, such as the Pedestrian Promenade and linear park.
 7. 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 potential seasonal water taxi drop-off and pick-up areas located throughout the Harbor.

3.4 COASTAL ACT CONSISTENCY

The existing Dana Point Harbor area is fully developed, being comprised of buildings of varying height, surface parking areas, meandering walkways, large open space grass areas with picnicking facilities, native and non-native vegetation and landscaping and boat docks. More specifically, an overview of existing Harbor resources includes:

Harbor Landscape & Vegetation

All of the trees within Dana Point Harbor, including the native trees, were planted as landscape, ornamental trees. Of the approximately 525 eucalyptus (*Eucalyptus* sp.) trees, a non-native species, approximately 175 of the eucalyptus trees are large with good ecological or aesthetic value; the remaining trees are small or leggy, with little canopy cover. Approximately 40 native California sycamore (*Platanus racemosa*) trees are located east of Island Way in Planning Areas 1 through 3. The sycamore trees throughout the Harbor are typically large and healthy. Also located throughout the Harbor are approximately 25 pines (*Pinus* sp.) that are generally less than 20 feet in height. Additionally, there are Norfolk Island Pines (*Araucaria heterophylla*) located near the Youth and Group Facility. Other common trees included Coral trees (*Erythrina* sp.), Bay Fig (*Ficus macrophylla*), and various species of palm.

Most of the Harbor is covered with asphalt parking lots, commercial buildings and expansive lawn areas and scattered ornamental landscaping. The vegetation community

subtypes in the developed areas is non-native, commercial and ornamental landscaping. Ornamental landscaping consists of planted and maintained trees, shrubs, flowers and turf grass. Very few native species can be observed in the Harbor, with the exception of the native plants installed in the native plant garden at the Ocean Institute in Planning Area 6 and the coastal bluff scrub in Planning Area 7.

Within the Harbor, southern coastal bluff scrub occurs along the northern side of Dana Point Harbor Drive, along the bluffs in Planning Area 7. This area is not easily accessible to the public. The vegetation on the bluffs consists of coastal scrub species, including California sagebrush, coyote brush, California bush sunflower and dudleya. Sensitive plant species that have a potential to occur in this plant community, include aphanisma, Coulter's saltbush, south coast saltscale, Blochman's dudleya and cliff spurge. Implementation of the Dana Point Harbor Revitalization Plan designates Planning Area 7 for Conservation land uses and therefore precludes any new development other than that required to maintain existing surface drainage facilities. The nearest construction to the bluff areas includes realignment of Dana Point Harbor Drive, the Youth and Group Facility expansion and replacement of the existing Marina Inn. Construction in these areas will not encroach into the native habitat in Planning Area 7 and therefore will not impact potentially sensitive species.

The policies contained in Coastal Act Article 5 are intended to protect Environmentally Sensitive Habitat Areas against any significant disruption of habitat values and require that only uses dependent on those resources shall be allowed within those areas. The policies place priority on maintaining productive coastal agricultural land and require that development in areas adjacent to Environmentally Sensitive Habitat Areas, including parks and recreation areas be sited and designed to prevent impacts that would significantly degrade the habitat value of these areas.

Although most undeveloped areas of the California coast, as well as many isolated pockets of open space in urban areas provide a "habitat" for many species of animals and plants, the intent of the Coastal Act is preservation of significant habitat resources. Environmentally Sensitive Habitat Areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments." (Coastal Act Section 30107.5)

The Dana Point Harbor Revitalization Plan enhances the existing parkland throughout the Harbor by incorporating upgraded landscaping, maintaining active and passive recreation uses and upgrading public service facilities such as restrooms. Additionally, the Revitalization Plan creates an approximately 4-acre Conservation Planning Area 7 to preserve the natural bluffs that are a significant regional natural coastal resource and establishes regulatory mechanisms for the ongoing preservation of the coastal bluff face areas. Further, areas that include sensitive species of habitat will be protected by

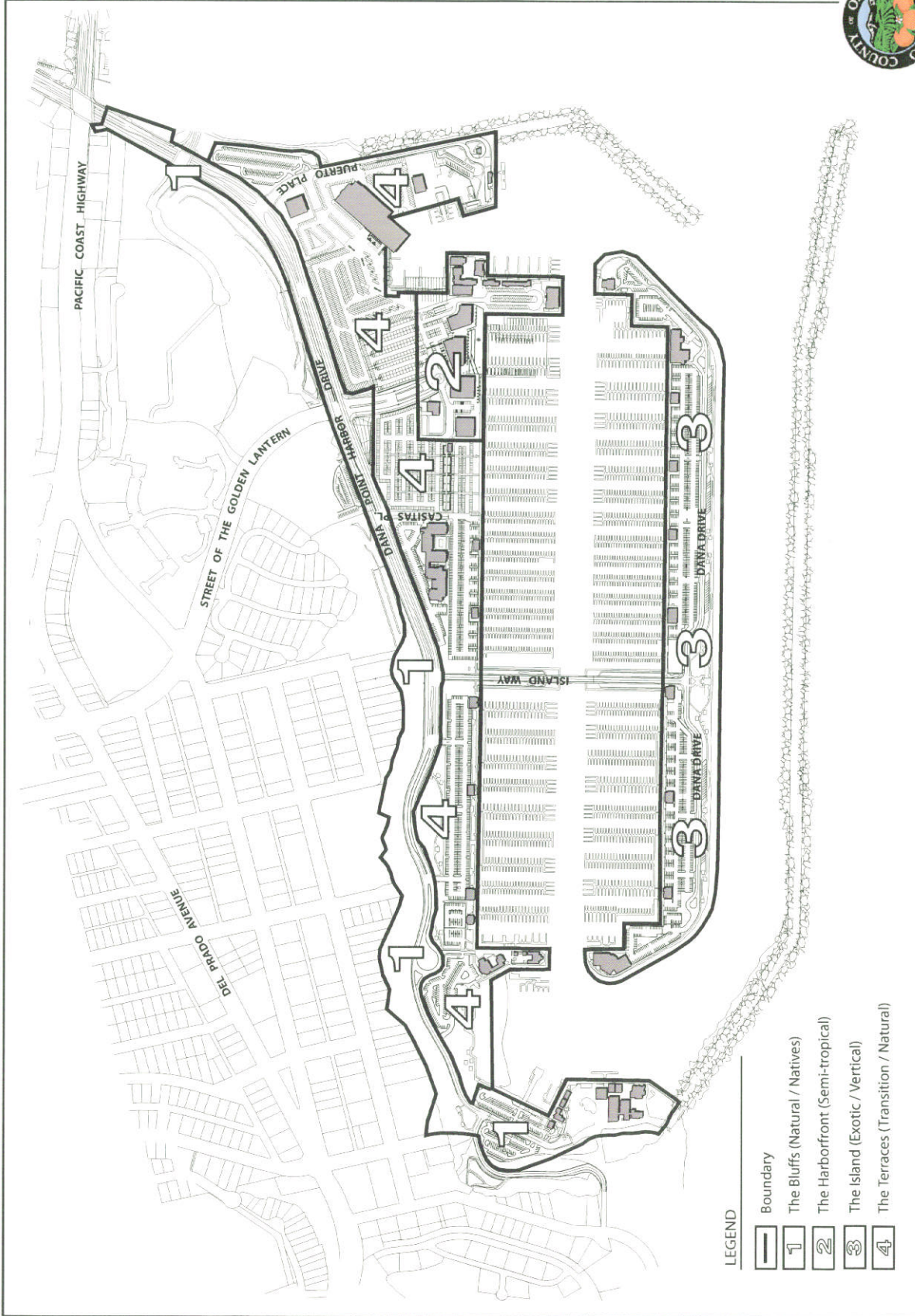
creating landscape buffer areas to minimize construction and land use related impacts on the native coastal bluff scrub habitat. All landscaping in areas adjacent to Conservation Planning Area 7 (including any required temporary erosion control) will be maintained by the County of Orange. Native plants used for landscaping shall be provided, to the maximum extent practicable, from seeds and vegetative sources in and around the bluffs. No plant species listed as problematic and/or invasive by the California Native Plant Society, California Exotic Pest Plant Council or as may be identified from time to time by the State of California shall be utilized in the Harbor. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized.

Implementation of the Dana Point Harbor Revitalization Plan will include the removal of some native and non-native trees as part of construction activities. However, design features that have been incorporated into the Revitalization Plan, including the replacement of native trees into newly developed or other landscaped areas will minimize the effects of selective tree removal on bird species that include the black-crowned night herons, snowy egrets and different species of raptors that forage in and around the Harbor. Additionally, other practices such as noise avoidance will be implemented throughout the construction process where possible to reduce impacts on bird species.






The selection of plant species in the Landscape Concept Plan considers environmental factors, such as salt-water infiltration, relatively high soils compaction, heavy clays and typical California coastal soil conditions. The careful selection and placement of trees to open and maintain Harbor view corridors, while adequately screening parking areas, building facades and creation comfortable pedestrian rest areas are all important design considerations incorporated into the Dana Point Harbor Revitalization Plan. As the existing Eucalyptus trees gradually succumb to old age and disease, implementation of the Harbor Landscape Concept Plan will ensure that in instances where replacement is necessary, new tree planting are compatible in character (*Melaleuca* and some other small species of *Eucalyptus* such as *Eucalyptus lehmannii*) and are used to reduce the effects of obstructing views of the ocean from neighboring areas.

Due to the varying character of the existing Harbor improvements, Exhibit 3-1, *Landscape District Map* divides the facilities into four major districts: the Bluffs (District 1), the Harbor Front (District 2), the Island (District 3) and the Terraces (District 4). The goal for the Bluffs area is to preserve established trees wherever possible and enhance the character of these areas by supplementing them with trees such as *Melaleuca* and *Eucalyptus lehmannii* and includes naturalized groundcovers reflective of the natural character of the area.

A more semi-tropical landscape character will be provided in the Commercial Core by incorporating plant materials that provide varying types of textures, colors, sculptural qualities, in addition to solar and wind protection. Large specimen trees that provide



LEGEND

-  Boundary
-  The Bluffs (Natural / Natives)
-  The Harborfront (Semi-tropical)
-  The Island (Exotic / Vertical)
-  The Terraces (Transition / Natural)



Dana Point Harbor
REVITALIZATION PLAN & DISTRICT REGULATIONS

Supplemental Text



Exhibit 3-1

LANDSCAPE DISTRICT MAP



11-07

sheltered shade areas, flowering vines, shade-tolerant tropicals and fragrant jasmine and salvias are all intended to create a unique activity center. Potted specimen plantings and colored pavement treatment will also be used to break up the larger hardscape areas.

The Island area of the Harbor will utilize semi-tropical and smaller groupings of palms (Mediterranean Fan, Pigmy Date Palm and Senegal Date Palm), combined with more “exotic” plantings of Calliandra, Agave, Hesperaloe and Yuacca to provide unique focal points throughout the Island. The overall landscape design also maintains the existing turf areas adjacent to the main channel to continue providing opportunities for active and passive recreation activities.

Landscaping for the Terraces areas, which includes land uses such as parking areas located along Dana Point Harbor Drive, Baby Beach, the Visitor-Serving and Marine Services Planning Areas (PAs 3 and 1, respectively) will receive special consideration to provide for the screening of structures as well as maintaining view corridors to the Harbor and Pacific Ocean. Trees will be placed to maintain view corridors and provide adequate visibility for motorists along Dana Point Harbor and the Street of the Golden Lantern coming into the Harbor’s main vehicle entrance to the Commercial Core. Where adequate space exists in areas between parking stalls and adjacent to roadways, drought tolerant grasses will be planted to minimize maintenance and provide pervious areas to absorb surface runoff.

The Dana Point Harbor Revitalization Plan requires compliance with the South Coast Air Quality Management District Rule 403 to ensure the implementation of soil erosion techniques during construction activities and implementation of all feasible BMPs in order to reduce erosion. Additionally, requirements for the preparation and approval of erosion control plans prior to the commencement of any grading operations that specifies practices to prevent off-site siltation, construct or upgrade drainage facilities and minimize slope erosion will be implemented in conformance with Part II – Chapter 3, *General Provision and Regulations*.

The Revitalization Plan also includes a minor amount of improvements to Doheny State Park and the Old Cove Marine Preserve. Existing landscaping along the edge of the boundary between Doheny State Beach and the Marine Services area will be enhanced to further reduce visual impacts associated with the improvements to the Marine Services (Planning Area 1). Access to the Old Cove Marine Preserve will be confined to two locations from the Ocean Institute and interpretive signage installed to protect sensitive species and their habitat. The Old Cove Marine Preserve itself will not be affected by any of the improvements proposed as part of the Dana Point Harbor Revitalization Plan.

Through the creation of regulations restricting the development of improvements in the bluff area, the Dana Point Harbor Revitalization Plan and District Regulations ensures that the existing pockets of isolated habitat will be protected from human disturbance to the maximum extent possible. All of the trees, shrubs, flowers and turf grass located throughout Dana Point Harbor, including the native trees were planted as part of the original landscaping.

Coastal Access

Several sections of the California Coastal Act pertain to public access in the Coastal Zone. Coastal Act §30211 provides:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Act §30212 provides:

- (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided except where:*
 - (1) it is inconsistent with public safety, military security needs or the protection of fragile coastal resources;*
 - (2) it adequately exists nearby . . .*

Coastal Act §30213 provides:

Lower cost visitor and recreational facilities shall be protected, encouraged and where feasible, provided. Developments providing public recreational opportunities are preferred.

Coastal Act §30214, in part provides:

- (c) In carrying out the public access policies of this article, the commission, regional commissions and other responsible public agencies shall consider and encourage the utilization of innovative access management techniques, including but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.*

Coastal Act §30224 provides:

Increased recreational boating use of coastal waters shall be encouraged in accordance with this division, by development dry storage areas, increasing public launching facilities . . .

The design of the future Commercial Core area emphasizes a pedestrian oriented environment designed to take full advantage of the Harbor's unique setting and promote better access to parking, retail businesses, restaurants and boater facilities. Two critical components of the proposed Revitalization Plan improvements are the creation of a centralized Festival Plaza and Pedestrian Promenades along the waterfront. The Festival Plaza, to be comprised of landscaping, specialized pavement and seating will be located at the southern terminus of the Street of the Golden Lantern. Consistent with the Revitalization design goals established by the Dana Point Harbor Advisory Committee, the Festival Plaza adds a significant central gathering space for Harbor-wide events and outdoor entertainment surrounded by Harbor merchants and restaurateurs.

The other central component to providing a strong pedestrian-orientation for the Harbor is the creation of Pedestrian Promenades that serve to link the land uses located throughout the Commercial Core area. As envisioned in the Harbor Revitalization Plan, a continuous Pedestrian Promenade (varying in width from 15- to 50-feet as measured from the Harbor bulkhead) will be created between Island Way and the businesses located on Dana Wharf. To provide a safer and more convenient connection between the Marina Inn, visitor and boater parking areas and the businesses located in the Commercial Core, a secondary Pedestrian Promenade will be created as part of a new linear park.

The Vehicular circulation system throughout the Commercial Core will be significantly enhanced by providing dedicated parking areas to serve the merchants, restaurants, surface boat storage and boater needs. Additionally, to assist boaters with loading and unloading of supplies and guests, several short-stay boater drop-off areas will be provided in close proximity to the marinas edge.

The policies contained in Article 2 of the California Coastal Act focus on providing for maximum public access to beach and the provision of recreational use of the coastline, consistent with property rights and environmental protection practices. Further, the policies require that development not interfere with public access, except where it is inconsistent with public safety and natural resource protection or limits facilities for boaters and other water-dependent uses or industries. Coastal development is encouraged to provide convenient access from the nearest public roadway to the

shoreline, including parking areas that minimize the potential for overcrowding or overuse of a single area.

As implemented, the Dana Point Harbor Revitalization Plan will continue to allow the Harbor to provide a wide range of public access opportunities to the coast as shown on Exhibit 3-2, *Dana Point Harbor Coastal Access*. The Revitalization Plan provides for the reconfiguration of the main Harbor vehicular entrance and providing dedicated parking for visitors and businesses in the Commercial Core, boaters and boat service users. The physical design of the Commercial Core will facilitate the consolidation of a majority of the Day-Use Commercial land uses by clustering the commercial businesses and restaurants in one centralized area and providing more convenient parking accessibility.

The Dana Point Harbor Revitalization Plan provides for improvements to the vehicular circulation system to minimize pedestrian conflicts, thereby improving public access to the Commercial Core area and the ocean. The vehicular entrance to the Harbor from Dana Point Harbor Drive and Street of the Golden Lantern will provide direct access to the parking deck facility, enhancing accessibility to the businesses located in the Commercial Core area. An above ground pedestrian bridge will be located east of the Festival Plaza, providing an unimpeded pedestrian connection to the Dana Wharf area. Non-vehicular accessibility of the different areas of the Harbor may also be enhanced by the provision of a seasonal water taxi service.

To reduce the current commercial/retail parking shortage and improve access, the Dana Point Harbor Revitalization Plan proposes to consolidate parking areas into a two-level parking deck north of the proposed new commercial buildings that will extend directly from Street of the Golden Lantern and Dana Point Harbor Drive. The new parking deck facility will provide efficient ingress and egress and allow for safe pedestrian movement from the parking areas to shopping and restaurants. Additionally, a seasonal shuttle service may be provided for employees and overflow visitor parking areas to enhance visitor parking opportunities in the Commercial Core area.

Implementation of the traffic management strategies to be developed as part of a comprehensive Traffic Management Plan will minimize short-term disruptions of traffic flow during construction activities and continue with long-term ways of managing traffic throughout the year. The Plan includes the locations of shuttle drop-off areas, relocation of public transit facilities and provisions for valet service (if construction activities do not allow convenient parking adjacent to existing businesses).

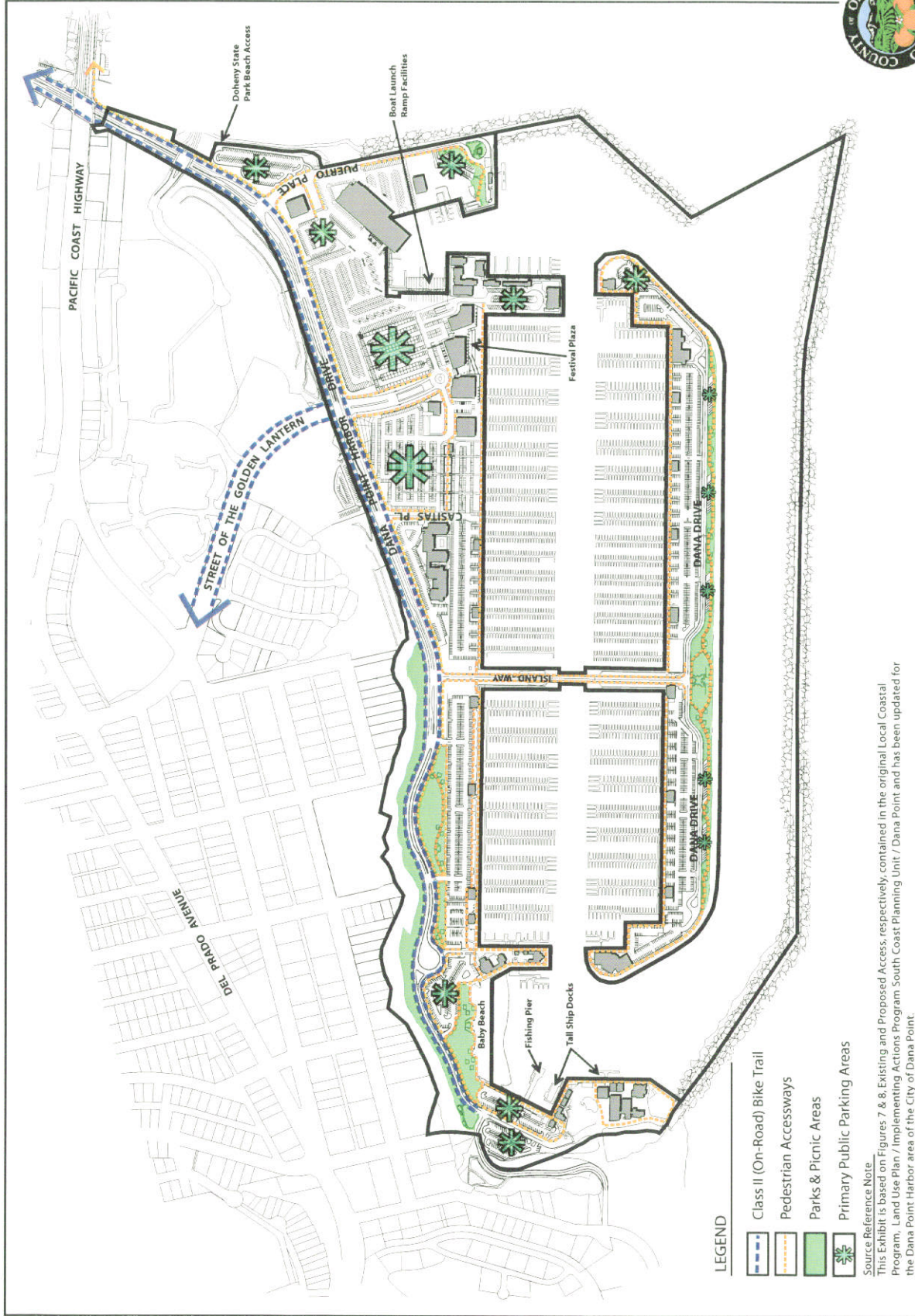


Exhibit 3-2

DANA POINT HARBOR COASTAL ACCESS

Dana Point Harbor REVITALIZATION PLAN & DISTRICT REGULATIONS

Supplemental Text



The signage program will be consistent with the California Coastal theme. Commercial signage will be of appropriate village scale and designed for legibility within the pedestrian-scale Festival Plaza. Column-mounted blade signs perpendicular to the pedestrian flow will be easily readable and additional elements may be printed on the awnings. The signage will be proportional in size to the proposed awnings and limited by reasonable vertical head heights along the pedestrian right-of-way. Directional and wayfinding signage will also reflect the material and color palettes appropriate to the Dana Point Harbor Revitalization Plan.