



NOTICE OF AVAILABILITY

Date: January 20, 2023

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR)

Project Title: Victoria Boulevard Apartments
State Clearinghouse No. 2021070304

Project Applicant: City of Dana Point

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Dana Point (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Victoria Boulevard Apartments (project) described below, and that the Draft EIR is available for public review.

Comment Period: Agencies, organizations, and the public must submit comments in response to this notice within the 45-day public review period beginning **January 20, 2023** and ending the close of business on **March 6, 2023**. All comments must be submitted in writing via mail or email to:

Belinda Ann Deines, Principal Planner
City of Dana Point
Planning Division
33282 Golden Lantern
Dana Point, CA 92629
bdeines@danapoint.org

Document Availability: The Draft EIR, along with documents referenced in the Draft EIR, are available for review during the 45-day public review period at the following locations:

1. City of Dana Point Planning Division, located at 33282 Golden Lantern, Dana Point, CA 92629
2. City of Dana Point Website: <https://www.danapoint.org/department/community-development/planning/environmental-documents>

Project Location: The proposed Victoria Boulevard Apartments (project) site is located within an area commonly referred to as Doheny Village, which is an approximately 80-acre area located in the southeastern portion of the City of Dana Point. The project site is located at 26126 Victoria Boulevard (Assessor's Parcel Number [APN] 668-361-01), on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project site is bound by Victoria Boulevard to the north,

the Interstate 5 (I-5) off-ramp to Pacific Coast Highway on the east, Pacific Coast Highway on the south, and Sepulveda Avenue on the west.

Project Description: The project involves the demolition of the existing Capistrano Unified School District (CUSD) bus yard and development of a three- to five-story, 349-unit apartment complex with an attached six-story (seven-level) parking structure and associated amenities in accordance with the proposed Victoria Boulevard Specific Plan (Specific Plan). The project would provide both public and private open space, ornamental landscaping, utility infrastructure, and public right-of-way improvements. The project is required to obtain various permits and approvals from the City, including: General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, Local Coastal Plan Amendment, Coastal Development Permit, Site Development Permit, Development Agreement, Site Plan Review, Encroachment Permit, and applicable grading and building permits. In addition, the following permits/approvals may be required of other agencies: Surplus Land Act compliance from the Capistrano Unified School District; Local Coastal Plan Amendment from the California Coastal Commission; Encroachment Permit from the California Department of Transportation; NPDES Construction General Permit from the San Diego Regional Water Quality Control Board; Construction Permit from the South Coast Air Quality Management District; Voluntary Cleanup Agreement from the Department of Toxic Substances Control; and UST Removal/Remediation and Monitoring Well Destruction Permit from the Orange County Health Care Agency.

Significant Environmental Effects: The Draft EIR fully assessed the potentially significant environmental impacts of the following environmental topic areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Relevant Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The project site was historically reported pursuant to Government Code Section 65962.5 under several different site names with the street address of 26126 Victoria Boulevard. However, the site is not currently listed pursuant to Government Code Section 65962.5.

Upcoming Public Meetings: Members of the public are invited to provide comments and input on the project. For additional information on the City's community outreach efforts and access to draft documents, please visit:

<https://www.danapoint.org/departments/community-development/planning/victoria-blvd-specific-plan>

Community Workshop: The Dana Point Planning Commission will hold a Community Workshop for the Draft EIR on Monday, February 27, 2023 at 6:00 p.m. at Dana Point Community Center, 34052 Del Obispo Street, Dana Point, CA 92629.