

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
 U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Orange  
 Address: 24035 El Toro Road  
Laguna Hills, CA 92653

**From:**

Public Agency: City of Dana Point  
 Address: 33282 Golden Lantern  
Dana Point, CA 92629  
 Contact: John Ciampa, Planning Manager  
 Phone: 949.248.3591

Lead Agency (if different from above): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2021070304

Project Title: Victoria Boulevard Apartments

Project Applicant: Toll Brothers Apartment Living, 23382 Mill Creek Dr, Ste. 120, Laguna Hills, CA 92653

Project Location (include county): A 5.5 acre site at 26126 Victoria Boulevard

**Project Description:**

The project involves the demolition of the existing Capistrano Unified School District bus yard and development of a two- to five-story, 306-unit apartment complex with an attached parking structures and associated amenities in accordance with the proposed Victoria Boulevard Specific Plan. The project would be required to obtain various permits and approvals from the City, including but not limited to: 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.

This is to advise that the City of Dana Point has approved General Plan Amendment GPA20-0002, Zone



**Lead Agency**



**Responsible Agency**

Change ZC24-0001, Victoria Boulevard Specific Plan SP24-0001, and Local Coastal Program Amendment LCPA20-0002 all as amended by the Coastal Commission's suggested modifications for the above-described project on April 1, 2025, and has made the following determinations regarding General Plan Amendment GPA20-0002, Zone Change ZC24-0001, Victoria Boulevard Specific Plan SP24-0001, and Local Coastal Program Amendment LCPA20-0002 all as amended by the Coastal Commission's suggested modifications.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Dana Point Planning Division, 33282 Golden Lantern, Dana Point, CA 92629 or <https://www.danapoint.org/departments/community-development/planning/environmental-documents>

Signature (Public Agency): John Ciampa Title: Planning Manager

Date: April 2, 2025 Date Received for filing at OPR: \_\_\_\_\_