

Victoria Blvd. Apartments

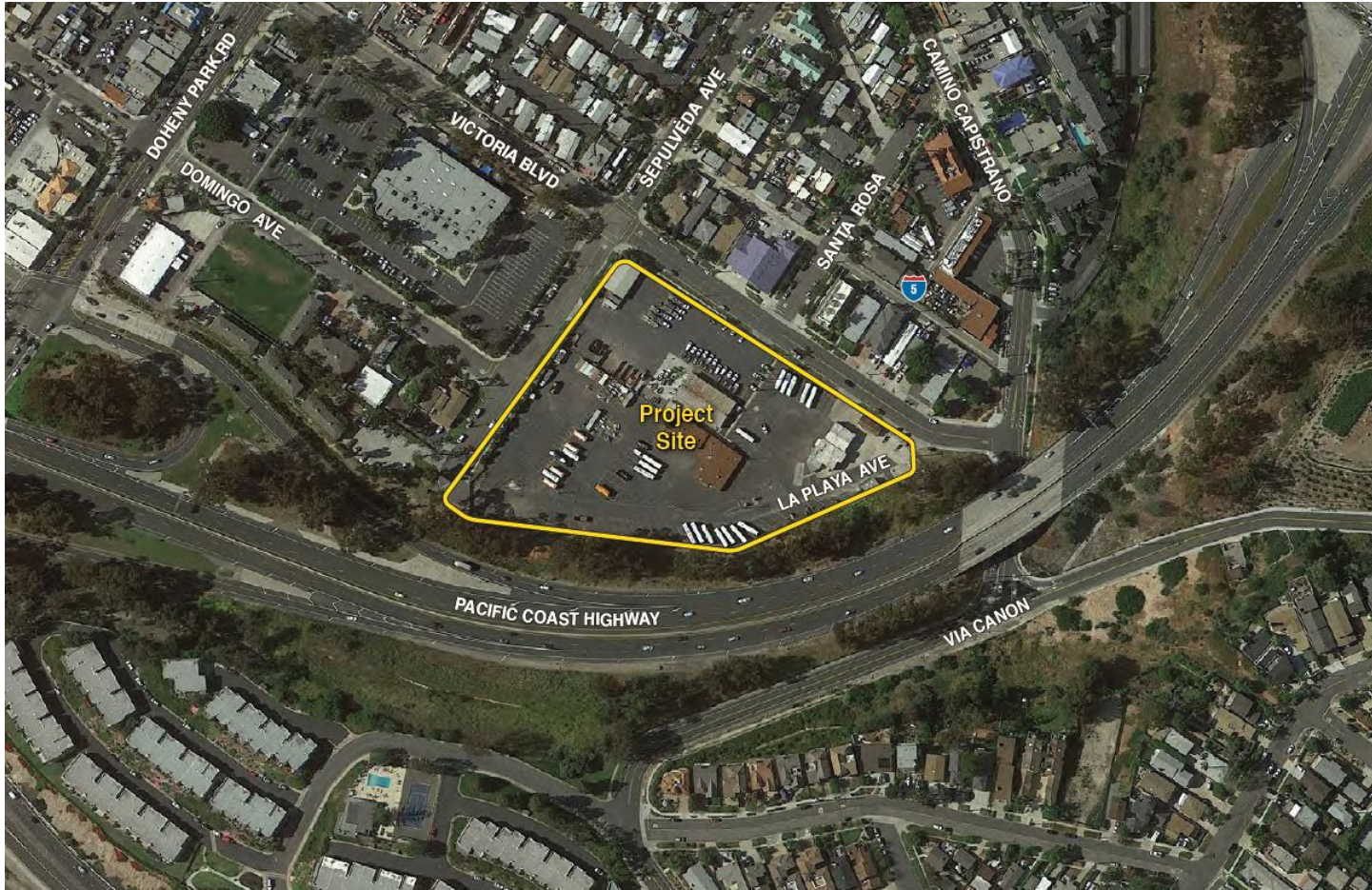
JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP

NOVEMBER 16, 2022

Tonight's Agenda

- Introduction
- Overview of the Proposed Project
 - Presentation by Toll Brothers
- Public Comments
- Environmental Review Process
- Next Steps

Project Area

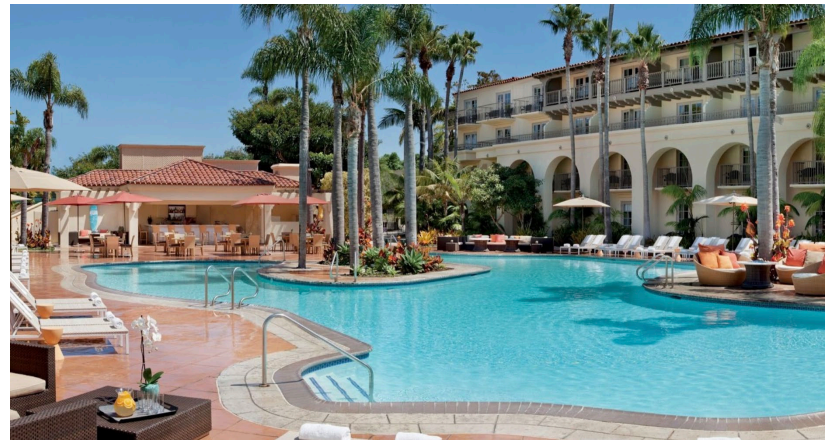


Toll Brothers
APARTMENT LIVING

Victoria Blvd. Apartments

26126 Victoria Blvd, Dana Point, CA

Toll Brothers' Vision for Dana Point



- City has already established a reputation for providing high-end facilities
 - Waldorf Astoria / Monarch Beach Resort
 - Ritz-Carlton
- Coastal-focused activity life styles
- First class restaurants
- World renowned events



Toll Brothers' Vision for Dana Point



Luxury apartment market can be defined as appealing to individuals that value:

- Living in a community providing a **full-range of services & amenities**
- Wanting to be **liberated from home maintenance obligations**
- A **comfortable retirement lifestyle** and an **active communal lifestyle** all in one community

- An extraordinary community in a unique location
- Highly amenitized units and common areas
- Dedicated covered parking on same level of garage as resident's unit
- Welcoming and convenient environment for visitors and guests
- Pet friendly
- Fully secured building

Resident Experience - *Park and Stay Lifestyle*

- Convenient access to offsite lifestyle amenities
 - Dana Point Harbor
 - South County Beaches
 - Hiking and Cycling Trails
 - Local Restaurants / Bars / Coffee Shops
- Thematic outdoor courtyards
- Level of staffing associated with boutique resorts
 - Concierge services
 - Social activity organizers
 - Fitness training
- Resident services for convenient living
 - Trash valet
 - Dry cleaning pickup and delivery
 - Cooking classes

Lifestyle Features - Units



Residences at Pacific City



One Uptown Newport

- Quartz Counter tops
- Stainless Steel Appliances
- Spacious Floor Plans
- Balconies
- Walk-in Closets with Built-In Shelving
- Roller Window Shades
- Washer and Dryer
- Keyless Unit Entry
- WI-FI enabled Thermostats
- Valet Trash Service

Lifestyle Features – Community Areas



- Rooftop Resort Style Pool and Spa
- Poolside Cabanas
- Clubhouses
- Surfboard Storage / Bike Kitchen
- State of the Art Fitness Center
- Chef's Kitchen
- Outdoor BBQ Grill / Pizza Oven
- Dog Park / Pet Spa
- Gated Covered Resident and Guest Parking
- Electric Car Charging
- Community-Wide High Speed Wi-Fi
- Co-Working Areas
- Parcel Lockers
- Concierge Service
- Dedicated Storage Units



Current Site Usage



Aerial View of Project Site from adjacent eastern properties across Victoria Blvd



View of Existing Building on Project Site



View of Victoria Blvd from Via Santa Rosa



View of Project Site from Off-Ramp along Southern edge (Facing North-East)



View of Project Site from Off-Ramp along Southern edge (Facing North)



View Looking Down Victoria Blvd from Camino Capistrano

Aerial Perspective Facing West



Aerial Perspective Facing South



Aerial Perspective Facing West



Aerial Perspective Facing South



View from Onramp Facing West



View from Onramp Facing East Toward the Corner of Sepulveda and the Proposed E.V.A.



Unit Type	# of Units	% of Total	Monthly Rent
Studio	36	10%	\$3,315
1 Bedroom	181	52%	\$3,648
2 Bedroom	115	33%	\$4,747
3 Bedroom	17	5%	\$5,377
Total/Weighted Avg.	349	100%	\$4,062

Landscape Plans



LEGEND

- 1. PUBLIC SIDEWALK
- 2. BOARDWALK DECK
- 3. CANOPY PALMS
- 4. OUT DOOR EXERCISE STATION
- 5. ART CHEEK WALL
- 6. BOULDERS
- 7. ACTIVITY LAWN
- 8. SHADE SURF PAVILION, WOOD BENCH, ART WALL
- 9. STEPS
- 10. ANGLED PARKING
- 11. FIRE PIT LOUNGE DECK
- 12. CANOPY PALMS



OUTDOOR OPTION A



OUTDOOR OPTION B



OUTDOOR OPTION E



LEGEND

- 1. DOG RUN SYNTHETIC LAWN
- 2. PUBLIC ACCESS 5' ENCLOSED GATE AND FENCE
- 3. DOG WATER FOUNTAIN & TRASH / DOG WASTE STATION
- 4. PROPOSING CONCRETE PAVEMENT SYSTEM WITH PRECUT ARTIFICIAL TURF
- 5. PUBLIC ACCESS WALKING / BIKING TRAIL
- 6. RETAINING WALL @ PROPERTY LINE WITH SECURITY FENCING
- 7. 5' ART WALL
- 8. SURF BENCHES
- 9. VEHICULAR GATE ARMS
- 10. DOG ART SCULPTURE
- 11. CHILDREN'S PLAY ELEMENT
- 12. HOPSCOTCH
- 13. GAGA BALL
- 14. FOUR SQUARE
- 15. CORNHOLE



Landscape Plans



LEGEND

1. TURF PARKWAY
2. PUBLIC ACCESS WALKING / BIKING TRAIL
3. RETAINING WALL @ PROPERTY LINE WITH SECURITY FENCING
4. CANOPY PALMS
5. SEATING AREA W/ SURF BENCHES
6. BOULDERS
7. CHILDREN'S PLAY ELEMENT



Landscape Plans



LEGEND

1. ENHANCED ENTRY DRIVE PAVING
2. ENHANCED ENTRY WALL
3. BOARDWALK STEPS
4. BOARDWALK
5. BIKE STORAGE
6. ADA LIFT
7. BOARDWALK PASEO
8. ART WALL
9. PARKWAY LANDSCAPE
10. SIDEWALK
11. SURF WASH DOWN LAWN
12. BOARD STORAGE
13. SHOWERS / HOSEDOWN



- CUSD issues an RFP dated May 29, 2018
 - Ground lease of the “South Bus Yard Property”
 - Spur the clean up of underground storage tanks and related environmental issues
- During the summer 2018, Toll’s proposal is selected and negotiations with CUSD begin
- January 2019 CUSD and Toll execute an Option Agreement that allows Toll to entitle its proposed project and execute a ground lease once a project is entitled

- Toll begins a series of meetings with City staff and leadership, leading to a presentation to the City Council on July 21, 2020 and meetings with the Doheny Village Working Group during the summer of 2020
- On February 2, 2021, the City Council passes a resolution that enables Toll to move forward with the project's entitlements
- That resolution included City Council directives that fell into 5 categories and a general directive to ensure the project provides benefits to the community

1. Total Number of Units
2. Building Heights
3. Open Space
4. Affordable Housing
5. Public Improvements

General Directive: Community Benefits

1. Total Number of Units

- Maximum number of units are not to exceed 365 units
 - Allowable units derived from the maximum density of 50 dwelling units per acre allowed elsewhere in Doheny Village
 - An affordable housing density bonus warranted by state law increases the maximum density
- Toll's proposed project is 349 units

Internal Parking

- Per Dana Point city-wide parking code, the project requires 1.9 Parking Spaces per dwelling unit, for a total of 669 spaces
- The project will provide 681 spaces: 611 Residents Spaces and 70 Visitor Spaces
- This project will be abiding by the city-wide parking requirements, so our on-site parking will be both compliant and sufficient

Required Parking		
	Spaces	Ratio
Studio	54	1.50 sp/du
1 Bed	272	1.50 sp/du
2 Bed	230	2.00 sp/du
3 Bed	43	2.50 sp/du
Visitor	70	0.20 sp/du
Parking Required	669	1.9 sp/du
Total Parking Provided		
	681	1.95 sp/du

LEVELS OF SERVICE IMPROVEMENTS

For Year 2045 Without and With Project conditions, the study intersections are forecast to operate within acceptable Levels of Service (D or better) during the peak hours with implementation of the recommended improvements described below:

2. Camino Capistrano at Stonehill Drive/I-5 NB On-Ramp

- Restripe the northbound approach (and southbound approach, as necessary) to accommodate two northbound left turn lanes
- Change north-south signal operation from split phasing to protected left-turn phasing
- Install eastbound right turn overlap signal phasing

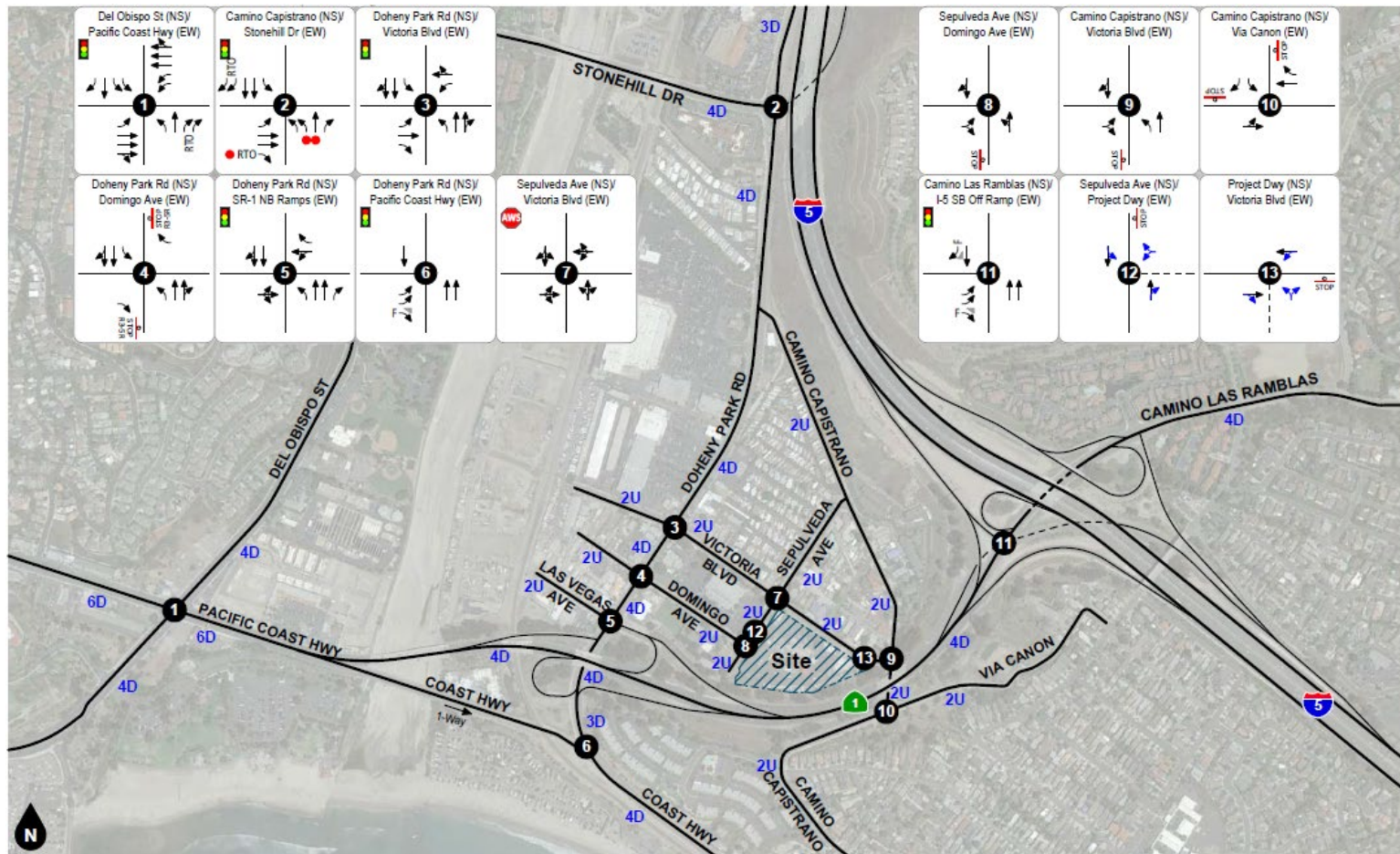


Figure 56
Recommended Lane Geometry and Intersection Traffic Controls

DEVELOPER FEES

The proposed project will provide payment of the City of Dana Point Local and Regional Circulation System fees to provide project-improvement of incremental cumulative traffic impacts.

Additionally, the project shall pay fair-share fees to the City of San Juan Capistrano for the cumulative impact at the intersection of Camino Capistrano at Stonehill Drive (study intersection #2) as specified in the City of San Juan Capistrano Traffic Studies Policy 310.

2. Building Heights

- No more than 50' along Victoria Blvd. and a portion of Sepulveda Ave.
 - Adequately setback at varying distances
 - Non-linear street frontage
 - Minimum shadowing
- Up to 65' permitted from the property line of Victoria Blvd.
- An additional 10' in height permitted for roof-mounted equipment
- Additionally, another 10' in height permitted for recreational structures

Building Heights



Building Heights

- Notes:
- Building height measured from finished grade or finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
 - In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.



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 - In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.



Building Heights



Summer Solstice (June 20th) - 9:00am



Summer Solstice (June 20th) - 12:00pm



Summer Solstice (June 20th) - 3:00pm



Winter Solstice (December 21st) - 9:00am



Winter Solstice (December 21st) - 12:00pm



Winter Solstice (December 21st) - 3:00pm

3. Open Space

- The project shall establish no less than 1.1 acres of public open space
 - Either on site or within Doheny Village
 - A portion of which shall include active recreational uses which may be located along La Playa Avenue



Public Open Space

- 1.065 acres of public open space improvements
 - Victoria/Sepulveda Corner
 - Public Open Space (Dog Park)
 - Public Paseo - A
 - Public Paseo - B
- 0.79 acres of street frontage public access improvements
- Improved public access to the connectivity between Victoria and Sepulveda via the historic La Playa Avenue.

Private Open Space

- 1.44 acres of private park improvements

4. Affordable Housing

- The project must create no less than 15% affordable housing units, constructed either on- or off-site in the City of Dana Point
 - 5% Very Low income units (must be on-site)
 - 5% Low income units
 - 5% Moderate income units

Affordable Housing

- This project is providing 53 affordable housing units.
 - Very Low – 18 units
 - Low – 17 units
 - Moderate – 18 units

Affordable Housing		
	Unit Type	Unit Count
Very Low	Studio	2
	1 Bed	9
	2 Bed	6
	3 Bed	1
Low	Studio	1
	1 Bed	10
	2 Bed	5
	3 Bed	1
Moderate	Studio	2
	1 Bed	9
	2 Bed	6
	3 Bed	1
Total		53

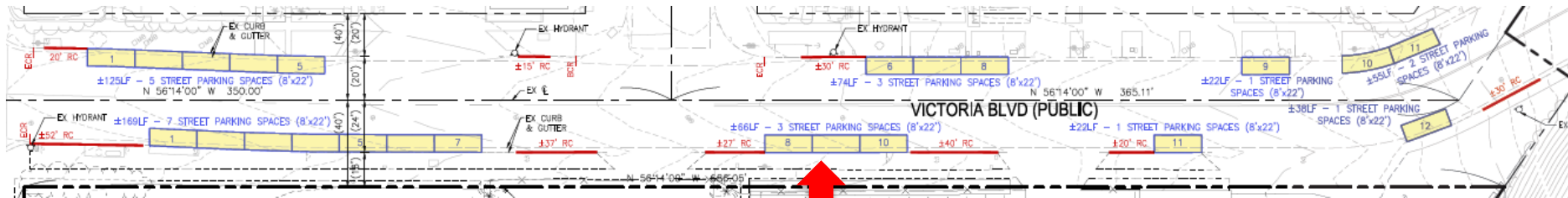
5. Public Improvements

- The project must integrate concepts presented in the Doheny Village Capital Improvement Plan
 - Additional public parking improvements
 - 30% increase in public parking along project frontages
 - Improved bike amenities
 - Implementation of traffic study recommendations as part of the environmental review process
 - May include funding for circulation improvements

On-Street Parking

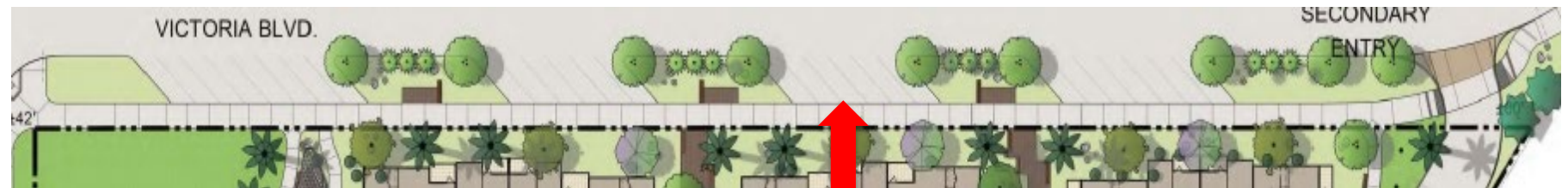
- The Toll project will increase street parking adjacent to the project by 38%.

On- Street Parking Plan		
	Existing	Proposed
Victoria Blvd Project Frontage	12	27
Sepulveda Blvd Project Frontage	17	13
Total Parking Spaces	29	40



Existing Parking on Victoria Blvd

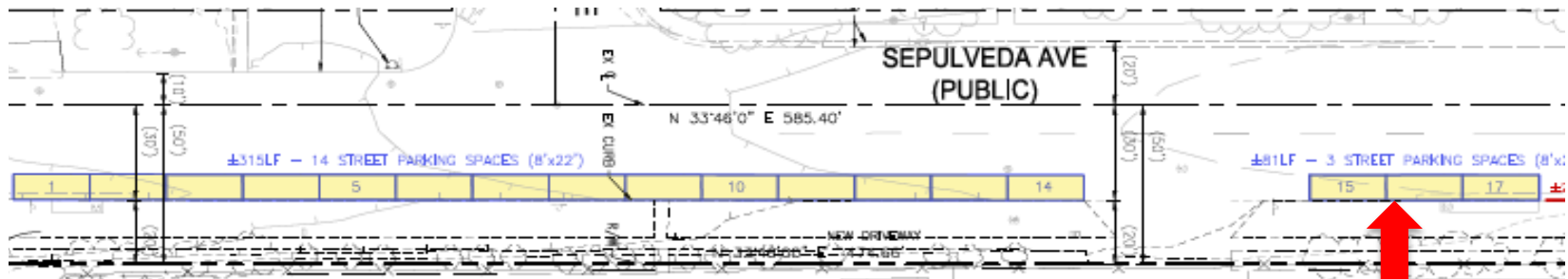
- Project Frontage – 12 spaces



Proposed Parking on Victoria Blvd

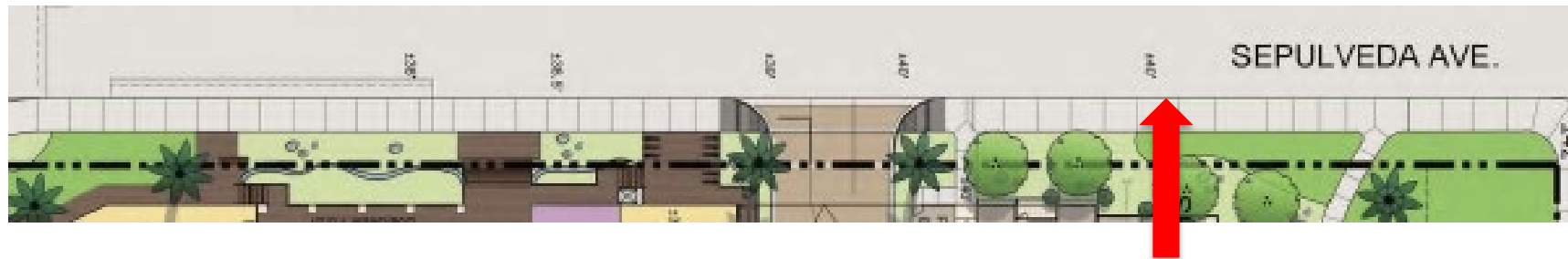
- Project Frontage – 27 spaces (angled spaces)

On-Street Parking Plan



Existing Parking on Sepulveda Blvd

- Project Frontage - 17 spaces

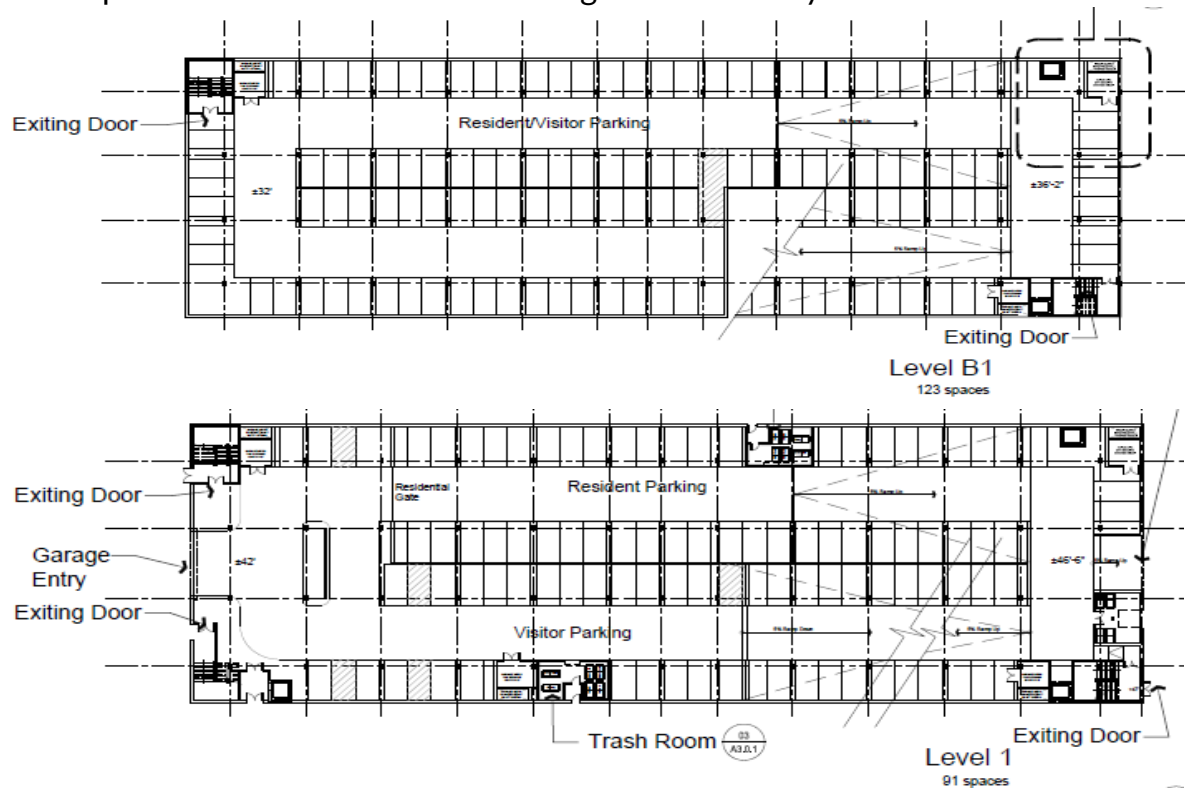


Proposed Parking on Sepulveda Blvd

- Project Frontage - 13 spaces

Church Parking Plan

- Figures shown below represent 1st floor and basement levels of the parking structure that will have 214 designated parking stalls for residents and visitors.
- Up to 50 vacant spaces will be available for churchgoers on Sundays.



General: Community Benefits

The project must provide clear benefits to the Doheny Village community and City of Dana Point.

- 1.07 acres of new publicly accessible active open space on site
 - Creation of an active public park at the corner of Victoria Blvd. and Sepulveda Ave.
 - Enhanced parkway improvements along Victoria Blvd. and Sepulveda Ave.
 - Opening up a walking and biking path on historic La Playa Ave. for the Doheny Village community's use
 - Enclosed dog park for the Doheny Village community to utilize
- Provide 53 critically-needed affordable housing units
- 38% increase of site-adjacent on-street parking
- Ability to provide up to 50 parking stalls for Sunday service overflow parking needs at Capo Beach and/or San Felipe De Jesus churches
- 9 power utility poles undergrounded and/or removed from the community

Fiscal Benefits to the Doheny Village and Dana Point Community

- Approximately \$6,000,000 provided for public improvements in Doheny Village
- \$40,000,000 dedicated to the upgrade/renovation of Dana Hills H.S. provided by a bond based on future ground lease payments
 - Provides local funding necessary to apply for \$24 million of state matching funds
- \$9.3 million of new revenues to the City over a 25-year period
 - \$3.6 million net after new expenses

DV Capital Improvement Projects

City of Dana Point				
Doheny Village Beautification Committee Unfunded Projects Listing				
CAPITAL IMPROVEMENT PROJECTS (CIP) FUND (11)				
	Project	Priority	Notes/Constraints	Project Status
SHORT-TERM PROJECTS (1-3 YEARS)				
A	Doheny Park Road at Coast Highway Connectivity preliminary design (signal modifications, multi-use path and sidewalks, landscape buffers, site lighting, median improvements, additional parking on Coast Hwy); Design project	Very High	Scope has been defined; Next step is an RFP for design services and to move forward with Caltrans permitting (approx. 2 years)	Caltrans approved preliminary design 8/2020; Request for Proposal for Design Services is being generated; May consider authorizing design in 2021 calendar year; Funding is an issue due to the pandemic. Construction will need to be coordinated with grant funding opportunities (see Mid-term project 'H').
A1	Doheny Park Road at PCH private property improvements, screening	High	Evaluate options	No actions planned at this time; Include items in design for Connectivity Improvements
B	Add public art and/or "color" to existing walls and structures	High	Refer to VBC	Work with property owners and establish RFP process for Doheny Village Public Art Program
B1	NW corner of Las Vegas Blvd. and Doheny Park Road (US Post Office building)		16' x 80' stucco building wall facing Las Vegas Blvd.	
B2	NE corner of Las Vegas Blvd. and Doheny Park Road (Liquor store)		16' x 60' stucco building wall facing I-5 off-ramp	
B3	South block of Victoria Blvd. between Doheny Park Road and Sepulveda Blvd. (Capo Beach Church)		Mural along existing fence	
B4	Victoria Blvd. at Doheny Saloon (Capistrano Valley Shopping Center)		Concrete building wall	
B5	Doheny Park Road at City boundary (Capistrano Valley Shopping Center)		Stucco wall on the back side of AutoZone	
B6	Caltrans maintenance yard off Las Vegas Blvd.		Building wall visible from I-5 off-ramp and PCH	
B7	Beachwood Village fronting Doheny Park Road		Stucco block wall with existing landscape	
B8	NE corner of Domingo Ave. at Doheny Park Road (El Patio Café)		Existing mural	
B9	PCH railroad underpass walls west of Doheny Park Road		Concrete retaining walls under railroad bridge	Walls will be demolished with an upcoming Metrolink project; Consider when new walls are constructed.
B10	Other locations			
C	Install small-scale landscape within underutilized right-of-way areas	High	Refer to VBC	VBC to resume monthly meetings and discussion; prioritize project locations; Review List with Public Works and General Services
C1	NE corner of Doheny Park Road at Las Vegas Blvd.		Located within Caltrans ROW adjacent to freeway offramp	Initial Work at this Location Started in early February 2021
C2	Doheny Park Road existing tree wells		Add pedestrian scale landscape plant materials, similar to Town Center	General Service is evaluating the planting type (drought tolerant palette) and getting quotes to accomplish this work.
C3	End of Las Vegas Blvd. along railroad tracks and parking lot		Install drought-resistant plants, i.e. large cactus or agaves	First phase installed; Standing by for now. Need to discuss area around cul-de-sac

DV Capital Improvement Projects

C4	Capistrano Valley Shopping Center (Big 5/Smart and Final) frontage along Doheny Park Road		Replace existing mulch planters with living plants; located within private property	
C5	Koala Carpet at Frontage Road		Possible location for gateway entry element with enhanced landscape	Still evaluating options here; Could be a costly project; More cost effective, higher impact locations, should be considered first.
C6	Other locations			
D	Incorporate exterior lighting enhancements	High	Upgrades first before conducting study	Baseline lighting study is complete; Working on Camino Capistrano to improve lighting in that area adjacent to the Mobile Home Park; Request for Additional Street Lights has been made to SDG&E
D1	Camino Capistrano along walking path across from Beachwood Mobile Home Park		Install bollard/street scale lighting (i.e. Golden Lantern at Del Prado)	City's Electrical Engineering Consultant completed the design of the power supply pedestal and is coordinating with SDG&E; Work Order is written and equipment is ordered; Installation should occur in the next 4 months; Once power supply is installed, initial phase of lighting installation will occur
D2	Existing street trees along Doheny Park Road		Consider pilot program for street tree up lights on existing palms	Significant costs are a detriment to this specific project.
D3	Caltrans maintenance lot at the end of Las Vegas Blvd.			Area has been cleaned up and lighting has been added
D4	Other locations as needed			
E	Encourage placemaking projects with stakeholders and community partners	High	Outreach to business owners and property owners	Establish grant program to make funding available for placemaking projects
E1	NE corner at the end of Las Vegas Blvd.		Pocket park with shade structure and bench (Jerry Lansky, Doheny Building Supply)	Limited space to do anything due to Metrolink access driveway
E2	Doheny Park Road/Frontage Road pocket park	Medium	Make it safe, put landscape and public art	Conceptual drawings; initial contact with Steve at Koala Carpet, property owner; Funding is not available at this time for this project.
E3	Consider alternative temporary projects such as street parklets, sidewalk dining, community gardens, and pop-up plaza or park			Funding is not available at this time for these projects
F	Improve pedestrian and bicycle experience	High		
F1	NW corner of Domingo Ave. and Doheny Park Road (Pepi's)		Install bicycle parking racks	Limited space at this time due to outdoor seating; Evaluate feasibility at some time to do this work.
F2	Doheny Park Road		Upgrade street furniture (i.e. trash receptacles, dog waste bags, etc.)	
G	Develop neighborhood identification and wayfinding signage	Medium		
G1	Doheny Park Road gateway monument signs		Existing "Capistrano Beach" freestanding sign in center median is not visible due to overgrown landscaping	
G2	Historical markers with descriptions			
G3	Wayfinding signage			

DV Capital Improvement Projects

MID-TERM PROJECTS (3-5 YEARS)				
H	Doheny Park Road at Coast Highway Connectivity project Construction (pending grant funds)	Very High	Need to get funding, possible grants (actual construction takes 9-12 months to build)	Request for Proposals to move forward with the design should occur in calendar year 2021 pending City Council Approval; Construction will need to be coordinated with grant funding opportunities.
I	Doheny Park Road Improvements (bulb-outs, parkway improvements, new landscape median, tree well relocations for symmetry, new parkway trees)	Medium	Behind Doheny Park Road connectivity and lighting; show progress on smaller projects/short-term enhancements	No Update; Funding Issues; Identify small projects if possible
I	Right-of-way Acquisitions, perpetual easements for public right-of-way and roadway purposes	Medium	Placeholder for needing to do construction on private property, mostly along Doheny Park Road. Lengthy Process	No Update; Funding Issues
K	Victoria Boulevard public parking/parkway improvements	Medium	Need parking, keep some trees because spaced apart	Review in relationship to VBSP proposal; No action at this time.
L	Mid-block crossing (if deemed feasible) on Doheny Park Road from Beachwood to AutoZone	Need more information	Need to study signalized crosswalk	Initial evaluation was completed and crosswalk at this location would be difficult due to proximity of other traffic signals; May be considered at a later date if Mobile Home Park changes hands and a development comes forward.
MID/LONG-TERM PROJECTS (5-10 YEARS)				
M	Coast Hwy sidewalk extension along north side of Coast Hwy from Doheny Park Road to Riviera Beach & Shores Resort (storm drain improvements, retaining wall, landscaping, lighting, new curb and gutter) (pending grant funds)	High	City property, need to underground and build wall; Being included with Connectivity Improvements	Request for Proposals to move forward with the design should occur in calendar year 2021 pending City Council Approval; Construction will need to be coordinated with grant funding opportunities.
N	Wayfinding Signage Master Plan – Citywide, to include Village	Low		
O	Sepulveda Blvd public parking/parkway improvements	Low	Add angled parking for potential park (south of Victoria); developer to construct	Review in relationship to VBSP proposal; No action at this time.
LONG-TERM PROJECTS (10+ YEARS)				
P	East San Juan Creek bike path connection (pedestrian and bicycle underpass connection below railroad and SCWD property to San Juan Creek); includes trail/walkway connection to Victoria Blvd	Medium	OC Flood Control property; could be part of SCWD desalination plant project as public access	Review in relationship to CDP for SCWD desalination plant and Metrolink improvements
Q	Victoria pedestrian bridge over San Juan Creek Channel	Medium	Create timeline, cost estimate?	Not Likely Feasible; Other alternatives to connect east side trail along San Juan Creek to Doheny State Beach would be more effectively achieved. Coordinate with planned Metrolink project.

Ground Lease Payments = DHHS Capital Improvements

CAPISTRANO UNIFIED SCHOOL DISTRICT
San Juan Capistrano, California

RESOLUTION NO. 1819-25

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE CAPISTRANO
UNIFIED SCHOOL DISTRICT APPROVING AGREEMENTS TO LEASE
DISTRICT SURPLUS REAL PROPERTY AND DIRECTING STAFF TO
ASSESS POTENTIAL USES OF THE LEASE PROCEEDS**

(SOUTH BUS YARD PROPERTY)

WHEREAS, the Capistrano Unified School District (District) owns an approximately 5.51 acre property located at 26126 Victoria Blvd, Dana Point, CA 92624 (Property);

Ground Lease Payments = DHHS Capital Improvements

Section 4. If Toll exercises its option to lease the Property pursuant to the Option Agreement, authority is hereby delegated to the Superintendent, or a designee, to execute the Lease Agreement and deliver any and all documents which are necessary or advisable in order to commence the ground lease as established by the terms of the Lease Agreement.

Section 5. District staff will review and assess the specific capital outlay, maintenance and other facility related needs of school sites located in the City of Dana Point. The District's School Facilities Assessment and projects identified through site stakeholder engagement for schools located in Dana Point shall have first priority for projects funded by lease proceeds.

Section 6. Proceeds shall first be used and prioritized exclusively to address any capital outlay and facilities needs identified in Section 5 above.

Section 7. The Board directs staff to establish a separate fund to receive proceeds collected from the lease of the property.

Section 8. Proceeds from lease of property shall only be used for capital facility needs.

Ground Lease Payments = DHHS Capital Improvements

Funding Example

Scope	Total Project Costs	State Funds	Local Share
Seismic Replacement Hardship – 53 Classrooms/Gym/Admin/Support	\$105,000,000	\$32,660,000	\$72,340,000
Modernization Scope – Sports Field Improvements/Support Facilities/Other Classrooms	\$68,000,000	\$11,300,000	\$56,700,000
New Construction – Replace Relocatables with Permanent – 21 Classrooms	\$27,000,000	\$12,000,000	\$15,000,000
Sub-Total	\$200,000,000	\$55,960,000	\$144,040,000
COP Lease Revenue			(\$40,000,000)
State Matching Funds on Hand			(\$24,000,000)
Local Bond Measure Needed			\$80,040,000

Questions/Comments

Required Approvals and Entitlements

General Plan Amendment

Zone Change

Adoption of the Victoria Boulevard
Specific Plan

Local Coastal Plan Amendment

Development Agreement

Site Development Permit

Coastal Development Permit

Tentative Parcel Map

Certification of a Project-Level EIR

Subsequent grading/building permits

Purpose of CEQA



To disclose information about potentially significant environmental effects of a project;



To identify ways to avoid or mitigate significant environmental impacts;



To enhance public participation in the planning process;
and

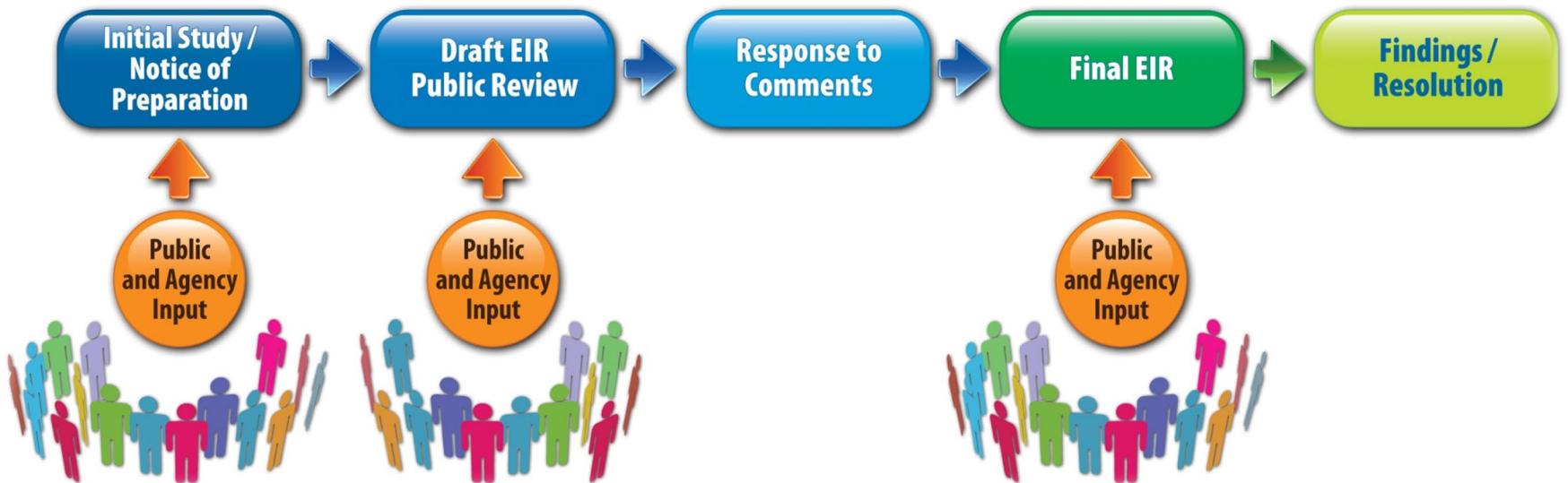


To foster interagency coordination in the review of projects.

Topics to be Analyzed in the EIR

- Land Use
- Aesthetics/
Light and Glare
- Tribal and
Cultural
Resources
- Geology/Soils
- Hydrology/Water
Quality
- Hazards/Hazardo
us Materials
- Transportation
- Air Quality
- Greenhouse Gas
Emissions
- Energy
- Noise
- Population and
Housing
- Public Services,
Recreation and
Utilities
- Cumulative
Effects
- Alternatives

Overview of the CEQA Process



EIR Schedule

Draft EIR 45-Day Public Review Period	January 2023 (tentative)
Planning Commission and City Council Public Hearings	Spring 2023 (tentative)
California Coastal Commission Review	Summer 2023 (tentative)

EIR Public Comments

Send Written Comments to:

Belinda Ann Deines, Principal Planner

City of Dana Point Planning Division

33282 Golden Lantern

Dana Point, California 92629

bdeines@danapoint.org

Public Comment Period:

Early January 2023 (TBD) – February 2023