

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
301 East Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



February 25, 2024

City of Dana Point  
Community Development Department  
Attn: John Ciampa, Principal Planner  
33282 Golden Lantern  
Dana Point, CA 92629-1805

Re: City of Dana Point Local Coastal Program Amendment Request No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan)

Dear Council Persons:

We are pleased to notify you that on February 5, 2025, the Commission approved the Dana Point Local Coastal Program (LCP) Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan) with suggested modifications. The proposed Victoria Boulevard Specific Plan sets allowable uses and development standards for one specific project site located at 26126 Victoria Boulevard in the southeastern portion of Doheny Village in Dana Point. The Victoria Boulevard Specific Plan would serve both as the Land Use Plan (LUP) and Implementation Plan (IP) for the project site.

The Commission approved the LCP Amendment with suggested modifications. Thus, the Amendment will become final once: 1) the City of Dana Point City Council adopts the Commission's suggested modifications, 2) the City of Dana Point City Council forwards the adopted suggested modifications to the Commission by Resolution, and 3) the Executive Director certifies that the City has complied with the Commission's February 5, 2025, action. The Coastal Act requires that the City's adoption of the suggested modifications be completed within six (6) months of the Commission's action.

Pursuant to the Commission's action on February 5, 2025, certification of the City of Dana Point Local Coastal Program Amendment No. LCP-5-DPT-24-0033-1 is subject to the attached Suggested Modifications (Attachment "A").

Thank you for your cooperation and we look forward to working with you and your staff in the future. If you have any questions, please contact me at our Long Beach office (562) 590-5071 or at [ferniesy@coastal.ca.gov](mailto:ferniesy@coastal.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Fernie Sy'.

Fernie Sy  
Coastal Program Analyst

Attachment: Attachment "A" Suggested Modifications

# ATTACHMENT A: Suggested Modifications

## **Bold Underline/Strikeout Version of Victoria Boulevard Specific Plan Revisions**

Changes to proposed language are shown in **bold underline** and ~~strike-out~~.

**1. Suggested Modification No. 1:** Modify Chapter 4.7 Lighting Guidelines, to add a new guideline as follows:

Chapter 4.7 Lighting Guidelines

...

- **Outdoor lighting shall adhere to Dark Sky outdoor lighting requirements, in which outdoor lighting is directed downward to the ground and not to the sky where it can contribute to adverse impacts to biological resources and light pollution.**

**2. Suggested Modification No. 2:** Modify Chapter 6.5 Tentative Parcel Map, as follows:

An implementing Tentative Parcel Map is being processed through the city concurrently with this Specific Plan. The Tentative Parcel Map will be processed according to the City's standard Tentative Map Review process (Chapter 7.05, Subdivisions, in Title VI, Planning and Zoning, of the City of Dana Point Municipal Code) and California's Subdivision Map Act.

**A Coastal Development Permit is required for a Tentative Parcel Map and any subsequent changes to the Tentative Parcel Map.**

**3. Suggested Modification No. 3:** Modify Chapter 6.4.3 Specific Plan Amendments, to add new sub-section H as follows:

6.4.3 Specific Plan Amendments

...

**H. Any Amendments to the Specific Plan, shall require review and approval from the California Coastal Commission.**

**4. Suggested Modification No. 4:** Add new section 5.14 to Chapter 5 Development Standards, as follows:

**5.14 Archaeological and Tribal Cultural Resource Protection**

**All development within the project site, including remediation, site preparation, grading, and construction shall comply with the following:**

**a. Prior to ground disturbance, conduct project specific Native American consultation early in the development review process in accordance with all applicable local, state, and federal regulations and guidelines.**

**b. Prior to ground disturbance, conduct literature searches to identify any previously recorded cultural resources within the project area. If there are recorded resources on the project site, prepare and provide a plan to the City to conduct onsite investigations to identify resource boundaries. Site and design proposed development to avoid adverse impacts to known archaeological and tribal cultural resources, unless determined by the City in consultation with ancestrally affiliated Native American Tribes to be infeasible. If avoidance isn't feasible, evaluate project design alternatives and implement alternatives that would result in the fewest impacts to known archaeological and tribal cultural resources in consultation with Native American Tribes with ancestral ties to the land. Preservation of discovered tribal cultural resources in situ is preferred.**

**c. Comply with conditions of approval or mitigation measures for Unanticipated Discovery of Resources (Inadvertent Discovery) imposed by the City. When there is a potential impact to tribal cultural resources, prepare a treatment plan in consultation with ancestrally affiliated Native American Tribes.**

**d. During all ground disturbance, a qualified archaeologist and a Native American monitor with ancestral ties to the area, if an invitation to monitor is accepted, are required to be present onsite.**

**e. Provide adequate mitigation for any adverse impacts to archaeological and/or tribal cultural resources resulting from the development. Mitigation measures or treatment methods for tribal cultural resources shall be developed in coordination with Native American Tribes with ancestral ties to the area.**