

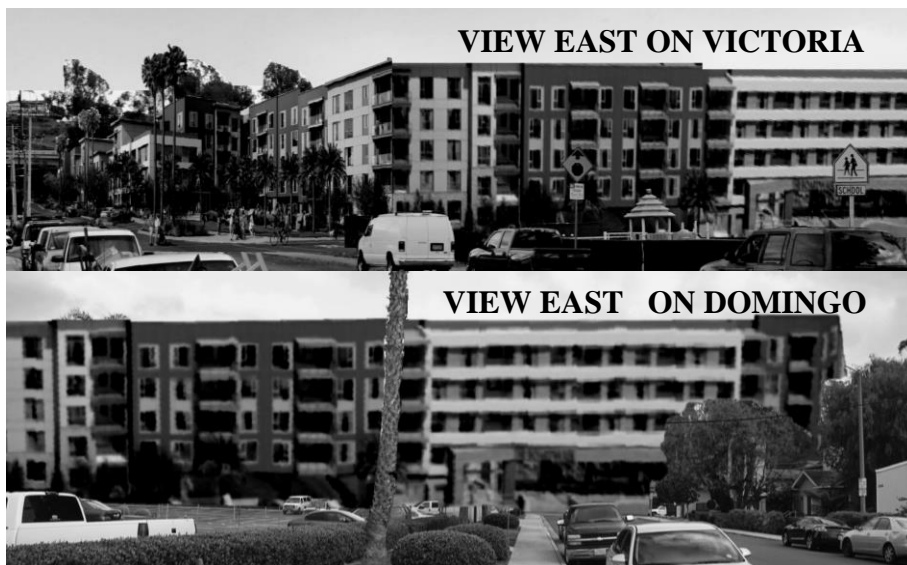
# Huge New York Company to Ruin Capo Beach, Doheny Village, and Dana Point

Toll Brothers Inc wants to build a **GIANT MEGALITH** in our own backyard.

Victoria bus yard would become a **6 STORY IRVINE STYLE APARTMENT COMPLEX** with 349 units. The number of dwellings in Doheny Village will double and traffic will get much worse!

*They promise money* for Dana Hills High School and other schools. **That's not true.** The lease income generated from the bus yard might allow the school district to obtain a loan after 4 to 5\* years, given today's interest rates, but there is no certainty that will happen. (\*based on the lease terms, p. 61)

Toll Brothers photos are intentionally misleading and make the complex look much smaller. But they have a habit of misleading. In 2012 their investors sued Toll Brothers for intentionally misleading them. Toll Brothers raked in over \$615,000,000 from the company's stock sales, to the detriment of the investors, who were finally awarded only \$16.2 million in the lawsuit.



Google "Toll Brothers Lawsuits" and you will find a long history of being sued in many different states for faulty construction, cutting corners by failure to follow building codes, misleading buyers, failure to fix their defective buildings, and overall poor customer relations. Their ratings are:  
Better Business Bureau 1.2/5 stars  
Consumer affairs 1.3/5 stars  
Check them out online.  
Think twice before you believe anything they say!

Full construction, with all the associated traffic and noise, will take over 2 years. Construction hours are 7:00AM – 8:00 PM! Good luck getting out on Camino Capistrano or Victoria Ave during or after completion.

They want to allow 349 units on 5.5 acres ( 4.4 if you subtract open space ). This is in violation of the California Coastal Commission, Dana Point building code, and the Doheny Village Plan which was crafted over many years by residents, businesses, and the city to be sensitive to the coastal environment and the residents. They want a "VARIANCE " aka – free reign to violate these carefully thought out plans.

Allowing this "variance" establishes a very **DANGEROUS PRECEDENT!** Dana Point will cease to be a beautiful beach town, and slowly become a MEGALOPOLIS of huge apartment complexes dwarfing homes and city streets. WE ARE NOT MANHATTAN or IRVINE. Please come to the meeting at Capo Beach Church Tuesday, April 25 at 6:30 and let your voice be heard!

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Go to <https://Dohenyplan.com>