

VICTORIA APARTMENTS PROJECT CLARIFICATION POINTS

1. Victoria Bus Yard lease revenue is FAR LESS THAN the claimed \$40,000,000 !
It is not earmarked for Dana Hills High School, only schools in Dana Point.

ANNUAL RENT – p.61 of Lease document

YEAR	RENT	Running Total
1	\$1,000,000	\$1,000,000
2	\$1,000,000	\$2,000,000
3	\$1,000,000	\$3,000,000
4	\$1,500,000	\$4,500,000
5	\$3,150,000 (maximum) (\$2,500,000 minimum)	\$7,650,000 (\$7,000,000)
6	\$3,564,000 (maximum) (\$3,285,000 minimum)	\$11,214,000 (\$10,935,000)

2. Project PHOTOS are misleading and DIMINISH THE MASSIVE SIZE compared to the rest of the neighborhood. (EIR pp.122, 123, 128, 129)
3. Construction hours are 7:00AM – 8:00 PM! This would place an undue stress burden on the surrounding community.
4. EIR TRAFFIC PROJECTIONS ARE GUESSES. Project calls for 499 bedrooms - with 2 people /room it could mean up to 1,000 residents/cars. Some areas of Orange County average 2.9 people per unit. At that rate 349 units would house 1,012 people!
5. The EIR proposes a lower density project of 114 units totaling 178 bedrooms (p.433). *This is more in line with the nature of the Dana Point/Capo Beach community. In addition, the South Cove Apartments/Condos (168 units) are a good fit with the community and show that a lower density is still economically feasible.*
6. Drought and water shortages must be considered before addition of more residents to the system. Sewage processing is also a part of that equation.
7. What are the actual Low Income Rental Rates? Are they realistic for low income people?

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