

I REQUEST CONFIRMATION OF DELIVERY FROM THE CITY OF DANA POINT

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**City Council Members**  
City of Dana Point  
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Dated June 2, 2015

Attention: Dana Point City Clerk Kathy Ward,  
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**REF: Appeal of Coastal Development Permit CDP04-11; Conditional Use Permit CUP04-21; Site Development Permit SDP04-31; and Environmental Impact Report for South Shores Church Master Plan Project located at 32712 Crown Valley Parkway, City of Dana Point, EIR SCH no. 2009041129**

**Subject: Comments submitted in support of appeal of Dana Point Planning Commission approval of South Shore Church Master Plan Project**

- As a resident of 23254 Atlantis Way in Monarch Bay Villas (MBV), I searched out and read as many of those parts of the current FEIR, which relate to Parking and Traffic/Transportation as I could locate in the short time made available prior to this hearing, by the notification process. I disagree with the Final Environmental Impact Report which concluded "No Impact or Less than Significant Impact With Mitigation Incorporated", with regard to many items that I was able to identify. In particular, I believe that neither of the issues, highlighted below, was addressed nor resolved before the Planning Commission approved the entire Master Plan.
  
- In response to my request with regard to mitigation of the extreme parking situation that will be created by this project the applicant stated that either/both St. Anne's school in Laguna Niguel or the county lot in Laguna Niguel could be used as resources to alleviate peak parking problems. Planning Commission Agenda, and has submitted letters from both for tentative use. Implementation of Mitigation Measure 4.12.1 (Vol. 4.2, page 96), "...which requires applicant to secure sufficient off site space on Sundays..." **The Laguna Niguel use permits for these facilities indicate such usage has to be permitted and signed contracts have not been produced. I request that such signed contracts be produced, prior to final approved is affirmed, since all parties agree that peak parking is already problematic and the construction phase will exacerbate an already difficult problem.**

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Agenda Item No. 11

6/2/15

- Crown Valley is one of only three access routes to Laguna Beach from the rest of the county and the only one for south Laguna Beach. Therefore, it would need to be clearly accessible to high volumes of traffic in emergency situations such as medical, fire, tsunami, earthquake etc; The Dana Point General Circulation Plan, Threshold 4.12.5 (page 4.12.8) under Thresholds of Significance 4.12. in State CEQA guidelines, states projects should be viewed as to whether they "Result in inadequate emergency access". The response (I-26-5) in the FEIR (Vol. 4.2, page 96) to my question of this provision in the DEIR, was "The project would not cause significant impacts to any of the study intersections including Crown Valley/Lumeria Lane, during project construction or typical operations. The project would not create excessive delays along Crown Valley Parkway..."

This is not possible, since the applicants plan, during Phase 1-C is to close the Sea Island signal entrance to the South Shores Church, necessitating a U-turn requirement at Lumeria Lane for all traffic heading to the Church from the north, severely clogging egress and creating dangerous congestion at this critical Lumeria Lane intersection from Monarch Villas. **It is incorrect for the applicant to state that there will be no significant impact on any of the study intersections during construction, when access to the church from the north, during Phase 1-C will only be via a northbound Crown Valley driveway, which can be accessed only by a U-turn at Crown Valley Parkway at Lumeria. Residents exiting Monarch Bay Villas intending to head south along Crown Valley Parkway, will often be faced with traffic approaching the Lumeria Lane driveway of Monarch Bay Villa's it makes a U – turn and heads back to the applicants parking lot. Has the OCTA been notified and, given the amplification of dangerous and disruptive traffic flow patterns and given given its approval for this project?**

#### Recommended alternate (partial) solutions

- This Transportation/Traffic and Parking portion of the applicants FEIR is deficient in a number of ways that fail to recognize current conditions with respect to this project that cumulatively, will have a significant negative impact on the residents of Monarch Bay Villas unless they are mitigated more completely.
- Measures that the applicant/City of Dana Point that would relieve some of the access/egress pressure on Monarch Bay Villas residents as a result of this massive undertaking might include: **1) installing a southbound turnout lane or traffic light on Crown Valley Parkway at Lumeria Lane intersection, 2) rebuilding the parking lot in the first stage of this project, 3) reducing the duration of the entire project to five years versus ten and 4) producing signed contracts with companies that have indicated an interest in providing the parking facilities to mitigate the parking deficiencies during the most extreme times of the week.**

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