

BOARD OF DIRECTORS
VILLA PACIFICA COMMUNITY ASSOCIATION
RESOLUTION IN OPPOSITION TO THE PROPOSED SR 241 TOLL ROAD EXTENSION
ADJACENT TO VILLA PACIFICA

WHEREAS, the Villa Pacifica Community Association (“Association”) comprises sixty-seven (67) single family homes and includes a ridgeline trail system, a park, and significant other open and common areas in the City of San Clemente generally abutting Avenida Pico and Av. La Pata; and,

WHEREAS the Association is comprised of individual homeowners (“Members”) who are stakeholders held responsible for liabilities, land maintenance, safety issues, environmental issues, Orange County Fire Authority (“OCFA”) fire zone areas, slope stabilization and renovation, preservation of flora and fauna, vandalism, and other costs associated with development on Association properties; and,

WHEREAS, the Transportation Corridor Agency (“TCA”) wishes to construct an extension (“Toll Road”) to the existing toll road State Route 241 (“SR-241”) to Interstate Highway No. 5 (“I-5”); and,

WHEREAS, the proposed routes for the Toll Road are within the City of San Clemente and abut the Association property; and,

WHEREAS, neither the TCA nor any other private or public agency or governmental body has offered any mitigation measures to the Association for the deleterious impact of the Toll Road; and,

WHEREAS, costs expenses, and liabilities for the aforementioned elements associated with Toll Road route development on property abutting and adjacent to Association property will impose significant cost increases and unfair burdens on Association property owners; and,

WHEREAS, the construction and operation of the Toll Road would irreparably harm the health, safety, and well-being of the Association’s residents; and,

WHEREAS, the construction and operation of the Toll Road would significantly increase air pollution and decrease ambient air quality in and about the Association, thereby creating public health problems for the Association’s residents; and,

WHEREAS, the construction and operation the Toll Road would generate a myriad of new sources of light pollution negatively impacting the Association’s residents; and,

WHEREAS, the construction and operation of the Toll Road would cause a pervasive increase in ambient noise levels within the Association and would thereby negatively impact the Association’s residents; and,

WHEREAS, the construction and operation of the Toll Road would create intrusive vibrations substantially affecting adjacent land uses, including portions of the Association; and,

WHEREAS, the construction and operation of the Toll Road would expose the Association’s residents and structures within the Association to major geologic hazards, particularly given the history of the same within and affecting the Association; and,

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WHEREAS, the construction and operation of the Toll Road would materially impair scenic vistas and substantially degrade and/or obstruct accessible views from the Association; and,

WHEREAS, the construction and operation of the Toll Road would substantially degrade the existing visual and aesthetic character and quality of the area about and near the Association; and,

WHEREAS, the construction and operation of the Toll Road would generate obtrusive light and glare that would adversely affect views and substantially affect other properties about and near the Association; and,

WHEREAS, the construction and operation of the Toll Road would significantly impact wind hazards affecting the Association; and,

WHEREAS, the construction and operation the Toll Road would result in substantial new shadows on the Association; and,

WHEREAS, the construction and operation the Toll Road would conflict with established recreational uses both within and nearby the Association; and,

WHEREAS, the construction and operation the Toll Road would create additional demands for public service facilities negatively affecting the Association's residents; and,

WHEREAS, the construction and operation the Toll Road would have a significant adverse impact on traffic and create major traffic hazards about and near the Association; and,

WHEREAS, the construction and operation the Toll Road would substantially change traffic circulation patterns, create an unusual safety hazard, and eliminate access to surrounding areas about and near the Association; and,

WHEREAS, the construction and operation of the Toll Road would permanently destroy environmentally and ecologically sensitive land about and near the Association; and,

WHEREAS, the construction and operation the Toll Road would create a nuisance to the residents in the Association; and,

WHEREAS, the construction and operation the Toll Road would drastically reduce the property values of the homes in the Association; and,

WHEREAS, the construction and operation the Toll Road would materially increase the risk of fire within the association, which is already in the very high fire hazard severity zone; and,

WHEREAS, the construction and operation the Toll Road would be wholly incompatible with the residential land use in the vicinity of the Association, would substantially disrupt and divide the physical arrangement of established communities about and near the Association, and would have a substantial adverse impact upon the existing character of the vicinity of the Association; and,

WHEREAS, the construction and operation the Toll Road would create significant costs, expenses, and liability for which the Association would be responsible and for which it is not presently funded; and,

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WHEREAS, the construction and operation the Toll Road would cause similar irreparable and sweeping negative impacts as outlined above upon tens of thousands of the residents in the City of San Clemente; and,

WHEREAS, the construction and operation the Toll Road would divide the city into quadrants; and,

WHEREAS, other transportation and public improvements and programs have been approved or are under consideration which will provide traffic relief in southern Orange County thereby eliminating any need to extend SR-241 to I-5 through the City of San Clemente; and,

WHEREAS, the City Council of the City of San Clemente unanimously approved Resolution No. 16-57 opposing any extension of SR 241 to I-5 which would be routed through the City of San Clemente, with which the Association's Board of Directors agrees and supports; and,

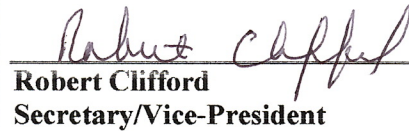
WHEREAS, other homeowner associations, neighborhood associations, and civic groups located in the City of San Clemente have opposed any extension of SR 241 to I-5 which would be routed through the City of San Clemente, with which the Association's Board of Directors agrees and supports; and,

NOW THEREFORE, be it resolved that the Board of Directors of the Villa Pacifica Homeowners Association opposes any extension of SR 241 to I-5 which would be routed through the City of San Clemente.



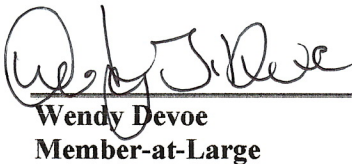
Jeffrey Caplan
President

11/14/17
Date




Robert Clifford
Secretary/Vice-President

11/14/17
Date



Wendy Devoe
Member-at-Large

11/14/17
Date



Carrie Mirza
Treasurer

11/14/17
Date