

# Master Association

July 30, 2020

www.czmaster.org

30021 Tomas, Suite 100

Rancho Santa Margarita, CA 92688

(949) 504-5692 • Fax: (949) 504-5279

County of Orange, OCPW, Development Services  
Attn: Kevin Canning  
601 North Ross Street  
Santa Ana, CA 92701

Via email and USPS

**Re: Legacy at Coto Project (PA 20-0022)**  
**Subject: CZ Master Association Comments to Notice of Intent to Adopt Mitigated Negative Declaration (MND)**


Dear Kevin:

On behalf of the Board of Directors of the CZ Master Association ("CZ Master"), this is in response to the request for comments to the MND concerning the Legacy at Coto Project active senior facility proposed by California Grand Village Coto Partners, LLC (the "Project"). CZ Master is a nonprofit corporation organized to manage a master planned residential community in Coto de Caza, consisting of 3,474 residential homes and over 15,000 residents (the "CZ Master Development"). The following sets forth, without limitation, negative environmental impacts the Project would have on the CZ Master Development and its residents:

1. Increase of traffic congestion at, and burden upon, the CZ Master vehicle entry gate system, and increased burden on contracted gate staffing.
2. Increased burden on the resident and visitor internet-controlled gate access system (e.g., registering of residents, guests, and invitees in the system for gate entry, vehicle transponders for resident vehicles for automated vehicle access, etc.).
3. Increase in vehicle traffic and congestion on the CZ Master streets and intersections.
4. Increased wear and tear on, and accelerated deterioration of, CZ Master streets due to the increase in construction traffic in connection with constructing the Project and increase in vehicle traffic and congestion in connection with Project workers and residents, and their guests and invitees, all of which will increase CZ Master's expenses for maintenance and repair of the streets and vehicle entry gate system.
5. Increase burden on CZ Master maintained amenities such as the dog park, decomposed granite trails, and CZ Master parks.

CZ Master is continuing its review and investigation of the Project and reserves all rights to supplement the foregoing comments with any additional negative impacts or concerns that may be discovered. If you have any questions, please contact the undersigned at (949)504-5693 or vdorse@powerstonepm.com. Thank you for your attention to the foregoing.

Sincerely,  
On Behalf of the CZ Master Board of Directors,

  
Vincentia Dorse,  
General Manager, CZ Master Association

cc: Board of Directors  
Lisa Bartlett, 5<sup>th</sup> District Supervisor