



## CITY OF RANCHO SANTA MARGARITA

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July 27, 2020

Kevin Canning, Contract Planner  
OCPW Development Services/Planning  
601 North Ross Street  
Santa Ana, CA 92701

Submitted via email to: [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

Subject: Mitigated Negative Declaration for Legacy at Coto Project (PA 20-0022)

Dear Mr. Canning:

The City of Rancho Santa Margarita appreciates the opportunity to review and comment on the public review draft Mitigated Negative Declaration (MND) for the Legacy at Coto Project. We offer the following comments on the environmental analysis contained within the MND and Traffic Study.

We respectfully request that the traffic study be revised to include intersections within Rancho Santa Margarita as the project traffic study only evaluates intersections within Coto de Caza. Study area intersections 3 and 4 distribute traffic directly onto the public streets within Rancho Santa Margarita, potentially impacting additional intersections. The trip distribution analysis and figure 4.17-2 show that 85 percent of project traffic approaches the intersection of Antonio Parkway/Coto de Caza Drive and 5 percent of project traffic approaches the intersection of Plano Trabuco/Dove Canyon Drive. However, these intersections are not identified or evaluated in the study. The distribution of 90 percent of project traffic into Rancho Santa Margarita via the public streets and intersections should be evaluated. Further evaluation of how trips are distributed after leaving Coto de Caza is necessary to determine which additional intersections should be evaluated. At a minimum, the traffic study should be revised to include the intersections of Antonio Parkway/Coto de Caza Drive and Plano Trabuco/Dove Canyon Drive.

Please keep us informed regarding the status of the proposed Legacy at Coto Project. If you have any questions regarding this letter, please contact me at (949) 635-1816 or [ckuta@cityofrsm.org](mailto:ckuta@cityofrsm.org).

Sincerely,

Cheryl Kuta, AICP  
Development Services Director  
City of Rancho Santa Margarita

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