



September 10, 2020

Ms. Lisa Bartlett

Supervisor, Fifth District

333 W. Santa Ana Blvd.

Santa Ana, CA 92701

Re: Planning Application No. PA20-0022 - Legacy at Coto Senior Living Project

California Grand Villages Coto Partners, LLC

Dear Supervisor Bartlett:

As you know, Coto Conservancy, a 501c3 organization with over 400 supporters based in Coto de Caza, seeks to ensure that current and future generations of Coto de Caza residents and visitors will be able to enjoy the balance of nature and recreation that has long been the hallmark of the Coto de Caza community. Today, we are asking you to engage and win over the Board of Supervisors to help our community by insisting that an EIR be conducted for the Legacy at Coto project. We need to fully assess the project, its impacts *and alternatives* for the former Vic Braden [Tennis Hall of Fame] site in Coto de Caza.

Back in September 1982, OC Board of Supervisors Wieder, Riley, Stanton, Clark and Nestande resolved to adopt EIR 401 [Resolution No. 82-1420] for the development of Coto de Caza after carefully assessing all alternatives. The EIR clearly laid out the unavoidable adverse effects of the development across *all* areas: Landform/Topography, Geology and Soils, Hydrology, Biology, on-site and surrounding Land Uses, Relevant Planning Programs, Socioeconomics, Transportation/Circulation, Air Resources, Noise, Public Services and Utilities, and Aesthetic Consideration. In short, the Coto de Caza development was going to forever change the pristine Canada Gobernadora Valley that we now call home. Recognizing the importance of sound development standards, the Supervisors then laid out "the benefits which justify approval of the project" including very deliberate land use planning and protection of open space, dedication of a regional park, various conservation and scenic easements, protection of significant riparian and

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oak woodland biotic communities and most importantly, *private recreation open space, recreational amenities and onsite affordable housing*. **These core tenets for land conservation and symbiotic living must be protected for the next generations of inhabitants in the Canada Gobernadora Valley and should not be mitigated away in the name of new development - however lucrative the project appears to the County.**

Therefore, Coto Conservancy joins CZ Master HOA, Los Ranchos Estates HOA, The Village HOA, the City of RSM, SaveCoto.com and over 1200 community members (and counting) who oppose various aspects of the senior living apartment project called Legacy at Coto. It is simply not compatible with Coto de Caza as it eliminates recreation area, community amenities and is far from “affordable” and “Coto rural living” when apartments are priced at up to \$9,000 per month (with no patio or yard). There are many alternatives to this project that can provide a positive ROI to the land owner and are compatible with EIR 401 and the Coto de Caza community.

In addition, Coto Conservancy has recently reviewed the Whittaker Planning Services Report, “Legacy at Coto – Planning Application No. 20-0022, Comments on Initial Study/Draft Mitigated Negative Declaration” submitted to the County on July 30th, 2020 [attached here] and supports the findings of that report: an EIR should be prepared to fully evaluate all adverse impacts to the surrounding community. Similar to the extensive work the Planning Department and Board of Supervisors conducted in the 1980’s, our community deserves this same attention to detail now. **After all, shouldn’t the original EIR 401 document that claims to protect 400-year old oak trees and riparian habitat last longer than 40 years? We think so.**

Ms. Bartlett, we look forward to your guidance and the Board’s unanimous support with keeping our community intact and providing options other than a project that only benefits one entity.

Sincerely,

Michele Munk

Executive Director

Coto Conservancy

Cc: Doug Woodyard, Chief of Staff – Office of Lisa Bartlett

Clerk of the Board of Supervisors (response@ocgov.com)

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