

# Subject: Legacy at Coto - CEQA



**Drew Purvis** <purvision@outlook.com>

Wed, Sep 30, 1:3

to Canning, Kevin, Julie Vandermost-Beeman (jbeeman@vcsevenvironmental.com), Dan Bott, Jennifer Fitzgerald (je

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Dear Kevin:

Our legal counsel conducted an exhaustive review of the Legacy Project Mitigated Negative Declaration (MND) to analyze the comments received. Our counsel concluded that the MND is technically sound, comprehensive and legally sufficient, and that the comments from the Village Association consultants contained numerous misrepresentations. The two State responsible agencies who reviewed the MND, the Department of Fish and Wildlife and the Orange County Fire Authority, also concluded that the MND is sufficient.

Despite our confidence in the MND and our appreciation to County staff for its hard work on the MND, we believe that would be too difficult for County decision-makers to have to sort through each of the multiple Village Association misrepresentations under the strict fair argument standard for an MND. Therefore, we have decided that it would be more prudent to convert the excellent existing environmental review work product into an Environmental Impact Report (EIR) that will provide the public with information to dispel the numerous misrepresentations, leaving the County decision-makers with a much simpler task under the deferential substantial evidence standard of review.

We will be in touch to coordinate our efforts in the preparation of the EIR.

Drew

Drew D. Purvis

Co-Founder and Partner

**California Grand Villages, LLC**

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