

To:
Kevin Canning, Contract Planner
Lisa Bartlett, Supervisor Fifth District

From:
Lorraine Dawson
23431 Via Codorniz
Coto de Caza, CA 92679
Cell: 951.237.8694
email: dawsons5@verizon.net

Date:
January 29, 2021

Dear Kevin Canning and Lisa Bartlett,

I am a homeowner in Coto de Caza and ***firmly oppose*** the Legacy at Coto Project (PA20-0022) for the following reasons:

1 . Legacy at Coto Project (PA20-0022) traffic pattern will endanger children, pedestrians, pavement of roads and fire evacuation. The Traffic Study failed to consider speed bumps in their analysis, which affect their calculation and flow of traffic assumptions. As traffic will increase 60% along Avenida La Caza (362 new daily trips on existing 603 daily trips along Avenida La Caza). The resulting effect of congested traffic must be taken into consideration for safety (children crossing as well as fire ingress and egress) as well as preservation of the natural setting of the area per the Coto Specific Plan.

2. Legacy at Coto Project (PA20-0022) goes against the Village HOA's and Coto's master plan for my community. The Village is quiet and quaint. This is why I chose to move here. This will not only decrease my home values but forever change the look, feel and ambiance for all who currently live here

3. Legacy at Coto Project (PA20-0022) is not compatible to the existing area. According to Section 7-9-142(b)(1) the Legacy development must be "compatible" to the existing area. When determining "compatibility" of the Project to the existing area, the Planning Commission should use the Coto Specific Plan as its guideline, which clearly indicates that the surrounding area is medium density. ***This would allow for up to 6 dwelling units per acre, or just 25 units (not 101 units).*** Additionally, when analyzing whether the various impact reports (noise, traffic etc), the intentions of the Coto Specific Plan should be taken into consideration.

4. Legacy at Coto Project (PA20-0022) will cause violation noise ordinances by the existing Coto Valley Country Club. This proposed development would force one of our neighbors and much-loved community loved businesses to close because the two properties cannot coexist.

5. Legacy at Coto Project (PA20-0022) would make Via Alondra a thru street. The proposal requires that Alondra be made a through the street (removing the cul de sac) and a service driveway will be added to Alondra. In the original discussions there was NOT going to be any service entrance to this street and the cul de sac would be left intact.

6. Legacy at Coto Project (PA20-0022) would create congestion. Using the Traffic Study's assumptions that 22 and 28 vehicle trips will be added during peak AM and PM times respectively (and 382 daily trips – see below excerpt) this will most certainly cause vehicles to back up into each of these intersections. As the Traffic Study notes, approximately 95% of the traffic will flow through this intersection. Further, once this intersection is taken into consideration, all other calculations of the Study will likely change, and may result in exceeding the acceptable tolerance levels.

7. Legacy at Coto Project (PA20-0022) would cause unsafe emergency evacuation. The evacuation plans in event of fire or other disaster are already insufficient. The developer wants to bring Charter Buses in *against evacuation traffic* in the event of any disaster (fire, flood, earthquake, etc) to evacuate the residents and staff of this proposed development. This would be unreasonably difficult and cause further egress problems to the existing homeowners as they attempt to flee with their children and pets.

8. Legacy at Coto Project (PA20-0022) is in opposition to the Village HOA survey circulated on October 2019. The Board received an impressive 46% of the HOA surveys back, of which 85% were in opposition.

9. Legacy at Coto Project (PA20-0022) dismisses the already approved new General Store by the County 0.7 miles away. Legacy at Coto Project (PA20-0022) proposal states that there is a community need for a General Store.

10. Legacy at Coto Project (PA20-0022) will be a hotbed for pandemic spread. This kind of high density housing - even if it isn't zoned that way - is a hotbed for illness. Covid won't be the last big pandemic.

11. Legacy at Coto Project (PA20-0022) is not a good fit for seniors due to lack of nearby resources. Our streets are so narrow that we have a rule that you can only park on one side of the street or else cars can't get by.

12. Legacy at Coto Project (PA20-0022) will cause parking problems. There is not enough parking designed for the project as shown for the expected visitors, residents, staff, guests, service personnel, emergency vehicles, and private duty nursing staff which may be hired to care for residents who need some assistance with ADLs but are otherwise independent. Where will these overflow cars be parked? Will they clog up our already-narrow streets, causing homeowners more daily difficulty (in addition to traffic issues)?

13. Legacy at Coto Project (PA20-0022) is a potential Memory Care replacement. Legacy is pulling a "bait and switch" because the portfolio of the properties they own is entirely Memory Care, and not the carefree Senior apartments advertised and marketed to the planning commission and residents of The Village.

14. Legacy at Coto Project (PA20-0022) owner has a portfolio of only Memory Care and Assisted Living. The developer only owns Assisted Living and Memory Care facilities, and is likely going to make this facility exactly that.

I hope that you will carefully consider these points and **NOT adopt and Not approve** the Legacy at Coto Project (PA20-0022).

Please confirm receipt of this email.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorraine Dawson". The signature is written in a cursive style with a large initial "L" and a prominent "D".

Lorraine Dawson
23431 Via Codorniz