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ORANGE COUNTY CLERK-RECORDER DEPARTMENT
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**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT**
Planning Application No. PA-20-0022

Date: December 15, 2020
To: State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups
From: County of Orange, OC Public Works, Development Services/Planning (Lead Agency)
Subject: Notice of Preparation of a Draft Environmental Impact Report
Title: Legacy at Coto California Grand Villages
Applicant: California Grand Villages Coto Partners, LLC, 23333 Avenida La Caza, Coto de Caza, CA, 92679
Agent: VCS Environmental, 30900 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675
Contact: Kevin Canning, Contract Planner, OC Public Works, Development Services/Planning
301 North Ross Street, Santa Ana, CA 92701
Phone: 714.667.8847

All Comments on this Notice of Preparation submitted to:
LegacyatCoto@ocpw.ocgov.com

Environmental Impact Report: The County of Orange, OC Public Works, Development Services/Planning has determined an Environmental Impact Report (EIR) is required and prepared this Notice of Preparation for the proposed Project. The County is the Lead Agency for the preparation of the Draft EIR.

Notice of Preparation: This Notice of Preparation has been prepared and distributed to the State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups to solicit guidance so that Project-related specific detail and concerns relevant to each agency's statutory responsibilities are addressed in the scope and content of the Draft EIR. In addition, Interested Persons, Organizations, and Groups are requested to provide comments regarding the scope and content of the environmental information to be included in the Draft EIR. Public agencies should identify a contact person in their response.

This Notice of Preparation was sent via U.S. Certified Mail to adjacent property owners and residents, and those who have requested to be notified of any planning-related changes on this property. In addition, this Notice of Preparation was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research and to the County's Project website: <http://www.ocpublicworks.com/OCPW-LegacyatCoto>

An Initial Study is not attached to this Notice of Preparation.

Document Availability: This Notice of Preparation and future Draft EIR and related documents are available for review at OC Public Works, Development Services/Planning, 301 North Ross Street, Santa Ana, CA 92701. The Draft EIR will be provided in electronic format and available for download at the County's website at the following address: <http://www.ocpublicworks.com/OCPW-LegacyatCoto>



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Public Review Period: Under the time limits mandated by State law, the public review and comment period for a Notice of Preparation is 30 days. However, for this project the County has determined that an extended public review and comment period of 45 days is appropriate. **Therefore, the public review period will be from December 15 2020, to Friday January 29, 2021, ending at 4:00 PM Pacific Standard Time on that day.** Please send your written response at the earliest possible date, but in no case after the close of the public review period deadline. Responses should be submitted to the attention of Kevin Canning and may be provided via email at LegacyatCoto@ocpw.ocgov.com, U.S. Mail, courier service, or hand-delivered to OC Public Works, Development Services/Planning at the contact address provided above.

Potentially Significant Environmental Effects to be Analyzed: The following environmental factors may have a significant effect on the environment: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing, Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; Wildfire; and Mandatory Findings of Significance. For each of these environmental factors, the Draft EIR will utilize Appendix G of the State CEQA Guidelines and consider all of the actions involved, including potential impacts on the Project site and offsite impacts necessary to implement the Project, short-term construction impacts and long-term operational impacts, and cumulative impacts that could result from the combination of the Project and related projects.

Project Location and Existing Site Conditions: The Project site is located within Coto de Caza in unincorporated Orange County. Refer below to the Regional Location Map. The site is located at 23333 and 23335 Avenida La Caza. The Project site consists of 3.86 acres and is currently developed and situated within a suburban setting. The site is bordered to the northwest by Via Alondra, to the southeast by Avenida La Caza, to the east by the Coto Valley Country Club clubhouse and recreational facilities, and to the west by one row of existing residential homes and the Silver Bronze Corporation (SBC) tennis courts and 56 two-story clustered multiple-family residential condominiums.

Topographically, the site consists of flatter areas with rolling slopes that descend to three existing drainages located west, east and south of the Project site. Topographic elevations range on the site from 855 feet to 875 feet. The site is heavily landscaped with groundcover and ornamental trees. A small portion of the western end of the Project site is within the 100-year flood zone. Refer below to the U.S.G.S Topographical Map.

The site was previously the Vic Braden Tennis College and the site still contains several tennis courts, office space structures, walls, fences, and associated improvements. A total of 2.58 acres (112,389 square feet surface area) of the site is currently developed. Presently located on the Project site is 10,780 square feet of office area, a 3,500 square foot Design Center, a 3,822 square foot research center, and approximately 74,000 square feet of tennis facilities, including seven high intensity lighted tennis courts and one large mechanical tennis ball pitching machine with 16 hitting lanes. The obsolete tennis college has not been in operation for over twenty years and the tennis facilities are in a degraded condition. Currently, 14,280 square feet of area is being used for office, archive storage and as a residential design center for custom homes. Refer below to the Project site photographs.

Project Description: The proposed project involves the development of a 95-unit active senior living residential project within the Coto de Caza Specific Plan community with a secure subterranean parking garage and related amenities. The construction of the project would require the reuse of the area where the existing tennis facilities and administrative offices are located. All existing buildings and tennis facilities on the site would be removed and the site regraded to even out its mixed elevation to thereby



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create the subterranean parking area and building areas. A total of 3.38 acres of the 3.86-acre site would be graded.

A total of 3.09 acres of the site would be developed, with the building taking up approximately 1.0 acre (51,000 square feet) of the Property surface area, and hardscaping and landscaping taking up the remainder of the developed portion. The proposed senior living project will consist of one building. The building would have an L-shaped configuration and consist of two stories on top of the subterranean parking area with a maximum combined total height of 40 feet (some portions of the building will only be 29 feet above ground level due to slope of the property). The total building area for the project including the subterranean parking facility would be 154,131 square feet, refer to the attached Site Plan. The residential units would be located on both floors, ranging in size from 441 square feet to 1,567 square feet.

To meet the day-to-day household and recreation needs of residents, several general amenities and services will be provided. The building will have staffing and 24-hour onsite security. The residents will be provided with both gourmet restaurant food and basic bistro food, room service and housekeeping services weekly as part of the rent. Through concierge services, residents can arrange for the chauffeur-driven Legacy at Coto cars to take them to appointments, shopping and events and other personal needs. Onsite amenities include the following: Bistro; Bar; Dog Spa; Fitness Center; Restaurant; Movie Cinema; Lounge; Wine and Sports Club; Swimming Pool and Spa; Onsite Walking Paths; Meditation Gardens; and Amenities Services.

Draft EIR Status: Work has commenced on preparing the Draft EIR as allowed by CEQA Guidelines Section 15082(a)(4). The Draft EIR will not be circulated for public review until it is completed and all comments on this Notice of Preparation have been received and incorporated into the Draft EIR. This includes an allowance for comments that may be received after the close of the public review period.

Public Meetings: Public meetings and hearings have not yet been scheduled. Future meetings would include the following: Coto Planning Advisory Committee and Orange County Planning Commission. When scheduled, the date, time, and place of these meetings and hearings would be provided.

Submitted by:



Kevin Canning, Contract Planner
Development Services/Planning

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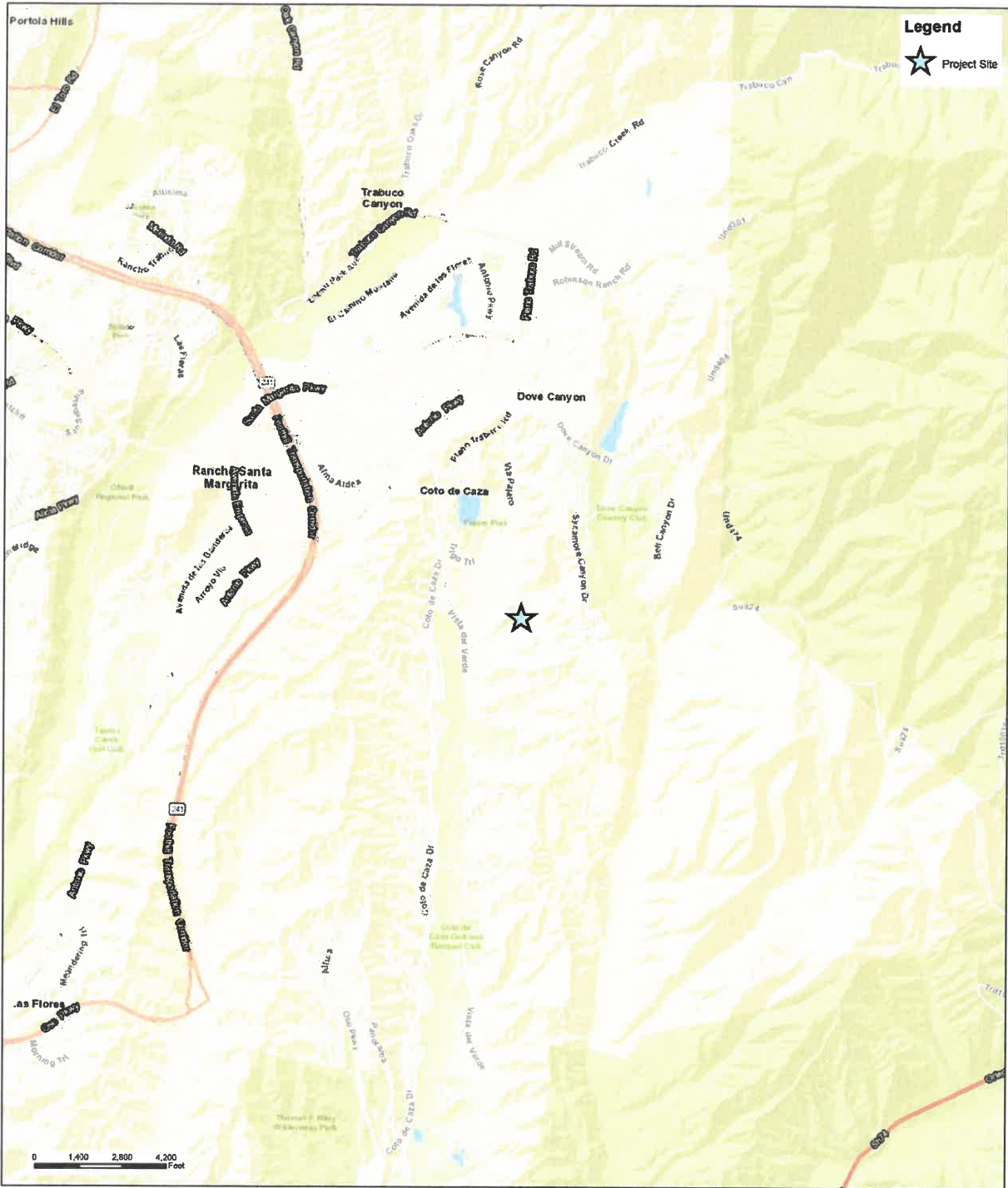
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Source: Huittz-Zollars and ESRI; December 2019.



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NOTICE OF PREPRATION | LEGACY AT COTO CALIFORNIA GRAND VILLAGES
 Regional Location Map

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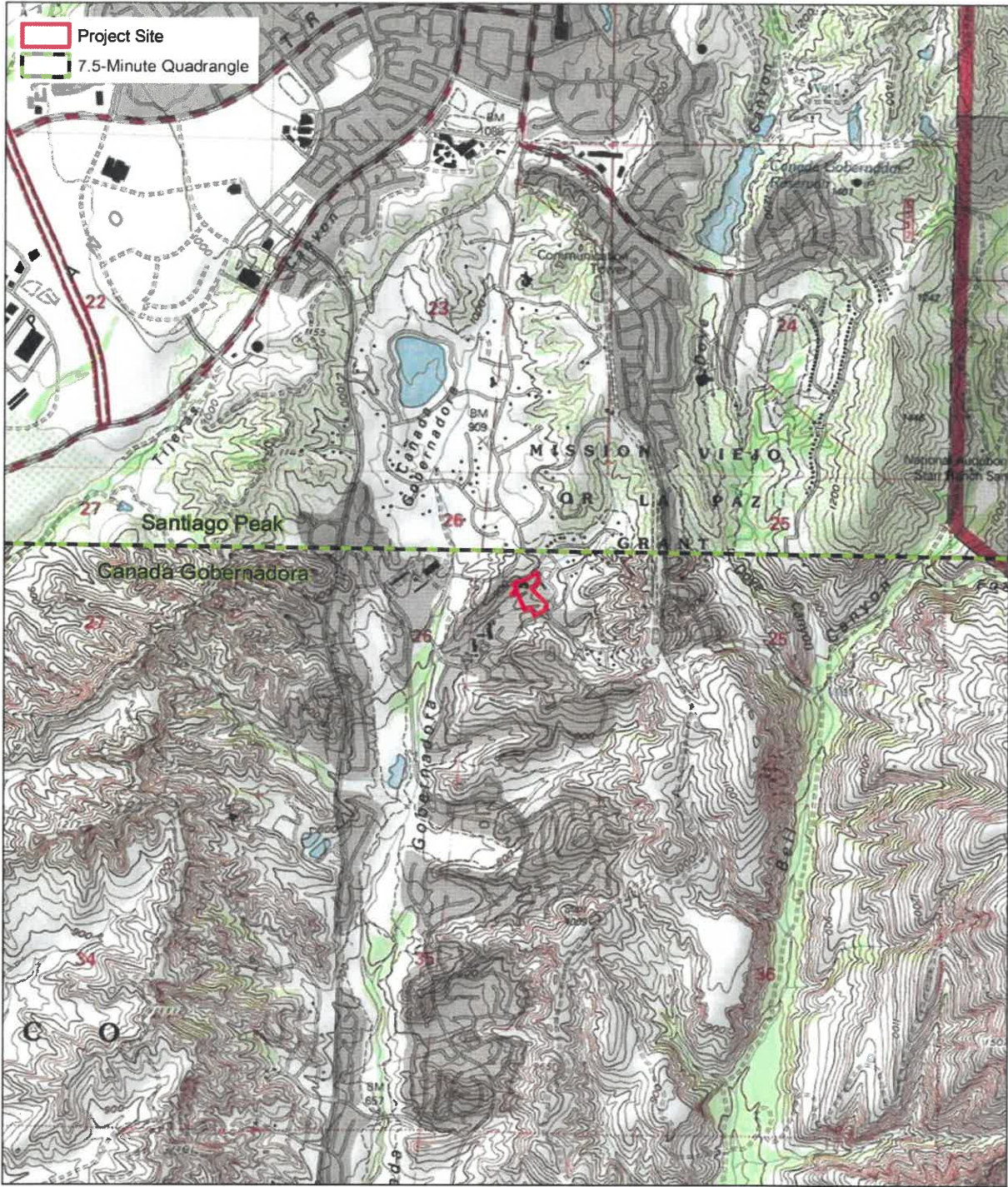
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Source: 7.5-Minute Quadrangle: Canada Gobernadora; Section: S26, Township: T6S R&W, Meridian: San Bernadino, State: California, County: Orange.



NOTICE OF PREPRATION | LEGACY AT COTO CALIFORNIA GRAND VILLAGES

U.S.G.S Topographic Map

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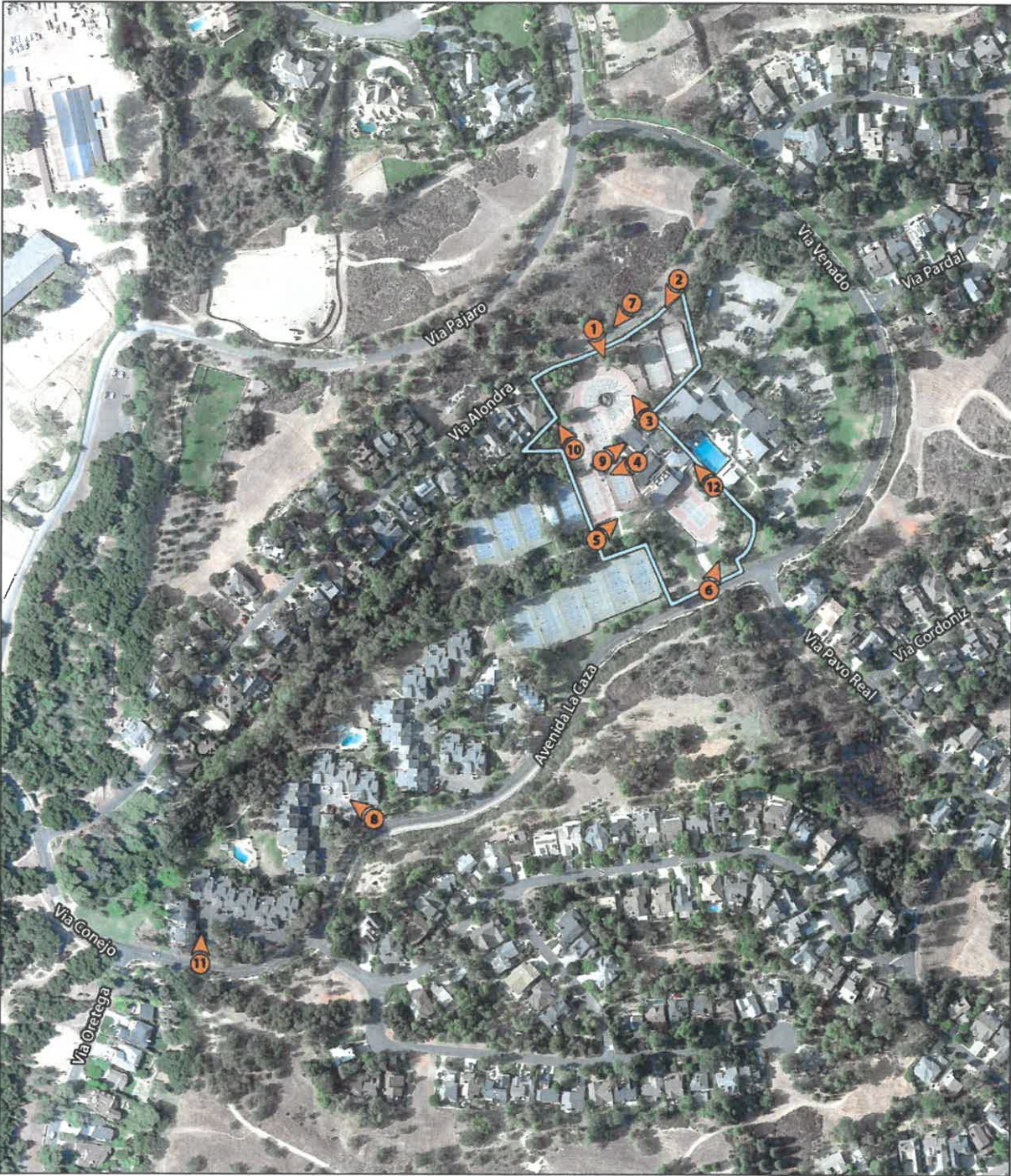
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Source: Google Earth Pro; October 2020.
 - approximate Project Site Boundary



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NOTICE OF PREPRATION | LEGACY AT COTO CALIFORNIA GRAND VILLAGES
Site Photograph Locations

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1. View looking southeast on the north end of the property.



4. View looking west from the center of the property.



2. View looking southwest of the northeastern end of the property.



5. View looking northeast from the western boundary of the property.



3. View looking northwest from the center of the property.



6. View looking north from the southern end of the property.

NOTICE OF PREPRATION | LEGACY AT COTO CALIFORNIA GRAND VILLAGES

Existing Site Photographs



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7. View along Via Alondra.



10. View of northwest corner of project site.



8. View of Village Condominiums.



11. View of Village Condominiums.



9. Westerly view of Coto Valley Country Club building.



12. Westerly view of Coto Valley Country Club pool area.

NOTICE OF PREPARATION | LEGACY AT COTO CALIFORNIA GRAND VILLAGES
Existing and Surrounding Site Photographs



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