



**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION  
Legacy at Coto Project (PA 20-0022)**

In compliance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that **the County of Orange shall adopt the attached proposed Mitigated Negative Declaration (MND).**

**PUBLIC REVIEW:** The attached proposed MND is being circulated for public review for 35 days **from June 26, 2020 to July 31, 2020.** The MND may be adopted by the County of Orange and become final unless written comments on its appropriateness or adequacy are received by the office listed below by 3:30 p.m. on the ending date of the public review period (**July 31, 2020**).

**CONTACT PERSON:** Kevin Canning, Contract Planner      **PHONE:** (714) 667-8847  
[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

**PUBLIC MEETING(S)/HEARINGS ON PROJECT:**  
The proposed project will be reviewed for approval by a decision-maker listed below. This Project will also be referred to the Coto Planning Advisory Committee (CPAC) for review and comment.

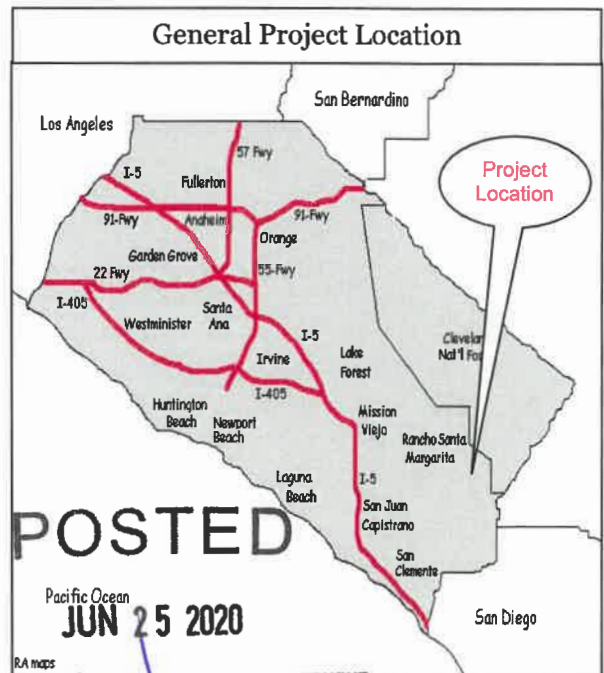
**DECISION MAKING BODY:** Orange County Planning Commission  
**DATE:** Tentatively scheduled for Summer, 2020    **TIME:** 1:00 PM or soon thereafter

**LOCATION OF PUBLIC MEETING/HEARING:** See location map below.

The attached proposed MND and any supporting attachments are available for download at the following County website:

[https://www.ocpublicworks.com/ds/planning\\_projects/5th\\_district/pa20\\_0022\\_legacy\\_at\\_coto\\_senior\\_living\\_project](https://www.ocpublicworks.com/ds/planning_projects/5th_district/pa20_0022_legacy_at_coto_senior_living_project)

SUMMER 2020



**POSTED**  
Pacific Ocean  
**JUN 25 2020**

ORANGE COUNTY CLERK RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

POSTED

JUN 25 2020

DATE POSTED: June 26, 2020



ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

**PROPOSED MITIGATED NEGATIVE DECLARATION  
OC PUBLIC WORKS, DEVELOPMENT SERVICES/PLANNING  
601 NORTH ROSS STREET  
P. O. BOX 4048  
SANTA ANA, CALIFORNIA 92701**

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

- has or creates no** significant environmental impacts requiring mitigation; or
- will not create** a significant adverse effect, because the Mitigation Measures described in the Initial Study have been added to the project.

The Project site is not located on a site listed pursuant to Section 65962.5 of the California Government Code (i.e., Cortese List). This environmental document, which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

**PROJECT:**

**Title:** Legacy at Coto

**File No:** PA 20-0022

**Location:** 23333 & 23335 Avenida La Caza, Coto de Caza, CA 92679, in Unincorporated Orange County

**Description:** The proposed project would develop a 101-unit active senior living project on the site of the former Vic Braden Tennis College. The residences will include studio, 1, 2, and 3 bedroom units. Onsite amenities include a bistro, fitness center, movie cinema, and pool, meditation garden, and onsite trails. Refer to the Conceptual Site Plan below.

**Project Proponent or Applicant:** California Grand Villages Coto Partners, LLC

**Division/Department Responsible for Proposed Project:** OC Public Works (OCPW), Development Services/Planning

**Address:** 601 North Ross Street, Santa Ana, CA 92701

**Contact Person – Project:** Kevin Canning, OCPW, Development Services **Telephone:** (949) 667-8847  
[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

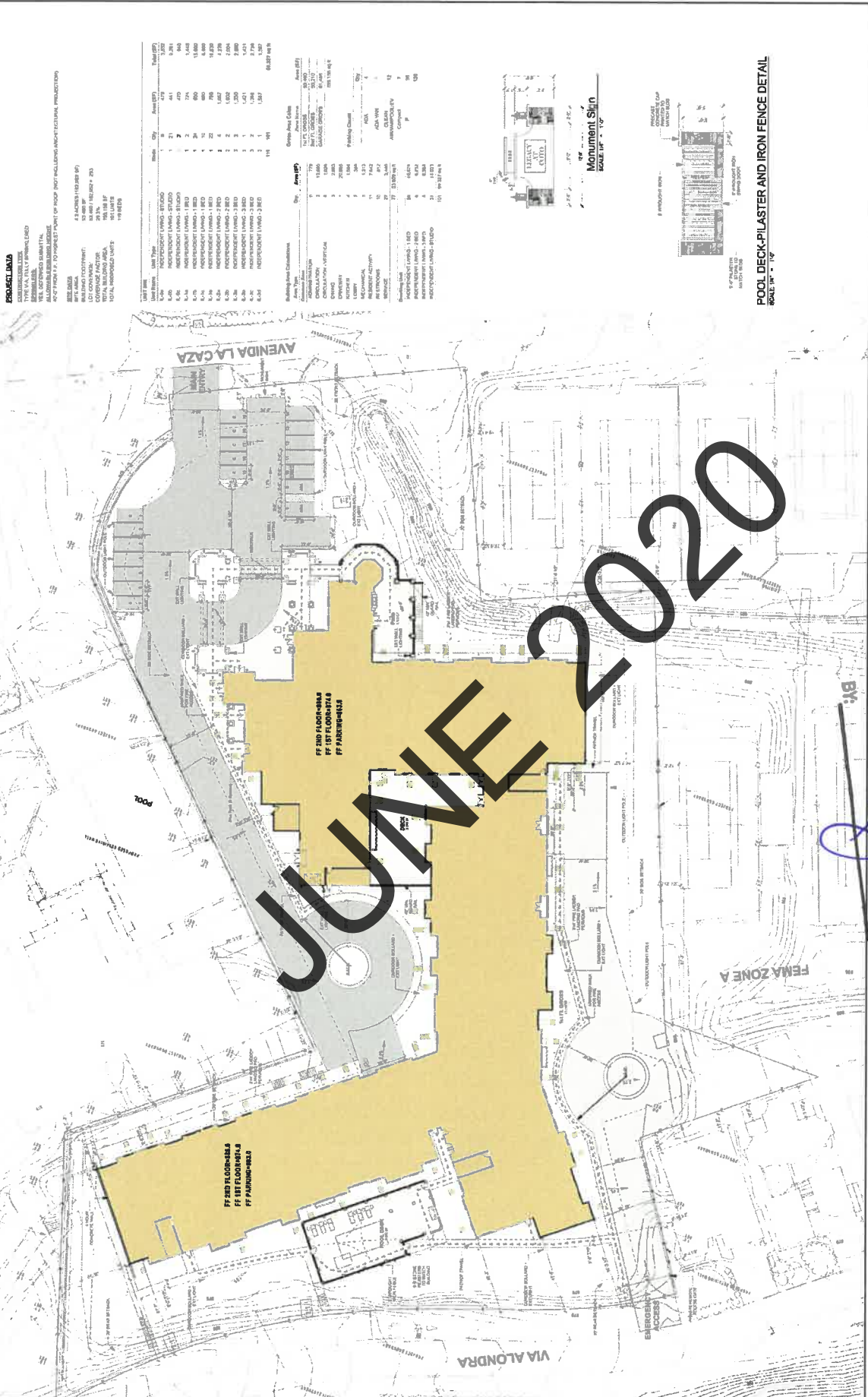
**Contact Person – CEQA:** Kevin Shannon, OCPW, Development Services **Telephone:** (714) 667-1632  
[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

**NOTICE:** The Mitigated Negative Declaration may become final unless written comments are received by the office listed above by **3:30 p.m. on July 31, 2020**. If you wish to provide comments on the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: 6/23/20

Signed: KCanning

**NOTE:** The attached proposed Mitigated Negative Declaration and supporting studies are provided to the general public for review. It is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision-making body will review this document and potentially many other sources of information before considering the proposed Project.



JUN 25 2020

LEGACY AT COTO  
 Initial Study/Mitigated Negative Declaration  
 Site Plan

POSTED

JUN 25 2020

BY:   
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 DEPUTY

Source: Irwin Partners Architects; June 10, 2020.

