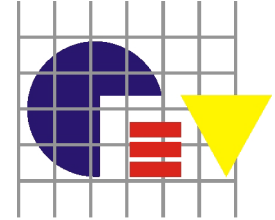


October 24, 2024

**County of Orange**  
Public Works Department  
601 N. Ross Street  
Santa Ana, CA 92701



**T.S. VOELKER**  
ARCHITECTURE

949.651.0300

**Project: Coto General Store & Mercantile**

**Re: Letter of Project Proposal/  
Scope of Work**

**Address: 23472 Vista del Verde, Coto de Caza, CA 92679**

The proposed commercial project is a 1.58-acre site located at the northwest intersection of Via Pajaro and Vista Del Verde, near the confluence of Via Connejo in the private community known as Coto de Caza. It is adjacent to an equestrian facility to the north, an abandoned commercial property to the west, a condominium development to the south, and a community parking lot / open space to the east.

The commercially zoned property (Planning Area 21, Community Center/Commercial, Coto de Caza Specific Plan) previously contained a store and sandwich/ice cream shop with paved parking that operated for several decades. The structure was demolished in 2021 in preparation for the permitted construction of a new store, restaurant, meeting room, offices, and two ancillary buildings to be used primarily as retail/community service.

Grading had just started when an economic downturn adversely affected the project owner. The approved project was abandoned and permits were withdrawn. Subsequently, the approved project panning application expired. The project permits were: PA150020, GB16-0047, BNR19-09756, PKG19-1273, OCFA SR215839.

The project site has been purchased and the new owners wish to apply for the same project that was previously approved and permitted. The three proposed structures for multiple tenants include the retail, restaurant, community service, meeting room, and office; Building A" with 14,258 square feet, an ancillary Building B" of 838 square feet and an ancillary "Building C" of 3,080 square feet. The parking includes 85 spaces. This project is identical to that approved in 2015 under PA150020.

The site is currently vacant land with no structures. Landscape trees, including oak trees, and paved parking surfaces remain. All utilities are to the site.

We are requesting a Site Development Permit. This project will be substantially identical to what was previously approved. There are no deviations from development standards. The same consultants/professionals who prepared the original drawings are retained for this resubmittal and the only plan changes anticipated would be due to updating plans to comply with current codes and standards.