

Frequently Asked Questions

LEGACY AT COTO CALIFORNIA GRAND VILLAGES (Planning Application PA20-0022)

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What is the zoning of the property?

Pursuant to the Coto de Caza Specific Plan, the property is designated as Planning Area 20 Community Center/Commercial. The specific plan can be viewed using the following link:

<https://ocds.ocpublicworks.com/sites/ocpwoocds/files/import/data/files/8753.pdf>

What are the development standards (setbacks, building height, etc.)?

The proposed project must follow the development standards in the Community Center/Commercial designation within the Coto de Caza Specific Plan, the specific plan can be viewed using the following link:

<https://ocds.ocpublicworks.com/sites/ocpwoocds/files/import/data/files/8753.pdf>

What is a senior living facility?

A facility that provides care and services on a monthly basis or longer to residents aged sixty (60) years of age or older, as provided in California Code of Regulations, Title 22, Division 6, Chapter 8, Article 1, Section 87101, as may be amended, and Health and Safety Code Division 2, Chapter 10, Article 1, Section 1771, as may be amended.

Is assisted living, memory care, skilled nursing, or continuing care included with the proposed project?

No, the proposed project does not include any of these services. Those types of uses are permitted as subcategories of a senior living facility but the establishment of one of these would require a new planning review and approval process.

Why/how can a senior living facility be allowed?

Per the County Zoning Code, with the approval of a Use Permit by the Planning Commission, a senior living facility is allowed in any district, planned community or in any specific plan area zoned for multifamily residential or commercial uses subject to compliance with the applicable standards of the district.

Refer to Zoning Code Section 7-9-98(b) for further criteria at the following link:

https://library.municode.com/ca/orange_county/codes/code_of_ordinances?nodeId=TIT7_LAUSBURE_DIV9PL_ART2THCOZOCO_SUBARTICLE_5STSPUSAC_S7-9-98SELIFA

Will an Environmental Impact Report (EIR) be prepared for the project?

Yes, an EIR will now be prepared for the project in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the County's Local CEQA Procedures Manual.

Will the comments provided on the MND still be considered?

Yes, the comments received on the previous MND will be reviewed during the preparation of the Draft EIR (DEIR), but the previous comments will not be considered as comments on the DEIR. You will have a new chance to comment on the DEIR once it has been circulated for public review and comment per CEQA processing guidelines.

Will the public be notified and have the ability to comment on the Draft EIR?

Yes, a Notice of Preparation of a Draft EIR will be sent to the public agencies and public pursuant to CEQA guidelines to notify the public of the public review and comment period once the document is ready.

How do I submit comments once the public comment period starts on the DEIR?

All comments on the DEIR will need to be submitted to a new County project-specific email address at LegacyatCoto@ocpw.ocgov.com

How can I remain informed regarding the progress of the processing of the project?

By visiting the County's project's webpage: www.ocpublicworks.com/OCPW-LegacyatCoto

As new project documents (plans, documents, the Draft EIR and Appendices, public meeting and public hearing notices, etc.) are completed, these will be posted on the project webpage for public review.

By sending an email to LegacyatCoto@ocpw.ocgov.com

Can I be notified when the webpage is updated?

Yes, the County has established a subscription process where those subscribed to the project webpage will receive an emailed notification that new documents have been posted. Information regarding how to subscribe is posted on the project's webpage: www.ocpublicworks.com/OCPW-LegacyatCoto

If I have general questions or comments who can I contact?

All correspondence on the project should be sent/submitted to LegacyatCoto@ocpw.ocgov.com.

Staff will be closely monitoring this email account; this is the best method of communication regarding the project.