
**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
Planning Application No. PA180034 / VTTM 18119**

Date: June 17, 2021
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: Ranch Hills Planned Development
Applicant: Ranch Hills Partners L.P., 2454 Alton Parkway, Irvine, CA 92606
Agent: Psomas, 5 Hutton Centre Drive Suite 300, Santa Ana, CA 92707
Contact: Kevin Canning, Contract Planner, OC Public Works, Development Services/Planning
601 North Ross Street, Santa Ana, CA 92701 Phone: 714.667.8847

Public Review Period: The public review and comment period for a Notice of Preparation is 30 days. **Therefore, the public review period will be Thursday, June 17, 2021, to Monday, July 19, 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. Written responses should be submitted to the attention of Kevin Canning by any of the following methods: RanchHills@ocpw.ocgov.com, U.S.P.S. Mail, courier service, or hand-delivered to OC Public Works, Development Services/Planning at the contact address provided above.

Project Website: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa180034>

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. to solicit guidance so that Project-related specific detail and environmental concerns relevant to each agency's statutory responsibilities are addressed in the scope and content of the Draft EIR. Public agencies should identify a contact person in their response. 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.

This Notice of Preparation was sent via U.S.P.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 identified above.



An Initial Study is not attached to this Notice of Preparation; however, the Initial Study/Mitigated Negative Declaration that was previously prepared and circulated in May 2020 for public review for this project is available on the County's Project website identified above.

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. These documents will also be provided in electronic format and will be available for download at the County's Project website identified above.

Potentially Significant Environmental Effects to be Analyzed: The proposed Project has the potential to have a significant effect on the following topical environmental factors: 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 any 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 the community of North Tustin in unincorporated Orange County at 11782 Simon Ranch Road on Assessor's Parcel Number 104-321-01, as shown in Figure 1, Regional Location Map. The Project site consists of 5.88 acres and is currently developed with the Tustin Hills Racquet Club situated within a residential setting. Currently, the tennis courts are open. The clubhouse has been closed due to the Pandemic but will reopen based on demand and in accordance with State and County guidelines. The Project site is not located within the boundaries of the North Tustin Specific Plan. Single family residential land uses surround the Project site in all directions. The rear yards of adjacent residences abut the Project site on all sides. The City of Tustin city limits are adjacent to the eastern Project site boundary. A Project Area Map and U.S.G.S Topographical Map are provided as Figures 2 and 3, respectively.

The Project site does not support any natural open space or native vegetation. Mature ornamental landscaping occurs throughout the site, which includes, but is not limited to, palm trees, pepper trees, pine trees, hedge, and turf. Storm water currently leaves the Project site via concrete drainage ditches located along the southwestern and southeastern boundaries of the Project site, which conveys flows for approximately 200 feet to a City of Tustin storm drain system.

Vehicular access to the Tustin Hills Racquet Club is located at the intersection of Pavillion Drive and Simon Ranch Road. The site is currently developed with, 11 full-sized and one half-sized (practice) tennis courts, a swimming pool with two small spas, a lawn/outdoor event area, and two single-story buildings with banquet and meeting rooms accommodating 330 individuals and administrative offices, for a total of approximately 10,000 square feet. The facility is served by a paved parking area that can accommodate approximately 127 cars. Site photographs are provided below in Figure 4.

Project Description: The Project proposes replacing the Tustin Hills Racquet Club with a Planned Unit Development consisting of 34 single-family townhome units and 3 single-family detached units for a total of 37 units. A Conditional Use Permit is required. Pursuant to Government Code section 65589.5(j)(4), a zoning change is not required for this Project because the Project is consistent with the objective General

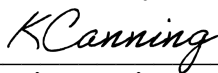


Plan standards and criteria but the zoning for the project site is inconsistent with the General Plan. Project site access would be provided at the intersection of Pavillion Drive and Simon Ranch Road.

Draft EIR Status: Work has commenced on preparing the Draft EIR as allowed by CEQA Guidelines Section 15082(a)(4). The Draft EIR shall not be circulated for public review until it is complete and all written comments responding to this Notice of Preparation have been received and incorporated into the Draft EIR.

Public Meetings: Public meetings and hearings have not yet been scheduled. Future meetings would include the following: Orange County Planning Commission and the North Tustin Advisory Committee (NTAC). When scheduled, the date, time, and place of these meetings and hearings would be provided on the County's Project website.

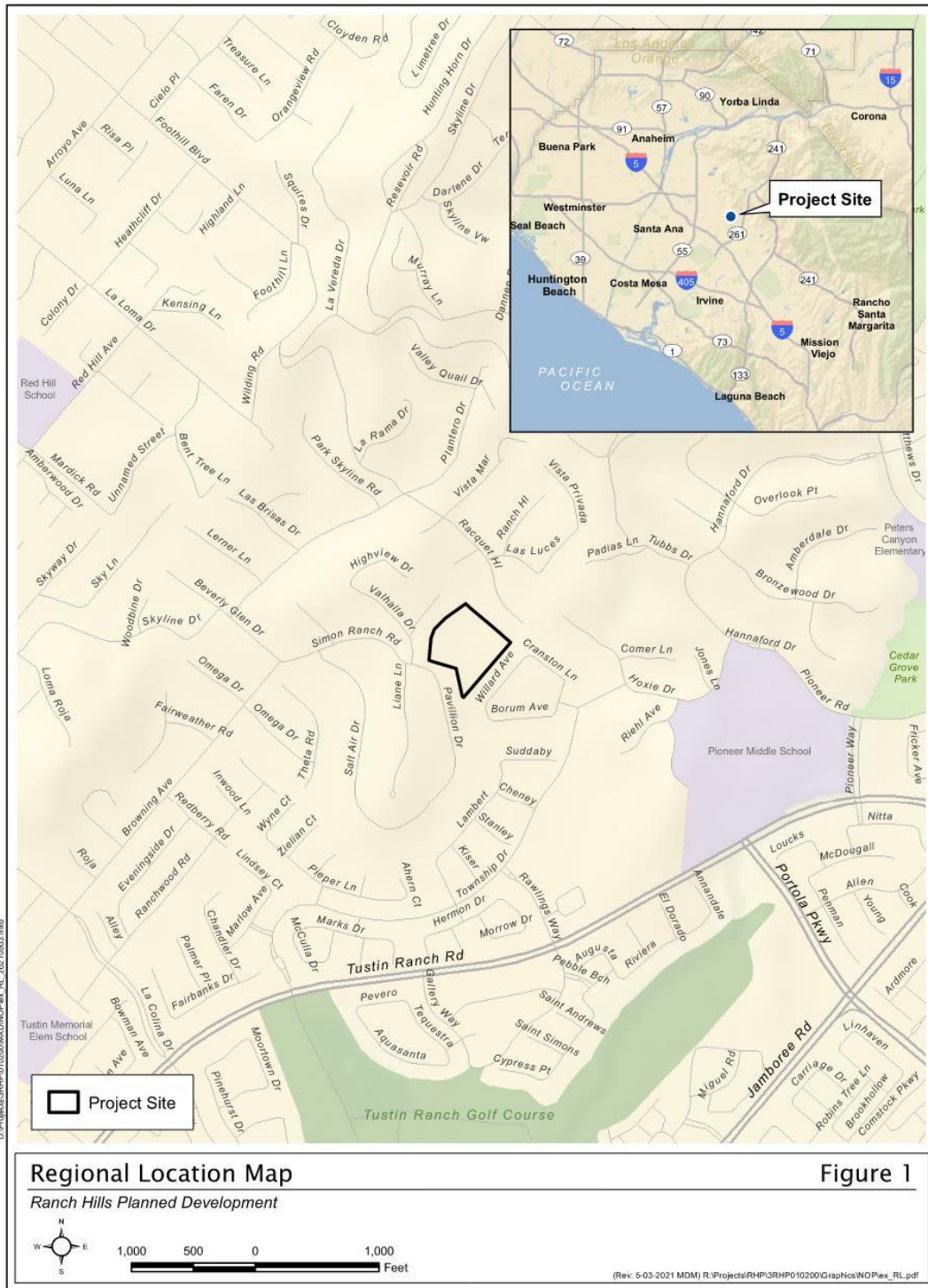
Submitted by:





Kevin Canning, Contract Planner
OC Public Works, Development Services/Planning



Figure 1: Regional Location Map



 County Administration South
 601 North Ross Street
 Santa Ana, California 92701

 P.O. Box 4048
 Santa Ana, CA 92702-4048


 (714) 667-8800


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Figure 2: Project Area Map



 County Administration South
 601 North Ross Street
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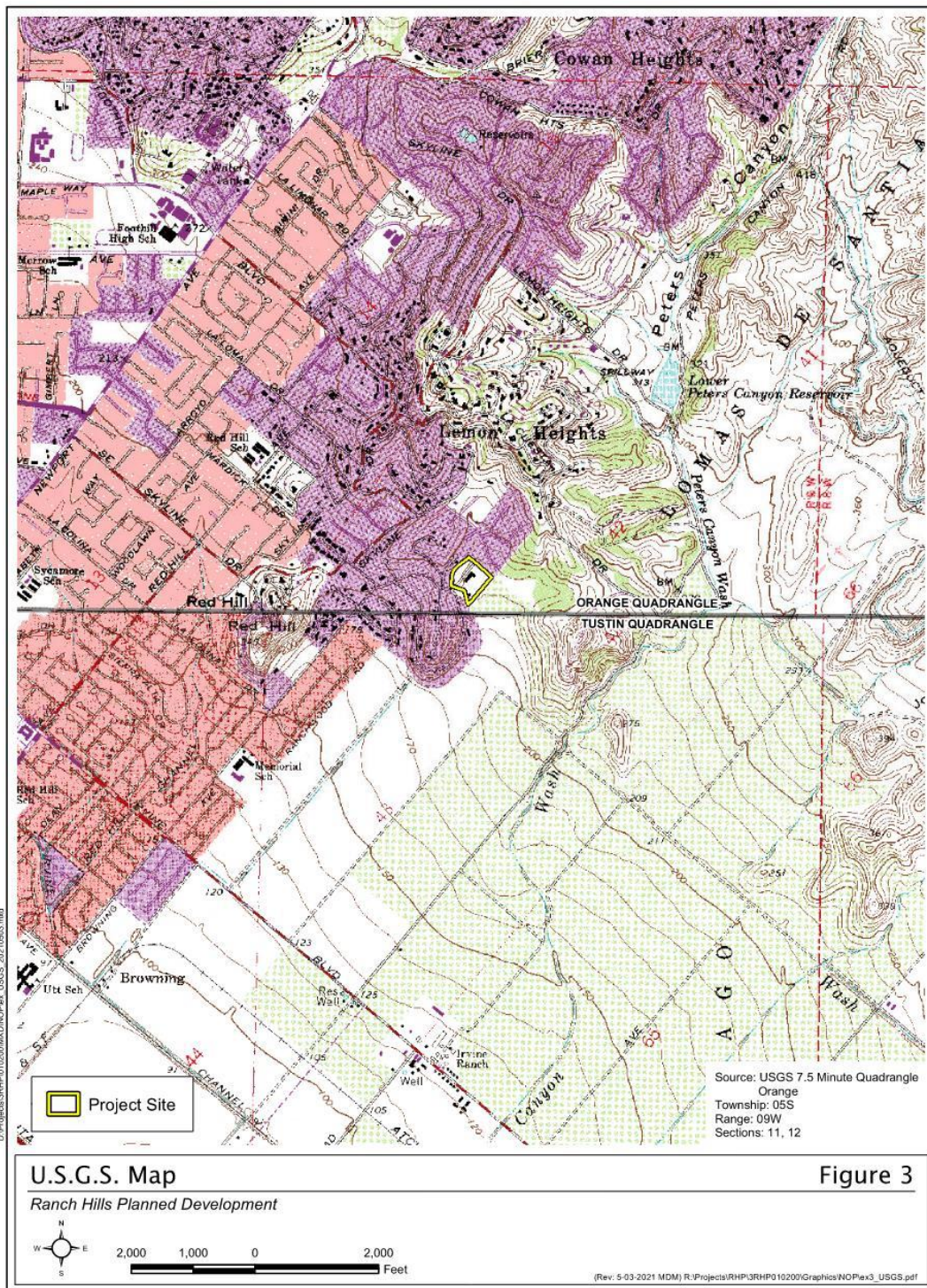
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Figure 3: U.S.G.S Topographic Map



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Figure 4: Site Photographs – Page 1 of 2



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Figure 4: Site Photographs – Page 2 of 2



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