

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021060400

Project Title: Ranch Hills Planned Development

Lead Agency: County of Orange

Contact Name: Kevin Canning, Contract Planner

Email: Kevin.Canning@ocpw.ocgov.com Phone Number: 714-667-8800

Project Location: 11782 Simon Ranch Road in the North Tustin area unincorporated Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes a Use Permit and Vesting Tentative Tract Map (VTTM) to allow the replacement of the existing Tustin Hills Racquet and Pickleball Club with a Planned Unit Development consisting of 17 buildings containing 34 single-family townhome units and 3 single-family detached units for a total of 37 units. The Project site is zoned A1 (General Agricultural). Pursuant to Government Code section 65589.5(j)(4), a zone change is not required for this Project because the Project is consistent with objective General Plan standards and criteria but the zoning for the Project site is inconsistent with the General Plan due to the inconsistency between the zoning and General Plan the density allowances. The Project includes a total of 169 parking spaces. Each unit would have its own two car garage as well as two additional on-site guest parking spaces within the driveway. On-street parking would be allowed on one side of each of the private streets within the Project site, which would result in an additional 21 parking spaces within the community. The Project would include open space areas, as well as a pool area with pool, jacuzzi, deck, and pool building.

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Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Biological Resources: Impacts related to roosting bats and nesting birds would be mitigated to less than significant levels through implementation of MM BIO-1 and MM BIO-2, which require preconstruction surveys for roosting bats and nesting birds.
-Geology and Soils: Impacts related to strong seismic ground shaking, seismic-related ground failure, landslides, soil stability, and expansive soils would be mitigated to less than significant levels through implementation of MM GEO-1, which requires the implementation of measures identified in the Project's Geotechnical Report that were designed to address these geotechnical issues.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary issues identified during the comment period for the prior IS/MND and the NOP process include the following, along with the sections of the EIR in which each of these topics is addressed:

- Concerns related to the Project's height, development pattern, and density of development and compatibility with adjacent residential properties;
- Potential for visual impacts and loss of views;
- Potential additional traffic resulting from the Project;
- Pedestrian safety concerns related to streets surrounding the Project;
- Potential effects on property values, public services, utilities, service systems, and public service providers;
- Applicability of the previously recorded covenants;
- Applicability of the Tract 3883 Declarations of Restrictions on the Project;
- Noise impacts during construction;
- Cumulative construction impacts;
- Requests for preparation of an EIR;
- Concerns related to the Applicant's prior request for a zone change for the Project, which is no longer required for the Project.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for this project.