

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021060400

Project Title: Ranch Hills Planned Development

Lead Agency: County of Orange Contact Person: Kevin Canning, Contract Planner
 Mailing Address: P. O. Box 4048 Phone: 714-667-8800
 City: Santa Ana Zip: 92702-4048 County: Orange

Project Location: County: Orange City/Nearest Community: Tustin
 Cross Streets: Pavillion Drive and Simon Ranch Road Zip Code: 92705
 Longitude/Latitude (degrees, minutes and seconds): 117°46'53.55" N/33°45'5.60" W Total Acres: 5.8
 Assessor's Parcel No.: 104-321-01 Section: 11, 12 Twp: 05S Range: 09W Base: Orange
 Within 2 Miles: State Hwy. #: SR-261 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Red Hills Elementary, Hewes Middle, Foothill High

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (subdivision, etc.) Other: VTTM

Development Type:

Residential: Units 37 Acres 5.8
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetics/Visual Flood Plain/Flooding Recreation/Parks Tribal Cultural Resources
 Agricultural Land Forest Land/Fire Hazard Schools/Universities Vegetation
 Air Quality Geologic/Seismic Septic Systems Water Quality
 Archaeological/Historical Greenhouse Gas Emissions Sewer Capacity Water Supply/Groundwater
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wetland/Riparian
 Coastal Zone Noise Solid Waste Growth Inducement
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Other: Energy

Present Land Use/Zoning/General Plan Designation:

General Plan: Suburban Residential (1B)
 Zone: General Agriculture (A1)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 12		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 8
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Wildlife Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	S	Toxic Substances Control, Department of
	Forestry and Fire Protection		Water Resources, Department of
	General Services, Department of		Other: _____
	Health Services, Department of		Other: _____
S	Housing & Community Development		
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date: May 10, 2022

Ending Date: June 29, 2022

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: County of Orange

Address: 5 Hutton Centre, Suite 300

Address: 601 North Ross Street

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Santa Ana, CA 92701

Contact: Sean Noonan, AICP

Phone: 714-667-8800

Phone: 714-481-8035

Signature of Lead Agency Representative: Kevin Shannon

Date: _____

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.

Signature: Kevin Shannon
Kevin Shannon (May 9, 2022 09:15 PDT)

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