
PUBLIC NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

SCH# 2021060400

DATE: May 10, 2022

PROJECT: Ranch Hills Planned Development

PROJECT LOCATION: The Project site is located at 11782 Simon Ranch Road east of the intersection of Pavilion Drive and Simon Ranch Road, in the North Tustin area of unincorporated Orange County, California, at the existing Tustin Hills Racquet and Pickleball Club. The Project site is identified as Assessor's Parcel Number 104-321-01. Vehicular access is provided by Tustin Ranch Road, Irvine Boulevard, Red Hill Avenue, and Browning Avenue. A map showing the location of the Project site is provided below.

PROJECT DESCRIPTION: 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.

PURPOSE OF THIS NOTICE: The purpose of this notice is to inform local residents, public agencies, institutions, and other interested parties that the Draft EIR is available for review and comment during the public comment period from **May 10, 2022, through June 29, 2022**. Written comments regarding the Draft EIR must be submitted no later than **5:00 PM on Wednesday, June 29, 2022**, to Kevin Canning, Contract Planner, OC Public Works, Development Services/Planning. Comments may be submitted in person at the address shown below or mailed to the P.O. Box shown below. Comments may also be submitted via email to: Kevin.Canning@ocpw.ocgov.com.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Draft EIR, the Project would not result in any significant and unavoidable environmental impacts. All potential environmental impacts were evaluated and determined to have no impacts, less than significant impacts, or impacts that became less than significant with imposition of regulatory requirements, County Standard Conditions, or incorporation of mitigation measures into the Project.



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

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

 info@ocpw.ocgov.com

 (714) 667-8800

 OCPublicWorks.com

HAZARDOUS WASTE SITES: The Draft EIR determined the Project site is not located on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

SCHEDULED PUBLIC MEETINGS OR HEARINGS: No public meetings or hearings have been scheduled at this time.

REVIEWING LOCATIONS: The Draft EIR is available for review at the following locations:

- OC Development Services/Planning Project website: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa180034>
- OC Development Services/Planning, County Administrative South building, 601 N. Ross Street, Santa Ana, CA 92701
- Orange County Public Library, Tustin Library, 345 E. Main Street, Tustin, CA 92780
- Orange County Public Library, Irvine Katie Wheeler Library, 13109 Old Myford Road, Irvine, CA 92602
- City of Orange Public Library, El Modena Branch Library, 380 S. Hewes Street, Orange, CA 92869

Electronic files related to this Project may be downloaded from the Project website referenced above.



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



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



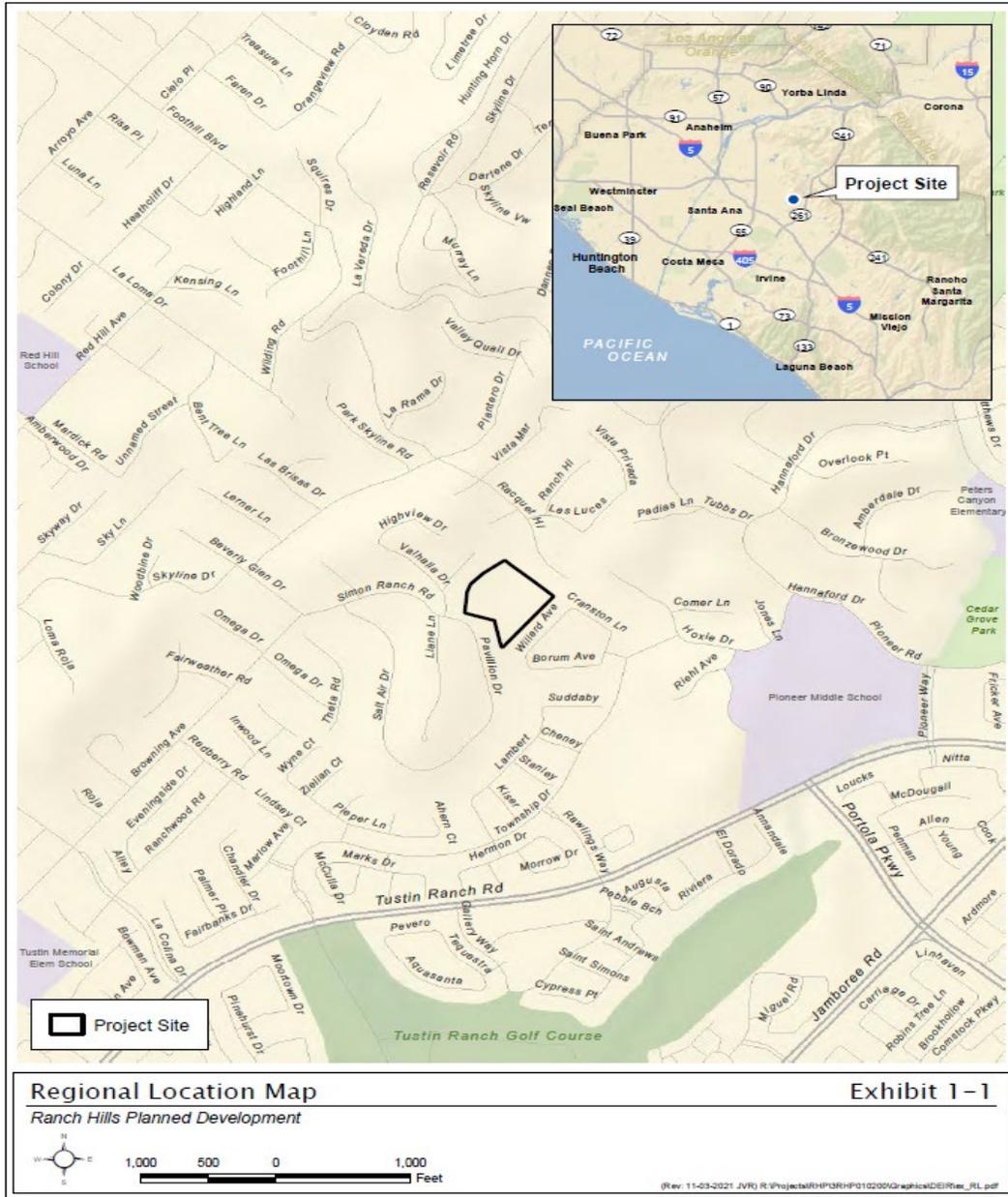
info@ocpw.ocgov.com



(714) 667-8800



OCPublicWorks.com



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

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

 (714) 667-8800

 info@ocpw.ocgov.com

 OCPublicWorks.com