NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Ranch Hills Community Project (PA 18-0034)

In compliance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that **the County of Orange shall adopt the attached proposed Mitigated Negative Declaration (MND).**

PUBLIC REVIEW: The attached proposed MND is being circulated for public review for 30 days **from May 6, 2020 to June 5, 2020.** The MND may be adopted by the County of Orange and become final unless written comments on its appropriateness or adequacy are received by the office listed below by 4:30 p.m. on the ending date of the public review period (**June 5, 2020**). Refer to Executive Order N-54-20 signed by Governor Newsom on March 4, 2020.

CONTACT PERSON: Kevin Canning, Contract Planner **PHONE:** (714) 667-8847
Kevin.Canning@ocpw.ocgov.com

PUBLIC MEETING(S)/HEARINGS ON PROJECT:
The proposed project will be reviewed for approval by a decision-maker listed below. This Project will also be referred to the North Tustin Advisory Committee (NTAC) for review and comment.

DECISION MAKING BODY: Orange County Planning Commission
DATE: Tentatively scheduled for Summer, 2020 **TIME:** 1:30 PM or soon thereafter

LOCATION OF PUBLIC MEETING/HEARING: See location map below.

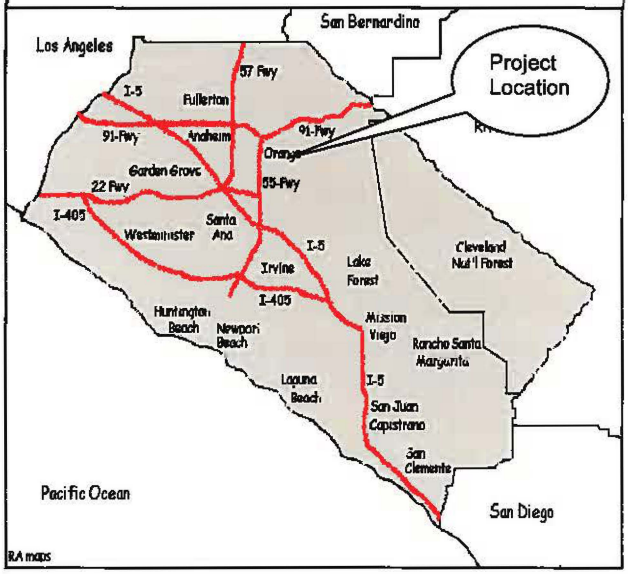
The attached proposed MND and any supporting attachments are available for download at the following County website:
http://www.ocpublicworks.com/ds/planning/projects/3rd_district/ranch_hills_planned_development

Prior to May 11, 2020, if a hard copy of the proposed MND is desired, please contact Kevin Canning at (714) 667-1632 or via Kevin.Canning@ocpw.ocgov.com who will arrange for copy to be sent via U.S. Mail. After May 11, 2020, it is anticipated the County offices will be open.

Public Hearing Location - County of Orange
Hall of Administration – 333 W. Santa Ana Blvd, Santa Ana 92702
Board of Supervisors Hearing Room



General Project Location



DATE POSTED: May 6, 2020

PROPOSED MITIGATED NEGATIVE DECLARATION
OC PUBLIC WORKS, DEVELOPMENT SERVICES/PLANNING
601 NORTH ROSS STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92701

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

☐ **has** or **creates no** significant environmental impacts requiring mitigation; or

☒ **will not create** a significant adverse effect, because the Mitigation Measures described in the Initial Study have been added to the project.

The Project site is not located on a site listed pursuant to Section 65962.5 of the California Government Code (i.e., Cortese List). This environmental document, which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

PROJECT:

Title: Ranch Hills Community **File No:** PA 18-0034

Location: Tustin Hills Racquet Club
11782 Simon Ranch Road, North Tustin, CA 92705, in Unincorporated Orange County

Description: The Project proposes a Zone Change, Use Permit, and Vesting Tentative Tract Map No. TT18119 to allow the replacement of the existing Tustin Hills Racquet Club that was established in 1958 with the development of 17 buildings, consisting of 34 single-family townhome units and three single-family detached units for a total of 37 units, with a common recreational facility. Refer to the following Conceptual Site Plan below. The Project will be formally mapped for condominium purposes.

Project Proponent or Applicant: Ranch Hills Partners, L.P.

Division/Department Responsible for Proposed Project: OC Public Works (OCPW), Development Services/Planning

Address: 601 North Ross Street, Santa Ana, CA 92701

Contact Person – Project: Kevin Canning, OCPW, Development Services Kevin.Canning@ocpw.ocgov.com	**Telephone:** (949) 667-8847
Contact Person – CEQA: Kevin Shannon, OCPW, Development Services Kevin.Shannon@ocpw.ocgov.com	**Telephone:** (714) 667-1632

NOTICE: The Mitigated Negative Declaration may become final unless written comments are received by the office listed above by **4:30 p.m. on June 5, 2020.** If you wish to provide comments on the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: 5/4/20 Signed: K Canning

NOTE: The attached proposed Mitigated Negative Declaration and supporting studies are provided to the general public for review. It is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision-making body will review this document and potentially many other sources of information before considering the proposed Project.

Conceptual Site Plan

