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ORANGE COUNTY  
**OC Public Works**  
MEMORANDUM

**Date:** May 5, 2023  
**To:** Justin Kirk, Deputy Director  
**From:** Kevin Canning, Contract Planner  
**Subject:** PA180034 – Ranch Hills – Additional comment letters

The attached file contains additional comment letters and e-mails submitted by members of the public regarding PA180034, Ranch Hills.

These comments were received in the time period from April 1 to today at 2:00PM.

123 separate comment messages were received, 121 of these expressed opposition to the project, 2 were submitted in favor of the project.

Any additional letters received after this time will also be forwarded.

**Again. Very upset with what this developer**

joyce westerdahl <joycewesterdahl@gmail.com>

Mon 4/17/2023 8:02 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Wants to do with this property.

And I understand he is not willing to have tennis people buy him out so he doesn't lose his investment.

So disappointing

## My Opposition to Tustin Hills Racquet Club Redevelopment !

Keith Bereskin <keith.bereskin@outlook.com>

Tue 4/25/2023 6:02 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatillo@gmail.com <kirkwatillo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

It seems ludicrous to me that the planning commission is even considering adding Condos to a beautiful hillside community. I urge you to save the Tustin Hills Racquet Club and want you to know that I oppose the proposed building of the 37 high density condos on the site.

My family and I live in the Supervisory District 3 (Don Wagner) area of North Tustin. We have lived in Tustin and North Tustin for about 30 years. The Racquet Hills Club has been a place for our family and hundreds (if not 1000s) of others for enjoy tennis, swimming, and other sports, plus spending time with other neighbors. Redeveloping the Racquet Club into high density condos would destroy the residential single family home community that surrounds the Club. It would bring major increasing in car traffic levels into the area roads that were never designed to accommodate high density condos.

Please consider all impact of this development and SAVE the Racquet Hills Club for the beauty and posterity of the community that surrounds it! All residents of Tustin deserve to enjoy the benefits this fabulous property now provides.

Keith Bereskin  
North Tustin Resident

## No Condos in place of the racquet club

Paul Lam <paullam@ymail.com>

Mon 5/1/2023 8:08 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Please have the owner consider either keeping and renovating the racquet club, or turn into a new pickle ball club. I'm sure there are ways for them to monetize that site, instead of building high density housing on that hill.

I live below the hill off La Colima and do not see how it makes any sense to build apartments or condos in that community.

Thanks

Paul

Sent from my iPhone

## Opposing to Building of Condos.

Chandima Munindradasa <cmunindradasa@hotmail.com>

Mon 4/17/2023 10:47 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

## OPPOSITION TO BUILDING OF CONDOS

April 17<sup>th</sup> 2023

[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

[Kirkwatilo@gmail.com](mailto:Kirkwatilo@gmail.com)

12922 Browning Ave

Santa Ana CA 92705

Dear OC Planner & FCA Committee Member,

I have been a resident of Tustin for the last 30 years, out of which, I lived 20 years in Old Town Tustin . Quite a lot of condos came up there resulting in breaking into my locked garage and the cars quite a few times. Some were not even reported. Then there were robbery rape attempts on a late arrival car in the garage, recorded in your Police. In the middle of the night, Flashing of Blue Lights became a common occurrence, and it's your Police trying to safeguard the law-abiding citizens.

So 12 years ago, we moved into this peaceful Browning Avenue, 92705 to be away from these serious problems and now you are trying to bring Condos here! Or bring the above problems here! Just check with your own Police records. For the last 10 years, never seen any Blue lights on our Browning Ave.

We are a house hold of 3 people, and we OPPOSE to any such developments in this area & we came here for peaceful existence. Thanking you,

Yours Truly,

**Harsha Muni, Phone 714-858-0950**

Anoma Muni

Prasangi Muni

12922 Browning Ave, Santa Ana, CA92705

## Opposition to Tustin Hills Racquet Club Development

Michele Brooks <jcbrooks@aol.com>

Tue 4/11/2023 6:28 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning

As a 44 year resident of the Racquet Hill neighborhood, I vehemently **oppose the conversion of the Tustin Hills Racquet Club to 37 high density condominiums.**

-  
North Tustin lacks adequate green space and this for-profit development benefits no one except the developers.

Our NTAC representatives as well as the Foothills Community organization have opposed this development and we ask you to do the same.

Very truly yours,

Michele Brooks  
11612 Plantero Drive  
Santa Ana, CA 92705

## Opposition to Tustin Hills Racquet Club Redevelopment - Resident in 3rd District

John Collins <jcollins@lee-associates.com>

Mon 4/17/2023 5:22 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

As a long time resident of Tustin Hills. I grew up at 2261 Pavillion Drive and lived down from the Tustin Hills Racquet Club from 1975 through 1992. The Club was an invaluable asset and social gathering place for the residents in Tustin Hill. I now own a house at 1862 Sharon Lane in Santa Ana, which is 1 or 2 miles from the club. I am a member of the Tustin Hills Racquet Club (as is my son who attends Foothill High School).

The density of the development will harm the charm and character of the neighborhood.

It will hurt the values of the surrounding neighborhood not to have a Club that has been a part of the community for decades!

By allowing the upzoning, you are changing the area. The surrounding homeowners bought our houses in Tustin Hills because we like the neighborhood feel that comes with lower density housing. The developer should be able to build houses so long as they comply with the existing zoning. Please don't change the character of the neighborhood.

I am a resident in the 3<sup>rd</sup> District

### John Collins

Senior Vice President / Principal

Lee & Associates | Newport Beach

D 949.724.4757

O 949.724.1000

F 949.623.6357

[jcollins@lee-associates.com](mailto:jcollins@lee-associates.com)

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Corporate ID 01197433 | DRE 01235509

100 Bayview Cir | Suite 600

Newport Beach, CA 92660



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## Opposition to Tustin Hills Racquet Club Redevelopment

Anna Fane <annafane75@gmail.com>

Wed 5/3/2023 6:48 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am writing to you to request that you do not approve replacing the Tustin Hills Racquet Club with high density condominiums.

I grew up in Tustin and have always loved the home town feel. I have lived here 55 years and would like to protect our town from this type of development.

Sincerely,

Anna Fane

11891 Marble Arch Dr, Santa Ana, CA 92705



## Opposition to Tustin Hills Racquet Club Redevelopment

Chap Yaep <Cyaep@aol.com>

Wed 5/3/2023 5:22 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning – I vehemently oppose the proposed high-density condominium development known as Ranch Hills Planned Development (PA180034 / VTTM 18119) for the following reasons:

1. **Traffic and Circulation** – traffic generated by the high-density project will create significant adverse effects as our neighborhood streets are very narrow, have no sidewalks, and minimal streetlighting. Many residents enjoy walking (and biking) in our foothill community with their pets and children, and all pedestrian activity occurs on these narrow, windy streets. Traffic from approximately 100 new residents will create a safety hazard for existing residents, and the EIR did not adequately address this grave concern.
2. **Fire Safety** – Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate high-density housing (evidenced by the narrow streets, no sidewalks, limited lighting, and single access point). Furthermore, the single ingress/egress at Simon Ranch Road is insufficient to safely accommodate the evacuation needs for an increased density project at this remote hillside location situated within  $\frac{3}{4}$  mile of a Very High Fire Hazard Severity Zone. The EIR does not consider the limitations of the existing infrastructure and the serious impact on residents' safety in an emergency.
3. **Recreation / Open Space** – the EIR fails to consider the loss of this recreational open space on the community (contending it is private property). However, club employees and members estimate that 80-90% of the Club's clinic tennis players are non-members. Local schools use the facility for tennis practice and fundraisers as well. The County also fails to consider that the site is the last remaining parcel in North Tustin zoned for Recreation/Open Space. All other parks in the area are situated on residentially zoned land. The County of Orange sets a "zoned" parkland guideline of 2.5 acres/1,000 residents. The Tustin Hills Racquet Club site (the only site zoned for parkland) represents a minuscule 0.24 acres/1,000 residents ratio. This zoning is an invaluable asset and should be preserved for the well-being of the community.
4. **Recorded Land Use Covenant** - Residents are the beneficiaries of a binding land-use covenant that preserves the existing use and zoning. That promise should be honored without the need for court intervention.
5. **Affordable Housing** - the project does nothing to improve affordable housing stock and, therefore, should not be entitled to any density bonuses or development regulation concessions.

We respectfully request that this ill-conceived and ill-planned project that solely benefits an outside developer/investor at the expense of the community be denied. We request the County preserve our sole recreational facility for current and future families and PROTECT residents' safety above the monetary gain of a few.

Sincerely,

Chap Yaep

## Opposition to Tustin Hills Racquet Club Redevelopment

Ron Rapp <ron@rapp.org>

Wed 5/3/2023 5:04 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

As residents of the 2nd Supervisory District, we are writing to register our opposition to high density housing on the existing Tustin Hills Racquet Club site.

North Tustin is one of the last remaining places in Orange County with large lots, tall trees, space between homes, and a relaxed, rural feeling to the area. One of the primary reasons for this is the lack of high density housing. Everyone who lives in North Tustin moved there for that reason, and the proposed redevelopment of the Racquet Club is completely incompatible with the character of the surrounding area. The Racquet Club has been a fixture in the area for many decades as is beloved by the community.

In addition, the roads are too narrow and winding to handle the high traffic levels this project would create. In short, it would lower the quality of life for those in North Tustin. Please vote NO on this redevelopment proposal.

Sincerely,

Ron & Kristi Rapp  
12931 Flint Drive  
North Tustin CA 92705

## OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

Lydia Hoss <lydiahoss@gmail.com>

Wed 5/3/2023 4:12 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am a resident of District 3 and I oppose the redevelopment. The Racquet Club has been a community landmark for our community for a long time. My children have attended camps there and my daughter first learned how to play tennis there. The club has had an resurgence in its membership.

Tearing it down would be tearing down part of the history and culture of our community and neighborhood.

In addition, the area around the club is predominantly single family homes on larger lots, something is becoming rarer and more unique in our county.

Further, it's not clear that Browning could support the influx of traffic of building 37 new homes in that area.

Thank you for your consideration.

Lydia Hoss

## Opposition to Tustin Hills Racquet Club Redevelopment

Karen Heilig <heiligk29@hotmail.com>

Wed 5/3/2023 3:47 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Our community needs a recreational facility...not high density housing! Save the racquet club. Let's let our children attend tennis camp or meet friends for a summer swim. north Tustin is a special community that deserves to be preserved. No condos!

Thank You,  
Karen Heilig  
2nd district

## Opposition to Tustin Hills Racquet Club Redevelopment

Robert <rpage2@cox.net>

Wed 5/3/2023 3:25 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning –

I am very disappointed in the changed schedule for this hearing as I will not be available to attend due to commitments.

It is with very significant anger and disgust I write you today. The behind our backs maneuvering, by the developer and related parties, that has taken place to keep the community impacted out of the conversation has been obvious to our residents. The fact that the covenants and documents drafted with the creation of the club and its set asides could not be more clear.

The fact that the community has not been fully engaged in the conversation, and even offers by others to buy this property to keep it as it is, have been ignored. This is a piece of property that has specific use, and was clearly designed with the cooperation of the land owner, developer, city, county, residents and all engaged, and yet today all that is largely being ignored without any real support from the community affected.

I agree with the general consensus of the community, the foothills homeowners association, and other interested parties. My family and I are vehemently opposed to the proposed high-density condominium development known as Ranch Hills Planned Development (PA180034 / VTTM 18119) for the following reasons:

1. **Traffic and Circulation** – traffic generated by the high-density project will create significant adverse effects as our neighborhood streets are very narrow, have no sidewalks, and minimal streetlighting. Many residents enjoy walking (and biking) in our foothill community with their pets and children, and all pedestrian activity occurs on these narrow, windy streets. Traffic from approximately 100 new residents will create a safety hazard for existing residents, and the EIR did not adequately address this grave concern. The traffic plan for the community likewise is a very high risk plan should an earthquake, fire, or other issues arrive. A Single loaded street that runs throughout the entire community before exiting during a time of crisis just will not work. What if a tree blocks the access, or a fire truck blocks access, etc...the rest of the community can be blocked inside with few options for exit. Additionally, these are what I call single load streets with one way in and one way out. Their design concepts also show confined widths to their streets which in a crisis, or

fire, situation can become congested and clogged due to traffic, accidents, hasty retreat, and other issues that we need to be concerned with.

2. **Lighting** - Any review of this community and the racquet club has to include an analysis of the lighting and access for people coming thru the community. We DO NOT have street Lights. We do not have Sidewalks. We have high rates of speed down the hill by many.

All of these factors with an even heavier traffic load increases the risks for those who frequently walk in our community. Has anyone done a study of the amount of foot traffic seen in the community, and how the increase in traffic load will impact and increase the risk associated with those who walk here frequently throughout the day. From folks walking their dogs, to kids coming home from school, to health nuts, we have heavy traffic in a poorly lit, high traffic, high speed, no sidewalk community and adding additional cars to that is not a benefit to safety by any means.

1. **Fire Safety** – As my family evaluates the fire safety needs of the community we see a significant risk of adding this number of homes to a single loaded street with no secondary access or exit points. Also the layout of the community itself compresses these additional vehicles into an already crowded single load street during times of crisis or fire. Other communities we have lived in have been required to have a secondary exit in case of fire, and there are NO PLANS for a secondary exit point at all for this project. Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate high-density housing (evidenced by the narrow streets, no sidewalks, limited lighting, and single access point). Furthermore, the single ingress/egress at Simon Ranch Road is insufficient to safely accommodate the evacuation needs for an increased density project at this remote hillside location situated within ¾ mile of a Very High Fire Hazard Severity Zone. The EIR does not consider the limitations of the existing infrastructure and the serious impact on residents' safety in an emergency.

2. **Recreation / Open Space** – As community members affected by this project we along with others bought in this community due to the amenity being part of the community landscape.

Many made the decision to move to this area because of the amenities of the Racquet Club and Tustin Golf Club, and that is not being considered at all as it will likely have a negative impact on the asset value and salability of the properties when this facility is no longer here. The next question to ask is won't this set a precedent for the future that if someone were to purchase the Golf Club and play the same games without the input from the community. I believe that this action being taken would open the door for that to even happen on this much larger property down the hill. The EIR fails to consider the loss of this recreational open space on the community (contending it is private property).

However, club employees and members estimate that 80-90% of the Club's clinic tennis players are non-members. Local schools use the facility for tennis practice and fundraisers as well. The County also fails to consider that the site is the last remaining parcel in North Tustin zoned for Recreation/Open Space. All other parks in the area are situated on residentially zoned land. The County of Orange sets a "zoned" parkland guideline of 2.5 acres/1,000 residents. The Tustin Hills Racquet Club site (the only site zoned for parkland) represents a minuscule 0.24 acres/1,000 residents ratio. This zoning is an invaluable asset and should be preserved for the well-being of the community.

3. **Recorded Land Use Covenant** - Residents are the beneficiaries of a binding land-use covenant that preserves the existing use and zoning. That promise should be honored without the need for court intervention. What is the point of formal agreements agreed to

by all, and publicly disclosed throughout their purchase process? This should not even be a conversation as it was settled, understood, and clearly detailed in all documents tied to that land.

4. **Affordable Housing** - the project does nothing to improve affordable housing stock and, therefore, should not be entitled to any density bonuses or development regulation concessions. Nor do we want affordable housing affecting the community either.
5. **School Safety** - A reminder that just down Browning is an elementary school with very heavy traffic loads at various times of the day. We are very concerned that the level of added housing will likewise have a major impact down Browning affecting the risk analysis for these young children activities around the school at various times of the day.

We respectfully request that this ill-conceived and ill-planned project that solely benefits an outside developer/investor at the expense of the community be denied. We request the County preserve our sole recreational facility for current and future families and PROTECT residents' safety above the monetary gain of a few. I respectfully note that you are employee's of the citizens of this state, county, and city who are to perform their roles for the benefit of US, not a special interest groups looking to take advantage of the citizens your supposed to protect, and the communities your supposed to protect and support.

Please deny any of the applications submitted and end this long saga of an coniving developer and investor.

Sincerely,

*Nancy R. Fowler*  
2152 Salt Air  
Lemon Heights, CA 92705

Cell: 949-683-4404

email: [nrfrocket@cox.net](mailto:nrfrocket@cox.net)

<http://www.linkedin.com/in/nancyfowersalesleader>

## Opposition to Tustin Hills Racquet Club Redevelopment

Robert <rpage2@cox.net>

Wed 5/3/2023 3:25 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

 1 attachments (4 KB)

pastedGraphic.pdf;

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

**From: Robert and Nancy Page**  
**2152 Salt Air Drive**

**Subject: Opposition to the development of the Tustin Hills Racquet Club Associated with Tract 3883**

First off, I am so disappointed in the changing of the dates for this hearing as I would be one of the hundreds of families in our neighborhood that would be in attendance. I am traveling on business, and will not be able to attend, but I want my voice clearly heard. The consideration of this petition to me is a non-starter due to the many issues I see with this project below.

AS I will be out of the country on business when your hearing will be held I wanted to place into the records my sincere objections to the planned development proposals placed in front of your committee for consideration at the Tustin Racquet Club in unincorporated Orange County, city of Santa Ana, and with covenants and restrictions entered into by all parties including the city of Tustin that go back many years since this community was first developed, and subsequently held in place thru various attempts to make changes to its restrictions, covenants, and commitments to this community, this city, this county and all homeowners.

My family, as is the vast majority of community members surrounding the Tustin Hills Racquet Club, is adamantly opposed to the development of housing units on the property, and vigorously oppose any changes to the land covenants, restrictions, or zoning of this property as has been clearly recognized in all title reports, prior lawsuits, operating agreements for the property, and prior agreements between the developer of the Racquet Club facilities, the city, the county, the subsequent owners of the club, and the citizens affected by its presence in the community.

There are numerous reasons why we disagree with the proposal, and allow development:

1. We have rights via a recorded covenant that runs with the land (dated back to 1974), which was designed **expressly for the benefit of homeowners in Tract 3883** – not the owner of the club property. The covenant restricts land uses and was intended to preserve recreation space for the community into perpetuity (not until the club owner decides to sell and attempts to increase his profits at the community's expense).
2. The seller, Chuck Pate, acquired the property many years ago with the land use restriction in place. More importantly, Chuck purchased the property at a *price* commensurate with a tennis club with binding land use restrictions - *and* with the knowledge that these restrictions were permanent thereby impacting any future sale. Evidence of the covenant's legal enforceability and the seller's knowledge of such, occurred a few years ago when he was denied the right to construct even a cell phone tower on the site. Clearly, the seller was aware of the limitations imposed by the covenant and yet he made a bet that it would be disregarded as he (and Peter) pursued their plans.



3. What Chuck and now Peter are attempting to do is change the existing code and ignore the existing covenant for their profit - at the community's expense. This is a game-changer.
4. Property owners surrounding the club (Tract 3883), the Racquet Hill community and beyond have property rights under the zoning code. Residents purchased homes with the existing zoning code in place, and many paid a premium to overlook the tennis club (vs. a housing development). An up-zoning and redevelopment of this site immediately devalues the homes in the community and homes surrounding the club will be the most impacted. Chuck and Peter were not concerned with the financial impact to these homeowners when they embarked on their rezoning campaign.
5. The THRC is a precious recreation asset to the community (the only zoned recreation parcel in North Tustin). We have no other land parcels within North Tustin zoned for recreational use and the benefit it provides to the community FAR outweighs what a developer proposes to add.
6. ANY rezoning of infill neighborhoods sets a dangerous precedent for all unincorporated areas and opens the door to more unwanted redevelopment in our community. ANY density discussion signals (wittingly or not) a receptivity by the community to a zone change. Once that door is opened, negotiation and bargaining begin (i.e. Sheldon project). We know that developers expect this negotiation and plan accordingly via "Best Case" and "Most Probable" investment scenarios.
7. Further we disagree with the assumptions raised related to the traffic studies. Where is a secondary fire exit from said property located, and what is presented is a significant risk to all the neighboring properties as it creates a significant bottleneck exiting the community due to this lack of a secondary fire exit. In fact the risk to the new owners would be very high due to the design, and added need for adequate roadways exiting the community. Adding the number of cars to this community during a crisis / Fire could cause significant risk to both those new homeowners and the exiting homes in the community. Already we have multiple cut de sacs, and a circular road that all funnel into ONE ROAD EXIT from the community. Additionally, these are what I call single load streets with one way in and one way out. Their design concepts also show confined widths to their streets which in a crisis, or fire, situation can become congested and clogged due to traffic, accidents, hasty retreat, and other issues that we need to be concerned with.
8. We disagree that any changes can be made to the title and covenants already approved for this property as they have been clearly negotiated by the original develop as well as accepted fully by the subsequent property owners.
9. We disagree with the pure land and money grab that the developers are attempting to achieve while having SIGNIFICANT negative impact on the current club members, homeowners surrounding the club as well as the community as a whole.
10. We believe it will have a negative impact on property values to build a high-density project within the confines a single family community with very strict guidelines related to lot size, and type of construction.
11. Views will be impacted of existing homeowners who have paid a premium for their homes based on the existence of those views from their property.
12. Past litigation has already proven that the property could not install cell towers as it did not fit within the title and covenants that exist for the property, and proven in court, so what makes this different....a precedent already exists saying o changes are allowed.
13. Again with a single road access to this entire community how does this project affect it.
  1. Where is the mitigation for Evacuation Concerns with the increased traffic loads, and multiple streets filing into one main artery. Remember the fires of the 70's and 80's and the risk to this neighborhood.
  2. Construction traffic can severely affect our roadways and cause significant damage
  3. Construction crews will significantly affect traffic during construction, and parking will become a major issue for most homeowners adjacent to the club location.
  4. This is a family neighborhood and this type of traffic will have a major safety impact on our children in this community
  5. Noise will affect every home along all of the access roads to the property and those home owners who live immediately adjacent to the club.
  6. Streets affected include: LaColina, Browning, Skyline Drive, Beverly Glen, Racquet Hill, Pavilion, Salt Air Drive, Leanne Lane, Omega, Lerner, Simon Ranch, Valhalla, Outlook, Highview, and other

neighboring streets and neighborhoods.

7. What is the increase in traffic count that will now be added to stoplights at Browning and Irvine, or LaColina and Tustin Ranch Road? The increased traffic on LaColina and Browning up onto Simon Ranch Road...where is the traffic study looking at the impact to those arteries and how it affects the community in general.
14. This has been a special community asset that many homeowners chose this neighborhood for. Many families have raised their children with the Racquet Club a part of their family life. To take that away takes away the passionate commitment that those community members have to support what is truly a special part of the North Tustin area.
15. Greed should not prevail. This community has tried to meet with the prior owner and during the sale process presenting alternatives to the efforts presented this investor group. Proposals have also been made to the prior property owner giving him fair consideration for the property which would have allowed it to rain as is for the foreseeable future while also improving the facilities significantly and they were ignored all in their greed to maximize profits with no consideration for the community surrounding this wonderful amenity that has existed for years in its present form.
16. Lastly, neighbors have been incensed from the very beginning of this process at the arrogance of the developers to not include the community in their discussions. Yes, we have had meetings, but those who attended were never invited by the developer it is only the homeowners uniting to make sure we all were heard that forced the developer to meet with us. Their promises for full and complete presentation of the facts and expectations for the property also have never been lived up to by the developer and their partners. They have constantly worked to go around the community to achieve their goals, and they are once again doing that to us as they file this EIR to you for consideration.

**PLEASE STOP THIS PROJECT WHICH IS NOT IN THE BEST INTEREST OF THIS COMMUNITY, CITY, OR COUNTY.** Don't let the greed of the developers and the greed of the city to increase its tax base over shadow the negatives that this project brings to Santa Ana, Tustin, and North Tustin communities.

In summary, my families focus remains the preservation of the existing zoning for the THRC site. There are no grounds for a zone change and we have further protections under the restricted land use covenant. The bottom line is Chuck paid a "tennis club price" for a property with legal restrictions that ensured its continued use permanently as such. Peter Zehnder and his investors (David Beauchamp) were well aware of the covenant and knew precisely what kind of development was permitted under the existing zoning code and covenant. Although Zehnder and Beauchamp were very well informed of the facts and our overwhelming opposition, they chose to gamble and purchase the property anyway. Nonetheless, this in NO WAY obligates us to accommodate or even entertain this request for a zone change or be concerned with potential development profits. We have rights (and home values) that must be protected as well.

I respectfully ask, demand, that you refuse any consideration to change for this amazing legacy of Tustin, the county of Orange, and this community. This is truly a unique City, and community asset that fits within our community and their request for further development should be denied fully by your committee.

Sincerely,

**Robert J. Page**

**ADDRESS:**

2152 Salt Air  
Lemon Heights, CA 92705

**TELEPHONE:**

714-389-4792

Linked in: <http://www.linkedin.com/in/thepagegroup>

Email: [rpage2@cox.net](mailto:rpage2@cox.net)

## Opposition to Tustin Hills Racquet Club Redevelopment

Terri Baas <baast@candelacorp.com>

Wed 5/3/2023 3:10 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Sir,

As a resident of Tustin Hills since 1988, we have always loved the community and its unique nature. There have been many changes over the years, but nothing that will be as intrusive as high density housing. Our home is up the hill and directly overlooks the racquet club and parking lot. We hear every pickle ball hit and woo hoo's constantly. The hills form a perfect echo chamber that sends sound rolling up the hill amplified. This affects the ENTIRE neighborhood, certainly not just us.

I cannot imagine how much noise will be generated when multiple units with families live below us going about daily living with its resulting noise, traffic, trash pick up, gardener services with blowers, pets, children. It will definitely lower the quality of daily life for hundreds of us within earshot, day and night. My neighbor on La Cuesta, not even facing the club, reports hearing noise from the pickle ball. it carries dramatically.

Terri Baas

714-686-4671

## Opposition to Tustin Hills Racquet Club Redevelopment

[groomdoctor@gmail.com](mailto:groomdoctor@gmail.com) <[groomdoctor@gmail.com](mailto:groomdoctor@gmail.com)>

Wed 5/3/2023 2:36 PM

To: Canning, Kevin <[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)>

Cc: [kirkwatilo@gmail.com](mailto:kirkwatilo@gmail.com) <[kirkwatilo@gmail.com](mailto:kirkwatilo@gmail.com)>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin Canning;

As residents of the third district we are declaring our opposition to the proposed development project converting our community's Tustin Hills Racquet Club into condominiums.

Neil and Suzanne Gavin

## Opposition to Tustin Hills Racquet Club Redevelopment

Judy Clark <judyclark1@cox.net>

Wed 5/3/2023 1:49 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: Kirkwatilo@gmail.com <Kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

I am a resident of Tustin Ranch (I live in the San Marino on 12470 Fairbanks Drive) and am emailing you today regarding the Racquet Club. Unfortunately I will not be able to attend the upcoming hearing on May 10<sup>th</sup> so I would like my opinion to be known as a resident of the community.

I am completely opposed to building condos in place of the Racquet Club. As a long term Tustin Resident (I've lived here for over 25 years), part of the charm and draw of Tustin is the beauty, safety, minimal traffic, and just overall Community environment. My family and I have gone to the racquet club for numerous events, tennis, and swimming over the years. To tear this down and replace with high density condo's goes against everything Tustin neighborhoods are about and why we choose to live here and have our kids go to school here.

I sincerely hope you will not allow this transaction to be approved as I think it would be very detrimental to Tustin.

Sincerely,  
Judy Clark

## Opposition to Tustin Hills Racquet Club Redevelopment

kelly.williams@cox.net <kelly.williams@cox.net>

Wed 5/3/2023 1:31 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

My family and I have lived on Racquet Hill since 2004 and our home is across from the access walkway to Tustin Hills Racquet Club (THRC). We purchased our home on Racquet Hill because of the large lot size and proximity to the recreational open space that the THRC provides. Our family is a member of the THRC and enjoys all the recreational open space benefits that it offers both to its members and the local community. I play in the tennis league several times a week. The developer, Ranch Hills Partners, & principals are not citizens of North Tustin and do not have a vested interest in our community except to make a profit. The developer's project of high-density housing of 37 condominium units on small 5,000 sq. ft. lots is inconsistent with the contiguous surrounding residential houses, which consist of half acre lots (minimum). The Draft EIR's new traffic count methodology is questionable and significantly understates the proposed traffic impact as the study describes the entire project as "single family" (Section 1.3). The proposed project primarily exists of "multi-family" units with four times the density of the surrounding community. Many of our streets are narrow, curvy, with no sidewalks, and very few streetlights that would not accommodate increased commuter traffic. Also, the feeder streets (La Colina, Browning, Ranchwood, SE Skyline, Red Hill, Beverly Glen) into the THRC "development" would be burdened by increased commuter traffic. The increase in commuter traffic past the Tustin Memorial Academy grade school on Browning would be a severe safety hazard! I strongly oppose the re-zoning and re-development of the Tustin Hills Racquet Club.

Sincerely,

Troy Williams

2211 Racquet Hill

North Tustin

## Opposition to Tustin Hills Racquet Club Redevelopment

denise winnexpo.com <denise@winnexpo.com>

Wed 5/3/2023 1:04 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Mr. Canning,

My name is Denise Nguyen and I reside only two blocks away from the racquet club that is petitioning for planned development. My address is 11772 Highview Drive, Santa Ana. I believe that's 1<sup>st</sup> District.

I moved to North Tustin for its unique community where it is an actual neighborhood. It reminds me of the community in Glendale that I lived in in the 80's when I first came to America and all of my neighbors looked out for each other. So many lent us a hand back then. I lived in Irvine for over 10 years before and never knew a single neighbor personally and every other home just looked the same and so many restrictions from associations. This is the second home I built in North Tustin and I know all of my neighbors at both homes. We have progressive dinners and we all look out for each other. I recently gutted my home at 11772 Highview Dr to build an iconic 8000 sqft home with breath taking views that is surrounded by multimillion dollar estates. I did not bank on investing in a neighborhood that would have planned community pop up. Having a condominium community embedded within our peaceful multimillion dollar estates will not only bring in heavier traffic, but will also hurt the values of our homes. Currently, there are already multi-generations residing in many of the homes with cars lining along the streets. Bringing in condo community will create more cars in the streets and heavier traffic that will be of safety concern since our community is not incorporated and there are no sidewalks. Some don't even have street lights. Currently, there are many seniors in the area and they walk their dogs peacefully in the streets. This heavier traffic will compromise our peaceful quality of life that we were banking on when we built our forever home in the hills.

If you must allow some sort of development, please consider limited custom homes where no two look the same to preserve the aesthetic of our community and reducing potential heavy traffic. Please also preserve a portion of the racquet club for members if possible or some sort of public area.

Please consider preserving our slice of heaven in the hills.

Very best regards,

Denise Nguyen-Winn

WINN Expo Solutions, Inc.

Tel: 714-289-WINN (9466)

Bus: 800-889-WINN (9466)

Cel: 714-915-1889

Fax: 714-289-9467

[denise@winnexpo.com](mailto:denise@winnexpo.com)



## Opposition to Tustin Hills Racquet Club Redevelopment

Amy Jahn <amyjahnjewelry@gmail.com>

Wed 5/3/2023 11:20 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello I live in North Tustin. On Brenan way between Holt and Vanderlip. I strongly oppose the spot rezoning that seems to be on the docket regarding the tustin Hills racquet club re-development. This neighborhood has a beautiful community feeling and the racquet club is used by many. Also the rezoning would introduce a precedent that could ruin this area. I am very opposed to condos and other high density projects in this area. That is not why we purchased a home here many years ago. The traffic congestion is already starting to change and with continued issues of water, etc. I oppose adding higher density homes and more cars into a particular area that was never meant for that. Not to mention the lost recreational use of the club for our community. I'm concerned with developers being able to change zoning without regard to the community.

Thank you Amy Jahn

Sent from my iPhone

## Opposition to Tustin Hills Racquet Club Redevelopment

kelly.williams@cox.net <kelly.williams@cox.net>

Mon 5/1/2023 5:57 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

My family and I have lived on Racquet Hill since 2004 and our home is across from the access walkway to Tustin Hills Racquet Club (THRC). We purchased our home on Racquet Hill because of the large lot size and proximity to the recreational open space that the THRC provides. Our family is a member of the THRC and enjoys all the recreational open space benefits that it offers both to its members and the local community. My husband plays in the tennis league several times a week. Losing the THRC would eliminate an integral open air community recreation area, which is sparse in the North Tustin community. The THRC is the only open space recreational facility in the area that provides for a myriad of recreational uses which increases the overall physical and mental wellbeing of the community. The proposed development will eliminate this important recreational center, which includes uses such as tennis, pickle ball, swimming, lawn activities, exercise gym and banquet facilities for events. I strongly oppose the proposed development to the THRC. Re-zoning and removal of the THRC into high-density housing would change the face of North Tustin. North Tustin and the surrounding community have relied on the current zoning when purchasing their homes here and the current proposed changes are inconsistent with the Orange County General Plan. The THRC is an important community asset that has been in use for over 60 years and cannot be replaced once it is lost.

Respectfully submitted,

Kelly Williams

2211 Racquet Hill

North Tustin

## Opposition to Tustin Hills Racquet Club Redevelopment

Karen Rossi <karen531@gmail.com>

Mon 5/1/2023 5:36 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Karen Rossi <karen531@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi,

I'm writing this email in opposition to the redevelopment of the Tustin Hills Racquet Club. I have lived in North Tustin for almost 10 years at the base of Browning (cross street is La Colina). I am also a member at the Tustin Hills Racquet Club and play there weekly and on a league. I am concerned about redeveloping this land for a few reasons.

- 1) The increased housing density for the surrounding neighborhood. Also opening up the ability for smaller lots in the area.
- 2) The Racquet Club is beautiful and I think our community benefits from having this club there. Our kids play tennis and swim. It is a beautiful development
- 3) Concern for traffic congestion. There is a 2 way street up and down Browning and only one way in and one way out. There are no sidewalks. Currently there are many kids and people walking and dogs and this will lead to more potential accidents.

I hope this helps. I am out of town when the meeting is scheduled.

Thank you for taking these emails.

Take Care,  
Karen Rossi  
12562 Ranchwood Rd.  
914-364-0062

## Opposition to Tustin Hills Racquet Club Redevelopment

Sunil Mirapuri <[smirapuri@hotmail.com](mailto:smirapuri@hotmail.com)>

Mon 5/1/2023 3:23 PM

To: Canning, Kevin <[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)>

Cc: [kirkwatilo@gmail.com](mailto:kirkwatilo@gmail.com) <[kirkwatilo@gmail.com](mailto:kirkwatilo@gmail.com)>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Kevin Canning,

I am **OPPOSED** to the request to redevelop the Tustin Hills Racquet Club as a 37-unit planned development.

I am Resident & Homeowner in OC County Supervisory 3<sup>rd</sup> District (Mr. Donald P. Wagner). My home is in the property adjacent to the Racquet Club.

The proposed redevelopment is not aligned with the single family zoning character of the surrounding community and not compatible with the current use of land in the neighborhood. Reference: Planning Application PA180034 for a Use Permit at 11782 Simon Ranch Road.

Sincerely,  
Sunil Mirapuri

-----  
Residence Address: 11748 WILLARD AVE, TUSTIN, CA 92782  
[smirapuri@hotmail.com](mailto:smirapuri@hotmail.com)

## Opposition to Tustin Hills Racquet Club Redevelopment

Jennifer Altamira <jenaltamira@gmail.com>

Mon 5/1/2023 2:48 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

We are residents of North Tustin (3rd District) and strongly oppose removing a valuable community recreational asset (THRC) in place of a 37 high-density condo being built to profit developers. Please do not rezone this area which was committed to a recreational space and should be kept as such. The surrounding area are all single family residences and should keep that neighborhood feel. A high rise condo in the middle of this area would stick out like a sore thumb and is obviously a profit grab. The local community and other parties are committed to working with the owners for a better solution in everyone's best interest.

Thank you,  
Jennifer and Erwin Altamira

## Opposition to Tustin Hills Racquet Club Redevelopment

Dorothy Dale <ddale12021203@gmail.com>

Mon 5/1/2023 12:49 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am strongly opposed to development of tustin hills racquet club. When we purchased our property in north tustin we did so to escape any high density housing and the traffic that ensues.

Sent from my iPhone

## Opposition to Tustin Hills Racquet Club Redevelopment

Janet Valdivia <janetvaldivia@cox.net>

Fri 4/28/2023 1:09 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning

Twenty seven years ago, our family decided to leave a home that we loved because the neighborhood was becoming increasingly crowded and at times dangerous due to the increased number of residents' vehicles. Years of hard work and sacrifices afforded us to move to the pristine tranquility of Red Hill Ridge, North Tustin.

Now, that tranquility is being threatened and disturbed again by the greed of yet another developer whose only goal is to collect as much money as possible by building the proposed high-density condominium project, Ranch Hills Planned Development. They could not care less about the myriad of ways that their project can disturb and change the quality of life in our neighborhood.

The construction trucks thundering up and down our streets from sun down to sun set, making it not only difficult but dangerous for people to walk our beautiful streets. The noise and dust from these trucks will inevitably affect our health. This is only during the construction phase, which will most likely take years, regardless of what they tell us.

Once built, the community would have lost one of their premier recreation/sport centers. Goodbye tennis and pickle ball folks. No matter how the developers want to sugarcoat the issue, there will be a significant increase in traffic congestion and pollution. Allowing just two cars per unit built (there will be more for sure), represents a massive increase of traffic in our narrow residential streets which will inarguably affect negatively our way of life. We are not talking only the quality of our lives but also our safety. No matter what they tell us, we know better. Just imagine fire trucks trying to access homes in the upper ridges. Literally impossible with increased traffic. They tell us that we are not in a fire risk area. Really? With the current climatological changes, any spot can be considered a fire risk. They should read how recent fires devoured homes like matchboxes. Ultimately, it is greed vs quality of life and sanity.

Sincerely


Lino and Janet Valdivia

## Opposition to Tustin Hills Racquet Club Redevelopment

David Schmid <schmiddavidw@gmail.com>

Wed 4/26/2023 4:44 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

 1 attachments (66 KB)

Tustin Hills Racquet Club letter.pdf;

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear County Planners,

We are writing to express our opposition to the proposed rezoning of the property currently known as the Tustin Hills Racquet Club. We live in District 3.

The property is a valuable resource to the community as it is currently zoned. Many homeowners chose to locate here because the property is a recreation area. Changing the zoning, especially to high density housing, will lower property values. That is a terrible way to create affordable housing!

There are plenty of more suitable sites to build high density housing. The apartments under construction in Tustin at 4<sup>th</sup> St and Prospect is an example. Shopping mall redevelopment is another.

Sincerely,

David and Jennifer Schmid  
1092 Country Hills Dr  
Santa Ana, CA 92705



## OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

William Dickinson <bdickins72@sbcglobal.net>

Tue 4/25/2023 3:53 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

UPDATED

Dear Sir:

I am writing this to express our concerns about the proposed project to redevelop the Tustin Hills Raquet Club.

### TRAFFIC AND SAFETY

Adding 37 more living units to our area is certain to add more traffic during the morning and evening business hours. The argument that the new homes do not add any more traffic than at present is faulty because the tennis traffic is spread throughout the day and evening. I think a new traffic study would be in order to confirm this. Also, has any consideration been given to the traffic problems during construction? I would estimate there would be at least 50 workers at the site at times, probably even more than that. Please picture 50 cars trying to leave the construction site at one time. Since there is only one outlet street (Simon Ranch Rd.), which has a stop sign at the three way intersection with Browning and Beverly Glen, traffic would be backed up all the way to the work site. See attached map. Making matters worse there is always significant traffic transiting through this intersection from Browning to Southeast Skyline and visa versa. Anyone trying to enter Simon Ranch Rd. from any of the side streets in our community would have a very difficult time doing so. Also the many people that use our streets (no sidewalks) for walking, jogging and biking would be at significantly higher safety risk. This problem would continue to exist after construction is completed as I believe that the heaviest flow of traffic would be during morning and evening business/work travel. Heavy construction truck traffic during the day would add to this problem. We had a preview of that during the recent Tustin city water tank replacement.

### RECREATION FACILITIES

Orange County is already short on recreation area so why should we destroy an existing facility, which is heavily used, that we know could never be replaced under the present conditions.

### AREA VALUES/COVENANT

We live in an area where homes are located on 1/2 acre lots. Placing a condo complex in the middle of our community will certainly reduce the value of our homes. Why should we as homeowners be asked to subsidize the destruction of a recreational area that was dedicated for use in perpetuity to the residents of this community as written in the Covenant for Tract 3883?

We appreciate your consideration of our comments.

Thank you.

Jo Ann and Bill Dickinson

2021 Lerner Ln

Santa Ana, CA 92705

3rd District Donald Wagner Supervisor

## Opposition to Tustin Hills Racquet Club Redevelopment

Kami Refa <kamirefa@gmail.com>

Sun 4/23/2023 8:31 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Canning

I am a homeowner and live in unincorporated Santa Ana or North Tustin / Lemon Heights. I am 100% against the redevelopment of the Tustin Racquet Club.

This email is in regards to the EIR for the development in the location of the Tustin Hills Racquet Club. (PLANNING APPLICATION NO. PA 18-0034 (Proposed Redevelopment of Tustin Hills Racquet Club))

As a resident of North Tustin, I am vehemently opposed to the developers' proposed plans for the land. The plans are drawn to bring in the most profit for the developer without caring about the negative impact to the surrounding community.

My wife and I moved to North Tustin from a development similar to what is being proposed. We were drawn to North Tustin because it is not commercial and is a quiet and safe community to raise our daughter. Building higher density housing in this area not only impacts home values for single families (at the gain of profit for a developer), it impacts the community and the animals that live here in so many ways.

- My wife and I worked hard to save and buy a house in this community because of the houses with land. Not everyone wants that, but this is what people in this community need. And once that is allowed to change, the whole area changes. North Tustin loses its appeal. I don't know where else to go, other than further outside of Orange County, to get what we have here.

- North Tustin is the first community where we have lived in Orange County where we not only talk to our neighbors, we look out for each other, we are friends. There is an actual sense of community here. And the higher density housing will change that. Having lived in that type of community, we found that people don't talk to each other. It's not the same sense of community as it is here.

- There are plenty of areas in Orange County with communities with higher density housing and we keep seeing more of these being built. So there are options for the people that are looking for housing like this. But houses with land and privacy are getting more and more rare. We should preserve these lot sizes and communities.

- Impact to local children and schools. Our local school already has high student to teacher ratios. Are the current schools supposed to handle the influx of children that will come with this development?

- The Tustin Hills Racquet Club is recreational space used by the community. My daughter is learning how to swim there.

- The roads around the Racquet Club were not designed for this type of housing. There are no sidewalks. Talking walks will be more dangerous with the increase in traffic. And, from someone who lives by a school, I have witnessed first hand how people speed down residential streets in the morning. I can only imagine how this will worsen with the overcrowding.

- We have owls that live on our property for a portion of the year. (It's amazing to peek in on the each day they are here!) They need the local trees and open areas to survive. The proposed development will hurt the local wildlife that live on these larger lots.

I know the North Tustin community is fighting an uphill battle against the developers. I'm guessing they live in large homes with a lot of land, the thing they are trying to hurt here. We would love to save the Racquet Club, but at the very least we need to save the lot sizes if new homes are built. At least then more people can enjoy what makes North Tustin great.

Thank you for your time and consideration in this matter.

## Opposition to Tustin Hills Racquet Club Redevelopment

Aerin Schlumpberger <hbaerin@gmail.com>

Sun 4/23/2023 6:47 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Kevin. My name is Aerin Schlumpberger. My family and I live in the 3rd OC Supervisory District and we are highly opposed to allowing the the development of high-density condos on the Tustin Hills Racquet Club property. Developers should not be able to bypass zoning laws that protect home owners rights, safety and land use compatibility and allowing the use of SB330 to do so is an outright travesty. We purchased our home 10+ years ago (moved from Huntington Beach) because we wanted more space in a less population dense city. We were willing to pay the price for the zoning protections that the county supported and never imagined we will be in this position to have to fight. Adding 35 high density condos (which will not be affordable housing) will decrease our property values, increase traffic and congestion (which these neighborhoods were not built for) and puts pedestrian safety at greater risk than it already is.

Allowing the rezoning of the property and neighborhood for the benefit of a developer and not listening to the people impacted is not right and a dangerous precedent for all of unincorporated Orange County.

Please don't let this happen.

Thank you.

Aerin Schlumpberger

## Opposition to Tustin Hills Racquet Club Redevelopment

GARY & GEORGIA MCDONALD <garfmcd@aol.com>

Sun 4/23/2023 9:18 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin

My wife and I are still very opposed to this redevelopment project, as it will be detrimental to us and our neighbors in the Tustin area. I am re-forwarding our comments sent to you last summer. See below.

Thanks again for your efforts in looking out for the rights and welfare of the normal residents of the Tustin area.

Gary and Georgia McDonald  
12842 Browning Avenue  
Santa Ana, CA 92705  
Orange County Supervisory District #3

---

From: garfmcd@aol.com  
To: kevin.canning@ocpw.ocgov.com  
Cc: kirkwatilo@gmail.com  
Sent: 6/27/2022 4:46:30 PM Pacific Standard Time  
Subject: Ranch Hills Planned Development

Hi Kevin

Per your letter of June 10, 2022, my wife and I have reviewed the information relating to the Redevelopment of the Tustin Hills Racquet Club property, including the draft EIR. As we understand this, the THRC will be turned into a high density condominium development with 37 units on this property. Our comments follow.

We are opposed to this development proceeding due to the impact to residents of North Tustin, including our residential area on Browning Avenue. We have lived in our Browning Avenue house near the Tustin Memorial Academy for over 40 years and have long enjoyed the low density zoned residential environment in the North Tustin/Santa Ana Unincorporated area. The proposed high density development up the hill would significantly alter the living environment in our residential area.

Clearly the THRC is a location that is isolated and relies on access via a very few residential area streets (Browning being one of the major access roads). There is no way to mitigate this fact, i.e., by expanding the roads. Due to the Tustin Memorial Academy, the traffic congestion on Browning has significantly increased over the years to the point that the street is packed with bumper to bumper cars (school traffic) frequently. We are concerned that the increased traffic, in the near term and in the long term, will further deteriorate the quality of life of our residential area if this project proceeds. More importantly, it will significantly decrease safety for the children walking,

biking, skateboarding, crossing the street, playing, or otherwise active along Browning Avenue.

The low density residential zoning of the THRC area was originally established for many good reasons, and this must be maintained because those reasons are still there. This project benefits only the moneyed owners of this property and NOT the local residents. We should not be forced to diminish our quality of life and safety merely to allow profits to a private business operation that is not compatible with the local geography. This high density development should be rejected.

Gary and Georgia McDonald  
12842 Browning Avenue  
Santa Ana, CA 92705

## Opposition to Tustin Hills Racquet Club Redevelopment

Chuck McHale <cpmchale@yahoo.com>

Sat 4/22/2023 7:25 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: Kirkwatilo@gmail.com <Kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Canning,

I hope this finds you well. Please accept this email as my formal opposition to the proposed rezoning of the Tustin Hills Racquet Club, to allow for the construction of 37 high-density housing units on the 5.8 acre parcel. I will be traveling the week of the 10th for business; thus, will be unable to attend the meeting in person.

It is my preference, and that of my household, not only to preserve the existing zoning and usage, and to not just to "Save" the THRC, but to enable the community to invest in maintaining, modernizing, and "improving" the existing club, to continue to provide a recreational/open space area for the community for years to come. Imagine if over the last several years instead of defending the the zoning, the community applied the efforts and fund raising to gentrification, expansion of activities, and neighborhood events.

My opposition is based on the following:

1. For those of us who have invested in our properties, especially those on the perimeter of the THRC, although it is not guaranteed, there is a level of expectation that the zoning in the area will remain the same/similar. Additionally, for those who purchased immediately prior to the proposed rezoning, the desire to live in a less dense, lower traffic, less populous area was a deciding factor. Additionally, those who bought for the proximity to the THRC and/or the community aspects, are now faced with something nearly the opposite...high density residential, versus a community health/fitness/recreation center.
2. The impact on the community: increased and regular traffic, ambient noise, environmental impact. Also, termination of a community hub, social gathering, physical fitness center, and a community icon.
3. Proposed rezoning and development compared to residential development consistent with existing zoning. The site is approximately 5.8 acres, or 252,648 sf. Lot sizes of the immediate north Tustin residences, are approximately 1/2 acre, or 21,780 sf. Allotting for approximately 15% for ingress/egress and common areas, results in 214,750 sf, or 10 new homes. If each home has an average of 3 drivers/cars, that is 30 cars. If the proposed 37 high-density homes have an average of 2 drivers/cars, that is 74 cars, or 2.46 times the number of cars. Note, I am not in favor of developing the THRC, but this demonstrates the impact of the zoning change.
4. The rationale of the owner/developer that there is a need for senior housing. Clearwater Tustin, opened February 9, 2021. Located 2.1 miles (<1.8 miles as a crow flies) from THRC, added 110 senior and assisted living and memory care apartments, nearly 3x what the rezoning would add, and not as infill or spot zoning. Rendering the need/demand moot.



Thank you for your consideration. It is our hope that we can now focus on enhancing the existing use of the THRC, providing a community hub for north tustin for generations to come.

Thank you,

Chuck McHale  
10092 Overhill Drive  
Santa Ana, CA 92705  
(714) 287-8590

## Opposition to Tustin Hills Racquet Club Redevelopment

Kelly Mennes <Kelly\_Mennes@Edwards.com>

Fri 4/21/2023 12:59 PM

To: kevin.canniong@ocpw.Ocgov.com <kevin.canniong@ocpw.Ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I am writing to oppose the re-zoning and redevelopment of the Tustin Hills Racquet Club. I have lived on 2011 Redberry Rd, Santa Ana 92705 for 26 years. My home is the corner lot of Browning Ave. and Redberry rd. This is one of the 2 main streets leading up to the Tustin Hills Racquet Club along with Skyline. Currently Browning and Skyline have turned into a main thorough fair for many parents, workers and students who are heading either up or down thru Redhill traveling to La Colina. I have to be very careful just crossing the street when walking my dogs each morning due to amount of traffic today and I won't let my kids play in the front yard at all for safety reasons. Last week a women who was short cutting thru my neighborhood fell asleep and hit the brick wall and just missed going into my neighbor's house. I can only imagine how much worse it will be by adding 37 condos at the top of my street. All of these people will be traveling daily up and down the hill. How is it even possible that someone can come and buy this property knowing and agreeing to the rules and covenants that are in place and then spend all of this time undermining them by proposing re-zoning in order to make a profit at the expense of our neighborhood and our safety? Please support the neighbors of the Tustin Hills Racquet Club by opposing any recommendation for re-zoning.

Many thanks,

Kelly Mennes  
2011 Redberry Rd  
Santa Ana, CA 92705  
Cell: 714-743-1783

[Global Law Department - Home \(sharepoint.com\)](https://sharepoint.com)

## Opposition to Tustin Hills Racquet Club Redevelopment

Scott Jackson <sjackson@cpsinsurance.com>

Wed 4/19/2023 7:18 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>; Kirk Watilo <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin and Kirk!

Happy Thursday when you get this!

Tustin Hills Racquet and Pickleball Club has been instrumental for me since 1971!

Teaching me tennis at age 6 in 1971 and how to socialize, relax, and adhere to rules of the game.

Today, I am a Pickleball player and Instructor at Tustin Hills!

Since, the Pickleball courts have been installed, I have developed new friendships and groups like Spring League and Summer League!

We play Pickleball, develop Relationships, and have meals, and celebrations outside the Club!

One being A surprise Bday in December for Gary Boyer's 70th Bday party a Surprise?!

Lastly, if 37 Condos are constructed this all goes away.. the relaxation of playing Pickleball on a weekly basis, the relationships, we are building, And the weddings and Celebrations at the club.

We had our 30 year High School Reunion at Tustin Hills, and Lynn Kodzis, a childhood Friend got married there, and they just celebrated their 32 anniversary!

Lastly, Tustin Hills offers relaxation, competition, social Atmosphere, and growing relationships since the 1950's.

If Tustin Hills went away and 37 Condos were built this would all go away.

Life of a Journey and not a destination, help us keep this Journey going?

Scott Jackson, Member on and off since 1971, 👍 😊

Scott "Action" Jackson

Long Term Care Insurance  
Income Replacement

Life Insurance

Mobile:714-795-8199

E:sjackson@cpsinsurance.com

W: actionjacksoninsure.com

## Opposition to Tustin Hills Racquet Club Redevelopment

Romy Reichl Kirchhoff <romyusd02@gmail.com>

Tue 4/18/2023 1:47 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To Mr. Canning,

cc: Kirk Watilo

I am a resident in the 3rd Supervisorial District and wanted to send a message documenting my opposition to the proposed redevelopment of the Tustin Hills Racquet Club. The Club is a valuable and unique asset to our community. It provides an environment where everyone from children to seniors can come together and enjoy recreational activities outside.

The high density condos planned for the space will wreak havoc on our peaceful community - increase traffic and reduce property values - especially for those families living on Browning Ave which will become a major thoroughfare.

Between all the housing developments that have gone up recently in the Legacy area and neighboring Irvine, there is plenty of housing. What we don't have enough of is community recreational facilities.

My 6 year old daughter attends weekly lessons at the club, as well as their camps. A condo complex does absolutely nothing for her development or well being. Please keep our neighborhood a place where our residents can peacefully enjoy life and thrive.

Regards,  
Romy Kirchhoff  
Derby Dr

## Opposition to Tustin Hills Racquet Club Redevelopment

M R <mrussellbereskin@gmail.com>

Mon 4/17/2023 7:04 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

I urge you to save the Racquet Hills Club and oppose the proposed building of the 37 high density condos on the site of the Tustin Hills Racquet Club.

My family and I live in Supervisory District 3 of North Tustin. We have lived in Tustin and North Tustin for a combination of over 30 years. The Racquet Hills Club has stood as a sentinel of seasonal recreation and learning for my family and countless others during this time. Redeveloping the Racquet Club into 37 high density condos would destroy the residential single family home community that surrounds the Club. It would bring dangerous levels of traffic into the foothill streets that were never designed to accommodate high density condos.

Please save the Racquet Hills Club for the posterity of the community that surrounds it and for all of the residents of Tustin who deserve to enjoy the health and educational benefits that this club provides.

Sincerely,

Margaret Russell Bereskin

## Opposition to Tustin Hills Racquet Club Redevelopment

Lindsay Tucker <lindsaytucker06@gmail.com>

Mon 4/17/2023 7:41 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I am in deep opposition of the Tustin Hills Racquet Club Redevelopment. I live in 92705-3136 (Don Wagner - County Supervisory 3rd District). My house is less than 5 minutes away from the racquet club and my husband and I play tennis there. I grew up not knowing anything about tennis and found out about Tim Pawsat's tennis clinics and fell in love with the sport in my 30's! I now have my 6 yr old daughter signed up for tennis camps there throughout summer and hope she takes it on as a lifelong sport. All of her friends are playing there as well. Please do not redevelop this land. We want the tennis club to stay! We've met great friends there and it helps keep my family active and healthy.

SAVE THE RACQUET CLUB!

Sincerely your North Tustin Resident and tennis player,  
Lindsay Tucker

## Opposition to Tustin Hills Racquet Club Redevelopment

Michael Christensen <michaelrchr@gmail.com>

Sun 4/16/2023 12:53 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning: I just wanted to convey my strong opposition to the proposed Tustin Hills Racquet Club (THRC) redevelopment. I believe that the THRC is a valuable community recreational asset. So many members of our community rely on the THRC for recreation, for learning valuable new skills and life lessons, for fostering relationships, and for countless other benefits. The THRC has provided fond memories for so many in our community. I, for one, had my wedding reception at the THRC and every time I visit the THRC it brings back those great memories. I believe that the proposed redevelopment project will have a strong negative adverse effect on our community, as the benefits that I described earlier will be lost. In addition, the community morale will greatly suffer if the THRC is destroyed. It will be akin to ripping out the heart of the community. Please consider the benefits to the community as a whole and not just those of the people who would live in the proposed new residences. Thank you for your consideration and leadership. Just wanted to make sure that the decision makers are aware that the people in our community really do care about the THRC and want to see it stay and thrive.

Best regards,

Michael Christensen

Resident - 3rd County Supervisor District



## Opposition to Tustin Hills Racquet Club Redevelopment

Jo Hodgetts <johodgetts@me.com>

Fri 4/14/2023 1:58 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Craig Hodgetts <craighodgetts88@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Sir,

Please accept this email as our formal opposition to the proposed development of 37 high density condos on the site of the Tustin Hills Racquet Club (THRC). The club is an invaluable local asset enjoyed by residents and a change to the zoning of the area to allow developers to build condos on the site is putting the profits of a small number of developers over the interests of a large number of local residents.

A zone change to high-density, multi-family (R2) to enable the proposed development to go ahead would eliminate North Tustin's ONLY zoned recreation area and would set a dangerous precedent for many other neighborhoods in unincorporated Orange County.

I am a member of the THRC and enjoy playing pickleball there multiple times a week. Over the years my children have taken tennis lessons at the site, have attended school events there and have enjoyed the pool. I know that many local residents would be appalled to see this recreational facility lost to a development that is entirely out of character with the surrounding homes.

Residents have rights and buy their homes based on the current zoning code. Many pay a premium based on this zoning. A restrictive land-use covenant exists on the THRC site for the sole benefit of the surrounding neighborhood. This legally binding agreement limits the site's uses for the benefit of residents – not the THRC owner. THRC owners were aware of the legally binding land use restriction when they bought it and paid a price commensurate with that restriction. They are now seeking a zone change in order to generate substantially greater profits from high-density housing.

Building 2-story condos on 5,000-square-foot lots, - 4 times the density of surrounding area - would result in increased traffic in an entirely residential area, would place increased risk of fire or other safety evacuation in an area where roads are narrow and access is already difficult, and would change the character of the housing in the area.

Developers are trying to use new law SB330 to bypass traditional County planning approval protocols for housing construction in California (this would not be affordable housing). Please do not allow this to happen!

Thank you for time and we sincerely hope that you will listen to the genuine concerns of local residents when deciding on the future of this project.

Regards

Joanne and Craig Hodgetts

## Opposition to Tustin Hills Racquet Club Redevelopment

Chris Kramer <ckramer@acuityadvisors.com>

Thu 4/6/2023 4:14 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; LORI LEWIS CHEW <lorichew98@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

I am a 16 year resident of north Tustin, and have been a member of the Tustin Hills Racquet Club for the last 5. As an avid tennis player, I have recently introduced my daughter to the sport, and we can often be seen practicing on the courts. We are blessed to have a place for her to practice given her place on the high school tennis team at Orange Lutheran High School. In addition to using the facility frequently to play tennis, we see the recent resurgence in activity at the club, including active pickle ball, large gatherings of members and guests coming together socially, and other functions at the club. This is truly a community gathering place for many residents of North Tustin and the Tustin foothills.

I am writing you to express my strong opposition to the proposed Ranch Hills development of the racquet club. This high density plan is TOTALLY at odds with the surrounding uses, and will not only destroy the character of not only the immediate neighborhood, but will negatively impact the surrounding community in countless ways. I believe it is ill conceived, a complete mismatch for the area, and would forever change the fabric of the Tustin Foothills area. In short, this project should not be approved. Please do everything in your power to see that this proposed redevelopment effort is not allowed to proceed.

Thank you.



Chris Kramer and Family  
1451 Oak Grove Circle  
Santa Ana, CA 92705  
(562) 896-0796

## Opposition to Tustin Hills Racquet club Redevelopment

Rachel Patterson <rachelpatterson88@gmail.com>

Thu 4/6/2023 9:39 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I am a resident of the 3rd County Supervisory District and live in the North Tustin community and am writing to you with regards to the proposed redevelopment of the Tustin Hills Racquet Club. Although I understand that Orange County is in dire need of additional housing, losing such an amenity in a semi rural neighborhood is absolutely the incorrect way to go about this. This recreational asset is 100% irreplaceable to the members of the area and there are many underutilized sites that instead could be developed for housing.

Thank you,

Rachel Pearson

Sent from my iPhone

## Opposition to Tustin Hills Racquet Club Redevelopment

John Pearson <jpearson0611@gmail.com>

Wed 4/5/2023 11:42 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I am a resident of the 3rd County Supervisory District and live in the North Tustin community and am writing to you with regards to the proposed redevelopment of the Tustin Hills Racquet Club. Although I understand that Orange County is in dire need of additional housing, losing such an amenity in a semi rural neighborhood is absolutely the incorrect way to go about this. This recreational asset is 100% irreplaceable to the members of the area and there are many underutilized sites that instead could be developed for housing.

Thank you,

John Pearson

## Opposition to Tustin Hills Racquet Club Redevelopment

John Pearson <jpearson0611@gmail.com>

Wed 4/5/2023 11:42 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I am a resident of the 3rd County Supervisory District and live in the North Tustin community and am writing to you with regards to the proposed redevelopment of the Tustin Hills Racquet Club. Although I understand that Orange County is in dire need of additional housing, losing such an amenity in a semi rural neighborhood is absolutely the incorrect way to go about this. This recreational asset is 100% irreplaceable to the members of the area and there are many underutilized sites that instead could be developed for housing.

Thank you,

John Pearson

## Opposition to Tustin Hills Racquet Club Redevelopment

Joyce Westerdahl <joyce.westerdahl@oracle.com>

Wed 4/5/2023 4:13 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin,

We are 30 year north Tustin residents as well as a members of the Tustin Hills Raquet Club. We live on Heathcliff Drive.

We are so disappointed this builder is trying to turn this property into condos. We feel it would greatly affect our property values as well as eliminate a wonderful social and sports club.

It's a neighborhood that walks their dogs, runs and has group walks. The proposed condo's will increase traffic patterns which are a safety threat to these activities.

Our parrot population would be greatly affected as well as this is where they nest and breed.

In short we are greatly disappointed and saddened this is being considered. We are adamantly against this proposal.

Joyce Westerdahl

Rick O'Reilly

714 615 2233

## Opposition to Tustin Hills Racquet Club Redevelopment.

Rusty <prince@princeofpinot.com>

Tue 4/4/2023 3:04 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

My family's main social and recreational activity has revolved around Tustin Hills Racquet Club since 1979. Our entire family learned to play tennis there, are children attended summer tennis camps, and we used the swimming pool and gym regularly. This sounds a bit extreme, but honestly, if the Racquet Club is redeveloped as condominiums, we will probably move out of North Tustin to be closer to a Racquet Club elsewhere in Orange County.

Rusty Gaffney MD

District 3 - 11582 Ranch Hill, North Tustin, CA 92705

## Opposition to Tustin Hills Racquet Club Redevelopment

John Konop <johnpkonop@cox.net>

Sun 4/2/2023 11:46 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin,

As a 25 year resident of North Tustin and a 24+ member of the Tustin Hills Racquet club I am completely opposed to the demise of this North Tustin asset.

The area's attractiveness will NOT be enhanced with another small housing development but will be substantially diminished if you allow rezoning to take place and dozens, if not hundreds, of families are forced to drive to other cities

for tennis, pickelball, and swimming activities.

In the big picture, our community needs more family recreational facilities not another few dozen homes or condo's!

Sincerely,

J.P. Konop  
10302 Broadview Pl  
Cowan Heights, CA



## Opposition to Tustin in Hills Racquet Club redevelopment

chris weitzel <clweitzel@hotmail.com>

Wed 5/3/2023 9:25 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

My name is Chris Weitzel and I reside in supervisory district 3 in Orange County California.

I am writing in opposition to the Tustin in Hills Racquet Club redevelopment. Our family of four with two young children resides, just down the street from the racquet club. We use it for swim lessons and tennis lessons. It's such a wonderful community resource.

We bought this home, knowing that there was a zoning associated with this site, and if this is disregarded, it sets an up alarming precedent for the future of zoning in this area, and a slippery slope.

We are deeply concerned with the fire safety in this area and do not want our one-way in and out to have scores more people and cars. This could lead to possible life-threatening issues for the many residents on in our small community.

Zoning, compliance, insurers, land-use compatibility to protect the rights, safety and enjoyment and value of all residents one minimizing negative impacts. This condo space will be greatly negative to all of the surrounding neighbors.

We pay a premium premium to live in quiet North Tustin, and have this resource available to us. The current owners have received multiple offers of good value and have rejected them.

Please hear our concerns,  
Chris Weitzel

## Opposition to Tustin Racquet Club Redevelopment

Barbara Austin <barbaustin75@gmail.com>

Wed 5/3/2023 9:19 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Wagner, Donald <Donald.Wagner@ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am contacting you today to express my opposition to the proposed redevelopment of the Tustin Racquet Club. My family and I reside at 2366 Cranston Lane, Tustin, which is in the 3rd District of Orange County. We are vehemently opposed to changing the zoning regulations from A1 to R2. Should the zoning designation be permitted, I fear it would result in an increase in traffic and safety risks in North Tustin. There is already significant traffic at the schools in the immediate area (Tustin Memorial Academy, Red Hill Elementary, Hewes Middle School, and Foothill High School). We are affected by school traffic on a daily basis and do not want to experience additional traffic in the school neighborhoods.

The restrictive land-use covenant for the Tustin Hills Racquet Club benefits its surrounding neighborhoods. We live in the community of Treviso at the end of Township Drive. Our neighbors on Willard Avenue live in single-story homes that abut the Racquet Club. Their privacy would be significantly compromised if the zone change is approved.

We urge you to maintain the Zone A1 status and save the Racquet Club for its intended use; recreation, not high-density housing.

Respectfully,  
Barbara and Steve Austin

## Opposition to Tustin Hills Racquet Club Redevelopment

Erik Tweedt <e.a.tweedt@gmail.com>

Wed 5/3/2023 7:57 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

My name is Erik Tweedt and I reside at 11986 Red Hill Ave, Santa Ana, CA 92705. We live about .7 miles from the Tennis Club.

Please recognize this letter as my opposition to the proposed zoning change and housing development being considered for the Tustin Hills Raquet Club.

The proposed mid/high density project has no place in this quiet, established "R1 style" neighborhood.

I believe the proposed development will have serious negative affects on our property values, traffic, safety and overall character of the area.

The existing club is a unique asset to the community and should be preserved.

If the planning commission does want housing at the site - it should only approve a plan that matches the existing zoning and style of the neighborhood - R1 only.

Thank you,

Erik Tweedt  
11986 Red Hill Ave  
Santa Ana, CA 92705

e.a.tweedt@gmail.com

## Opposition to Tustin Hills Racquet Club Redevelopment

psg@cox.net <psg@cox.net>

Tue 5/2/2023 7:05 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I begin with a simple, yet desperate and likely futile, plea to the hearts of David, Tracy, Peter and Kimiya...Please try and understand how important THRC is to this unique, close-knit, community and re-consider going any further down the path you are heading upon.

My mom & dad relocated to OC with Pacific Life when they were developing the Fashion Island area in 1972. I was a 3<sup>rd</sup> grader then and saw the "City of Irvine" emerge from corn fields and US Marine helicopters consume the skies overhead. (as David & Tracy did too I think) Many Pac-Life Co-Executives were moving the Port streets that were just being built then, but my folks chose N Tustin and I am fortunate that they did! N Tustin is special and was an amazing place to grow up, so amazing that my wife and I raised our family here too as my brother and his wife also did. Our parents even still reside here (albeit now in local assisted living facilities). While I have never been a "member" of THRC, I used to play occasionally and have always frequented as a guest and an occasional event attendee. I, along with so many countless others, could collectively tell of a 1,000,000+ memories and fun times had there over the last Half-Century with no doubt!! The Tustin Hills Racquet Club has always been "The local Place" to host special events for many families and groups of all types from within and around neighboring communities. I am certain that I have attended at least 70 community events there over those 50+ years including numerous: Charity fundraisers, Children's sporting team fundraisers, Children's sporting teams season-end celebrations, graduations, weddings, birthday parties, A New Year's Eve party, other holiday parties and Celebrations of Life.

While we clearly do have a serious shortage of *affordable* housing in Ca (causing the creation of Senate Bill 330), playing this card to re-zone and destroying this amazing landmark and recreational facility, at the expenses of our community and its future as a recreational and special event facility for so many, is absolutely SHAMEFULL!! The THRC has been regularly enjoyed by thousands monthly for decades. People come from throughout the entire county to regularly play tennis and especially Pickleball these days. Seeking to re-zoning it, especially for high-density condos, condos, is absolutely SHAMEFULL you must certainly realize? There can't be one anywhere that would consciously endorse your action. No politician anywhere should endorse this, *if they are truly working for the good of the people*, and none should ever even consider this for a single second! The *Beauchamp real estate empire is reportedly worth upward of \$100 million* (per an LA Times article). If needing more RE in your portfolio, please do it the right way, instead of the ugly way that affects so many countless families and children for eternity.

I sincerely hope to see all of you on local TV news channels announced as "Heroes" for heading down the right path of retraction and recreational preservation for children and families of Orange County, verses the villainous path of greed and shame that will seemingly certainly exist for years ahead as the defense of the move to destroy the THRC will most certainly grow.

Please, just do what is right. Thank you very much David, Tracy, Peter and Kimaya for reading and considering my plea.

Cheers!!

Phillip "Shane" Griswold  
2162 Racquet Hill  
Santa Ana, 92705

**PLEASE SEE NEW DATE - MAY 10TH, 1:30 PM - for the Planning Commission Hearing for the proposed redevelopment of the Tustin Hills Racquet Club (THRC), also known as Ranch Hills Planned Development. The meeting will take place in the Multi-Purpose Board room located at 400 West Civic Center Drive, Santa Ana.**

**This is now "go time." This meeting will determine if the THRC remains a valuable community recreational asset or is destroyed for high-density condos to profit developers David and Tracy Beauchamp, Peter Zehnder, and Kimiya Leuteritz.**

## Opposition to Tustin Hills Racquet Club Redevelopment

tahunt@aol.com <tahunt@aol.com>

Tue 5/2/2023 1:31 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: info@tustinchamber.org <info@tustinchamber.org>; Wagner, Donald <Donald.Wagner@ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

PLEASE DO NOT MAKE TUSTIN LOOK LIKE IRVINE!!!

I am in total opposition to redistricting the area of the Tustin Hills Racquet Club for high density condos. Just drive down to Jamboree and Michelson and see what this looks like, the traffic, the unsafe intersections, the lack of parking, etc.

Please reject any proposal to change the zoning of North Tustin just to make rich developers even more rich.

Thomas Hunt  
12140 Lamb Drive  
Tustin, CA 92782

## Opposition to Tustin Hills Racquet Club Redevelopment

Chris Chien <xpchien@gmail.com>

Tue 5/2/2023 12:36 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am writing in Opposition to Tustin Hills Racquet Club Redevelopment. I live in zipcode 92705.

The Tustin Hills Racquet Club has been sold to an investor group led by the David Beauchamp family and developer Peter Zehnder. This group is attempting to rezone this property and to build high density condominium residential housing (37 units on 5.88 acres) that would be vastly higher density than the surrounding homes in North Tustin.

This facility is the only recreational/open space in the area. The club has been a wonderful resource for the community for many years. Furthermore, the Foothill Communities Association believes there is a legal prohibition of the developer's intent, with a restricted covenant running with the land that prohibits from being rezoned for high density condominium housing.

I am adamantly against the rezoning of this property that would change the character of the neighborhood and diminish the property rights of so many homeowners in North Tustin.

Signed,

Chien Family

--

Concept Illustrator

[www.chris-chien.com](http://www.chris-chien.com)

## Opposition to Tustin Hills Racquet Club Redevelopment

HOWARD BROSTOFF <hjmj1@cox.net>

Tue 5/2/2023 11:55 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin Canning, Orange County Planner.

I am writing this letter to voice my opposition to the Tustin Hills Racquet Club Redevelopment.

My Orange County Board of Supervisor is Donald Wagner, 3rd District.

- There will be increased traffic and pedestrian safety risk in the entire North Tustin area including La Colina Drive, Browning Avenue, Beverly Glen Drive, Simon Ranch Road Drive, Skyline Drive, SE Skyline, and the surrounding feeder streets.
- Significant traffic increases at local schools including TMA, and Red Hill Elementary, where traffic is already a significant problem.
- Destruction of the only established recreation area and open space.
- There will be increased fire and disaster evacuation risk which is already severely limited. This is my greatest concern of all!!!! In the event of fire or earthquake, the evacuation routes would become clogged and impassible. Residents in the surrounding streets would not be able to evacuate and first responders would not be able to come to the aid of the local residences.
- This represents a dangerous precedent for all neighborhoods in unincorporated Orange County.

Sincerely,

Howard Brostoff

2101 Racquet Hill,

Santa Ana, Ca. 92705



## Opposition to Tustin Hills Racquet Club Redevelopment

Tracy Dantema <tracy@ilymgroup.com>

Tue 5/2/2023 11:46 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: KirkWatilo@gmail.com <KirkWatilo@gmail.com>; Lisa Mullins <lisa@ilymgroup.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

This is an open letter expressing opposition to the destruction of the THRC and the proposed changes in zoning. The THRC is our ONLY zoned recreational area and is widely used by our community. Destroying this space will have countless negative irreparable impacts. Dense housing will result in significant traffic increases, compounding the current traffic issues. Pollution will rise (noise, exhaust, trash) and there will be pedestrian safety issues in the surrounding area. The THRC is necessary for a healthy community. It is the perfect space for our adults and youth to exercise and enjoy the outdoors, which is why it was zoned and built in the first place. There is no benefit to destroying this space that our community loves and uses. Do not rezone the Tustin Hills Racquet Club.

Thank you!



Tracy Dantema

T: 714.277.3887 | F: 888.845.6185

14751 Plaza Dr Suite J | Tustin, CA 92780

Email: [tracy@ilymgroup.com](mailto:tracy@ilymgroup.com)

Website: [www.ilymgroupclassaction.com](http://www.ilymgroupclassaction.com)

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## Opposition to Tustin Hills Racquet Club Redevelopment

Susan Holden <holdenotto88@yahoo.com>

Tue 5/2/2023 8:48 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi, I am forwarding my original message regarding this blatant attempt to change zoning for profit/greed with no thought to neighborhood safety or logistics. California's new laws were not designed to be a loophole to squeeze through a greedy plan for a communal space in a tight area. I am still of the same opinion and I hope justice will prevail.

Thank you for your time.

Susan and Greg Holden  
1971 Lerner Lane  
Santa Ana, CA 92705

Begin forwarded message:

-----Original Message-----

From: Susan Holden <holdenotto88@yahoo.com>

Sent: Sunday, June 12, 2022 9:22 AM

To: Kevin.Canning@ocpw.ocgov.com

Cc: kirkwatilo@gmail.com

Subject: Web Inquiry: PA180034 / VTTM 18119 – Ranch Hills Planned Development

Attention Kevin Canning:

I am writing this out of complete frustration and disgust because this project is even being considered. It is obviously a case of greed over good and the fact that we have to even argue or spend valuable time and money on it is mind blowing.

Even before research has been done on this (I am sure all the cons have already been sent before this) and legal points have been made there are so many obvious problems with this proposal it's just ridiculous.

- 1) This area is not and was never zoned for condos and apartments. It's a small hillside community with larger home lots.
- 2) The access to the area is very limited. Look at it on a map and travel up Simon Ranch Road. It is obvious that it would be extremely unsafe to have 24/7 traffic going to and from a large development as well as a fire hazard. Current traffic to and from this area is

limited to day activities and club activity during its hours which is COMPLETELY different then having many permanent residents. It has no sidewalks and one way in and out.

3) It's a recreational space in a neighborhood that requires a green space or break between housing. It was designed to be a recreational space from the very beginning. At the VERY LEAST it should be left to be developed within the current zoning for similar sized properties. A condo development does Not make sense in this spot.

4) This community is a very special community, my husband has lived in this area since he was a child. It's a place people live and come back to. It was not intended to be a high density neighborhood. Just because someone wants to make a buck with it is not a good enough reason to ruin a great family environment. Plenty of places in Irvine etc that are set up for this, it's simply not the right place for a development like that.

Sorry for the "tone" of this email but I do not want politicians and greedy developers deciding the fate of my neighborhood. I am unhappy that it's even reached this stage without someone calling it out for what it is: unsafe, disrespectful and a money grab with seriously adverse consequences.

Thank you for listening. Please add this letter to the many other unhappy North Tustin neighbors who are fighting this lame development proposal.

Susan and Greg Holden  
1971 Lerner Lane  
Santa Ana, CA 92705

## Opposition to Tustin in Hills Racquet Club redevelopment

Susan Gage <sgage511@gmail.com>

Sat 4/15/2023 1:54 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

My name is Susan Gage and I reside in supervisory district 3 in Orange County California.

I am writing in opposition to the Tustin in Hills Racquet Club redevelopment. Our family of four with two young children resides, just down the street from the racquet club. We use it for swim lessons and tennis lessons. It's such a wonderful community resource.

We bought this home, knowing that there was a zoning associated with this site, and if this is disregarded, it sets an up alarming precedent for the future of zoning in this area, and a slippery slope.

Zoning, compliance, insurers, land-use compatibility to protect the rights, safety and enjoyment and value of all residents one minimizing negative impacts. This condo space will be greatly negative to all of the surrounding neighbors.

We pay a premium premium to live in quiet North Tustin, and have this resource available to us. The current owners owners have received multiple offers of good value and have rejected them.

Please hear our concerns,  
Susan Gage

## Opposition to Tustin Hills Racquet Club Redevelopment

Jan Livingston <jansam96@sbcglobal.net>

Thu 4/6/2023 4:38 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am hoping THRC remains a valuable community recreational asset and does not become high density condos. Please ensure this stays as is. I am in the 3rd County Supervisory District.

Thank you  
Jan Livingston

Sent from my iPad

**FW: PA180034**

Kirk, Justin <justin.kirk@ocpw.ocgov.com>

Mon 5/1/2023 1:11 PM

To: Walsh, Nicole <Nicole.Walsh@coco.ocgov.com>

Cc: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

FYI...



Justin Kirk, AICP  
Planning Division Manager  
OC Public Works  
Development Services/Planning Division  
601 N. Ross Street, Santa Ana, CA 92701  
(714) 667-8895

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**From:** Jon Sullivan <JSULLIVAN@BEHR.COM>  
**Sent:** Monday, May 1, 2023 11:54 AM  
**To:** Kirk, Justin <justin.kirk@ocpw.ocgov.com>  
**Cc:** Kirk Watilo <kirkwatilo@gmail.com>  
**Subject:** PA180034

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Kirk:

The purpose of this communication is to express my deep concern over the recently released Staff Report relating to PA180034 ("Report"). Although this e-mail will only address the Community Outreach portion of the Report, please be advised that FCA, which represents over 7,000 homeowners, has the same level of concerns and distrust for many other areas addressed in the Report, including most notably, Fire Life and Safety, Traffic Impact and Zoning. These other concerns will be strenuously addressed separately in the upcoming Planning Commission Meeting on May 10, 2023, if not earlier.

I am well aware of California's well publicized housing shortage and need for more affordable housing, which was the catalyst for the passing of SB 330. As you may recall, you met with FCA representatives approximately one year ago on March 15, 2022 at a meeting concerning the project at your office. In that initial meeting, you candidly explained the role of the County Planning Department and its obligations to review the Applicant's proposed project ("Project") and provide reasonable and unbiased recommendations for the Project based on the current law.

However, in reviewing the Community Outreach efforts by the Applicant as documented in the Report, it is clear to me that the Report is not only biased in favor of the Applicant, but riddled with unsubstantiated data and false statements. For example, it is alarming that the Report (Sec 2.3.7).concludes the Applicant has satisfied its community outreach requirements under CEQA when FCA in particular has documented the Applicant's failure to engage the community and ignore update requests non the project since its inception. Please keep in mind that to date, the Applicant has held only one community meeting, which was at the outset of the project in May of 2018, that merely informed the attendees that the Applicant intended to redevelop the Tustin Hills Racquet Club ("THRC") as residential housing use; no specific redevelopment plans were presented at this meeting.

Below is a brief chronology that highlights the Applicant's failure to engage the community, even when approached by FCA.

- Contrary to the Applicant's statement, Rick Nelson, President of the Foothill Communities Association (FCA) conveyed to the Applicant as early as 2017 that FCA was adamantly opposed to any development of high density housing at the Tustin Hills Racquet Club ("THRC") site;
- At the lone community meeting in May of 2018, 91 residents signed up to receive more information and 36 signed up to participate in focus groups. No focus groups were ever conducted, nor were any community updates ever provided;
- On May 21, 2018, Applicant sent survey to 71 residents stating:

"There will be ample opportunities for community input prior to formal County submittal and you will be notified when the team applies for final approval. We will be reaching out early next week to those of you who expressed interest in attending the project related focus groups."

100% of the responses requested future updates and 89% of the responses wanted to participate in focus groups. Again, no focus groups were ever conducted, nor were any community updates ever provided. Instead, without any further communications to the community, the Applicant quietly submitted its application to the County on December 31, 2018, which was surprisingly disclosed to FCA and community members by Kevin Canning at a meeting five (5) months post filing on May 28, 2019;

- After repeated attempts to meet, the Applicant finally agreed and met with FCA officials and several community members on September 25, 2019, and presented its detailed plans to develop high density housing (including 34 multiple family housing units) at THRC. The Applicant's presentation was met with clear opposition. After the meeting, FCA sent a letter to the Applicant memorializing its extreme disappointment in the lack of any effort by the Applicant to engage the community in the redevelopment plans for THRC as promised in the May 21, 2018 letter;
- FCA sent a certified letter to Mr. David Beauchamp (THRC owner/financial investor) informing him of overwhelming community opposition to the Applicant's development plans. FCA President, Rick Nelson, then had a follow up telephone conversation with Mr. Beauchamp on Jan. 11, 2020; Beauchamp indicated that he was retired and did not take meetings anymore and recommended FCA to meet with Peter Zehnder; and
- On August 20, 2020, the Applicant attended the North Tustin Advisory Committee (NTAC) meeting and presented the project, which was conducted via Zoom; FCA and many members of the community were in attendance and voiced their opposition to the project and the lack of community outreach was presented NTAC unanimously rejected the project (7-0).

As you can see, in light of the above well documented facts, it is disturbing that County Staff could not only accept but conclude that the Applicant has satisfied its community outreach requirements. To be honest, it would be a stretch to even characterize Applicant's community outreach efforts as even going through the motions.

I want to thank you for your consideration to our concerns and am hopeful you will keep an open mind on the community's opposition to the project.

Jon Sullivan

Sent from my iPhone

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## Planning Application No.18-0034 (Tustin Hills Raquet Club)

William Dickinson <bdickins72@sbcglobal.net>

Tue 4/25/2023 12:31 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Sir:

I am writing this to express our concerns about the proposed project to redevelop the Tustin Hills Raquet Club.

### TRAFFIC AND SAFETY

Adding 37 more living units to our area is certain to add more traffic during the morning and evening business hours. The argument that the new homes do not add any more traffic than at present is faulty because the tennis traffic is spread throughout the day and evening. I think a new traffic study would be in order to confirm this. Also, has any consideration been given to the traffic problems during construction? I would estimate there would be at least 50 workers at the site at times, probably even more than that. Please picture 50 cars trying to leave the construction site at one time. Since there is only one outlet street (Simon Ranch Rd.), which has a stop sign at the three way intersection with Browning and Beverly Glen, traffic would be backed up all the way to the work site. See attached map. Making matters worse there is always significant traffic transiting through this intersection from Browning to Southeast Skyline and vice versa. Anyone trying to enter Simon Ranch Rd. from any of the sidestreets in our community would have a very difficult time doing so. Also the many people that use our streets (no sidewalks) for walking, jogging and biking would be at significantly higher safety risk. This problem would continue to exist after construction is completed as I believe that the heaviest flow of traffic would be during morning and evening business/work travel. Heavy construction truck traffic during the day would add to this problem. We had a preview of that during the recent Tustin city water tank replacement.

### RECREATION FACILITIES

Orange County is already short on recreation area so why should we destroy an existing facility, which is heavily used, that we know could never be replaced under the present conditions.

### AREA VALUES/COVENANT

We live in an area where homes are located on 1/2 acre lots. Placing a condo complex in the middle of our community will certainly reduce the value of our homes. Why should we as homeowners be asked to subsidize the destruction of a recreational area that was dedicated for use in perpetuity to the residents of this community as written in the Covenant for Tract 3883?

We appreciate your consideration of our comments.

Thank you.

Jo Ann and Bill Dickinson

2021 Lerner Ln

Santa Ana, CA 92705

## Ranch Hills Planned Development Opposition

s Lodge <s\_lodge2@yahoo.com>

Sun 4/16/2023 9:20 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

This is my second correspondence to you stating my opposition to the proposed development of the Tustin Hills Racquet Club. While it is understandable that the owners of the Racquet Club would like to maximize their investment, to do so as currently proposed which would add possibly 100 vehicles to this neighborhood would jeopardize the safety of the families who live in this community. The addition of 100 residents with that is unjust, and unconscionable.

This is a hilly area and our 1970's residential streets are narrow, winding and not lighted. There are several blind areas where a driver, a pedestrian, children on bikes or skateboards cannot, without some trepidation, cross a street. Streets like Salt Air, Liane Lane and Valhalla empty onto Simon Ranch Road.

The traffic generated from the Racquet Club is significant before or after an event, but the increased traffic doesn't continue throughout the day or night. I believe the situation is similar to the traffic generated at an elementary school. one resides at a school and owns 2

It's reasonable to believe there will be 2 vehicles per proposed property site, possibly 3. This increased, constant flow of traffic is dangerous to the families who call this area their home.

The inclusion of the Ranch Hills Development in the Red Hill Ridge community places every man, woman and child at risk.

Sent from my iPhone

## Ranch Hills Planned Development Opposition

Ken Whittaker <1234kw1234@gmail.com>

Sat 4/15/2023 11:25 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To: Kevin Canning

I have read the "Ranch Hills Planned Development Draft EIR" prepared by the County for the proposed housing development located at 11782 Simon Ranch Road (Application nr. PA180034).

### I am opposed to the planned zone change and development of this property.

I was surprised to see the stated conclusion that this project will have minimal or no impact in each of the categories outlined in the report. My concerns are as follows:

- **Evacuation / fire safety.** There is only one road to enter and exit this development, and there are no sidewalks. In the event of an emergency, this could present a significant danger for the residents within the tract as well as the surrounding neighborhood.
- With 37 new homes, **traffic will increase** on the streets leading to and surrounding the planned site. Our roads are winding and without sidewalks in many places. This will increase the risk to the many pedestrians in our community. Air and noise qualities will be impacted as well. Noise, traffic, and road closures will all have an adverse impact on our neighborhood during the construction. In the event of any emergency, these factors would increase danger as well.
- This project **requires a zone change, something our community is against** and that sets a bad precedent for future developments.
- The **existing neighborhood has a unique character with open spaces and low-density housing.** This project will change that feature that we value and will obstruct views of neighboring houses.
- This is the only site in North Tustin zoned for recreational open space. It is a place we have cherished for decades, and we hate to see it eliminated to benefit a private developer.

Several statements referenced in the impact report seem to be based on questionable assumptions about the current use of the property. Examples include an assumption that traffic flow would decrease with the planned

development. Adding 37 homes which would be occupied continuously with additional traffic from guests, workers, deliveries, etc.... will surely result in an increase of traffic over current levels. It's also questionable about the revised methodology on the traffic study which resulted in a lower count. I would like to see an independent audit of this study given it seems to contradict common sense on the negative impact this new development will have on traffic and safety to our community. Thirty-seven single family homes will surely result in additional traffic and congestion than what exists today.

I believe this draft EIR is inaccurate and **I am opposed to the planned zone change and development of this property.**

Sincerely,

Kenneth M. Whittaker, MD  
11588 Plantero Dr.  
North Tustin, CA 92705

cc: Kirk Watilo

## Ranch Hills Planned Development Opposition

s Lodge <s\_lodge2@yahoo.com>

Fri 4/14/2023 6:25 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

As a resident of the Red Hill Ridge Community, I must voice my opposition to the proposed development of the

Sent from my iPhone

## Ranch Hills Planned Development Opposition

Behjat Zanjani <bzanjani@iemcm.com>

Tue 4/4/2023 10:26 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good Morning Mr. Canning, I have lived at 2091 Salt Air Dr. since 2003 and love our quiet community neighborhood. I understand a developer is planning to demolish the beautiful Simon Ranch Racquet Club and replace it with multiple residential single families or dwellings. ***I strongly oppose this planned redevelopment in our beautiful and serene environment.*** It put shivers down my spine every time I think of this transition.

This neighborhood has only one ingress and egress out of Simon Ranch Rd. By adding multiple residential homes to this area, it will add more traffic resulting in more noise, vehicle exhaust, and traffic congestion. I appreciate your consideration of my opposition when reviewing the proposed redevelopment.

Regards,

Behjat Zanjani

2091 Salt Air Dr.

Santa Ana, CA 92705

Mobile: (714) 488-3056

## Ranch Hills Planned Development Opposition

s Lodge <s\_lodge2@yahoo.com>

Sun 4/23/2023 2:14 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: Watilo Kirk <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I would like to express my strong opposition to the proposed development of the Tustin Hills Racquet Club. While it is understandable that the current owners wish to maximize their investment, their proposed plan for development would jeopardize the safety and welfare of the neighboring residents. I believe that is unconscionable.

I am most concerned about the increase in traffic on Simon Ranch Road, our only exit from this area. Motorists, children on bicycles and people walking dogs have always taken special care in navigating this busy, hilly and curving street. The thought of adding, potentially, 100 vehicles traveling Simon Ranch Road daily is frightening. The possibility of children and motorists being hurt is very high. Additionally, how do all of these vehicles leave this area in case of a fire, an earthquake?

I have lived on Liane Lane for almost 30 years. I was attracted to this area because I knew a larger home lot promised fewer vehicles, less noise and traffic.....a safe environment.

The proposed Ranch Hills Planned Development would place this safe neighborhood in a perilous situation. It is difficult to believe any board of responsible, public officials would choose to do so. Mr. Canning, I implore you to support safe and reasonable development of the Tustin Hills Racquet Club, and NOT the proposed plan.

Respectfully,

Susan Lodge  
2221 Liane Lane  
Santa Ana, CA 92705  
Sent from my iPhone



**RE: Re-development of the Tustin Hills Racquet Club**

kirkwatilo@gmail.com &lt;kirkwatilo@gmail.com&gt;

Mon 4/3/2023 8:24 PM

To: gstelson@cox.net &lt;gstelson@cox.net&gt;; Canning, Kevin &lt;Kevin.Canning@ocpw.ocgov.com&gt;

Cc: 'Julia' &lt;juliadahl@sbcglobal.net&gt;

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

**CONDOS OR CLUB? THIS IS IT!**

Julia Dahl and I are on the FCA Steering Committee opposing the Racquet Club development. We hope you received the email that went out to the community last week regarding the fact that Peter Zehnder's Ranch Hills project will be the only item on the OC Planning Commission agenda Wednesday, April 26 at 1:30 PM in Santa Ana. The meeting will take place in the Multi-Purpose Board room located at 400 West Civic Center Drive, Santa Ana. There is only one item on the Agenda for that day.

This is now "go time". We need absolutely everyone possible to show up at that meeting, to speak and show the strong opposition to what Zehnder has planned for the Club. We are hoping to defeat this proposal at the Planning Commission level. Both sides have the right to appeal to the Board of Supervisors. If you are not available to be in person, PLEASE send an opposition email to [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) who is the assigned contract planner for this project is required to share the email with the Commissioners. Please put in the subject heading: Ranch Hills Planned Development Opposition

Kindly copy any correspondence you send to Mr. Canning to me and if you plan to attend as well, let me know. We will coordinate car pools for those who prefer not to drive to the meeting.

Thank you for your involvement.

Kirk Watilo and Julia Dahl, FCA Steering Committee members

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**From:** gstelson@cox.net <gstelson@cox.net>  
**Sent:** Tuesday, June 28, 2022 9:36 PM  
**To:** Kevin.Canning@ocpw.ocgov.com  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Re-development of the Tustin Hills Racquet Club

Dear Mr. Canning

I am writing to you regarding the proposed development of what is known as the Tustin Hills Raquet Club ("THRC"). It is my understanding that a developer wants to build 37 high density attached condominiums on the property. This type of development is substantially inconsistent with the surrounding neighborhood. I live less than a block from the proposed project and have lived in the neighborhood for 50 years, since I was 12 years old. As well, I practice dentistry 3 miles from the proposed development and have discussions regarding this project with many of my patients on a daily basis. No one I have talked to is in favor of this proposed development.

The proposed development would be the only one of its kind within miles. This type of re-zoning sets a dangerous precedence, especially without any input from the surrounding community. At no time were the residents in the surrounding neighborhoods contacted formally by the developer or the County of Orange to give formal input.

I have reviewed the latest EIR provided by the developer. Not only are there many incorrect assumptions, but a previous EIR used different methodologies which resulted in different potential outcomes. Therefore, it appears neither of these EIR's are accurate and only favor development not protection of the community or the environment.

**I vehemently oppose this proposed redevelopment of the THRC.**

The following are some of my major concerns:

1. Traffic dangers created by the proposed development will increase. There are four existing streets converging with blind intersections and adding a fifth street will only complicate an already dangerous situation. I raised three children on Liane Ln. and one of the steadfast rules for my family and most of my neighbors was that the children were not allowed to walk to the THRC by themselves. It is too dangerous to cross Simon Ranch Rd. from Liane Ln. Traffic from four directions cannot see pedestrians and there are no sidewalks in the neighborhood. As recent as June 4, 2022, a car traveling up Simon Ranch Rd. was unable to navigate the curve at the top of the hill and crashed into the yard of the house directly next to the access of the proposed development. Thank God there was no one walking in the area or in the front yard of the aforementioned home at the time of the accident. The most current EIR makes false projections with regards to the existing and future traffic dangers.
2. Due to the fact that the roadways accessing the entire area (Redhill Ridge) were constructed in the 1960's, they are narrow, winding and lack sidewalks. There is only one way in and one way out which creates limited ingress and egress during a catastrophic event. The area is less than a mile from a Very High Fire Hazard Zone and multiple times per year the neighborhood is asked to evacuate due to hillside fires. Adding another 100 or more residents would only complicate this situation.
3. There has been complete disregard for the recorded land use covenant. This covenant was executed to preserve the existing use into perpetuity, for the express benefit of the existing residents.
4. The THRC provides an outlet for social, outdoor and open space experiences. Although the THRC is "private", there are many non-members using the facility. Not only did I learn to play tennis at the THRC as a child, I was a member of their swim team for many years. As well, my children participated in these same experiences and attended many charitable and school events at the THRC.
5. The development of the property in the proposed manner only serves the financial interests of the developer and their investors. The proposed project adds nothing to the N. Tustin community or the County of Orange. The idea that this project will meet a housing shortage in N. Tustin is baseless. there is no access to public transportation and the area is not walkable to any type of commerce. The current price per square foot for residential listings for sale in N. Tustin exceeds \$700. The proposed development is comprised of residences up to 2500 square feet, creating a comparable sales price of close to \$2 million. This in no way benefits the community. As proposed, the project creates more risks for the community than benefits for the community. The proposed housing will not be affordable and may even decrease the property values of the surrounding neighborhood. The traffic risks are obvious and have not been accurately explored by the EIR. The risk of evacuating an additional 100 or more people will only become more difficult. As well, accessing the area during a catastrophe will only become more difficult.

But most of all, it is a ridiculous use of a valuable community asset, with the developer and their investors being the major benefactors not the community.

**Thank you for taking the time to read my concerns. Please prevent this proposed development from moving forward.**

Respectfully,

**Gregory S. Telson, D.D.S.**

**2181 Liane Ln.**

**N. Tustin, CA 92705**

**Office:**

**14041 Prospect Ave.**

**Tustin CA 92780**

**Cell: 714-925-7731**

**Office: 714-544-2000**

**Re: EIR Tustin racquet club**

Roxie Bryant &lt;roxierae Bryant@gmail.com&gt;

Tue 4/4/2023 2:55 AM

To: Canning, Kevin &lt;Kevin.Canning@ocpw.ocgov.com&gt;

Cc: Richard Nelson &lt;rnelson@richardnelson.com&gt;;kirkwatilo@gmail.com &lt;kirkwatilo@gmail.com&gt;

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I wanted to again email my opposition to the current proposed plan for condos to replace the racquet club. Multi family development poses a significant risk due to the extreme high fire danger of this North Tustin area, due to the vegetation, location near the Cleveland National Forest that burns every year, location near Peters Canyon, lack of fire trucks and stations for unincorporated North Tustin, lack of streets wide enough for safe access in and out and lack of number of exit points. Placing higher risk multi family homes in the middle of North Tustin increases the fire risk for all of the residents in North Tustin. Also individuals who purchase these condos will likely not be able to purchase condo insurance due to the high risk combination of multi family and wildfire risk, which will leave these condos uninhabitable and lowering the home values in North Tustin. I was turned down by over 25 different insurance companies due to the high fire danger. Please do not allow multi family development on the Tustin racquet club property.

Respectfully submitted,

Roxanna Bryant

Resident of North Tustin

Member of the North Tustin Fire Safe Council

On Tue, Jun 28, 2022 at 6:43 PM Roxie Bryant <[roxierae Bryant@gmail.com](mailto:roxierae Bryant@gmail.com)> wrote:

Hello,

I wanted to email my opposition to the current proposed plan for condos to replace the racquet club. Multi family development poses a significant risk due to the extreme high fire danger of this North Tustin area, due to the vegetation, location near the Cleveland National Forest that burns every year, location near Peters Canyon, lack of fire trucks and stations for unincorporated North Tustin, lack of streets wide enough for safe access in and out and lack of number of exit points. Placing higher risk multi family homes in the middle of North Tustin increases the fire risk for all of the residence in North Tustin. Also individuals who purchase these condos will likely not be able to purchase condo insurance due to the high risk combination of multi family and wildfire risk, which will leave these condos uninhabitable and lowering the home values in North Tustin. I was turned

down by over 25 different insurance companies due to the high fire danger. Please do not allow multi family development on the Tustin racquet club property.

Roxanna Bryant  
Resident of North Tustin  
Member of the North Tustin Fire Safe Council

## Save the Racquet Club : Opposition to Tustin Hills Racquet Club Redevelopment

Christian Barajas <christian.barajas@rrd.com>

Wed 5/3/2023 10:50 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear OC Planner,

As a resident of North Tustin, I'm formerly expressing my opposition to the proposed development of condos. I would very much like the THRC to remain a valuable community recreational asset for my family to enjoy.

Sincerely,

Christian Barajas

13912 Winthrop Street

North Tustin, CA 92705

949.331.2261 cell

**North Tustin | Third District Supervisor - Don Wagner**

## Support for Tustin hills racquet club development

Hailey Turner <haileyrturner@gmail.com>

Sat 4/22/2023 10:50 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I am writing to express my support for the redevelopment of the Tustin Hills racquet club. I am 27 and a former resident of north Tustin, where my parents currently reside and where I grew up. Housing scarcity and high prices are a massive problem in Orange County and especially in Tustin. I have always wanted to purchase a home in the area someday to live near my family, but with the extremely limited options for smaller, more affordable homes, that option feels very unlikely. I support there being condos built in this area like the proposed one at the racquet club because it would allow people like me who don't have enough money for a home well over a million dollars to have a chance to own a home in north Tustin.

Those opposed to the redevelopment are worried it will change the character of the area and that it has no benefit to the community. I feel this is false, and that a truly welcoming neighborhood like North Tustin should support more affordable housing options for the benefit of potential future residents like me.

Thank you for your time.

Best,

Hailey Turner Baldrige

## The Ranch Hills Planned Development Opposition

Jewel Younglove <jewelyounglove@gmail.com>

Thu 4/6/2023 10:54 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr, Canning,

I am writing in regards to my opposition to the Ranch Hills Planned Development and the preservation of the Tustin Hills Racquet Club. The community doesn't want this property to be developed, it is a Jewel to our community. Our family deeply treasures this place, our children take swim and tennis lessons. It's a place our friends gather and our families play. To loose such a special place would be a huge loss for this community and we are begging to stop development. Please hear and share our requests.

Devoted community member.

Jewel Younglove

949-929-6465

[18651 Fairwood lane,](#)

[North Tustin 92705](#)



## The Ranch Hills Planned Development Opposition

Jewel Younglove <jewelyounglove@gmail.com>

Thu 4/6/2023 10:54 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr, Canning,

I am writing in regards to my opposition to the Ranch Hills Planned Development and the preservation of the Tustin Hills Racquet Club. The community doesn't want this property to be developed, it is a Jewel to our community. Our family deeply treasures this place, our children take swim and tennis lessons. It's a place our friends gather and our families play. To loose such a special place would be a huge loss for this community and we are begging to stop development. Please hear and share our requests.

Devoted community member.

Jewel Younglove

949-929-6465

[18651 Fairwood lane,](#)

[North Tustin 92705](#)

April 2, 2023

Mr. Kevin Canning  
Contract Planner  
County or Orange Public Works

Dear Sir:

As a concerned resident of N. Tustin, specifically the neighborhood of the Tustin Hills Racquet Club, I am writing to express my objection to the proposed development of the present site of the THRC. Honestly, I never thought the project would get this far since the zoning doesn't allow for high density housing, in fact no housing at all based on the CCR's of neighboring properties, the project does not conform in any way to the surrounding single family residences, and the developer has failed on his promise to seek the input of the neighborhoods impacted by such a development.

However, my main concern is with the increase in traffic and with the dangerous conditions high density would face and cause in an emergency especially a fire emergency. We live on Browning Avenue, the main road that would feed into this development, and have since 1990. During that time we have had to evacuate our home on four separate occasions due to fires coming down the canyon, so don't tell me this isn't a "high fire Zone." Maybe technically but realistically it is. The addition of the 37 units proposed deeper into the canyon and uphill from me would further increase the danger as Browning, already a busy exit route from the hills would be further impacted as it would be the ONLY exit route for these new units.

Those of us living in the neighborhood and particularly on Simon Ranch and Browning have undergone two years of hell with the reconstruction of the "reservoir" at the intersection of Lianne Lane, Simon Ranch, and Pavillion. The rumbling of heavy trucks replaced our alarm clocks at 7:00 AM and continued till early evening, five days a week. To think that another building project of earth grading, major infrastructure, general construction is being proposed is too much. We understood that the "reservoir" was necessary for the benefit of the community. The proposed development is for the benefit only to the developer.

Over the thirty years we have lived here on Browning we have seen more and more young families return to the neighborhood they grew up in. All day long there are moms and dads pushing strollers along with youngsters with their bikes, dog walkers galore mainly because Browning is one of the few street in the hills with sidewalks, and like myself the elderly pushing a wheelchair for an ailing spouse. Traffic has increased for sure but not because of new housing such is being proposed right in our backyard. Enough is enough. We purchased here as did many of our new neighbors because of its rural neighborhood as compared with the surrounding communities of Tustin Ranch

and Irvine. We have an outstanding neighborhood school on Browning, Tustin Memorial ( all the more reason to limit traffic), and we relied on the deed restrictions and CCRs on our properties to maintain this rural nature. I for one never thought that the County decision makers would try to change these restrictions never mind try to rezone one of the only recreation sites in N. Tustin. I knew every opportunistic developer would eye the site of the THRC as a development opportunity but “ KNEW” that this could not happen because of the zoning. Do not do this now.

I could go on and on with many more objections from environmental, health and safety, the characterization that this would allow “ downsizing “ for us seniors, and affordability, ridiculous at best if not misleading and false. But as I have said before “ enough is enough”.

No Zone Change. Stop this self serving project. It will add nothing to the neighborhood.

Yours truly,

Sheila Harvey  
12191 Browning Avenue  
Santa Ana, CA

## Tustin Condos, don't allow crime to come here.

Chandima Munindradasa <cmunindradasa@hotmail.com>

Wed 5/3/2023 1:58 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am the owner of the house at  
2012 La Colina Dr.  
Santa Ana. CA 92705

I purchased this house for a very large amount, for its safety, no traffic, easy parking etc. If condos come here, there will be car windows broken, houses burgled, attempted rape and so on, as I moved out of such a place, full of condos. Many incidences don't get reported, as nothing happens.

If you wish to invite crime, its a problem to the city too, which you may not care about. But permanent residents' care.

We don't want any condos in this area.

Thanks

Asela Panditha  
714-866-8128

Sent from [Outlook](#)

## TUSTIN HILLS RACQUET CLUB

Leigh Langman <leighanne.langman@outlook.com>

Mon 5/1/2023 8:39 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Kevin,

Our neighborhood is trusting that you will do the right thing and make the right decision. The Tustin Hills Racquet Club should be preserved intact. It's a unique treasure of a place.

We are asking respectfully that you vote in the right direction of preserving this historic single family home neighborhood.

Kind Regards,  
LeighAnne Langman

Sent from [Mail](#) for Windows

## Tustin Hills Racquet club

Cherie Phipps <cherie@wafc.com>

Thu 4/27/2023 4:36 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

We are absolutely opposed to having 36 condos built on the 6 acre property which our Covenant designated as recreational area when our houses were built.

Approval of the project would destroy our single family quiet neighborhood, create a huge fire and traffic hazard, and mess with the zoning !

Phipps Family

1292 Tropicana Lane, North Tustin

## TUSTIN HILLS RACQUET CLUB

Vanessa Marie Price <readthegreens@aol.com>

Mon 5/1/2023 10:10 AM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good morning, Kevin.

I am unable to attend the OC Planning Commission Tustin Hills Racquet Club Hearing, but I wanted to let you know our family wants to keep the Tustin Hills Racquet Club as a recreational venue. We are residents of North Tustin and moved from Irvine to the area.

The Club and its amenities are instrumental to North Tustin. Families have learned to swim, play tennis, and celebrate birthday, summers, and weddings. If you personally went by the Club you would see firsthand how it gathers families and is a nucleus for the community.

You already know how the decision to construct condos will impact traffic, and those who live on Browning and around the Club. That alone should prompt a NO vote.

We hope your team or committee can see past the compensations afforded to build condominiums as well as the property taxes revenue.

I thank you in advance for your consideration.

Cheers.

Vanessa Marie Price  
President

**READ THE GREENS, GOLF MEDIA, INC.**  
www.readthegreensgolfmedia.net

Office (714) 544-6515  
Cell (949) 246-6859

**Alternative E-Mail Address:**

VanessaMarie@readthegreensgolfmedia.net

## Canning, Kevin

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**From:** John Collins <jcollins@lee-associates.com>  
**Sent:** Monday, April 17, 2023 5:22 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment - Resident in 3rd District

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

As a long time resident of Tustin Hills. I grew up at 2261 Pavillion Drive and lived down from the Tustin Hills Racquet Club from 1975 through 1992. The Club was an invaluable asset and social gathering place for the residents in Tustin Hill. I now own a house at 1862 Sharon Lane in Santa Ana, which is 1 or 2 miles from the club. I am a member of the Tustin Hills Racquet Club (as is my son who attends Foothill High School).

The density of the development will harm the charm and character of the neighborhood.

It will hurt the values of the surrounding neighborhood not to have a Club that has been a part of the community for decades!

By allowing the upzoning, you are changing the area. The surrounding homeowners bought our houses in Tustin Hills because we like the neighborhood feel that comes with lower density housing. The developer should be able to build houses so long as they comply with the existing zoning. Please don't change the character of the neighborhood.

I am a resident in the 3<sup>rd</sup> District

### John Collins

Senior Vice President / Principal  
Lee & Associates | Newport Beach

D 949.724.4757  
O 949.724.1000  
F 949.623.6357  
jcollins@lee-associates.com



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Corporate ID 01197433 | DRE 01235509  
100 Bayview Cir | Suite 600  
Newport Beach, CA 92660



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## Canning, Kevin

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**From:** Rachel Patterson <rachelpatterson88@gmail.com>  
**Sent:** Thursday, April 6, 2023 9:39 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I am a resident of the 3rd County Supervisory District and live in the North Tustin community and am writing to you with regards to the proposed redevelopment of the Tustin Hills Racquet Club. Although I understand that Orange County is in dire need of additional housing, losing such an amenity in a semi rural neighborhood is absolutely the incorrect way to go about this. This recreational asset is 100% irreplaceable to the members of the area and there are many underutilized sites that instead could be developed for housing.

Thank you,

Rachel Pearson

Sent from my iPhone

## Canning, Kevin

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**From:** Judy Clark <judyclark1@cox.net>  
**Sent:** Wednesday, May 3, 2023 1:49 PM  
**To:** Canning, Kevin  
**Cc:** Kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

I am a resident of Tustin Ranch (I live in the San Marino on 12470 Fairbanks Drive) and am emailing you today regarding the Racquet Club. Unfortunately I will not be able to attend the upcoming hearing on May 10<sup>th</sup> so I would like my opinion to be known as a resident of the community.

I am completely opposed to building condos in place of the Racquet Club. As a long term Tustin Resident (I've lived here for over 25 years), part of the charm and draw of Tustin is the beauty, safety, minimal traffic, and just overall Community environment. My family and I have gone to the racquet club for numerous events, tennis, and swimming over the years. To tear this down and replace with high density condo's goes against everything Tustin neighborhoods are about and why we choose to live here and have our kids go to school here.

I sincerely hope you will not allow this transaction to be approved as I think it would be very detrimental to Tustin.

Sincerely,  
Judy Clark

**From:** kelly.williams@cox.net  
**Sent:** Monday, May 1, 2023 5:58 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club  
Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning:

My family and I have lived on Racquet Hill since 2004 and our home is across from the access walkway to Tustin Hills Racquet Club (THRC). We purchased our home on Racquet Hill because of the large lot size and proximity to the recreational open space that the THRC provides. Our family is a member of the THRC and enjoys all the recreational open space benefits that it offers both to its members and the local community. My husband plays in the tennis league several times a week. Losing the THRC would eliminate an integral open air community recreation area, which is sparse in the North Tustin community. The THRC is the only open space recreational facility in the area that provides for a myriad of recreational uses which increases the overall physical and mental wellbeing of the community. The proposed development will eliminate this important recreational center, which includes uses such as tennis, pickle ball, swimming, lawn activities, exercise gym and banquet facilities for events. I strongly oppose the proposed development to the THRC. Re-zoning and removal of the THRC into high-density housing would change the face of North Tustin. North Tustin and the surrounding community have relied on the current zoning when purchasing their homes here and the current proposed changes are inconsistent with the Orange County General Plan. The THRC is an important community asset that has been in use for over 60 years and cannot be replaced once it is lost.

Respectfully submitted,

Kelly Williams

2211 Racquet Hill

North Tustin

## Canning, Kevin

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**From:** paul weisbrich <weisbrich2@cox.net>  
**Sent:** Thursday, May 4, 2023 5:41 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Raquet Club redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

**I thoroughly oppose the proposal to demolish the historic and unique Tustin Hills Raquet Club.**

Literally everything suggested by the RE promoters goes against the grain of the community. We hope to hear your support for declining the entire proposal and not get duped into some alternative lesser # of Condos..

Can we expect your support to defeat this errant effort to destroy the very fabric of North Tustin.?

Paul Weisbrich

1092 St Vincent Pl

North Tustin, CA 92705

1-714-330-2056

**From:** kirkwatilo@gmail.com  
**Sent:** Monday, April 3, 2023 8:23 PM  
**To:** 'Deb K'; Canning, Kevin  
**Cc:** 'Julia'  
**Subject:** RE: Save the Racquet Club!

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

### CONDOS OR CLUB? THIS IS IT!

Julia Dahl and I are on the FCA Steering Committee opposing the Racquet Club development. We hope you received the email that went out to the community last week regarding the fact that Peter Zehnder's Ranch Hills project will be the only item on the OC Planning Commission agenda Wednesday, April 26 at 1:30 PM in Santa Ana. The meeting will take place in the Multi-Purpose Board room located at 400 West Civic Center Drive, Santa Ana. There is only one item on the Agenda for that day.

This is now "go time". We need absolutely everyone possible to show up at that meeting, to speak and show the strong opposition to what Zehnder has planned for the Club. We are hoping to defeat this proposal at the Planning Commission level. Both sides have the right to appeal to the Board of Supervisors. If you are not available to be in person, PLEASE send an opposition email to Kevin.Canning@ocpw.ocgov.com who is the assigned contract planner for this project is required to share the email with the Commissioners. Please put in the subject heading: Ranch Hills Planned Development Opposition

Kindly copy any correspondence you send to Mr. Canning to me and if you plan to attend as well, let me know. We will coordinate car pools for those who prefer not to drive to the meeting.

Thank you for your involvement.

Kirk Watilo and Julia Dahl, FCA Steering Committee members

---

**From:** Deb K <[debiekav@gmail.com](mailto:debiekav@gmail.com)>  
**Sent:** Wednesday, June 29, 2022 7:22 AM  
**To:** [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)  
**Cc:** [kirkwatilo@gmail.com](mailto:kirkwatilo@gmail.com)  
**Subject:** Save the Racquet Club!

**“We can also understand how our economic institutions are increasingly rooted in *collective greed* and notice its basis, in society as well as in ourselves, and in self-centeredness, a relative lack of**

**sense of connection to others, and an inattention to long-term consequences.” ~Donald Rothberg  
“The Engaged Spiritual Life”**

As a native of Orange County, I have watched various areas of our county grow over the past 60+ years. Growing up in the City of Orange, I was unaware of this “hidden jewel” of North Tustin until two years ago when my husband and I were looking for a home after our grown sons left to pursue their adulthood.

Having lived off Browning and Redberry for the past two years, walking our golden retriever daily throughout the neighborhood, we have come to know the wonderful community, especially the people who live here. With the intention to build the high density development on the Racquet Club property, concerns are not only how it will impact each family/home in the surrounding area, but a greater concern for safety.

Traffic on Browning is already busy, especially during the school year. We have witnessed cars and work trucks regularly speed and run stop signs. We have many new young families moving into the neighborhood and with Browning being the main thoroughfare for the Racquet Club property, there will certainly be a greater incidence of this behavior.

Of course there are other concerns as have been shared, so I will not repeat them here.

We hope that the project is reconsidered for our neighborhood community, and not just for the benefit of the Beauchamps and who ever else is profiting from this development.

Debra & Mike Kavanaugh  
2062 Redberry Road  
North Tustin, CA 92705

## Canning, Kevin

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**From:** kirkwatilo@gmail.com  
**Sent:** Saturday, April 1, 2023 6:19 PM  
**To:** 'Dan'; Canning, Kevin  
**Cc:** 'Julia'  
**Subject:** RE: Proposed Redevelopment of Tustin Hills Racquet Club

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

### CONDOS OR CLUB? THIS IS IT!

Julia Dahl and I are on the FCA Steering Committee opposing the Racquet Club development. We hope you received the email that went out to the community last week regarding the fact that Peter Zehnder's Ranch Hills project will be the only item on the OC Planning Commission agenda Wednesday, April 26 at 1:30 PM in Santa Ana. The meeting will take place in the Multi-Purpose Board room located at 400 West Civic Center Drive, Santa Ana. There is only one item on the Agenda for that day.

This is now "go time". We need absolutely everyone possible to show up at that meeting, to speak and show the strong opposition to what Zehnder has planned for the Club. We are hoping to defeat this proposal at the Planning Commission level. Both sides have the right to appeal to the Board of Supervisors. If you are not available to be in person, PLEASE send an opposition email to [Belinda.Erikson@OCPW.OCGOV.COM](mailto:Belinda.Erikson@OCPW.OCGOV.COM) who is the staff liaison to the Planning Commission and is required to share the email with the Commissioners.

Kindly copy any correspondence you send to Ms. Erikson to me and if you plan to attend as well, let me know. We will coordinate car pools for those who prefer not to drive to the meeting.

Thank you for your involvement.

Kirk Watilo and Julia Dahl, FCA Steering Committee members

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**From:** Dan <daniel.l.erickson@gmail.com>  
**Sent:** Wednesday, June 29, 2022 5:06 PM  
**To:** Kevin.Canning@ocpw.ocgov.com  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Proposed Redevelopment of Tustin Hills Racquet Club

Dear Kevin,

I am writing you in opposition for the Proposed Redevelopment of Tustin Hills Racquet Club. I live down the hill from the Racquet Club on Ranchwood Road and have a major concern regarding a deterioration in public safety caused by the development of this property as proposed. Browning Avenue has a posted 25 mph speed limit being a residential street. It already experiences heavy traffic especially during rush hour times. My neighborhood is already negatively impacted by the residence using Ranchwood Road and Eveningside Drive as a shortcut from Browning to La Colina Drive. Presumably, apps like Waze and Google Maps direct these commuters to take these routes as a faster way to their destination. This is already a public safety problem since there are a number of children and grandchildren living or visiting this area. In addition, these commuters frequently exceed the 25 mph speed limit. Adding a significant amount of traffic to this neighborhood would only exasperate this situation. My concern is that someone will eventually either be seriously injured or killed.

Respectively submitted,

Dan Erickson

Sent from [Mail](#) for Windows



## Canning, Kevin

---

**From:** kirkwatilo@gmail.com  
**Sent:** Thursday, April 6, 2023 5:54 AM  
**To:** kelly.williams@cox.net; Canning, Kevin  
**Cc:** 'Julia'  
**Subject:** RE: Response to the Draft EIR for the PA180034 / VTTM 18119 - RANCH HILLS PLANNED DEVELOPMENT

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

The County changed the date to May 10 for the Planning Commission hearing. We hope you can attend the hearing. Kevin's email address is kevin.canning@ocpw.ocgov.com

Kind regards,

Kirk and Julia, FCA Steering Committee members

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**From:** kelly.williams@cox.net <kelly.williams@cox.net>  
**Sent:** Tuesday, June 14, 2022 3:34 PM  
**To:** kevin.canning@ocpw.ocgov.com  
**Cc:** 'Kirk Watilo' <kirkwatilo@gmail.com>  
**Subject:** Response to the Draft EIR for the PA180034 / VTTM 18119 - RANCH HILLS PLANNED DEVELOPMENT

Dear Mr. Canning,

I am responding to the Draft EIR for the PA180034 / VTTM 18119 – RANCH HILLS PLANNED DEVELOPMENT. Please be advised I am opposed to **ANY** zoning changes at the Tustin Hills Racquet Club (“THRC”) property. The current zoning has been in place since the THRC was built in 1958 and changing the zoning would be catastrophic to the North Tustin community.

My family and I have lived on Racquet Hill since 2004 and our home is across from the access walkway to THRC. We purchased our home on Racquet Hill because of the large lot size and proximity to the recreational open space that the THRC provides. Our family is a member of the THRC and enjoys all the recreational open space benefits that it offers both to its members and the local community. My husband plays in the tennis league several times a week. Losing the THRC would eliminate an integral open air community recreation area, which is sparse in the North Tustin community of which the Draft EIR fails to consider. The THRC is the only open space recreational facility in the area that provides for a myriad of recreational uses which increases the overall physical and mental wellbeing of the community. The proposed development will eliminate this important recreational center, which includes uses such as tennis, pickle ball, swimming, lawn activities, exercise gym and banquet facilities for events. Although the club is private, it is still accessible with different types of tennis memberships, summer pool memberships, kids' camps, swimming lessons and social events which do not require membership. Moreover, membership at the club is open to any member of the public who would like to join. Re-zoning the THRC parcel would add additional burden to the sparse remaining open air recreational locations in the Tustin community (none of which come close to what the THRC offers), which will detrimentally impact our community!!

The developer, Ranch Hills Partners, & principals are not citizens of North Tustin and do not have a vested interest in our community except to make a profit. The developer's project of high-density housing of 37 condominium units on small 5,000 sq. ft. lots is inconsistent with the contiguous surrounding residential houses, which consist of half acre lots (minimum). The Draft EIR's new traffic count methodology is questionable and significantly understates the proposed traffic impact as the study describes the entire project as "single family" (Section 1.3). The proposed project primarily exists of "multi-family" units with four times the density of the surrounding community. Many of our streets are narrow, curvy, with no sidewalks, and very few streetlights that would not accommodate increased commuter traffic. Also, the feeder streets (La Colina, Browning, Ranchwood, SE Skyline, Red Hill, Beverly Glen) into the THRC "development" would be burdened by increased *commuter* traffic. The increase in commuter traffic past the Tustin Memorial Academy grade school on Browning would be a severe safety hazard!

Additionally, the development will impact emergency management including Orange County Sheriff and Orange County Fire. It will eliminate an area that can be utilized by first responders as a staging area and/or relief center in time of emergency. It will also increase congestion when evacuation of the area is necessary, such as was required during the wildfires a few years ago that reached Peter's Canyon. The entry point to the THRC is narrow with no sidewalks and the proposed development does not provide a secondary access. Community members, particularly in the Simon Ranch Road area, would potentially be trapped should a fire threaten that area as the pedestrian access currently in place from THRC to Racquet Hill would be closed based upon the development plans.

The Draft EIR is relying on a very broad interpretation of the Orange County General Plan land-use designation in permitting 0.5 homes per acre up to 18 homes per acre to support a high-density via SB330. The California Environmental Quality Act requires that a General Plan consistency analysis be performed, which is not in the Draft EIR. The report ignores compatibility issues with the North Tustin's land use planning that provides for low and high-density housing while ensuring land-use compatibility within the community, specifically preserving the rural land-use distinctive to the THRC area. Again, the proposed development is FOUR times the density of the surrounding community. The North Tustin community has experienced well-planned development over the years by limited commercial and dense residential housing which should be protected from developers looking to make a profit while destroying our community!

I strongly disagree that the impact of the development to wildlife would be "less than significant" as stated in the Draft EIR. Although the THRC property is currently "developed," it was built over 60 years ago and has remained substantially the same ever since. THRC provides a habitat for wildlife, including coyotes, hawks, owls, bats and even wild parrots which nest in its trees and use the THRC as hunting grounds and as a wildlife corridor. Just as THRC and its adjacent walking path is used by people, it is also used by wildlife to access the surrounding areas. This access and habitats will be eliminated by the new development resulting in a *significant* impact on local wildlife.

I strongly oppose the proposed development to the THRC. Re-zoning and removal of the THRC into high-density housing would change the face of North Tustin. North Tustin and the surrounding community have relied on the current zoning when purchasing their homes here and the current proposed changes are inconsistent with the Orange County General Plan. Re-zoning and redevelopment of the THRC will increase commuter traffic perpetuating safety issues. The high-density plan would clog life-saving evacuation routes and strain local emergency services. Re-zoning and redevelopment of the THRC will destroy a valuable community asset that provides open space recreation and requiring community members to drive outside of North Tustin for the services currently provided by the THRC. Re-zoning and redevelopment of the THRC will push out the wildlife in this area. The THRC is an important community asset that has been in use for over 60 years and cannot be replaced once it is lost.

Respectfully submitted,

Kelly Williams  
2211 Racquet Hill  
North Tustin



## Canning, Kevin

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**From:** kelly.williams@cox.net  
**Sent:** Wednesday, May 3, 2023 1:31 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

My family and I have lived on Racquet Hill since 2004 and our home is across from the access walkway to Tustin Hills Racquet Club (THRC). We purchased our home on Racquet Hill because of the large lot size and proximity to the recreational open space that the THRC provides. Our family is a member of the THRC and enjoys all the recreational open space benefits that it offers both to its members and the local community. I play in the tennis league several times a week. The developer, Ranch Hills Partners, & principals are not citizens of North Tustin and do not have a vested interest in our community except to make a profit. The developer's project of high-density housing of 37 condominium units on small 5,000 sq. ft. lots is inconsistent with the contiguous surrounding residential houses, which consist of half acre lots (minimum). The Draft EIR's new traffic count methodology is questionable and significantly understates the proposed traffic impact as the study describes the entire project as "single family" (Section 1.3). The proposed project primarily exists of "multi-family" units with four times the density of the surrounding community. Many of our streets are narrow, curvy, with no sidewalks, and very few streetlights that would not accommodate increased commuter traffic. Also, the feeder streets (La Colina, Browning, Ranchwood, SE Skyline, Red Hill, Beverly Glen) into the THRC "development" would be burdened by increased commuter traffic. The increase in commuter traffic past the Tustin Memorial Academy grade school on Browning would be a severe safety hazard! I strongly oppose the re-zoning and re-development of the Tustin Hills Racquet Club.

Sincerely,

Troy Williams

2211 Racquet Hill

North Tustin

## Canning, Kevin

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**From:** Robert <rpage2@cox.net>  
**Sent:** Wednesday, May 3, 2023 3:25 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning –

*I am very disappointed in the changed schedule for this hearing as I will not be available to attend due to commitments.*

*It is with very significant anger and disgust I write you today. The behind our backs maneuvering, by the developer and related parties, that has taken place to keep the community impacted out of the conversation has been obvious to our residents. The fact that the covenants and documents drafted with the creation of the club and its set asides could not be more clear. The fact that the community has not been fully engaged in the conversation, and even offers by others to buy this property to keep it as it is, have been ignored. This is a piece of property that has specific use, and was clearly designed with the cooperation of the land owner, developer, city, county, residents and all engaged, and yet today all that is largely being ignored without any real support from the community affected.*

*I agree with the general consensus of the community, the foothills homeowners association, and other interested parties. My family and I are vehemently opposed to the proposed high-density condominium development known as Ranch Hills Planned Development (PA180034 / VTTM 18119) for the following reasons:*

1. **Traffic and Circulation** – *traffic generated by the high-density project will create significant adverse effects as our neighborhood streets are very narrow, have no sidewalks, and minimal streetlighting. Many residents enjoy walking (and biking) in our foothill community with their pets and children, and all pedestrian activity occurs on these narrow, windy streets. Traffic from approximately 100 new residents will create a safety hazard for existing residents, and the EIR did not adequately address this grave concern. The traffic plan for the community likewise is a very high risk plan should an*

earthquake, fire, or other issues arrive. A Single loaded street that runs throughout the entire community before exiting during a time of crisis just will not work. What if a tree blocks the access, or a fire truck blocks access, etc...the rest of the community can be blocked inside with few options for exit. Additionally, these are what I call single load streets with one way in and one way out. Their design concepts also show confined widths to their streets which in a crisis, or fire, situation can become congested and clogged due to traffic, accidents, hasty retreat, and other issues that we need to be concerned with.

2. **Lighting** - Any review of this community and the racquet club has to include an analysis of the lighting and access for people coming thru the community. We DO NOT have street Lights. We do not have Sidewalks. We have high rates of speed down the hill by many. All of these factors with an even heavier traffic load increases the risks for those who frequently walk in our community. Has anyone done a study of the amount of foot traffic seen in the community, and how the increase in traffic load will impact and increase the risk associated with those who walk here frequently throughout the day. From folks walking their dogs, to kids coming home from school, to health nuts, we have heavy traffic in a poorly lit, high traffic, high speed, no sidewalk community and adding additional cars to that is not a benefit to safety by any means.
1. **Fire Safety** – As my family evaluates the fire safety needs of the community we see a significant risk of adding this number of homes to a single loaded street with no secondary access or exit points. Also the layout of the community itself compresses these additional vehicles into an already crowded single load street during times of crisis or fire. Other communities we have lived in have been required to have a secondary exit in case of fire, and there are NO PLANS for a secondary exit point at all for this project. Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate high-density housing (evidenced by the narrow streets, no sidewalks, limited lighting, and single access point). Furthermore, the single ingress/egress at Simon Ranch Road is insufficient to safely accommodate the evacuation needs for an increased density project at this remote hillside location situated within  $\frac{3}{4}$  mile of a Very High Fire Hazard Severity Zone. The EIR does not consider the limitations of the existing infrastructure and the serious impact on residents' safety in an emergency.
2. **Recreation / Open Space** – As community members affected by this project we along with others bought in this community due to the amenity being part of the community landscape. Many made the decision to move to this area because of the amenities of the Racquet Club and Tustin Golf Club, and that is not being considered at all as it will likely have a negative impact on the asset value and salability of the properties when this facility is no longer here. The next question to ask is won't this set a precedent for the future that if someone were to purchase the Golf Club and play the same games without the input from the community. I believe that this action being taken would open the door for that to even happen on this much larger property down the hill. The EIR fails to consider the loss of this recreational open space on the community (contending it is private property). However, club employees and members estimate that 80-90% of the Club's clinic tennis players are non-members. Local schools use the facility for tennis practice and fundraisers as well. The County also fails to consider that the site is the last

remaining parcel in North Tustin zoned for Recreation/Open Space. All other parks in the area are situated on residentially zoned land. The County of Orange sets a "zoned" parkland guideline of 2.5 acres/1,000 residents. The Tustin Hills Racquet Club site (the only site zoned for parkland) represents a minuscule 0.24 acres/1,000 residents ratio. This zoning is an invaluable asset and should be preserved for the well-being of the community.

3. **Recorded Land Use Covenant** - Residents are the beneficiaries of a binding land-use covenant that preserves the existing use and zoning. That promise should be honored without the need for court intervention. What is the point of formal agreements agreed to by all, and publicly disclosed throughout their purchase process? This should not even be a conversation as it was settled, understood, and clearly detailed in all documents tied to that land.
4. **Affordable Housing** - the project does nothing to improve affordable housing stock and, therefore, should not be entitled to any density bonuses or development regulation concessions. Nor do we want affordable housing affecting the community either.
5. **School Safety** - A reminder that just down Browning is an elementary school with very heavy traffic loads at various times of the day. We are very concerned that the level of added housing will likewise have a major impact down Browning affecting the risk analysis for these young children activities around the school at various times of the day.

We respectfully request that this ill-conceived and ill-planned project that solely benefits an outside developer/investor at the expense of the community be denied. We request the County preserve our sole recreational facility for current and future families and PROTECT residents' safety above the monetary gain of a few. I respectfully note that you are employee's of the citizens of this state, county, and city who are to perform their roles for the benefit of US, not a special interest groups looking to take advantage of the citizens your supposed to protect, and the communities your supposed to protect and support.

Please deny any of the applications submitted and end this long saga of an coniving developer and investor.

Sincerely,

Nancy R. Fowler  
2152 Salt Air  
Lemon Heights, CA 92705

Cell: 949-683-4404  
email: [nrfrocket@cox.net](mailto:nrfrocket@cox.net)  
<http://www.linkedin.com/in/nancyfowersalesleader>





## **Opposition to Tustin Hills Racquet Club Redevelopment**

My wife and I lived in Irvine for 30 years and moved to North Tustin 5 years ago to get away from the high density housing and traffic congestion. We love it here in North Tustin and we worked very hard and saved to be able to buy a house on a ½ acre parcel. The charm of this community is the ½ acre parcels.

If the Tustin Hills racquet club gets redeveloped into 37 condos it will not only change the character of this area, but we will be losing the oldest tennis/racquet and swimming club in Orange County which has benefited thousands of families and people over the years. This would also increase the traffic and would be a potential fire danger since there is only one road that leads in and out of the club location not to mention the construction traffic going up and down Browning and SE Skyline for at least 3 years if approved.

A compromise would be to build 13 homes or condos on the existing 6.5 acres which fits in the scope of the neighborhood.

We adamantly oppose the Redevelopment proposal.

Paul & Mary Sowa  
12051 Skyway Drive  
Santa Ana, Ca 92705

## Canning, Kevin

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**From:** caser1111@cox.net  
**Sent:** Thursday, May 4, 2023 1:07 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Gentlemen,

I am writing to express my very strong opposition to the Tustin Hills Racquet Club Redevelopment plan.

The club (to be referred to as THRC) has been an integral part of North Tustin for decades and continues to be a valued part of our community. THRC provides a beloved place for recreation and socializing in our community.

The proposed redevelopment of the club is in no way aligned with the surrounding community. A condominium project is in no way compatible with existing homes and lot sizes. Of particular concern is ingress and egress in the event of a major evacuation event. Having experienced two such events I know firsthand knowledge of how our streets can quickly become over run.

For the reasons stated above (and others I have not addressed in the interest of brevity), I am adamant that the proposed redevelopment be stopped immediately.

Christine Case  
(North Tustin Resident for over 21 years)

## Canning, Kevin

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**From:** bob gorby <bgorby@outlook.com>  
**Sent:** Thursday, May 4, 2023 12:11 PM  
**To:** Canning, Kevin; Janet Gorby; Darlene Grech (home); kirkwtilo@gmail.com  
**Subject:** Re: Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Janet and I oppose redeveloping the Tustin Hills Racquet Club.

We are in County Supervisory District 3.

Re-sending with hopefully a correct email address for Mr. Watilo.

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**From:** bob gorby <bgorby@outlook.com>  
**Sent:** Thursday, May 4, 2023 2:08 PM  
**To:** kevin.canning@ocpw.ocgov.com <kevin.canning@ocpw.ocgov.com>; Janet Gorby <jlgorby@hotmail.com>; Darlene Grech (home) <darlenegrech@att.net>; kirk.waltilo@gmail.com <kirk.waltilo@gmail.com>  
**Subject:** Re: Opposition to Tustin Hills Racquet Club Redevelopment

Janet and I oppose redeveloping the Tustin Hills Racquet Club.

Re-sending with hopefully a correct email address for Mr. Waltilo.

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**From:** bob gorby  
**Sent:** Thursday, May 4, 2023 2:05 PM  
**To:** kevin.canning@ocpw.ocgov.com <kevin.canning@ocpw.ocgov.com>; kirkwtilo@gmail.com <kirkwtilo@gmail.com>; Janet Gorby <jlgorby@hotmail.com>; Darlene Grech (home) <darlenegrech@att.net>  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Janet and I oppose redeveloping the Tustin Hills Racquet Club.

## Canning, Kevin

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**From:** Marty Olson <martyolson741@gmail.com>  
**Sent:** Thursday, May 4, 2023 12:17 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

**Absolutely against Project at THRC!!! NO!!**

Violates common sense, zoning, good planning, etc.

Safety, traffic, overcrowding, etc.....

**NO!!**

H M Olson  
12212 Browning ave.  
Santa Ana, CA 92705  
714-454-7200

Please provide copy to : Don Wagner & others as appropriate.

Sent from [Mail](#) for Windows

## Canning, Kevin

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**From:** Andy Wang <andywanger3@yahoo.com>  
**Sent:** Thursday, May 4, 2023 11:55 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

My name is Andy Wang and I live in North Tustin. My home is actually adjacent to the Tustin Hills Racquet Club and I share a property line with their parking lot. I am in the 3rd district (Don Wagner) and our street recently had to endure the reconstruction of the water structure on Outlook these past few years. I feel I have a unique perspective on construction in this area as I have been immediately impacted by the water structure construction and would be immediately impacted by any future redevelopment of the racquet club. The water structure construction was very messy and noisy and caused a lot of inconvenience for our neighborhood. The constant flow of trucks and machinery caused delays in our commutes. The noise pollution for several years was constant. And, the mess that was created by the dust and debris required us to constantly wash our cars and homes. It was a very unpleasant experience even though the foreman was as thoughtful and helpful as possible.

A redevelopment of the racquet club would cause us to go through more years of this kind of experience. And, the end result would be more traffic coming in and out of an already tight space. It would absolutely destroy this community and I have yet to meet a single neighbor who wants this done. Approving this project is 100% against the wishes of everyone I've talked to and it would only be beneficial to a rich developer who doesn't live in this neighborhood and has no concerns for us. The ingress and egress to this area cannot be widened and adding more cars would make walking our neighborhoods more dangerous. Please do not allow someone to profit off of our neighborhood by destroying it. Please consider this a strong NO on the project.

Thank you.

## Canning, Kevin

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**From:** gegeh7@aol.com  
**Sent:** Thursday, May 4, 2023 10:22 AM  
**To:** Canning, Kevin; kirkwatilo@gmail.com  
**Subject:** Racquet Club - Tustin Hills, OPPOSITION TO REDEVELOPMENT

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

We reside in 3rd District - under Don Wagner.

We are greatly opposed to condos in our lovely home residential area!!

Sincerely,

Dr. Robert and Virginia Huntington

## Canning, Kevin

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**From:** Keith Messick <messickk@gmail.com>  
**Sent:** Thursday, May 4, 2023 10:02 AM  
**To:** Canning, Kevin  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Kevin

I am writing to oppose the development of the Tustin Hills Racquet Club.

I support development anywhere throughout North Tustin as long as it meets the development standards for the location (zoning). If the development meets the zoning code (no re-zoning) and does not require any variances to do so, I would support it.

Thanks

Keith Messick  
12232 Country Ln  
North Tustin, CA 92705

<[https://urldefense.com/v3/\\_\\_http://www.avg.com/email-signature?utm\\_medium=email&utm\\_source=link&utm\\_campaign=sig-email&utm\\_content=webmail\\_\\_;!!KL1yqyOaGX2drUI!!Erzx35lg7WHF0\\_64GZcQI0Iqfmkclly\\_5VPbvrwQfB0R7CHA6M3L6\\_sGfldehEpuvaGLwcqu59RIwIwM4oAwEumE\\$](https://urldefense.com/v3/__http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail__;!!KL1yqyOaGX2drUI!!Erzx35lg7WHF0_64GZcQI0Iqfmkclly_5VPbvrwQfB0R7CHA6M3L6_sGfldehEpuvaGLwcqu59RIwIwM4oAwEumE$) > Virus-free.  
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## Canning, Kevin

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**From:** Carre Stahovich <stahfam@gmail.com>  
**Sent:** Thursday, May 4, 2023 7:11 AM  
**To:** Canning, Kevin  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Our family is in strong opposition to this proposed redevelopment plan. The negative impact it will have on our community is obvious. In addition, we struggle daily with the need to conserve our natural resources yet the entities that oversee this continue to push forward with densely populated buildings.

The Stahovich Family



## Canning, Kevin

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**From:** Kelly Hughes <iorganizyou@sbcglobal.net>  
**Sent:** Thursday, May 4, 2023 6:53 AM  
**To:** Canning, Kevin; kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I oppose the redevelopment.

**From:** Yvonne Darnell  
<syvonedarnell@gmail.com>  
**Sent:** Thursday, May 4, 2023 3:22 PM  
**To:** Canning, Kevin  
**Subject:** Opposition to Tustin Hills Racquet Club  
Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi, my name is Yvonne Darnell.

I live in the Zig Zag neighborhood, in the Tustin area of Orange County.

I strongly oppose the housing development at the Tustin Hills Racquet Club.

Thanks.

**From:** miura348@yahoo.com  
**Sent:** Thursday, May 4, 2023 1:51 PM  
**To:** Canning, Kevin  
**Subject:** SUPPORT for Tustin hills racquet club redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin -

I received a flyer from Foothill community association urging me (and everyone who received the flyer) to email you and express opposition to this development project

Well, i am in FAVOR of this project as our community needs to continue to attract new population that will add value, diversity and vibrancy to it rather than remain frozen in time for sake of few vested interests who oppose any change to status quo.

It would also help with the tax revenue and hopefully contribute towards maintenance and upkeep of the city.

So I am emailing to express my STRONG SUPPORT for this project.

Thank you

A resident

## Canning, Kevin

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**From:** Michael Campbell <m1campbell@hotmail.com>  
**Sent:** Friday, May 5, 2023 12:24 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment  
**Attachments:** 11753 Willard Ave., Tustin - Racquet Club Issue - Kevin Canning 5-5-2023.pdf

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin, please see the attached letter from me opposing the redevelopment of the Tustin Hills Racquet Club property.

One of my main arguments is: The rezoning process was not followed correctly. Taking land from low density to high density **requires neighborhood input, which never occurred. Neither the developer nor the county has ever reached out to anyone in my neighborhood to talk to us about changing the zoning that would allow building high-density houses in our backyards as a replacement for the Racquet Club.** This is extremely inconsiderate and shows the developer and the county do not care what the people that have lived here for decades think about what should be developed if the Racquet Club were to be replaced.

**I look forward to the county STOPPING this redevelopment on a property that was never to be developed for housing.**

Best regards,

Michael Campbell  
11753 Willard Ave.  
Tustin, CA 92782  
714/855-8100  
[m1campbell@hotmail.com](mailto:m1campbell@hotmail.com)

Kevin Canning  
Contract Planner  
County of Orange Public Works  
Development Services/Planning  
P.O. Box 4048  
Santa Ana, California 92702-4048

May 5, 2023

Dear Kevin,

I write this letter to you again to express my opposition to allowing a developer to build 37 high density townhomes behind my house that is located at 11753 Willard, Ave., Tustin, in the Treviso tract of Tustin Ranch, which backs directly up to the Racquet Club.

As I expressed before, my wife and I have lived here for the last 21 years. Previously, we lived on Salt Air in the same neighborhood as the Racquet Club for 5 years. We chose to move to these neighborhoods and into the houses we live in for the following reasons:

1. We moved here from Mission Viejo in 1996 to get away from the constant urban sprawl, which caused traffic problems, lines everywhere from an ever-expanding population, and a myriad of other daily inconveniences. We thought North Tustin/Tustin Ranch area would be a great place to live because the neighborhoods were upscale, already established and built out, and that there was little if any places in the immediate area that could be expanded. We felt moving here meant we wouldn't have the same inconveniences we suffered under South County's ever expanding urban footprint.
2. Our biggest consideration for moving to Willard Ave. is the house was a single level and it did not have another house directly behind it, it was private and quiet (even with the use of the tennis courts and occasional use of the club facility for meetings and receptions).
3. Home values in the area were stable and consistent with an upscale lower-density area and property taxes were reasonable (and have always remained stable and constant).
4. The location has an abundance of amenities – Racquet Club, Tustin Ranch Golf Course, Peters Canyon, etc.
5. Great neighborhood schools that are not overcrowded.

The proposed development at the Racquet Club, as described in the Environmental Impact Report, would directly impact my location, my neighbors, adjacent neighborhoods, and the quality of life for everyone in the immediate area:

1. This development would put a number of 2-story townhouses within 16 feet of mine and my neighbors' back fences and residents in the proposed development would have a direct view into our backyards from their 2<sup>nd</sup> stories destroying our privacy and serenity.
2. As I understand it, the development would require a sizeable retainer wall that would abut to our back fences, which could cause soil erosion, drainage problems, noise, attract rodents/animals and create a number of other unforeseen problems.
3. I believe packing 37 less expensive residences, occupied by a couple hundred people, into such a small area would severely diminish the property value of my house and houses in the immediate vicinity, and fundamentally impact our neighborhoods in many negative ways.
4. The proposed housing density is way too high for this area. All of the surrounding neighborhoods are composed of larger lots with lower density housing. This development would create high density units with zero lot lines, little green space and a lot of traffic and noise. It will ruin the community that has

been developed over the last 50 years...just so an opportunistic developer can turn a profit by re-zoning what everyone in the area believed was a unchangeable zoned area.

**Neither the developer nor the county has ever reached out to anyone in my neighborhood to talk to us about changing the zoning and building houses as a replacement for the Racquet Club.** This is extremely inconsiderate and shows the developer and the county do not care what the people that have lived here for decades think about what should be developed if the Racquet Club were to be replaced.

- 1) From what I understand, the rezoning process was not followed correctly. Taking land from low density to high density **requires neighborhood input that never occurred.**
- 2) This is unscrupulous and sinks of developer greed. Purchasing this land and building it out to the maximum it can accommodate shows total disregard for existing residents.
- 3) Overbuilding in a less-dense area shows no consideration for those who bought in this area because of the less-crowded environment.
- 4) One of the stated purposes for the high-density development is supposedly for providing 'downsizing seniors' with housing. This is a ruse for a speculative housing play based on buying lower-cost agriculturally zoned land and rezoning it for high-density residential units because of a low supply of local housing. Acquiring cheap land and putting the most possible housing units on it is about maximizing profit, not increasing value for surrounding residents.
- 5) All of us surrounding the development will have to live through two or more years of constant construction, noise and inconvenience.
- 6) If approved, we will have to live next to another 200 plus people in a very small space, which will create a lot more noise, traffic, crowding and other issues attributed to denser cheaper housing in a more upscale area.

I strongly oppose the development as it has been presented. Building this type of development will diminish the quality of life and home values for all of us that have lived next to and around the Racquet Clubs for decades.

I believe this development is a waste of time for county planners and other administrative officials. This project should have been shot down a long time ago and it should be rejected when it comes before the county for a vote. The local residents oppose this planned development and if necessary, will fight it for years to come.

Sincerely,



Michael Campbell  
11753 Willard Ave.  
Tustin, CA 92782  
714/855-8100  
m1campbell@hotmail.com

## Canning, Kevin

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**From:** P Chen <pennpa8@yahoo.com>  
**Sent:** Thursday, May 4, 2023 11:00 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi, Mr Canning,

I seriously oppose the redevelopment to  
Tustin Hills Racquet Club.

To redevelop, it is only a benefit for the Developer, And not a fair for thousands of people living around the area.

Penn Chen

Sent from my iPhone

## Canning, Kevin

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**From:** Daniel Count <daniel.count@cox.net>  
**Sent:** Thursday, May 4, 2023 7:13 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

Please save our Tustin Hills Racquet club.

We've been members of the club for 25 years.

Over those 25 years, we have made so many fond memories with other members through tennis. The club is not just a place to play tennis, but it's our community to be connected to people who love tennis like we do. Unfortunately, the number of places that we can play tennis are few and far between.

We strongly believe that Tustin Hills Racquet club should be passed on for generations to come.

We sincerely hope that we will continue to have a place to play tennis, and that there will be future opportunities for young children to be introduced to the enjoyment of tennis which will give them confidence and aspirations while they develop healthy bodies and as a result healthy minds.

Please save the Tustin Hills Racquet club.

Thank you,

Masuki Count

Daniel Count



## Canning, Kevin

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**From:** Brian cross <brian.cross52@gmail.com>  
**Sent:** Friday, May 5, 2023 8:48 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Tustin Hills Racquet Club

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning

As a long time resident of North Tustin it grieves me greatly that I need to address this issue of the Racquet Club. Having raised my family here, the Club was and continues to be extremely important. Learning to swim, play tennis, meeting with friends at the Club were just some of the activities that took place there. It has been actually been a "part" of our lives. And it should remain so for us and the others of perhaps hundreds if not thousands of families that could and would take advantage of its continuing presence over the years. With so little open space in our community for an area that it as large as any city and with as many residents, the County of Orange should be forwarding the preservation of this site as recreational. What has been "provided" by the County for the community in open space and park space is almost tragic and certainly laughable. One must travel outside of the community to have a setting with more than one or two tables so as to have a child's birthday party. This issue is not about "affordable" housing, as these proposed residences will not be considered affordable under any circumstances, but simply about a real estate development to create a huge profit for a few non residents over an on-going recreational and open space resource that could be available for a great many of the community. Again, it's sad that this discussion should have to take place.

Brian L Cross  
Resident of North Tustin

## Canning, Kevin

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**From:** donna indge <dlindge@gmail.com>  
**Sent:** Thursday, May 4, 2023 6:27 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi

I am sending this email as I cannot make the hearing on May 10 and would like to send over my strong opposition to the redevelopment.

This Club has been a part of North Tustin's history since 1958. It provides many youth programs, swimming programs and overall recreation in the community. To remove it and add 37 condos, would be a huge mistake and provide additional traffic to the surrounding homes as well as a potential loss of value and desirability to the homes that surround the Club. In addition, it will increase the traffic in an area which already has limited access resulting in increased fire safety.

If you haven't had an opportunity to visit the club, before you make a decision, take a moment to stop by and join in a pickleball game, use the gym or take a plunge in the heated pool and meet the members whose lives will be changed by removing one of their most beloved facilities.

Thank you,  
Donna Indge  
Resident in Orange County District - 92782 Zip Code

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"

## Canning, Kevin

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**From:** Philip Engel <philip.engel1@gmail.com>  
**Sent:** Friday, May 5, 2023 11:29 AM  
**To:** Canning, Kevin  
**Subject:** Tustin Hills Tennis & Pickleball Club

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members, I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents. First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists. Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future. Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood. For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,  
Philip Engel

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Thank you,

Phil Engel

314-957-8000 cell

## Canning, Kevin

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**From:** Gina Ezell <gezellwine@gmail.com>  
**Sent:** Friday, May 5, 2023 10:34 AM  
**To:** Canning, Kevin; Kirkwatilo@gmail.com  
**Subject:** Tustin Hill Racquet Club - rezoning

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I work in Tustin and reside in another community. I can't stress enough how lovely the community is that surrounds THRC. I believe that this rezoning would have a negative impact on the neighborhood and the quality of life for its residents and the community. .

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. The streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. The community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on the community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,  
Gina Ezell

## Canning, Kevin

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**From:** Alexander Feldman <ahfeldman8@gmail.com>  
**Sent:** Friday, May 5, 2023 10:43 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

Please save the Tustin Hills Racquet Club. Although we are not members, the Club provides an invaluable venue to connect members of our Tustin community. We take our young daughter to the Club's pool for swim lessons. We have another child on the way, whom we also plan to take to the Club for his swim lessons. For us adults, the pickle ball courts provide opportunities for exercise and forming connections with other members of our community.

High density condos will not benefit the community whatsoever, and will result in increased traffic and pollution. Please do the right thing by the people of Tustin and save the Club. Thank you.

Best regards,

## Canning, Kevin

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**From:** Kim Gress <kriveradds@gmail.com>  
**Sent:** Friday, May 5, 2023 8:03 AM  
**To:** Canning, Kevin  
**Cc:** Kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Jeremy & Kimberly Gress

Kimberly Rivera Gress, DDS  
[kriveradds@gmail.com](mailto:kriveradds@gmail.com)  
949.677.7530

## Canning, Kevin

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**From:** James Ha <ha\_man@yahoo.com>  
**Sent:** Friday, May 5, 2023 11:13 AM  
**To:** Canning, Kevin  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

This is in response to the Draft EIR for the PA180034/VTTM 18119 – Ranch Hills Planned Development.

I am opposed to ANY zoning changes to the Tustin Hill Racquet Club (“THRC”) property. The current zoning has been in place since the THRC was built in 1958 and changing the zoning would be catastrophic to the North Tustin community.

My family and I are residents of Orange County and are tennis players. The THRC offers numerous, valuable services to its members as well as to the community as a whole. More importantly, this land provides valuable, open space which is extremely limited in this part of the County. The Draft IER does not accurately take into account the impact that the proposed 39 condos and likely 100 new residents would have on traffic on these residential roads. Further, it does not accurately take into account the amount of water, firefighting and police resources that will be required to service this new dense development. The proposed development would also have a huge impact on the wildlife that live in the area – coyotes, owls, bats, hawks, bobcats and wild parrots.

I have relied on the current zoning when purchasing my home here and the current proposed changes are inconsistent with the Orange County General Plan. The THRC is an important community asset that has been in use for over 60 years and cannot be replaced one it is lost. I must strongly oppose the proposed development to the THRC and the negative precedent it will set for zoning changes.

Sincerely,

James Ha

## Canning, Kevin

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**From:** Barbara Hannegan <hannybarb@sbcglobal.net>  
**Sent:** Friday, May 5, 2023 12:47 PM  
**To:** Canning, Kevin  
**Subject:** Save the Tustin Hills Racquet Club

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Please vote to save the Club to protect the environment, the wildlife and the quality of life for those of us that will be affected if condos are built. We are in Don Wagner's district and the entrance to my cul-du-sac street is off of SE Skyline. Traffic is already too busy and we definitely don't need more on that narrow two-lane road. Thank you for your consideration. Kenneth and Barbara Hannegan – residents of North Tustin since 1981 and still loving it.



## Canning, Kevin

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**From:** Blair Hoppe <BHoppe@waypointpg.com>  
**Sent:** Friday, May 5, 2023 8:47 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Friendly reminder....hard **NO** on condos. See you on the 10<sup>th</sup>...

Dear Mr. Canning,

My kids learned to ride bikes in the THRC parking lot. My kids learned how to play tennis at THRC. My kids learned to swim at THRC. My kids love walking down the street to get a snack from THRC. My daughter Simone currently plays tennis there 4x a week. I have loved watching my family grow up at THRC. **Personally, I grew up practically living at Tracy and David Beauchamp's Chino Cove house in Newport Beach with their son, Brady. I know them very well and we are good friends. They are very nice people, philanthropic, and caring but they don't "need" this development. It will not change their lifestyle one single bit.** There is a reason why we moved to Racquet Hill, and that reason was not to live next to condos/PUD housing.

My family and I are residents of Orange County and more particularly the Racquet Hill neighborhood. The THRC offers numerous, valuable services to its members, our family, as well as to the community as a whole. More importantly, this land provides valuable, open space which is extremely limited in this part of the County. The Draft EIR does not accurately take into account the impact that the proposed 39 condos and likely 100 new residents would have on traffic on these residential roads. Further, it does not accurately take into account the amount of water, firefighting and police resources that will be required to service this new dense development. This proposed development would also have a huge impact on the wildlife that live in this area - coyotes, owls, bats, hawks, bob cats, and wild parrots.

North Tustin and the surrounding community have relied on the current zoning when purchasing their homes here and the current proposed changes are inconsistent with the Orange County General Plan. The THRC is an important community asset that has been in use for over 60 years and cannot be replaced once it is lost. Accordingly, I strongly oppose the proposed development to the THRC.

Thank you,

Blair Hoppe  
11632 Vista Mar

**Blair R. Hoppe**  
**Waypoint Property Group**

567 San Nicolas Drive, Suite 270  
Newport Beach, CA 92660  
(949) 200-6732 (direct)  
(949) 375-5002 (mobile)  
[bhoppe@waypointpg.com](mailto:bhoppe@waypointpg.com)



## Canning, Kevin

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**From:** jackkie112@yahoo.com  
**Sent:** Friday, May 5, 2023 6:58 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

This email is to state that our family is in strong opposition of what these developers are wanting to do to the club. Our community needs the Tustin Racquet Club. Our young family of 5 have been members for 3 years now. We would love to see our kids grow and develop skills here. The community of the club is more valuable than condos. Please consider the voices in opposition!

Thank you,  
Jackie Fiori

Sent from my iPhone

## Canning, Kevin

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**From:** Kelly Hughes <iorganizyou@sbcglobal.net>  
**Sent:** Thursday, May 4, 2023 6:53 AM  
**To:** Canning, Kevin; kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I oppose the redevelopment.

Kevin Canning  
Contract Planner  
County of Orange Public Works Development Services/Planning  
601 North Ross Street, Santa Ana, California 92701  
Phone: (714) 667-8847  
kevin.canning@ocpw.ocgov.com

Re: Ranch Hills Planned Development Final EIR  
Planning Application No. PA-18-0034

Mr. Canning,

I live with my family at 12881 Browning Ave., North Tustin, CA. In my personal opinion this development does not comply with charm and appeal of the neighborhood that my wife and I invested in to be our home. Additionally, I am worried about many issues beyond those that will be discussed in this letter.

The opinions after this paragraph are my professional opinions based on my education and credentials as a professional engineer. For additional information on my credentials and professional licenses as a Fire Protection Engineer and a Civil Engineer, please review the *About the Author* section toward the end of this letter.

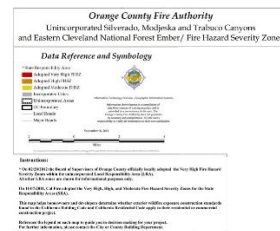
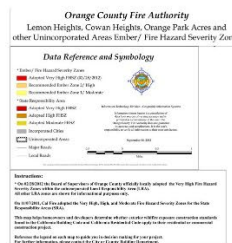
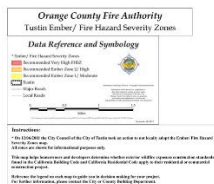
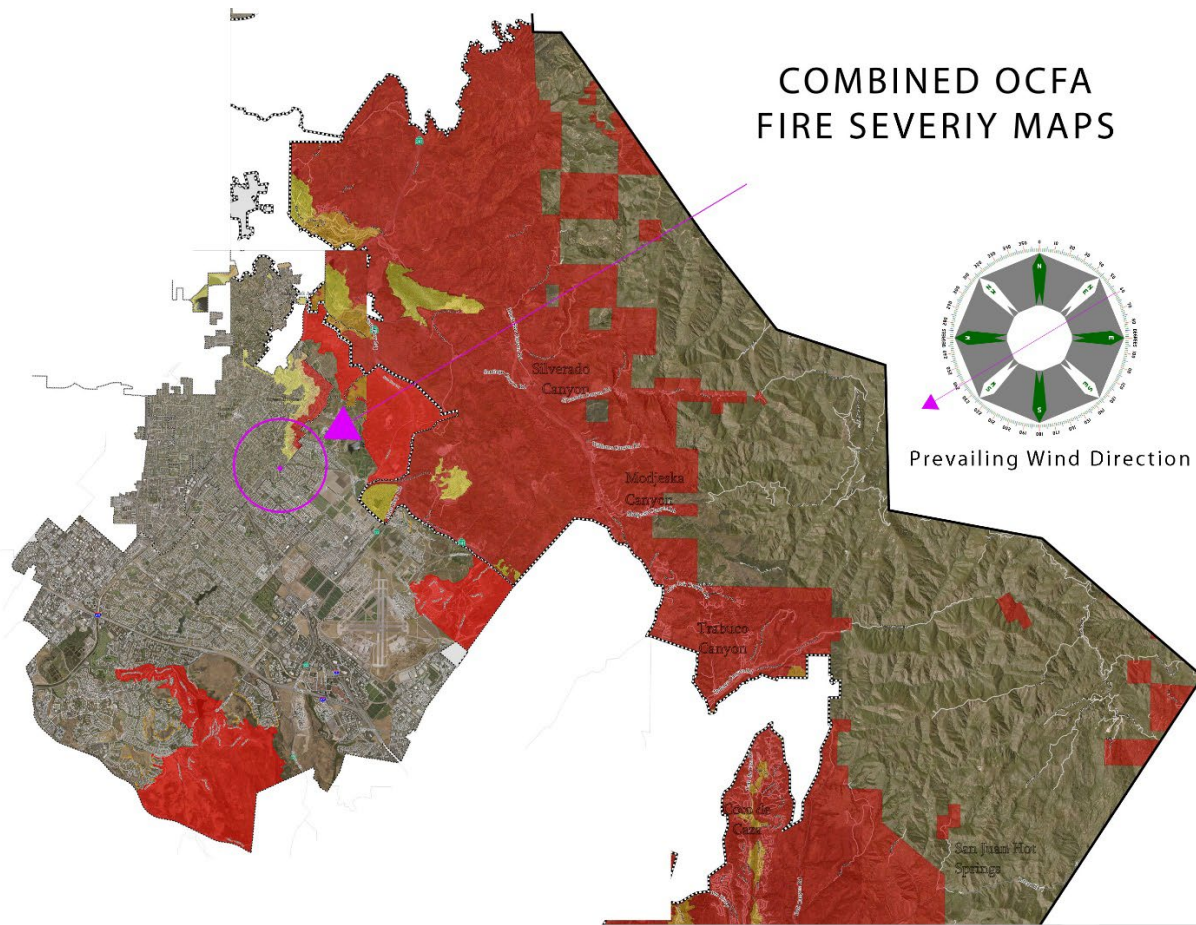
The letter is broken into five sections: (1) Fire hazard Severity Zone Discussion, (2) OCFA B-01 fire master plan Section 2.2.1, (3) Lot Size Discussion, (4) OCFA B-01 fire master plan Section 2.9, and (5) Defensible Space. Please review the analysis and discussion in the body of this letter as well as the key issues summarized below:

- The project site is in the wildland Urban interface and is downwind of the very high fire severity zone where firebrands travel from wildfires with the potential to ignite structures and vegetation.
- OCFA B-01 fire master plan guideline Section 2.2.1 requires two vehicle access points where there are more than 150 dwelling units. There is only a single access point in this development.
- Lot size in this area is supposed to be a minimum of 20,000 SF, the proposed development is not compliant with the majority of at lot sizes approximately 4,000 SF.
- OCFA B-01 fire master plan guideline Section 2.9 does not allow for dead-end roadway conditions more than 800 ft. The proposed development has two streets that end as cul-de-sacs and are both dead-end conditions more than 800 ft which are not compliant.
- The vegetation plan does not comply with best practices for defensible space in the wildland urban interface.

**Fire Hazard Severity Zone Discussion**

The following fire severity map is a combination of 4 maps provided by OCFA including (1) Lemon Heights, Cowen Heights, Orange Park Acres and Other Unincorporated Areas, (2) Tustin, (3) Irvine, and (4) Unincorporated Silverado, Modjeska and Trabuco Canyons and Eastern Cleveland National Forest Ember. OCFA has adopted the mapped zones as detailed below. These four maps were in different scales which have been adjusted to be joined, the image is not to scale; scales shown should not be used.

THRC is hatched in pink. There is a pink circle shown to assist the reader in finding the proposed project site. The mapped fire zones are less than 0.5 miles from the proposed project site. The prevailing wind is from the northeast to east-northeast, with a mean direction of 59 degrees depicted by the pink arrow. Directing firebrands (embers) directly toward the project site.



**OCFA B-01 fire master plan Section 2.2.1 states:**

*More than one fire lane is required when access to a single road may be insufficient due to the following: terrain, location, travel distance, potential fire, life-safety hazards, vehicle congestion, railways, weather condition that may impair single-entry point, or other factors that could limit access. Supplementary access points shall be located to facilitate evacuation and emergency operations and minimize congestion or obstruction during an emergency incident. At least two of the access points shall be separated by a distance of at least one-half of the longest dimension, as measured between the two points of the development that are furthest from one another, when any of the following conditions exist.*

- *A minimum of two vehicle access points is required for any area containing 150 or more residential dwelling units, including new and existing dwelling units.*

Analysis

There is a distinct location where vehicle traffic has one access point, at the intersection of Beverly Glen Dr., Simon Ranch Rd., and Browning Ave. A minimum of 104 Existing dwelling units have been marked with black numbers. Although Beverly Glen Dr. does lead out from the hills through Skyline to Red Hill, these roads are narrow and winding. This is most likely where a wildfire or urban fire would initiate, to the north from the VHFSZ. This being said, Beverly Glen and egress to the north is not the best direction to escape a growing fire front. The most probable egress direction is south on Browning Avenue. Adjacent on Browning Avenue are 3 separate dead-end conditions which account for another 48 dwelling units. The sum of these dwelling units is a minimum of 152 dwelling units. The addition of any dwelling units in place of the THRC would only increase the number of dwelling units and further increase the risk for life safety in this single-entry point area which has terrain, travel distance, potential fire, and vehicle congestion. Additional dwelling units constructed at THRC would be out of compliance with this section. Additionally, it does not meet the intent of the guideline which is directly correlated from the California Fire Code which is adopted by the State of California into law.



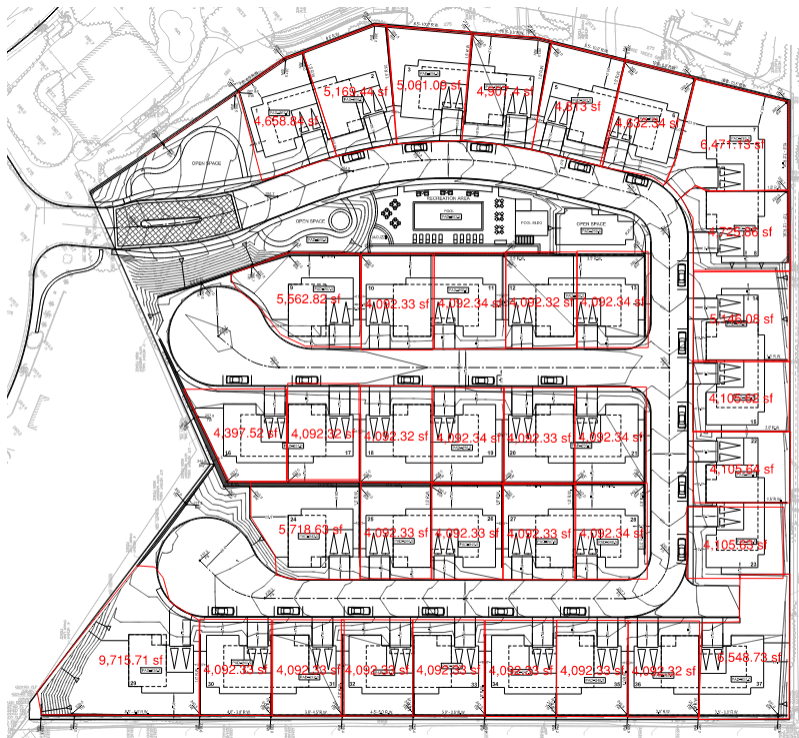
### Lot Size Discussion

All surrounding lots in North Tustin (Unincorporated County of Orange) are E4-20,000 Estate lots with a minimum of 20,000 SF. These are located to the North, West, and South of the proposed project site. There are some smaller lots to the East in the City of Tustin under a different city's jurisdiction and part of a planned community which have no bearing on the applicability of municipal code requirements in the County of Orange.

This lot is 5.88 Acres or 256,132.8 SF. Dividing this total area by 37 results in 6,922 SF per dwelling, but this is not how we measure the area of a lot. The area of a lot is based on specific property lines. Twenty (20) of the lots are approximately 4,000 SF, sixteen (16) remaining lots are between approximately 4,600 SF and 6,500 SF, with one (1) lot potentially at about 9,000 SF due to the geometry of the overall area and lack of access which is unbuildable area even in this proposed plan.

Subdividing this lot into 37 lots with the areas noted above results in an average lot size of approximately 4,805 SF. This is not consistent with the general plan for the area of 20,000 SF minimum lot size.

A condition use permit of this type to rezone the lot does one of two things. (1) Creates animosity between existing homeowners in the zone and the county, or (2) sets a precedent where all homeowners in the zone expect the same treatment and should be able to re-develop their land by subdividing a 20,000 SF lot in to four 5,000 SF lots and construct four homes for sale. This type of zoning shift (example 2) would permanently change the character of the neighborhood. It should also be noted that egress from the area would not comply with OCFA's Guideline B-01 as this could create four times as many homes. It is not appropriate to allow a developed this type of leeway without affording the same opportunity to existing homeowners.



**OCFA B-01 fire master plan Section 2.9 states:**

*Dead-ends - Dead-end roadways more than 150 feet shall be designed and constructed with approved hammerheads or turnarounds (Figure 3, Figure C1 in Appendix C). Turnarounds shall meet the turning radius requirements identified above. The minimum cul-de-sac radius is 40 feet with no parking allowed. The maximum length of a cul-de-sac or other dead-end road without mid-way turnarounds or other mitigating features is 800 feet.*

Analysis

The proposed design includes two cul-de-sac dead-ends. The farther is approximately 1188 from the public roadway and the closer is approximately 1004' from the public roadway. Each of these distances are in excess of the permitted 800' maximum for a dead-end condition. Although the proposed design does have the cul-de-sac at 40' radius, there is street parking which is not permitted by OCFA. The intersection of the first cul-de-sac and the main private road does not comply with the mid-way turn around for the farther dead-end and will not solve the issue of the closer dead-end cul-de-sac being 1004 feet. A turnaround must have dimensions as detailed in section 2.9. These roadways are non-compliant with OCFA Guideline B-01





## Defensible Space

OCA has a Ready, Set, Go! Program which includes home hardening, defensible space [this is also known as the Home Ignition Zone (HIZ)], and other fire mitigation measures for homes in the Wildland Urban Interface (WUI). There are different zones around the home, the first 0 ft to 5 ft being the immediate zone where plants above 2 ft in height should not be planted. This plan shows trees within this zone and has not considered best practices for the WUI in which this development is proposed.



## Conclusion

It is obvious that the proposed plans are not in compliance with many of the requirements of the California Fire Code, OCFA Guideline B-01, and best practices for defensible space. More non-compliant conditions are present, but the author has keyed in on these as the most important issues to be reviewed.

Additionally, the lot sizes are out of compliance with the municipal code for this zone.

I strongly encourage the Planning Commission to deny the conditional use permit for this project and any other potential development that puts our neighbors and first responders in harm's way.

## About the Author

Ryan Rigsbee, PE has over a decade of experience in fire protection and structural engineering, with expertise in code consulting, performance-based design, forensics and litigation support, and industrial applications with an emphasis on hazardous materials and processes. During his career, he has been involved in a number of large-scale projects including industrial and high-rise buildings, large atrium spaces, extraction and processing plants; and medical, education, energy storage systems and transportation facilities. An experienced expert witness, Ryan has been retained on numerous cases involving fire losses and structural deficiencies. He has designed fire master plans for developments in Orange County.

Prior to Rigsbee Engineering, Ryan developed fire and life safety solutions for industry leaders, including Rolf Jensen & Associates, Siemens, and Arup. He is a professional engineer (PE) in civil engineering and fire protection engineering in multiple states:

- **California: Fire Protection Engineering License FP2095, Civil Engineering License C85450**
- Arizona: Fire Protection Engineering License 63026
- Nevada Fire Protection Engineering and Civil Engineering License 030656
- New Jersey: Fire Protection Engineering and Civil Engineering License 24GE05907800
- Texas: Fire Protection Engineering and Civil Engineering License 147307
- Vermont: Fire Protection Engineering and Civil Engineering License 018.0135458

Additional credentials include:

- Certified Fire and Explosion Investigator (CFEI 22606-14364) through the National Association of Fire Investigators (NAFI),
- NICET III in fire alarm systems (140470).
- Safety Assessment Program – Evaluator (structural), California Governor's Office of Emergency Services Credential ID 89046

Training Specific to this project:

- Assessing Structure Ignition Potential from Wildfire (NFPA) – 16-hour course hosted by OCFA

An active speaker and contributing member, Ryan is involved in several industry groups, including the American Society of Civil Engineers (ASCE) and the Society of Fire Protection Engineers (SFPE). He was the President of the Southern California Chapter of SFPE from 2014 - 2016 and is currently on the Subcommittee for Handbook Development of the Standing Committee on Research, Tools & Methods.

Ryan holds a Master of Science in Fire Protection Engineering from California Polytechnic University, San Luis Obispo, and a Bachelor of Science in Civil Engineering from California State University, Chico.

### Details about Prevailing Wind in the Region

The prevailing wind direction of the Santa Ana winds in North Tustin, California, is generally from the northeast to east-northeast.

According to a study conducted by the National Weather Service (NWS) on Santa Ana winds in Southern California, the dominant wind direction during Santa Ana wind events in Orange County, which includes North Tustin, was from the northeast to east-northeast, with a mean direction of 59 degrees.

Another study conducted by the University of California, Los Angeles (UCLA), found similar results. The study found that the Santa Ana winds in Southern California typically blow from the northeast or east-northeast, although the wind direction can vary depending on the specific location and topography of the area.

Therefore, based on these studies, it can be inferred that the prevailing wind direction of the Santa Ana winds in North Tustin, California, is likely from the northeast to east-northeast.

#### Sources:

- National Weather Service. (2009). The Santa Ana Winds of Southern California. Retrieved from [https://www.weather.gov/media/sgx/papers/Santa\\_Ana\\_Wind\\_Summary\\_rev.pdf](https://www.weather.gov/media/sgx/papers/Santa_Ana_Wind_Summary_rev.pdf)
- University of California, Los Angeles. (n.d.). Santa Ana Winds. Retrieved from <https://www.ioes.ucla.edu/project/santa-ana-winds/>

## **Canning, Kevin**

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**From:** Lexy Rinner <lexyrinner@gmail.com>  
**Sent:** Thursday, May 4, 2023 5:47 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

I strongly oppose the racquet club becoming condos. Let it serve the community and families.

Sent from my iPhone

## Canning, Kevin

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**From:** Louise Records <louiserecords@hotmail.com>  
**Sent:** Friday, May 5, 2023 8:16 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Kevin Canning,

I would like to voice my opinion as strong opposition to what the developers are planning for the Tustin Racquet Club and our community. The Tustin Hills Racquet Club is a valuable community recreational asset and if destroyed for high-density condos it will impact many surrounding neighborhoods with traffic and put a drain on the limited resources we have. I am sure you are familiar that there is only one way in and out of the neighborhood.

Thank you for your consideration on this matter.

Louise Records  
12442 Country Lane  
Santa Ana, Ca 92705

## Canning, Kevin

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**From:** Denise Malone <malone\_d@sbcglobal.net>  
**Sent:** Friday, May 5, 2023 11:28 AM  
**To:** Canning, Kevin; kirkwatilo@gmail.com  
**Subject:** Opposition to rezoning of Tustin Hills Tennis & Pickleball Club

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Denise Malone

Sent from my iPhone which sometimes "helps" with spelling.

## Canning, Kevin

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**From:** Harold Marshall <halowha@sbcglobal.net>  
**Sent:** Friday, May 5, 2023 10:41 AM  
**To:** Canning, Kevin  
**Cc:** kirkwailo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Gentlemen,

I live at 12561 Browning Ave, North Tustin, CA 92705. I vigorously oppose the subject project for the following reasons:

- a) Browning Ave is one of only two streets that lead to the single access road feeding the Racquet Club location.
- b) Because of the limited access, Browning Ave is already heavily traveled daily by residents in the area.
- c) Tustin Memorial Academy elementary school is located on Browning Ave, south of La Colina Dr, where school traffic causes heavy congestion twice daily during the school year.
- d) I believe that the development of the property to provide 37 condos will exasperate immensely the already congested and dangerous conditions on Browning Ave and should not be approved.

Thank you for your consideration of my concern over this unnecessary redevelopment

Hal Marshall  
714-544-7463



## Canning, Kevin

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**From:** Mick <indgemic@cox.net>  
**Sent:** Thursday, May 4, 2023 8:03 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi

I am sending this email with my strong opposition to the redevelopment of Tustin Hills Racquet Club.

This Club has been a part of North Tustin's history since 1958 and is an icon for North Tustin and surrounding cities as a whole. It provides many youth programs, swimming programs and overall recreation in the community. Adding 37 condos, would increase additional traffic to the surrounding homes, increase attendance in schools and pose a fire danger. This will be a huge loss to the community.

Thank you,  
Michael Indge  
Resident in Orange County District - 92782 Zip Code

Sent from my iPad

## Canning, Kevin

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**From:** micki adcock <mickiadcock@me.com>  
**Sent:** Friday, May 5, 2023 9:19 AM  
**To:** Canning, Kevin  
**Subject:** THRC

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Micki Adcock

## Canning, Kevin

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**From:** Mike Bartle <mike@mbcoatings.com>  
**Sent:** Friday, May 5, 2023 10:04 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com; Amanda Bartle  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin,

Wanted to briefly state my strong opposition to this redevelopment:

- We live directly on skyline below Beverly Glen, direct egress to Newport from the Racquet Club
- Adding any amount of traffic to this area in my opinion will create a dangerous condition on our portion of the road.
- It's a 2-lane road in a quiet town. There are no normal sidewalks, no crosswalks, it barely handles the traffic now and can't be widened.
- This is a road where kids ride their bikes, people jog & walk their dogs.
- Not to mention how busy Browning is already. We used to live on the corner or La Colina / Browning and it's a zoo.
- There are no other condos / townhomes in the area and there shouldn't be.
- This is an area for larger lots & larger homes.
- We highly value the Racquet Club's contribution to the community. Tennis, swimming, pickle ball, school functions. None of this can be replaced in our neighborhood.
- The Racquet Club brings a sense of togetherness whereas dense housing does the opposite and will just divide our community.
- There are many other areas available for these developments which would be more appropriate. A few of which are in progress in Tustin now.
- **Help us protect our corner of this community!**

*Best Regards,  
Mike*



Michael V. Bartle | President | CSLB#: 965623  
MB Coatings, Inc.  
571 N. Poplar Suite G  
Orange, CA 92868  
O: 714.941.8880 | C: 714.625.2118  
E: Mike@mbcoatings.com

## Canning, Kevin

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**From:** Jeff Orchard <danelectrofan1964@gmail.com>  
**Sent:** Friday, May 5, 2023 12:09 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition To Tustin Hills Racquet Club Redevelopment -- Don Wagner 3rd District

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I have lived in the Foothill community for over 50 years. I walk the area most days, and even without sidewalks, I always feel safe. People and kids are safe to walk, ride bikes, skateboard, ect. because the FEW cars we see are aware and considerate of them. There are relatively few cars and with this proposed high density Townhouse development there will be many more cars to deal with and possibly not as careful to those of us walking. We are in a good place now and will I feel safe with more cars and people driving on our streets?

During the time I have lived here, we have had 2 fire scares that I remember well. During 1 it was so close that we could hear the firemen yelling to each other. The other time a fire truck was parked at the end of the street for an entire day. We had cars packed and ready to go. Yes it can happen, and this was before the drought, winds, and climate change problems.

Remember that proposed development has only 1 ingress and egress, which would make it very difficult, if not impossible to get to a safer area. With the proposed 37 new Townhouses to the area, how would we all be able to get out? There are already 118 homes in the Foothill Ranch area with 2-5 cars for each household. How would adding 74 - 148 more cars to the mix NOT be an impact per the study done by the developer? The study done by the developer states a "significant decrease" from the existing club/banquet use. This is NOT an accurate statement! I have NOT EVER had to wait for more than 2 cars coming from the Tennis Club. There is no secondary access to our community and residents will be trapped if something catastrophic happens like earthquake or fire!

Also remembering there are no grocery stores, pharmacies, schools, shopping areas within walking distance from our community. So the added traffic from the development would be severely increased due to the many up & down trips by cars. Just saying the cars would just go to work and come home is not accurate. How has the developer, who monitored the traffic for one 24 hour period, proposed that having more homes would generate less traffic?

My CC&R's state that our community was built to limit commercial and dense residential areas. The County and surrounding cities have agreed with this. Our area is a unique well planned community and should remain as such without the threat of outside developers destroying the existing community. We would lose our recreational space of which our area is zoned for. How can the developer get around this fact?

Mr. Zehnder misrepresented what he was originally going to build to us residents in 2018. He promised ample opportunity for community input prior to formal County submittal and that we residents would be notified when the team applies for final approval, none of which happened. How can he be allowed to bulldoze over those commitments?

As a long time resident of the area, we need more recreation and not more cars. SAVE the Racquet Club!

Mrs. Nancy Orchard

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## Canning, Kevin

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**From:** Jeff Orchard <danelectrofan1964@gmail.com>  
**Sent:** Friday, May 5, 2023 11:59 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition To Tustin Hills Racquet Club Redevelopment - Donald Wagner 4th District

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

As a family member of original Red Hill Ridge homeowners (Feb. 1968), I am writing in response to the recent draft EIR report. Regardless of changing points of view and legislation, the intent of the original CC&R document stands; that the racquet club shall continue (private or public) at the current location and any introduction of future single family homesites will be of an approximate size of .48 acre each. The thought that 37 residential condominium units on 5.88 acres (the current racquet club property) fit the above declaration clearly violates the original intent of homeownership in this area. Rezoning runs contrary to the original recorded covenant that was executed to preserve the racquet club land in perpetuity for the benefit of residents, not the racquet club owner or future developer. As the future use of this land belongs to the residents, the buyer/developer of the property made their purchase with the knowledge of the restrictive covenant solely benefiting the community. Furthermore, the current street design does not allow for nor was ever intended for a high density development, neither from a quality of life or safety standpoint.

How does the possibility of adding 169 vehicles in the space of 5.88 acres with one development exit (considered a driveway) to a single road development exit (Simon Ranch Road) appear justified under any circumstance? The sheer increase in traffic is a danger to pedestrians as well as a potential public safety disaster in the event of fire, earthquake or other natural occurrence. What assurance would be made that vehicles will not be parking along nearby streets such as Pavillion Drive, Liane Lane, Outlook Lane and Vahala Drive? There is certainly the possibility of not having enough spaces in the proposed development. It is safe to declare that an infill development such as is being proposed will be 4 times the density of the surrounding community. This will negatively impact ALL that live in the area. It is time to stop putting profit FOR A FEW ahead of the greater good of many. I appreciate your time and consideration.

J. Orchard

## Canning, Kevin

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**From:** Judith Sumner <birdies4all@gmail.com>  
**Sent:** Friday, May 5, 2023 12:21 PM  
**To:** Canning, Kevin; Kirkwatilo@gmail.com  
**Subject:** Rezoning - Tustin Hills Racquet Club

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Judith Sumner  
[birdies4all@gmail.com](mailto:birdies4all@gmail.com)  
714-457-3469

## Canning, Kevin

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**From:** swolfe34me@gmail.com  
**Sent:** Friday, May 5, 2023 10:04 AM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Importance:** High

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Kevin Canning,

I hope this email finds you well.

I am a homeowner on Pavillion Drive in the city of Santa Ana. Not only did I grow up on this street as a child with my parents, but I recently purchased a home on this same street knowing the many favorable attributes of this quiet and beautiful neighborhood. This peaceful location is now in jeopardy due to the proposed redevelopment of the Tustin Hills Racquet Club (THRC). Therefore, I would like to ask that you strongly consider my objections to the potential redevelopment of the THRC.

My first and most important concern regarding the proposed project is its impact to the properties in the surrounding areas. As you are most likely aware, the proposed project has a significantly higher density than any of the surrounding developed neighborhoods. As such, the existing neighborhoods would be negatively impacted in many ways. Not only would property values in the surrounding neighborhoods be negatively impacted by smaller units and lot sizes, but the overall layout and aesthetic environment would be permanently harmed by such a development. This neighborhood was planned and built many years ago and is not designed to handle high density housing. Having this many housing units crammed into this small space would disrupt the design of this neighborhood and would create many safety and environmental problems. Please think of the increase in traffic, lack of emergency evacuation in the event of a fire or national disaster, and the disruption to wildlife in and around this environmentally sensitive area. The Environmental Impact Report EIR attempts to address and mitigate these issues by using misleading study data and self-serving metrics and timing. Please don't fall prey to their flawed reports.

Additionally, adding this type of high-density housing in this area makes no sense. While there might be a need to provide affordable housing in some places nearby, selling high priced small units will not fill that need. Instead, it will only line the pockets of the developer and accommodate a small group of individuals.

Finally, the EIR tries to make a point that this type of development is badly needed in this area. How can this be? There are no other recreational spaces or parks anywhere in this neighborhood. In fact the THRC is the last remaining site zoned for recreation and open space in North Tustin. The THRC is a fantastic outlet for the community and is something that is greatly needed in a time where the culture is suffering from isolation and digital seclusion. We need to be outdoors and getting exercise. How can adding more construction, development, and traffic help this dilemma? The answer is it can't. County planners need to look closely at ways to save or add to our precious undeveloped areas.

I am asking that you keep the THRC as a valuable resource for the entire community of Orange County. I can state that this project does not fit this neighborhood and that I strongly oppose it. Please add my comments to the many other homeowners that are also opposed to this redevelopment and remember the future generations that will be impacted by over development.



Thank you,

Steven Wolfe  
Homeowner  
3<sup>rd</sup> District

## Canning, Kevin

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**From:** Nancy Torrey <nctorrey@gmail.com>  
**Sent:** Friday, May 5, 2023 10:57 AM  
**To:** Canning, Kevin; Kirkwatilo@gmail.com  
**Subject:** Fwd: THRC

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Nancy Torrey  
[nctorrey@gmail.com](mailto:nctorrey@gmail.com)  
949-981-7633

## Canning, Kevin

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**From:** Yvonne Darnell <syvonedarnell@gmail.com>  
**Sent:** Thursday, May 4, 2023 3:22 PM  
**To:** Canning, Kevin  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi, my name is Yvonne Darnell.

I live in the Zig Zag neighborhood, in the Tustin area of Orange County.

I strongly oppose the housing development at the Tustin Hills Racquet Club.

Thanks.

## Canning, Kevin

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**From:** ALAN L DARNELL <lawdarnell@gmail.com>  
**Sent:** Thursday, May 4, 2023 3:33 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I live in the unincorporated area of Orange County on Zig Zag Way less than 2 miles from the Racket Club. I must use La Colina. Adding high density housing will significantly impact traffic there.

Thanks, Alan

## Canning, Kevin

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**From:** Alex Taghva <alextaghva@gmail.com>  
**Sent:** Friday, May 5, 2023 6:02 AM  
**To:** Canning, Kevin; kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

May 5, 2023

Dear Mr. Canning and Mr. Watilo:

I am writing to voice strong opposition to the redevelopment of the Tustin Hills Racquet Club to high density housing. We live at 1902 McClean Dr, and are in the 3rd Supervisorial district. I am a long time resident of North Tustin, am married, and have three young daughters who use the tennis club recreationally.

Growing up, my daughters learned to swim at the club. We believe redeveloping this area to high density housing would permanently damage the character, future, and suitability for families of the neighborhood.

As you may already know, Mr. Beauchamp and Mr. Zehnder unsuccessfully attempted to redevelop Peninsula Point Racquet Club in the Balboa and Newport communities in a similar fashion roughly 10 years ago. While I am not entirely familiar with their process I suspect that they also were able to identify the insincerity of the claims and realized these are simply bad actors trying to turn a profit without regard for the damage to the surrounding communities. I would like to think that the North Tustin community will receive similar protection and consideration from our county officials, as did the Balboa and Newport communities. A detailed list of objections is as follows.

Under project objectives (Sect 1.5 and 3.3.) the developers claim that this project will address need for affordable downsizing properties for those in the area. The applicant neither conducted any community outreach or established focus groups to back this claim, likely because they are aware the community has overwhelming opposition to high density housing. Furthermore the projected high-end price point of the units (1.5 mm now with 60% appreciation), puts each unit in the

2 million dollar + range, which is completely incongruous with satisfying housing shortages for older residents. Furthermore, the safety of the community will be in jeopardy, as this development is projected to add nearly 100 new residents/drivers to a physical infrastructure not designed for high-density housing. There are no sidewalks, and the streets are windy and narrow, populated by children and pets going for walks. I suspect adding high density housing to this area will ultimately end in injuries to pedestrians and bicyclists and potentially motor related fatalities. As a practicing neurosurgeon at an orange county trauma center, I can tell you this threat is real. Furthermore, physical barricades provide limited access for fire, medical and other emergency services, therefore the surrounding land uses stipulation in sect 3.4.1 is misleading. In fact the proposed development represents a density 4 times the surrounding Red Hill Ridge community with only one ingress and egress point, no sidewalks and limited street lighting, the traffic generated by the proposed development is of utmost concern for the safety of the existing residents

To further complicate the safety issues, under project theme sect.

3.5, proposed driveway lengths are very short and cars will hang into driveways, and this will further complicate safety issues, as it will further narrow passageways in an area with winding roads and no sidewalks and frequent foot traffic from children. The addition of

100 extra cars is simply not built into the infrastructure of the community.

From a community recreational harm perspective (Sect 4.14), the club estimates 80-90% of tennis players are non-members. What this means is the redevelopment will eliminate a recreational park in north Tustin and lead to overflow

severely impacting surrounding parks. It is also a practice center for local high schools which would lead to loss of sport opportunities for our high school students or need for busing out of the area. In addition, THRC site is the last remaining parcel in North Tustin zoned for Recreation/Open Space. All other parks in the area are located on residentially zoned land. The County of Orange itself sets a "zoned" parkland guideline of 2.5 acres/1,000 residents. THRC (only zoned parkland) represents a minuscule 0.24 acres/1,000 residents ratio – a far cry from the County's own standards! So removing THRC would essentially take an already below County standard parkland standard and make it egregiously in violation of County standards.

From a legal and covenant standpoint, an upzoned high-density development is contrary to the Covenant. This recorded land-use covenant was executed to preserve its use into perpetuity for the express benefit of residents (not the tennis club owner or future developer). Therefore, the use of this property belongs to the residents (not the tennis club owner or County). Both the former owner and Seller and Developer (Buyer) acquired the land with knowledge of this restrictive covenant solely benefitting the community, which is reflected in the price paid by the Developer.

Regarding environmental impact, this area receives multiple evacuation notices EVERY YEAR for local fires. Development of this open space eliminates a much-needed staging area for fire and first responders in the event of a fire or another catastrophic event. Again, the roadway/access infrastructure of this community was designed in the 1960s for very low-density housing. The infrastructure was never designed to accommodate high-density housing as evidenced by the narrow streets, lack of sidewalks, and lack of secondary access in/out of Red Hill Ridge. The report does not address the physical limitations of the existing infrastructure and the fact that it will NEVER HAVE SECONDARY ACCESS. Redevelopment is a mass casualty disaster waiting to happen. EIR does NOT adequately address the serious evacuation concerns in the event of a catastrophic event (fire, earthquake, etc). It merely states the Project site is not located within or near a Very High Fire Hazard Severity Zone, yet it IS located 3/4 mile from a Very High Fire Hazard Severity Zone (Peters Canyon).

EIR surveyed the project site on ONE DAY (March 30, 2021) to determine the existing wildlife and grossly understated inhabitants (e.g., lizards and rats). The community is inhabited by many more species, namely bobcats, raccoons, coyotes, owls, hawks, falcons, migratory birds (swallows and parrots), rabbits, mice, and gophers, snakes, and beehives. The proposed development will surely disrupt, displace, and potentially destroy this wildlife. In summary, it is the assertion of myself and many others in the community that the potential for harm to the community has been minimized and misrepresented, likely intentionally, by the developers who are seeking to make a quick profit, while damaging a community and potentially leading to injuries and deaths in a community not intended for high density housing. These developers are trying again what was an unsuccessful attempt to destroy another Orange County community. I hope our county officials will make the right choice and place their residents concerns over the greed of a couple individuals.

Sincerely,  
Alexander Taghva, MD

## Canning, Kevin

---

**From:** Moira Ruiz <ruizclan6@yahoo.com>  
**Sent:** Friday, May 5, 2023 1:52 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

We moved to the Raquet Hill community in early 2020. Relatively new empty-nesters, I hadn't realized how hard it would be to find new friends.

When the club opened for pickleball, I joined with high hopes of making connections. Luckily, that's exactly what happened. I know it's exactly what happened to many of the women I now call my friends, who for many reasons, were looking to find friendship and community just like me.

Spaces like the Raquet Club are invaluable to kids, families, singles and even empty nesters. They provide support and promote relationships that nourish all types of members. While I'm lucky enough to be within walking distance of the club, many members travel from nearby communities, because THRC is such a special place.

I understand the property was purchased as an investment but surely there were areas already zoned for housing that could have been purchased and undoubtedly generated less resistance. Not everything should be about profit but when it is, it should not be at the expense of community sanctuaries or the people benefiting from them.

Thank you for reading and sharing this.

Moira Ruiz  
11652 Las Luces

Sent from my iPhone

## Canning, Kevin

---

**From:** val p <apaycheck8481@gmail.com>  
**Sent:** Friday, May 5, 2023 1:52 PM  
**To:** Canning, Kevin; Kirkwatilo@gmail.com  
**Subject:** Tustin Hills Racquet Club

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As a resident of this community, I believe that this rezoning would have a negative impact on our neighborhood and the quality of life for its residents.

First and foremost, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. Our streets are already heavily trafficked, and adding more vehicles to the mix would only exacerbate the problem. This would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

Furthermore, the proposed development would likely have a negative impact on property values in the area. Many residents have invested a great deal of time and money into their homes, and the addition of a large-scale development nearby could decrease the value of their properties. This would not only be a financial burden for homeowners, but it could also make it more difficult for them to sell their homes in the future.

Finally, the proposed rezoning would also have a negative impact on the character of our neighborhood. Our community is known for its quiet, residential feel, and the addition of a large-scale development would disrupt this atmosphere. It would also likely bring in a large number of new residents, which could strain our community resources and change the dynamic of our neighborhood.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I believe that this development would have a negative impact on our community, and I hope that you will take these concerns into consideration as you make your decision.

Sincerely,

Valerie Pacheco



Reply Reply all Forward



## Canning, Kevin

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**From:** Moira Ruiz <ruizclan6@yahoo.com>  
**Sent:** Friday, May 5, 2023 1:52 PM  
**To:** Canning, Kevin  
**Cc:** kirkwatilo@gmail.com  
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Moira Ruiz  
11652 Las Luces

Sent from my iPhone

## Canning, Kevin

---

**From:** Tricia@CastleEquityGroup.com  
**Sent:** Friday, May 5, 2023 2:03 PM  
**To:** Canning, Kevin  
**Cc:** Kirkwatilo@gmail.com  
**Subject:** Opposition to Tustin Hills Racquet Club Redevelopment

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

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Sincerely,

Tricia Castellanos

## Canning, Kevin

---

**From:** val p <apaycheck8481@gmail.com>  
**Sent:** Friday, May 5, 2023 1:52 PM  
**To:** Canning, Kevin; Kirkwatilo@gmail.com  
**Subject:** Tustin Hills Racquet Club

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Sincerely,

Valerie Pacheco



Reply Reply all Forward