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OCPublicWorks.com



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OC Development
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OC Environmental
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Maintenance



OC Infrastructure
Programs



OC Survey

ORANGE COUNTY
OC Public Works
MEMORANDUM

Date: May 9, 2023
To: Justin Kirk, Deputy Director
From: Kevin Canning, Contract Planner
Subject: PA180034 – Ranch Hills – Additional comment letters (Part 2)

The attached file contains an 147 additional comment letters and emails received since the second increment was sent to you on Monday May 8.

This will be the final increment emailed to you. Any further comment letters/emails received will be printed and distributed at the Commission hearing on Wednesday.

Opposition to Tustin Hills Racquet Club Redevelopment

Agatha Tesmer <agatha.tesmer@hotmail.com>

Mon 5/8/2023 1:30 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.

To whom it may concern,

I am adamantly in opposition to the redevelopment of the Tustin Hills Racquet Club property.

I had the privilege of growing up in beautiful North Tustin and utilizing the Racquet club throughout the years. I fondly remember the hot summer days spent meeting neighbors my age by the poolside, the school nights spent learning how to play tennis, the weekends spent celebrating friends' sweet sixteens, learning to drive in the parking lot after hours, and the early mornings attending Pilates classes with my mother and late grandmother. The Racquet club has served as an accessible recreational center for the community over many years and it would be an absolute shame to lose this facility to high density residential housing which would generate an immense amount traffic and alter the culture of this neighborhood forever. You always hear, "people don't know their neighbors like they used to"; however, thanks to the Racquet Club, this was never true for our community. Even today, the Racquet Club has strengthened neighborly bonds through uniting a community of people passionate about their home. Please let our voices be heard and allow our community to continue to flourish through maintaining access to this irreplicable amenity and heart of North Tustin Hills.

Best regards,
Agatha Tesmer

Opposition to Tustin Hills Racquet Club Redevelopment

Allee Woods <alleewoods@icloud.com>

Mon 5/8/2023 5:02 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.

Dear Kevin,

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,
Allee Woods

Sent from my iPhone

Opposition

alma cogger <almacogger@yahoo.com>

Mon 5/8/2023 5:01 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,

You can't possible believe that the building of condos in lieu of the tennis club will not impact or area? We have one access road and this is a high fire risk area. The two do not make for a good outcome.

Sincerely

Alma Cogger

Resident who opposes what you are doing

Save The Racquet Club!!

alohapickles@aol.com <alohapickles@aol.com>

Mon 5/8/2023 12:34 PM

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

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

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

To whom it may concern,

We have been residents of North Tustin for 50 years. The racquet club has been a wonderful and accessible place for recreation opportunities for my family and the neighborhood. I learned to swim in the pool there and took tennis lessons there. We need to keep some green space in Tustin. It is a small space that helps keep the tax payers of Tustin healthy. This area is NOT zoned for the prospective development. It should NOT happen! Please SAVE THE TUSTIN RACQUET CLUB!!!

Thank you for your time,

Krsitin Braun

Opposition to Tustin Hills Racquet Club Redevelopment

Alyssa Riedel <alyssa@rdcl.financial>

Mon 5/8/2023 1:05 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.

Hi Kevin:

I am a North Tustin resident (Lemon Heights) in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

We will be at the meeting to voice our concerns.

Alyssa

--

Alyssa J. Riedel, MA

Co-Founder

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everything.

rdcl.financial

Opposed to pending condominium development at Tustin Hills Racquet Club

Amy Dutrisac <adut@sbcglobal.net>

Mon 5/8/2023 3:58 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,

I am wholly opposed to the redevelopment of the Tustin Hills Racquet Club.

This is absolutely the wrong development for this location.

This THRC's zoning should not be changed as it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Amy Dutrisac
13702 Malena Dr.
Tustin, CA 92780

Canning, Kevin

From: Anne McDowell <gzanne2001@yahoo.com>
Sent: Monday, May 8, 2023 9:32 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.

Mr. Canning:

We live in the North Tustin neighborhood that is near the Tustin Hills Racquet Club. We strongly oppose the proposed redevelopment of the site as it would destroy the current atmosphere of the neighborhood, which has been this way for decades! The additional traffic and a congested housing tract are not compatible with the small streets that surround the Tustin Racquet Club. We join other local voices in urging you not to support the proposed redevelopment.

Sincerely,

Anne McDowell
2131 Salt Air Drive

Opposition to Tustin Hills Racquet Club Redevelopment

Annie Beck <anniecygan@gmail.com>

Mon 5/8/2023 2:28 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,

I am strongly opposed to the redevelopment of the Tustin Hills Racquet Club. I have always known the racquet club as a beautiful open space that welcomed all members of the community. It is not an exclusive club but rather a gathering space for both young and old. Not only would the redevelopment have an environmental impact but will also impact the physical and mental well-being of those who frequent the club to exercise and create meaningful social connections.

Sincerely,

Annie Beck

(714) 287-9631

Opposition to THRC Redevelopment

April O'Dell Nugent <april@theodellgroup.com>

Mon 5/8/2023 3:27 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 local resident and Realtor in the North Tustin area I strongly oppose the redevelopment of the Tustin Hills Racquet Club. For generations my family has enjoyed the club and my clients value this area due in part to the location of the THRC and all it has to offer the community. Do not redevelop the club!

--

April O'Dell Nugent

Realtor Associate, CalBRE# 01955551

The O'Dell Group | Seven Gables Real Estate®

12651 Newport Ave | Tustin, CA 92780

C: 949.423.9497 O: 714.665.7109 | F: 714.505.2833 www.theodellgroup.com

OPPOSITION to Tustin Hills Racquet Club Redevelopment/Re-zoning

Ashley Lyon Foster <ashley.lyon@gmail.com>

Mon 5/8/2023 1:07 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,
DO NOT RE-ZONE Tustin Hills Racquet Club.

My family of four uses this racquet club 3 times a week (2x for Jr. Tennis and 1x a week for swim practice). The enrichment this club provides to my young family is one of the reasons Tustin is our home.

6 months ago, Tustin was recognized as the best city to live in California and 12th in the nation. Noting the "opportunities for the outdoor enthusiasts" among other reasons by Fortune magazine. By re-zoning, and effectively removing this facility, you take away a significant reason Tustin is nationally recognized. Removing this special piece of our community and city, erodes the charm Tustin uniquely offers.

DONT RE-ZONE

We love the Racquet Club and plan to be members for many years.

Respectfully,
Ashley Foster
ZIP - 92780

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

B Scott Jones <bs.jones@me.com>

Mon 5/8/2023 4:40 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.

To whom it may concern:

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,
Scott Jones
1821 La Colina Dr.
North Tustin, Ca

Sent from my iPhone

Canning, Kevin

From: Bezich, Bailey <bezich18@alumni.up.edu>
Sent: Tuesday, May 9, 2023 7:30 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.

Hello Kevin and Kirk,

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Thank you,
Bailey Bezich

Opposition to Tustin Hills Racquet Club Development

Barbara Messick <barbaramessick@gmail.com>

Mon 5/8/2023 2:53 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.

Hello Kevin,

I am writing in strong opposition to the proposed Ranch Hill Development in unincorporated North Tustin. As a resident and a real estate professional, I am strongly opposed to the development for the following reasons:

Incompatibility With Surrounding Neighborhood

As a real estate professional, I understand and support the need for more housing, however, I believe this is not the right place for this development. The adjacent neighborhood and much of North Tustin in general, consists largely of single family homes on large lots of a half an acre or more. There are few communities in Southern California characterized as semi-rural, where residential lots are typically at least a half acre, there are large, mature trees, and backyard oases where one can commune with nature yet be within a short drive of thriving metropolitan areas. My husband and I bought in this neighborhood for this reason, and have raised our family in this very special place. As a real estate professional, I understand the value of the area and the impact the unique housing stock has on property values. I have sold many homes in this area to homeowners fleeing the high density, tract home lifestyle of Irvine and Tustin Ranch and desiring the custom homes, open space, mature landscaping and peaceful interface with nature the North Tustin area provides. In the past year, 53 homes have sold within a mile of the proposed development, and the average lot size of all these homes is 23,450 sq ft. The proposed project is entirely incompatible with the surrounding neighborhood and would change the character of the area significantly. This is not the type of housing that maintains property values and preserves the unique character of this special place. High-density, multifamily development is more appropriately planned for development opportunities located along busy arterials such as 17th Street and Newport Avenue.

Traffic and Pedestrian Safety

The area surrounding the project is characterized by narrow, hilly streets with no sidewalks, street lights or crosswalks. Many in the neighborhood walk for exercise and must carefully monitor vehicular traffic to ensure safe pedestrian passage. Adding 37 more homes and the additional trips generated by those residents would have a significant impact on vehicular traffic on these narrow roads. Since there are no schools or parks within walking distance of this development, school age children will need to be driven to schools, parks and other recreational areas, adding more commuter traffic during peak times and casual traffic at all other times on these roads. Residents living on streets that provide ingress and egress to the development will be greatly impacted by increased traffic on La Colina, Browning, Ranchwood, SE Skyline and Red Hill. My home is located on SE Skyline and the morning and afternoon school traffic is already an impact for access to and from my house.

Summary

There is so much opposition and no resident support for this proposed project. As a resident and real estate professional, I am concerned about a loss of home values, increased traffic and pedestrian safety issues that would result from this development. This is entirely the wrong development in the wrong location.

I urge the Planning Commission and Orange County Board of Supervisors to support the North Tustin residents and not allow this project to move forward.

Sincerely,
Barbara Messick


OPPOSITION to Tustin Hills Racquet Club redevelopment

Bari Brennan <barigal@pacbell.net>

Mon 5/8/2023 12:46 PM

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

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

 1 attachments (2 MB)

Opposition to Ranch Hill Partners PD.pdf;

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

Mr. Canning,

Please give my attached letter to the Planning Commission for their 5/10/2023 meeting.

Thank you.

Opposition to Tustin Hills Racquet Club Redevelopment

Barnaby Riedel <barnaby@rdcl.financial>

Mon 5/8/2023 1:06 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.

Hi Kevin:

I am a North Tustin resident (Lemon Heights) in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Best regards,

Barnaby

--

Barnaby B. Riedel, PhD

Co-Founder

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Opposition to Tustin Hills Racquet Club Redevelopment

Becky Klug <beckyklug3@gmail.com>

Mon 5/8/2023 2:13 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 Kevin Canning and other Planning Commissioners,

I am writing to you to voice my strong opposition to the Tustin Hills Racquet Club redevelopment project that you will be voting on at the upcoming hearing.

- I have been a resident of the covenant neighborhood for over 22 years
- Myself and my children have utilized the tennis facilities for lessons and after school activities for several years, all as non-members of the Racquet Club
- Tearing down this recreation center would be a great loss for the many active adults and children all around this community

The 37 townhomes proposed to replace this recreation center, seems like a terrible use of this specific space. For many reasons, these homes can be built elsewhere that better addresses the downfalls and added risks of placing them at this location.

Please vote against this development project.

Becky Klug and family
11801 Highview Dr, Santa Ana, Ca

Keep the Racket club

Becky McClure <beckymcclure@hotmail.com>

Mon 5/8/2023 4:54 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 vote yes to save this special place. Tustin needs it. We have so many houses. Please consider voting to save it.

Thank you,
Becky McClure
11352 Arroyo Ave
92705

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

Ben Holland <benholland88@me.com>

Mon 5/8/2023 1:17 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.

Kevin/Kirk,

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Adding more traffic to this area would make the street that our house sits on far busier than it already is (SE Skyline Dr.). People go too fast and it's unsafe for my small children. Adding more cars to that street would make it far busier.

Please please don't give in to the greed that is making America worse and worse. Let's support community growth and recreation!!!

Ben Holland

Tustin Hill Racquet Club

Bernardy, Steven J - NEWPORT BE CA <steven_bernardy@ml.com>

Mon 5/8/2023 12:49 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.

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,

Steven Bernardy

p.s. I live down the hill from the Club near Newport Avenue. I remember that during the Peter's Canyon fire, I could barely get out of my neighborhood turning on to Newport Blvd. There were so many cars and trucks with horses, we were almost stuck. My father-in-law lost his house the Paradise fire. He was lucky that he left very early. Many people died in their cars as they could not get out of their mobile home park. If we have another fire emergency, I could not imagine the additional risk to the people living up on this winding 2 lane roads if you allowed rezoning to put in high density housing.

Check out my website:

http://fa.ml.com/STEVEN_BERNARDY

Steven J. Bernardy, CRPC

Senior Financial Advisor

Senior Vice President-Wealth Management

CA Insurance Lic.#OA56810; Merrill Lynch Life Agency CA Lic.#0522776

949-721-6130 Office 714-955-4176 Fax Mobile 714-227-1211

888-788-9813 Toll Free 949-721-6128 Terrie, Assistant

Merrill Lynch Wealth Management

Merrill Lynch, Pierce, Fenner & Smith

520 Newport Center Drive Suite 1900

Newport Beach CA 92660

Click http://fa.ml.com/STEVEN_BERNARDY for timely information that matters to you!

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emaildisclaimer>. If you are not the intended recipient, please delete this message.

Opposition to Tustin Hills Racquet Club Redevelopment

Bianca Tomer <biancartomer@gmail.com>

Mon 5/8/2023 4:18 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.

To whom it may concern:

We are completely and vehemently opposed to the redevelopment of the recreation center. This facility is near and dear to our community and our family. The development of this area could be devastating to the community. Please fight to keep the zoning as is. Condos would be disruptive to the traffic, resources, and drastically disturb the surrounding community. THIS LOSS WOULD BE DEVASTATING!

Thank you for your time and consideration,

Bianca & P.J. Tomer



TUSTIN HILLS RACQUET CLUB

BudMcClure@RainReps.com <BudMcClure@RainReps.com>

Mon 5/8/2023 4:58 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.

I'm a 18 year Tustin Hills resident. Do not rezone. We love the club and the beautiful setting it creates for tennis and North Tustin families.

Onward and upward!

Bud McClure

Rain Reps

Partner

BudMcClure@RainReps.com

C: 949-278-5127

This e-mail (including any attachments) is intended only for the exclusive use of the individual to whom it is addressed. The information contained hereinafter may be proprietary, confidential, privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient or agent responsible for delivering to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution or copying of this communication is strictly prohibited. If the reader has received this communication in error, please immediately notify the sender by telephone or by e-mail, and delete all copies of this e-mail and any attachments. Thank you.

Opposition to Tustin Hills Racquet Club Redevelopment

C Chew <chew_ccc@yahoo.com>

Mon 5/8/2023 3:51 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 and Planning Commissioners:

I'm writing to voice my concerns over the proposed high-density residential development on the site of the Tustin Hills Racquet Club (THRC). In reading through some of the preliminary due diligence and County data several issues raise serious concerns.

First, is related to the submitted traffic study. As both a resident on Browning Street for 15 years and a member of the tennis club for roughly 10 years, I am in a relatively unique position of having lived in and experienced the traffic patterns for both locales. Common sense alone would suggest that the addition of roughly 90+ permanent residents would have a far greater effect on daily traffic versus a tennis club with limited operating hours. But after reading the assumptions contained in the traffic study, I realized how that false assertion could be made. To assume THRC banquet facility and tennis are at capacity every single day is completely unrealistic at best and misleading at worst. I can assure you they are nowhere close to booking the facility every single day of the year which would be very simple to confirm by obtaining actual annual bookings from THRC or conducting an actual traffic count at the site. If THRC is generating the level of occupancy implied in the traffic report, why doesn't it correlate with the existing revenues thus making it so viable for redevelopment?

My next issue involves the County's role in pursuing this development on the only zoned recreational space in North Tustin. The site is clearly zoned A1 General Agriculture (providing for recreational uses) and North Tustin has a specific plan which calls for areas of both low-and high-density residential development. Per the County's own North Tustin zoning, THRC is clearly not within an area permitting high density development. Furthermore, surrounding homeowners of THRC are protected by a legal covenant limiting its use, something the prior owner was clearly aware of when he purchased the property. At best the role of the County should be to protect and enforce the guidelines of its jurisdiction and to support the best interests of the community, and at worst should be a neutral arbitrator of those guidelines. However, in this instance it appears the County has become an advocate for the developer as evidenced by both promotion of misleading traffic study figures and a seeming disregard for zoning detail as called for in the North Tustin specific plan. All this despite overwhelmingly clear and supportable community opposition to the proposed development.

I welcome any feedback.

Sincerely,

Cliff Chew

Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR

Charles Christopher <chuck@all-state-printing.com>

Mon 5/8/2023 1:43 PM

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

Cc: charles chuckreflex@gmail.com <Chuckreflex@gmail.com>

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

Dear Kevin,

I oppose this project for fire safty and traffic reason.

Kind regards,

Chuck Christopher

RE: Opposition To Tustin Hills Racquet Club Redevelopment/Re-Zoning

chlyoninc@aol.com <chlyoninc@aol.com>

Mon 5/8/2023 2:47 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.

Mr. Canning,
DO NOT RE-ZONE Tustin Hills Racquet Club.

Our family and grandchildren use this racket club twice a week for Jr. Tennis and once a week for swim practice. The enrichment this club provides to our family is one of the reasons Tustin is our home.

Tustin, just 6 months ago, was recognized as the best city to live in California and 12th in the nation. Noting the "opportunities for the outdoor enthusiasts" among other reasons by Fortune magazine. By rezoning, and effectively removing this facility, you take away a significant reason Tustin is nationally recognized. Removing this special piece of our community and city, erodes the charm Tustin uniquely offers.

DONT RE-ZONE

We love the Racket Club and plan to be members for many years.

Respectfully,
Cheryl & Christopher Lyon
ZIP - 92780

Tustin Hills Racket Development

Chris Antonius <cantonius@gmail.com>

Mon 5/8/2023 6:40 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 writing to express my opposition to the development of new housing at the Tustin Hills Racket Club (THRC) site. As a local neighbor in earshot of the club, I love the energy and sense of community that it brings to Tustin. With members from all over Orange County and beyond, THRC represents a unique piece of history that deserves to be commemorated and maintained. There is a much greater good to the community by leaving the site as-is.

Thank you for your time.

Chris Antonius

Canning, Kevin

From: Chris Bezich <cbezich@cox.net>
Sent: Tuesday, May 9, 2023 8:03 AM
To: Canning, Kevin
Subject: Opposition of development TRC

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

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Christopher Bezich
Cbezich@cox.net
714-981-0685

Opposition to Tustin Hills Racquet Club Development Proposed by Ranch Hills Partners LP

Christer Fiege-Kollmann <ckollmann@earthlink.net>

Mon 5/8/2023 1:39 PM

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

Cc: 'Julia Dahl' <juliadahl@sbcglobal.net>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

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

May 8, 2023

Mr. Kevin Canning
County of Orange, OC Public Works
Development Services/Planning
601 North Ross Street
Santa Ana, CA 92701-4048

Dear Mr. Canning:

Since I am unable to attend the Planning Commission Hearing on May 10, the purpose of this email is to inform the Planning Commission my objection and opposition to the 37-unit condominium development proposed for the Tustin Hills Racquet Club.

As a resident in this North Tustin community for nearly 60 years, I am strongly opposed to the attached housing development being proposed by Ranch Hills Partners LP, for the following reasons:

- No attached housing exists in the unincorporated North Tustin/Cowan Heights/Lemon Heights communities within one (1) mile of the Racquet Club.
- According to Vesting Tentative Tract Map No. 18119, the reported net land area of 188,915 square feet (excludes streets and utility easements) divided by 37 du's, results in an average lot size of 5,106 sq. ft. Two (2) common area lots, identified as Lot 6 at and Lot 7, should be excluded from the calculation. Deducting the common area space (Lot 6 at 16,075 sq. ft. and Lot 7 at 5,340 sq. ft.), the true net area is 167,503 sq. ft., which results in an average lot size of 4,527 sq. ft. (167,503 sq. ft. / 37 du's = 4,527 sq. ft.), nearly one one-quarter of the neighboring residential estate lot uses at 20,000 sq. ft. minimum lot size. This form of small-lot/attached development is incompatible with the existing residential neighborhoods and unprecedented within the North Tustin/Cowan Heights/Lemon Heights communities.
- Exhibit 1-3 of the County EIR 635 depicts the Land Use designation of 1B Suburban Residential Community (0.50 to 18 du/ac) for Racquet Club property. This is the same designation for all the existing homes in the North Tustin community bordering the Racquet Club. The neighboring North Tustin homes have been developed at a density of two (2) units per acre. The proposed 37-unit development reflects a density of 6.29 du's/ac, based on 5.88 gross acres (256,218 sq. ft.). Based on the reported net land area of 188,915 sq. ft. (4.34 acres), the proposed density is 8.52 du's/acre. Deducting the common area space (Lot 6 at 16,075 sq. ft. and Lot 7 at 5,340 sq. ft.), the true net area is 167,503 sq. ft. (3.85 acres), which relates to a density of 9.62 du's/acre. These proposed densities are a significant increase and not supported by the neighboring residential estate lot uses at two (2) units per acre (20,000 sq. ft. minimum lot size).
- As detailed on Page 5 of the OC Planning Report, dated May 10, 2023, prior to the A1 (General Agriculture) zoning, the Racquet Club property was zoned E4-20,000, which is consistent with the Land Use Designation of 1B Suburban Residential Community (0.50 to 18 du/ac). This should be the fallback zoning rather than the proposed "Planned Development" (PD).

- If the property were redeveloped for residential use, the density should not exceed 2.00 du's/acre based on net area (which would exclude required street right-of-way). As a result, the maximum number of homes would be around 10 to 11 singled-family detached residences.
- All vehicle traffic generated by the existing residential community and Racquet Club property must travel through a "pinch point" on Simon Ranch Road near the intersection of Beverly Glen Drive and Browning Avenue. Based on a review of aerial photographs and Tract 3883 Boundaries depicted on Page 13 of the OC Planning Report, dated May 10, 2023, there are approximately 104 homes located on the neighborhood streets, which include: Outlook Lane, Valhalla Drive, Highview Drive, Lerner Lane, Salt Air Drive, Liane Lane, Pavilion Drive and Simon Ranch Road. The developer of the Racquet Club property now proposes 34 attached units (17 buildings x 2) and 3 detached homes, representing an increase of nearly 36% from the 104 homes that currently exist and must travel through the "pinch point". Without a second emergency ingress/exit point, the pinch point is problematic and a safety issue during emergencies and/or evacuations and for pedestrians walking on public streets that have no sidewalks.
- The proposed development will eliminate the ability to use the 10-foot wide pedestrian accessway connecting with the residential neighborhood, north of the Racquet Club, located and accessed from Racquet Hill. This is a commonly used pedestrian corridor by residents and visitors in the area, providing a convenient linkage between Racquet Hill and Pavillion Drive. Any redevelopment of the Racquet Club property should preserve this desirable amenity serving the community and providing connectivity to various neighborhoods.
- New traffic patterns, particularly during in the mornings when school and commuter traffic is at its peak, coupled with the loss of the pedestrian walkway providing a connection between Racquet Hill and Pavillion Drive, would be a detriment to the community and quality of life.

Respectfully,

Christer Fiege-Kollmann

Christer Fiege-Kollmann
1941 La Colina Drive
North Tustin, CA 92705
(714) 925-2898

OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

Christina Claire <christina.claire@gmail.com>

Mon 5/8/2023 2:17 PM

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

Cc: 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,

Please be advised I am opposed to **ANY** zoning changes at the Tustin Hills Racquet Club (“THRC”) property. This 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 live on Orangeview Rd. We purchased this home in North Tustin recently due to its proximity to the Racquet Hill Club. I am an avid tennis player and have both my daughters attending class at the THRC. They are both IN LOVE with the sport and the club has such a wonderful atmosphere of familiar faces and comradery. Our family is a member of the THRC and enjoys all that it offers both to its members and the local community.

Our use of the facility includes tennis, the pool and banquet facilities for school functions, meetings and weddings. THRC also serves these same functions for the community at large including tennis matches, tennis camps for children, family pool memberships, weddings, Bar Mitzvahs / Bat Mitzvahs, Quinceañeras/Quinceneros, school fundraisers and other functions, funerals and community gatherings. These events allow residents of North Tustin and surrounding cities, including Tustin, Santa Ana, Orange and Irvine to become friends, neighbors and a community. Building high density housing behind our home would result in years of construction and noise and greatly reduce the enjoyment of our home as well as the short and long term property value of our home.

The Developer, Ranch Hills Partners, LP's (the “Developer”) partners, principals and employees 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 seeks to build high density housing of 37 condominium units on small 5,000 sq. ft. lots, which is inconsistent with the contiguous surrounding residential houses, which consist of half acre lots (minimum). The construction (anticipated for over 2 years) and the high density housing will negatively impact our home and the entire area by eliminating several

recreational uses and any open space in the area (which is already lacking), it will increase traffic and place a strain on resources for emergency management.

The Developer disingenuously claims he is building these condominiums to address a claimed need for housing for “active adults of 55 years and older” in the North Tustin area. This claimed justification for the change in zoning is a complete fabrication and is not supported by any studies or even anecdotal needs for this type of housing in this area. Moreover, it does not justify changing the zoning that has been in place for generations and which homeowners, such as ourselves, relied upon when we purchased our home on Racquet Hill. Ironically, the proposed development consists of two story houses which are difficult for older adults to live in.

First and foremost, I am opposed to any change in the zoning because the surrounding community has relied on the current zoning when purchasing their homes here and the current proposed changes are inconsistent with the surrounding neighborhoods. However, the Developer should be required to conduct an Environmental Impact Report prior to the Orange County Supervisors considering its request to change the zoning. The current CEQA Initial Study Proposed Mitigated Negative Declaration (MND) is inaccurate and flawed. An Environmental Impact Report will show the following significant impacts of the proposed high density housing:

Increased Traffic:

The Developer’s Proposed MND contains inaccurate data concerning current traffic and noise at the THRC. The Developer counts traffic into the THRC based on full capacity of the 11 and half tennis courts and banquet room facilities. The Developer assumes that all of the tennis courts are fully occupied for the entire time the Club is opened during the day. The Developer also assumes that the banquet facility is used everyday. This is simply not the case. There are cars coming into the parking lot at select times of the day but not continuously all day and all night, especially since THRC closes and its gate is closed and locked each evening. The Developer claims his Ranch Hill project will actually reduce the number of Average Daily Trips (ADT) into the Club to 349 ADTs, but this is based upon his inaccurate assumption that THRC generates 554 ADTs. The Developers assumptions are in inaccurate and flawed for several reasons:

- (1) The tennis courts are rarely fully occupied.
- (2) The tennis courts are certainly not fully occupied throughout the day. Most of the day there is little to no activity at THRC.

- (3) The banquet facility is not used ever days. There are limited numbers of events at the banquet facility during the month and those are usually limited to weekend use.
- (4) Many users of THRC are local community members who walk and ride bicycles to the THRC and do not drive to it.

The Developer's artificial inflation of the ADTs generated by the current club use is laughable and easily dispelled by simply visiting the club during the day or by reviewing its records regarding the number of bookings it has had for its banquet facility. Given the gross exaggeration of the traffic assumptions used by the Developer regarding the current club uses calls into question the claimed ADTs that will be generated by the new proposed use of high density housing. As an adjacent property owner I know the current ADTs are not as high as the Developer claims and we are highly doubtful the ADTs will be reduced by the proposed high density housing. We believe the proposed new high density housing will increase traffic in the area for the following reasons:

- (1) Traffic volumes for the current club use is much lower than claimed by the Developer.
- (2) The residents of the proposed 37 condominiums will have at most 37 to 148 cars, assuming occupancy of 1 to 4 residents per household. (Note: the proposed units are 2 to 3 bedrooms with bonus rooms and home offices planned).
- (3) The development is planning for the condominium units to have 2 car garages, allow for 2 cars to be parked in the driveways and also for on street parking.
- (4) We are concerned that the high density project on its own will be unable to provide enough parking for all residents and their guests. Therefore, the Development's residents will be required to park outside the Development on neighboring streets will affect the aesthetics of the surrounding neighborhoods. This is currently not an issue because the Club has its own parking lot.
- (5) THRC closes at night and the parking lot gate is closed. The proposed development will be open 24 hours a day and will have vehicles coming and going at all hours.

The construction and high density housing also raise safety concerns for the children and adults in the area that ride bikes, walk and play. The streets surrounding the THRC do not have sidewalks. The increased traffic on these windy roads raise major safety concerns for all residents.

There are significant questions regarding the Developers traffic assumptions and the actual impact to the community. The Developer should be required to perform a traffic study and determine the actual ADTs generated by the current club use, so the severity of the new planned new use can be determined.

Cumulative Negative Impacts:

The MND inaccurately states there would be “less than a significant impact” caused by cumulative construction projects in the North Tustin area. The MND is clearly out of date and inaccurate. Currently, there is a significant construction project adjacent to the THRC at the Simon Ranch Reservoir and Booster Pump Station. This project just started in March of 2020, rather than “spring of 2017” as stated in the MND. The Simon Ranch Reservoir Booster Pump Station project is significant and occupies several properties immediately adjacent to THRC on Valhalla Drive and Outlook Lane, but also includes construction on Simon Ranch, Racquet Hill, Vista Mar and Via Rancho. The fact that the MND states the Simon Ranch Reservoir Project is supposed to start in “spring of 2017” illustrates the many flaws and inaccurate conclusions made in the current MND.

The Simon Ranch Reservoir and Booster Pump Station project generates significant and increased amount of noise, pollution and dust from trucks, vehicles and construction equipment and activities. The Simon Ranch Reservoir project is expected to last for another year and half through at least December 2021. As you know this Simon Ranch Reservoir project is next to the THRC. Therefore, if the Ranch Hill Developer is granted the requested zoning change and its development project is commenced as proposed, there would be two major construction projects within approximately 30 yards of each other. Depending upon when the Ranch Hill development starts, this potentially subjects the surrounding area to 4 years of significant construction activity. This will have a major impact on noise, dust, pollution, and emissions of greenhouse gases, the full impact of which has not been the subject of a complete and thorough Environmental Impact study.

The Reservoir project has already significantly impacted the residents quiet enjoyment of their properties, we cannot imagine what will happen if the Ranch Hill Project is allowed to proceed. It will result in the inability to enjoy our homes and yards because of noise, dust and increased exhaust/emissions from equipment and vehicles. It also will impact our abilities to work from home because of loud construction equipment, demolition, use of “rock crushers” and construction of 37 condominium units in three phases over at least 2 years. Our business requires us to have a quiet and peaceful work environment in order to perform our work and conduct conference calls with colleagues and clients. These needs have been further highlighted by the fact that we have increased our work from home activities due to the current pandemic and we have had to endure the Simon Ranch Reservoir construction, which has just begun. We understand the need to maintain the established neighborhood and its infrastructure, but we should not be subjected to years and years of construction for two large construction projects, especially when the Ranch

Hill Project is not consistent with the neighborhood and has not been required to undergo a complete Environmental Impact Study pursuant to CEQA. One neighborhood should not be required to endure this.

High Density Housing Will Eliminate North Tustin's Only Open Space And Limit Recreational Uses:

North Tustin does not have any community parks or other recreational facilities. The THRC is the only open space/recreational facility in the area and it 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.

Additional the proposed Development will limit pedestrian access between neighborhoods because it will eliminate the pedestrian access between Racquet Hill and Simon Ranch. This will cut one portion of the neighborhood off from the other and require people to drive to between the two areas. It will also eliminate very popular walking routes which currently allow the residents to walk a loop and spread pedestrian traffic through out the surrounding area rather than concentrating walkers on streets by creating a situation where you must walk in and out of the same street because there will no longer be a connecting path between the Simon Ranch side of THRC and the Racquet Hill side. The Development will eliminate a popular walking path which provides access for residents to walk and bike through this area of North Tustin.

The new development will also decrease the views and open green spaces which is wonderful for all residents and visitors who come to this area. For the homes immediately adjacent, we will not have houses and roofs to look at rather than the more open space provided by the current use.

Impact on Wildlife:

We do not believe the MND adequately addresses the true impact on the wildlife that the proposed change in use and construction would have. Although the THRC property

is “developed,” it was build 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 and we believe a more significant impact on local wildlife that should be the subject of a formal Environmental Impact Study.

Increased Strain on Local Resources and Safety Concerns:

Both during construction and after construction, this project will have a massive strain on the North Tustin area. There will be an increased noise (both during construction and thereafter), lights, green house gasses and water. Additionally, it 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 that reached Peter’s Canyon. Moreover, the increase traffic and vehicular traffic at all hours will create safety hazards for children and adult who play and walk in the surrounding streets which have no sidewalks.

The property should not be rezoned and redeveloped. This will destroy a valuable community asset, it will change the special nature of the the adjacent neighborhood and North Tustin at large by allowing for spot rezoning for high density housing and increase traffic both because of the addition of 37 housing units, but also because people will have to drive outside of North Tustin for the services currently provided by the THRC (e.g. community events, swimming, tennis, etc.). The rezoning application should be denied outright because of the significant impact on the surrounding homeowners and their property values, but if it is still being considered by the County, it should not be allowed without thoughtful consideration of the significant impacts on the community and its environment. Thoughtful consideration of the Developer’s rezoning request cannot be done without a complete and accurate Environmental Impact study and report.

This important community asset has been in use for over 60 years and cannot be replaced once it is lost. The impact of the Developer’s plan to build 37 condominiums is significant and must be thoroughly studied and considered before the Orange County Supervisors make any decisions to rezone the property.

Respectfully submitted,

Christina Claire and Alan Roth

**11292 Orangeview Rd.
Santa Ana, CA 92705**

Opposition to Tustin Hills Racquet Club ReDevelopment

Christina Mannix <christinamannix@gmail.com>

Mon 5/8/2023 1:58 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.

Destroying this club would have a huge NEGATIVE impact to the hundreds of families that use it for health and wellness benefits.

Our community needs this space as a place for people to learn the game of tennis or pickleball or to swim and be a nice place to gather as a community.

Thank you,

Christina Mannix
(Family of 5 and long time Resident of Tustin)

Sent from my iPhone



Community Development Department

Remembering what connects us.

May 8, 2023

[Sent via e-mail to Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

Planning Commission
C/O Mr. Kevin Canning, Contract Planner
Orange County Public Works
Development Services/Planning
P.O. Box 4048
Santa Ana, CA 92702-4048

SUBJECT: PUBLIC COMMENT - PA180034 RANCH HILLS PROJECT AND ASSOCIATED REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) NO. 635

Dear Planning Commissioners:

Thank you for the opportunity to express the City of Tustin's concerns regarding the potential impacts to the City of Tustin, by the proposed Ranch Hills 37-unit planned development located at 11782 Simon Ranch Road in North Tustin. The proposed project proposes Use Permit and Vesting Tentative Tract Map to allow the development of 17 buildings consisting of 34 townhomes, three (3) separate detached single-family homes, and a recreational facility at the existing Tustin Hills Racquet Club site.

The City of Tustin offers the following comments:

General Comments

1. The proposed Ranch Hills 37-unit project is directly adjacent to the Tustin Ranch neighborhood of Treviso. Tustin Ranch is a master planned community within the City of Tustin that is regulated by the East Tustin Specific Plan. When the Specific Plan was approved, a requirement was included that limits the height of residences on lots along the boundary between Tustin Ranch and North Tustin to a maximum of one (1) story in Sector 8 of the Specific Plan. In addition, those same lots were required to be a minimum of 10,000 square feet in size. These requirements were put in place to maintain compatibility between the existing North Tustin residential community and Tustin Ranch.

The proposed Ranch Hills 37-unit project includes attached residences that are up to two (2) stories in height and have a minimum net lot area per residence of 5,106 square feet. This height, development pattern, and density are inconsistent with the height, development pattern and density of the adjacent Treviso properties. The proposed

May 8, 2023

Proposed Ranch Hills 37-unit project

Page 2

project would allow an incompatible land use along the border between North Tustin and Tustin Ranch, and would be in conflict with the restrictive requirements that were agreed to when the East Tustin Specific Plan was adopted and that were imposed upon the developer of the Treviso neighborhood. The County of Orange should respect this land use restriction and reciprocate by not allowing incompatible residential development directly adjacent to the Treviso neighborhood and by also limiting the heights of the proposed buildings within the Ranch Hills Community along the City/County border to a maximum of one (1) story.

Aesthetics and Views

2. Page 4.1-4 of the EIR states that the "Project has been reviewed to ensure compliance with applicable regulations related to scenic quality, including maximum building heights" and "given that the Project would not conflict with applicable zoning and other regulations governing scenic quality, the Project would result in less than significant impacts related to this threshold, and no mitigation measures are either required or recommended." However, visual impacts to the adjacent Treviso neighborhood, particularly the single-story homes directly adjacent to the project site in Tustin, were not addressed in the narrative analysis of views and aesthetics. The City of Tustin requests that the EIR be amended to include a view analysis from vantage points within the City of Tustin to determine whether the proposed Project would have any significant impacts and whether mitigation is needed. This view analysis should include photographic simulations that show the views of the proposed buildings from various locations.
3. Although it is stated on page 4.1-3 of the EIR that "there are no designated scenic vistas or significant landforms on the Project site and surrounding areas... no scenic vista would be impacted," it is requested that dense landscaping be required to be maintained in the proposed Ranch Hills Community along the City of Tustin/County border to ensure that there are no visual impacts to the adjacent properties and to provide a greater level of privacy for the residents of the established Treviso neighborhood located in the City of Tustin.

Thank you again for the opportunity to provide comments on the above referenced project and associated EIR No. 635. The City of Tustin would appreciate receiving written responses to our comments and notification of all future public meetings and hearings regarding this project.

May 8, 2023

Proposed Ranch Hills 37-unit project

Page 3

If you or your staff have any questions regarding the City's comments, please feel free to contact me at (714) 573-3115 or jwillkom@tustinca.org, or to contact Irma Huitron, Assistant Community Development Director - Planning, at (714) 573-3035 or ihuitron@tustinca.org.

Sincerely,



Justina L. Willkom

Community Development Director

cc: Matthew S. West, City Manager
Nicole Bernard, Assistant City Manager
David Kendig, City Attorney
Irma Huitron, Assistant Director of Community Development - Planning
Raymond Barragan, Principal Planner
Samantha Beier, Senior Planner

Community Development Department

300 Centennial Way, Tustin, CA 92780 • 714-573-3000 • tustinca.org

Redevelopment of Racquet Club

Clark Fritchle <clarkfritchle@gmail.com>

Mon 5/8/2023 1:00 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, my name is Clark Fritchle and I live at 11612 Vista Mar. I strongly oppose the redevelopment of the Racquet Club.

The redevelopment of the club will have a negative impact on my children's enjoyment and safety within our neighborhood.

Thank you,

Clark Fritchle / 310.990.5327

Keep the Racquet club!

Corrie Lauridsen <corrie@blackbird-design.com>

Mon 5/8/2023 4:37 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 DO NOT RESZONE the Tustin Racquet Club property! It will RUIN the community!!!

Please keep it a racquet club and spend the money to make it a great community hang out!

Sincerely,
Corrie Lauridsen

Corrie Lauridsen

corrie@blackbird-design.com

blackbird-design.com

@blckbrd_studio

949.735.9291

Save Tustin Racquet Club

Corinne Wells <corinnewells19@gmail.com>

Mon 5/8/2023 4:33 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 Corinne Wells and I live on Lerner Lane, we have lived here in North Tustin for 13 years and I have been a local real estate agent for 10 years. I strongly oppose the new development plans presented for Tustin Racquet Club. Not only do we value the current establishment for all it offers for our local community but the last thing any of the local residents would want is townhomes and more people. Residents and home buyers are drawn to this area for the large lots, single family homes and peacefulness. We love and cherish our quiet neighborhood, which probably means nothing to the developer, but this recreational area was planned into our community for a reason. Bringing in more traffic and people to our already established community would be Utterly devastating and a huge upset to our beloved North Tustin.

Thank you,

Corinne Wells

Sent from my iPhone

RE: Opposition to Tustin Hills Racquet Club Redevelopment

dahlsteven8@gmail.com <dahlsteven8@gmail.com>

Mon 5/8/2023 1:50 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 received a strange "sent email rejection" notice after sending below. If you could please confirm receipt it would be appreciated.

Thank you

From: dahlsteven8@gmail.com <dahlsteven8@gmail.com>
Sent: Monday, May 8, 2023 1:47 PM
To: Kevin.Canning@ocpw.ocgov.com
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

May 8, 2023

Dear Mr. Canning,

I am strongly opposed to the Ranch Hills Development at the current Tustin Hills Racquet Club in unincorporated Orange County. I have many issues with this project, its EIR finding and conclusions, and its lack of respect to the community at large. The net result of destroying a prized and successful 50+ year old community and recreational facility (resulting in an even more intense shortage of public courts and swimming capacity throughout the area) for development that is blatantly inconsistent with the character of surrounding neighborhoods will yield an outcome that is far more negative than positive. For this letter, and brevity, I have decided to focus on the traffic section of the EIR.

The purpose of this communication is to highlight several traffic safety related omissions, inconsistencies, inadequacies, and questionable conclusions in the Ranch Hills PD EIR.

Professional background: My industrial and mechanical engineering education was at Cal Poly San Luis Obispo, and I have worked as a logistics/supply chain engineer and operations executive for over 30 years. One component of my experience was managing guest transportation, parking, security, and emergency services at the Disneyland Resort supporting 25M guests.

I am a 22-year resident of Red Hill Ridge and live close to the racquet club.

The following are my comments and conclusions regarding the traffic portion of the EIR, which are in alignment with several other local engineers and residents who use the Project area roads daily.

- The roads adjacent to the Project site have numerous non-standard features that result in safety risks well beyond that of typical neighborhoods.
- The final EIR included a response to community traffic concerns, but it did not effectively address the dynamics or safety concerns within the letters, nor was it supported by analysis. The safety risks are

significant, which include a multitude of blind spots from natural geography (steep hills and winding corners), asymmetrical intersections, pedestrians, vegetation, fences, blinding sunlight on inclined East-West streets, and street parking, none of which are mentioned in the EIR reports.

- Two intersections within Red Hill Ridge are of primary concern, they are at the end points of Simon Ranch Road (one is just 100 feet from the Project entrance). The EIR stated no reported accidents within the Project impact area. However, two accidents occurred as recently as 2022 at these intersections (1 with injury, both with property damage). See picture below from corner of Pavillion and Valhalla.
- The EIR traffic study only evaluated primary intersection volume impacts 0.8 miles or more from the Project. It excluded the Tustin Memorial Academy Elementary bottleneck (1.0 mile).
- The EIR traffic study did not assess the likely peak versus average traffic changes within the neighborhood. The racquet club traffic typically peaks during non-commuting hours, while residential traffic peaks during commuting hours. As a result, material traffic growth during peak hours is likely.
- The EIR uses a multi-tenant/apartment traffic classification that is inconsistent with the proposed housing. Delivery and service vehicles activity were not mentioned. These shortcomings impact the EIR's traffic volume results and conclusions.
- Roadway pedestrian traffic will likely increase 30-40% with the new residents (no sidewalks), and much of that will occur during peak traffic hours at the high-risk areas. Racquet club visitors do not walk the neighborhood streets.
- Because of the Project's entrance gate, vehicles could back up onto Pavillion in a blind spot just downhill of the intersection just 100 feet away which is a safety concern.
- There looks to be insufficient Project parking for pool and park visitors and oversized vehicles. Overflow parking could spill onto neighboring streets outside the entrance impacting safety.
- Several parking spaces within the site plan block or restrict emergency vehicle mobility, which could block or delay emergency response.
- The closure of the pedestrian/bicycle path through the Project would result in residents being subjected to walking an incremental 2.0 miles on higher risk streets with no sidewalks, as well as the loss of a secondary emergency walk egress for the two adjoining neighborhoods.
- Project entry road is just 30 feet wide.
- Project construction would bring significant disruptive traffic and parking.
- **All the above factors would have a net negative impact on public safety.**

In conclusion, I respectfully request the County more comprehensively evaluate the safety concerns identified in this letter, and in prior letters and communications from the public, and initiate a final EIR site plan review with OCFD to address the traffic notes in their draft EIR "conditional" status letter from June 2022.

Regards,

Steven Dahl



Opposition to Tustin Hills Racquet Club Redevelopment

Darek Tesmer <darek8826@yahoo.com>

Mon 5/8/2023 1:14 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, don't ruin this neighborhood !!!

Darek Tesmer

Opposition to Tustin Hills Racquet Club Redevelopment

David Froschauer <davidfroschauer@gmail.com>

Mon 5/8/2023 1:57 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,

I am writing to express my opposition to the rezoning efforts for the Tustin Hills Racquet Club. The club is a mainstay in the area and provides an amenity badly needed in North Tustin. As a real estate professional myself, I understand the developers desire to profit from the rezoning. However, I would point to other rezoning efforts that have failed in Newport, Irvine, and Laguna Hills. The conclusion found by those committees is that the future tax revenue does not offset the traffic, noise, and safety issues. I believe the same is true in North Tustin. The addition of the Pickleball courts at the club has invigorated the club, and the club is seeing an uptick in Tennis demand as well. I am convinced that with the right leadership, the club can thrive as it has done so over the past 50 years.

I strongly urge you and the committee to permanently keep in tact the recreational zoning a Tustin in Hills Racquet Club, so the club can serve the residents as it has done so for many years.

Thank you,

David Froschauer
17892 Wellington Ave
Tustin, CA 92780
949-500-5931

Opposition Memo re: Tustin Hills Racquet Club Re-Zone & Re-Development Application

David Harbour <dharbour@wdland.com>

Mon 5/8/2023 1:52 PM

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

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Susan Harbour (susharbour@gmail.com) <susharbour@gmail.com>

📎 1 attachments (44 KB)

Opposition Memo re: Tustin Hills Racquet Club Re-Zone Application & Draft EIR;

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

Kevin,

I would like to open by pointing out that you and I used to discuss land acquisition opportunities while you were at Brehm Communities in the early 2000's. I continue to broker residential land and otherwise provide land development advisory services in my professional career. I am a strong advocate of the homebuilding industry and longtime member of the BIA. With that said, I strongly oppose the re-zoning and re-development plan of the Tustin Hills Racquet Club ("THRC"). If interested, you may find my key arguments in the attached opposition email that I submitted on 6/28/22. Frankly, I am very disappointed that you and your planning colleagues have recommended this project for approval and encourage you all to visit the subject property and surrounding areas. Tustin Hills Racquet Club is surrounded by half-acre estate lots characteristic of a rare semi-rural setting in Orange County. We simply don't have enough of this property type in Orange County and it is highly coveted. A higher density condominium development would not only replace one of just a very few North Tustin Hills recreational amenities, it is egregiously inconsistent with the character of the North Tustin Hills community, it would forever alter it and would establish a dangerous precedent for the community to be further altered by future re-zoning efforts.

I understand the need for more housing in the State of California and I support it with rational and informed planning. Higher density condominiums and other multi-family housing are generally best suited for areas close to transportation, jobs, services and amenities. This proposed project is not in close proximity to ANY of these! This project is the right idea but the WRONG location. Please re-consider your position. I'd be more than happy to meet with you and tour you around the area so you can get a better picture of why this proposed development plan makes no sense!

Thank you,

The logo for WDland, featuring the letters 'WD' in a stylized blue font followed by the word 'land' in a lowercase blue font.

DAVID HARBOUR, *Partner*

BRE LIC. NO. 01344587

OFFICE 949.789.4555 x16

MOBILE 949.419.4229

EMAIL dharbour@wdland.com

WEB wdland.com

MAIL 530 Technology Dr, Suite 100 Irvine, CA 92618



[vCARD](#) | [BIO](#) | [LISTINGS](#)

Hi Kevin Re: Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR/ Tustin Ca

Demetri Gutierrez <gocapitalequity@aol.com>

Mon 5/8/2023 1:10 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.

Hello Kevin

“I oppose the project for fire safety and traffic reasons.”

**Cordially,
Mr. Gutierrez,**

SECURITY/CONFIDENTIALITY NOTICE WARNING: The information contained in this e-mail is privileged and confidential. It is intended only for the use of the individual(s) named above. If you are reading this and you are not the intended recipient, you are notified that any inspection, dissemination, distribution, disclosure, copying, or taking any action in reliance on the contents of this information is strictly prohibited. Unless you are the individual or entity to which this e-mail is addressed, you are to immediately delete and destroy this e-mail from your records. Option : If you would like to unsubscribe please e-mail us back.

Sent from [AOL Desktop](#)

Canning, Kevin

From: Diana Tyson <sdjctyson@gmail.com>
Sent: Tuesday, May 9, 2023 8:37 AM
To: Canning, Kevin
Subject: Tustin Hill Racquet Club

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

Mr. Canning,

As a 45-year member of the Tustin Foothills community and someone with a history as both a child and adult at the racquet club, I ask you to consider several points regarding developing the club for residential use.

1. Traffic and safety - most of us have (thankfully) survived many fire threats in this area due to its proximity to Irvine Regional Park and Peter's Canyon. Still, during evacuations, traffic can become backed up and bottlenecked one way in and out of the neighborhood surrounding the club. If you put additional houses in there, things will get worse. Whether trying to exit and get down Browning (where there is an elementary school and resulting traffic) during a regular day or trying to exit in an emergency, the traffic will be a nightmare.

2. When you look at the pockets of residential homes that attract buyers (and thus property taxes) to areas of Orange County, amenities and community feel are of utmost importance. In playing tennis for THRC I've been able to experience what neighborhoods like Coto de Caza, San Clemente, Laguna Hills, Irvine, Dana Point, and Hunting Beach have, which is dedicated private space (public courses are full of teachers teaching or schools using the courts so that they are impossible to get on, including the nearby Foothill High School; it is impossible to get a court there after 8 am and the lights shut off in the evening, so you can't play after the high school tennis teams practice). Having dedicated courts and a place our community can play builds community and gives us the amenities other newer and more planned communities have built-in. By taking this away, we lose the area we hold community events, and fundraisers for the local schools and athletic organizations, and we lose a place to play tennis and pickleball, one of the fastest growing sports and something people look for when choosing to buy.

3. With rising property taxes and other recent governmental decisions causing people to relocate (and take their tax and business dollars out of state), and more and more people investing in property here and not living in it (and thus not investing in the community) please do not take away the one thing so many of us are in this neighborhood for - the community and recreational outlet we get from playing tennis and pickleball at the club. There is nowhere else within a reasonable drive, and it will make so many of us reconsider where and how we want to live out the rest of our lives and if remaining in this area is worth it.

Diana Tyson
714-742-2535
45 year resident of Cowan/ Lemon Heights

Fwd: Opposition to Development at Tustin Hills Racquet Club

Dick Dutrisac <dickdutrisac@gmail.com>

Mon 5/8/2023 5:05 PM

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

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

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

Subject: Opposition to Development at Tustin Hills

Dear Mr. Canning,

I am opposed to the redevelopment of the Tustin Hills Racquet Club.

This is the wrong development for this location.

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Dick and Joanie Dutrisac
11 Carriage Lane
Santa Ana, Ca. 92705

Opposition to Tustin Hills Racquet Club Redevelopment

Drew Hibbert <drewhibbert@me.com>

Mon 5/8/2023 4:43 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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,

Drew Hibbert
The Hibbert Family
12501 Bubbling Well Road

Opposition to Tustin Hills Racquet Club Redevelopment

dreyer@cox.net <dreyer@cox.net>

Mon 5/8/2023 1:34 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 ~

I am in support of more housing to help low income fellow Californians. I fail to understand how condos with starting prices of \$1,500,000.00 can help this growing portion of our population in need. What I see is an opportunistic, greedy developer that is trying to capitalize on an underserved portion of California's population.

Kind regards ~

Greg Dreyer

2291 Pavillion Drive

Santa Ana, CA

Opposition to Tustin Hills Racquet Club Redevelopment

Elena Chung <elenachung@cox.net>

Mon 5/8/2023 5:00 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. I respectfully state my objection to redeveloping the racquet club based on fire safety issues for our community. Please reconsider developing this building into 37 houses. Thank you.

Sincerely,
Elena Chung

11872 Simon Ranch Rd. 92705

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

Elise Ozawa <elise.ozawa@gmail.com>

Mon 5/8/2023 4:58 PM

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

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

Opposition to Tustin Hills Racquet Club Redevelopment

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,
Elise Ozawa

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

Emily Frye <fryesocal@mac.com>

Mon 5/8/2023 3:09 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,

I am opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based of the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Emily Frye

1382 La Colina Drive, North Tustin

Strong Opposition to Development at Tustin Hills Racquet Club

Emma Phillips <ejp@uniquepartners.com>

Mon 5/8/2023 2:04 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 am opposed to the redevelopment of the Tustin Hills Racquet Club.

This is the wrong development for this location.

This THRC's zoning should not be changed because it will be detrimental to the community based of the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Emma Phillips

1521 Weymount Pl. Santa Ana, CA 92705

Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR

Holt, Erica <holt86@marshall.edu>

Mon 5/8/2023 3:25 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.

Mr. Canning:

The purpose of this email is to memorialize my opposition to the proposed project. My opposition is based, but not limited to the following:

FIRE & LIFE SAFETY

Club is situated less than ½ mile downwind from “Very High Fire Risk Zone”

- FEIR ignores obvious Evacuation Hazards, important with more red flag days than in years past.
- **ONE** community exit at Simon Ranch & Browning for entire neighborhood of 103 homes and 37 new homes (adding almost 40% more homes!) – potentially trapping residents in event of fire or earthquake if blocked.
- Longstanding concern about emergency evacuation in area, plus recent experiences with road congestions during evacuations.
- **No secondary exit.** Ability to escape on foot through Club walkway would be gone, impacting residents who might need to exit through walkway from Racquet Hill side too.

TRAFFIC

- Neighborhood is characterized by narrow, windy, hilly streets with no sidewalks, street lights or crosswalks. Even if roads are adequate today, will they be safe after adding so many cars, pedestrians, and more Amazon delivery trucks.
- Residents living on or near "feeder" streets will be greatly impacted by increased traffic (i.e. La Colina, Browning, Ranchwood, SE Skyline, Red Hill)
- The report suggests the Project would **reduce** traffic based on two studies that had design and methodology problems (study in Appendix K).

LOSS OF RECREATION & OPEN SPACE:

FEIR claims that because the club is private, destroying the club would have no impact.

- 80% of THRC tennis clinic use is by non-members. Summer swim memberships, tennis clinics for both children and adults, kids summer tennis camps, swim lessons, pickle ball play **are all filled with non-members!**
- Facilities used by local schools, sports teams, plus numerous events for over 60 years. FEIR fails to acknowledge this site is *the* last remaining site in North Tustin zoned for recreation / open space nor evaluates such loss on the community.
- Offers to buy were made to the previous owner to keep and improve club. They were rejected.
- Developer is required to pay a fee to the County for parkland / open space to be created somewhere within the County – while he is actually destroying park land / open space. How does this make sense?

SERIOUS INCOMPATIBILITY WITH SURROUNDING AREA:

- Project would create an island of high-density smaller homes surrounded by an established residential community of true single family homes on larger lots with 100% conformity.

SITE DESIGN ISSUES:

- Driveway entrance to development is narrow, on a slope with limited visibility. How will adding a gate affect the safety in this area for vehicles and pedestrians alike?
- Queuing car traffic at gate into private development would block traffic at the Pavillion Intersection which would be extremely dangerous. Adding this new hazard for established community residents is one of the many NEGATIVE impacts for the community.
- The staff report referenced a 15 foot retaining wall. Residents abutting project would be looking at a freeway sound wall! And loss of privacy for all homes around – Is that fair?
- Gating the community on both sides divides the neighborhood around club and creates additional life safety risk that is not currently present.
- There isn't enough parking. Constant overflow parking on side streets would be another dangerous pedestrian safety hazard.

COMMUNITY OUTREACH MISLEADING:

- The report states that Applicant satisfied its community outreach requirements (Sect. 2.3.7)
- Applicant held one community meeting in May 2018 AFTER community learned of potential Project, and provided no concrete information on intended plans.
- No promised focus groups were held and no real outreach has ever occurred with immediate neighbors.
- FACT - over 1,000 residents signed a petition against rezoning and still oppose it.
- **The North Tustin Advisory Council (NTAC) voted 7-0 against** - the Applicant was notified at meeting

Thank you.

Get [Outlook for iOS](#)

Tustin Hills Racquet Club - I OPPOSE the proposed change to condos

Erin Bevan <eequint@gmail.com>

Mon 5/8/2023 2:50 PM

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

Cc: Bevan, Joe <Joe.Bevan@am.jll.com>

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

Hello,

First of all, thank you so very much for taking the time to read my email (as well as many other concerned citizens emails).

It is with great sincerity that I completely OPPOSE the builders plan to build 37 townhomes on the Tustin Hills Racquet Club site. Please see the following reasons I oppose this.

1. The land that the Tustin Hills Racquet Club is on is zoned as agricultural land. To build condos on this property this would require the zoning be changed. It was designated as agricultural long ago to preserve the unique and beautiful nature of our amazing community. Changing the zoning would be an insult to those that have worked so hard to maintain the integrity of this special part of Orange County.
2. I live at 12131 Country Lane, Santa Ana, CA 92705. My street comes off of SE Skyline and is near Red Hill Avenue. The increase in traffic that would be seen on SE Skyline due to these condominiums would be significant. There are many walkers and joggers that walk along these streets at all times of day and an increase in traffic would ruin the serenity and the nature of our community.
3. I walk from my house nearly everyday somewhere in our community. An increase in traffic due to the condominiums would be unsafe and would negatively affect the peace we experience in this part of Orange County.
4. We have very few parks / recreational spaces near us. Taking this away from us would cause a decline in well being and mental health. We already live in such a busy county. If anything we need MORE recreational space. How can one vote with a good conscience to get rid of recreational space in an already over crowded county?
5. My husband and I were 'Summer Members' at this club for several summers in a row while our children were small. We did not have a pool so we used the summer membership to teach our kids to swim (rather than going to expensive weekly lessons at a private company). We would go to the club each day after he arrived home from work. We would give them a short swim lesson daily and then I would watch them in the pool while he cooked dinner on the BBQ that we could use. Please do not take this special place away from so many families who live in and value this community.
6. Clearly the builder who purchased this property always had the intention of changing the zoning so he could build 37 condos on this precious land. This indicates his desire to only be concerned about making money. Greediness in North Tustin is not a value we support, especially at the cost of those who live here.
7. I urge you to come and take a walk around the community where this builder is proposing 37 condos. Call me, I will take you on a walk. You will clearly see that 37 condos do not fit into this community that was developed so long ago. We are not a master planned community like Irvine or even the newer parts of Tustin. Most of the homes in our neighborhood were built by individual owners after they purchased a plot of land.

I urge you to OPPOSE changing the zoning of the Racquet Club and to preserve the integrity of this unique place in Orange County. Please protect us and this precious place to raise a family.

Thank you for your time,

5/8/23, 7:29 PM

Tustin Hills Racquet Club - I OPPOSE the proposed change to condos - Canning, Kevin - Outlook

Erin Bevan

714-675-2777

Sent from [Mail](#) for Windows

Opposition to Tustin Hills Racquet Club Redevelopment/Re-zoning

Evan Foster <evanfoster@gmail.com>

Mon 5/8/2023 12:51 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,
DO NOT RE-ZONE Tustin Hills Racquet Club.

Our family of four uses this racket club twice a week for Jr. Tennis and once a week for swim practice. The enrichment this club provides to my young family is one of the reasons Tustin is our home.

Just 6 months ago, Tustin was recognized as the best city to live in California and 12th in the nation. Noting the "opportunities for the outdoor enthusiasts" among other reasons by Fortune magazine. By rezoning, and effectively removing this facility, you take away a significant reason Tustin is nationally recognized. Removing this special piece of our community and city, erodes the charm Tustin uniquely offers.

DONT RE-ZONE

We love the Racket Club and plan to be members for many years.

Respectfully,
Evan Foster
ZIP - 92780

Tustin Racquet club

Evan Tomer <evantomer@gmail.com>

Mon 5/8/2023 5:42 PM

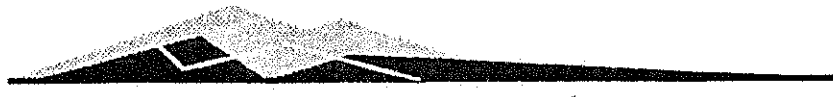
To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>;kirkwatilo@gmail.com <kirkwatilo@gmail.com>

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

Please consider the neighborhood, community and children of Tustin who value this club very much. My family and I are members and want our generations to enjoy this part of Tustin. There are plenty of areas in Southern California ready for development that do not impact the hundreds and even thousands of families.

Thank you for your consideration

-Evan Tomer
(918)519-8899



FOOTHILL COMMUNITIES ASSOCIATION
Serving the Entire Unincorporated North Tustin Area
Post Office Box 261 • Tustin, California 92781

May 9, 2023

OC Public Works HQ
Planning Commission
601 North Ross Street
Santa Ana, CA 92701

Re: Planning Application No. PA-18-0034

Dear Planning Commissioner:

Foothill Communities Association (FCA) serves over 7,000 homeowners. FCA has led the opposition to the proposed redevelopment of the Tustin Hills Racquet Club (THRC). The proposed development seeks to demolish THRC, a highly used recreational facility, which has been an integral part of Santa Ana/Tustin Communities for over 50 years and replace it by dangerously jamming 37 non-conforming multi-unit dwellings into an area that is limited to a lone access/egress point measuring 30 feet.

The proposed development has been hotly contested since its inception due to the out of area developer's dismissive attitude towards the community and its misplaced arrogance that the law is on its side.

The purpose of this letter is to distill the myriad of inaccuracies, deficiencies, and inconsistencies with the Staff Report and the EIR into six (6) opposition tenets; these tenets will allow you to reject this project at the upcoming May 10, 2023 Planning Commission hearing, which are as follows:

1. Errors in conclusions relating to zoning and misuse of SB 330;
2. Significant fire issues, including proximity of fire zones;
3. Significant traffic safety concerns;
4. Significant threat of the release of Asbestos Containing Materials;
5. Failure by the Applicant to fulfill his community outreach obligations; and
6. Application of the binding land use covenant affecting the project.

We thank you in advance for your consideration.

Very truly yours,



David C. Holt

DCH:zt

LEGAL ARGUMENTS RE: ZONING

The Foothill Communities Association ("FCA") asks the Planning Commission to vote "NO" on each of the pending action items relating to the Ranch Development Project.

1. County Staff erred in finding Project Zoning is inconsistent with its General Plan Designation without policy direction by the Board of Supervisors, after a public hearing. The OC Zoning Code contains six residential districts, with different densities, *each of which* is consistent with the S-R "Suburban Residential" under the General Plan. Also, Section 7-9-30.1(a) of the Zoning Ordinance specifically states "it is intended that [the A-1 "General Agricultural District"] may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future. In other words, the Orange County Board of Supervisors already decided A-1 Zoning is *consistent* with the S-R designation when it replaced the earlier E-1 Zoning.
2. County Staff erred in applying the highest possible residential densities to the Project without policy direction by the Board of Supervisors, after a public hearing. The OC General Plan *objectively* requires consistency and compatibility with surrounding development, which is not achieved by ignoring the multiple appropriate zoning categories available to the County under the broad S-R designation in the General Plan. State law does not assume the highest possible density under a General Plan is mandated when it is inconsistent with the General Plan itself.
3. Under Government Code Section 66411.7, four primary residential units plus at least 8 ADUS are allowed on the Project site, or 12 units, which exceeds the .5-acre density under the SR Category.
4. County Staff erred in finding SB 330 automatically rezoned the Project site from A1 to medium or high density residential without a public hearing as required by the Government Code and the due process provisions of the Constitution. There was literally no notice to the North Tustin community that the County intended to allow new construction at more than three times the density of the surrounding community and multiple times that contemplated by the General Plan and Zoning.
5. County Staff failed to protect North Tustin's interest in preserving access to private recreational facilities as required under *Ehrlich v. City of Culver City* (1996) 12 Cal. 4th 854. The Tustin Hills Racquet Club more than covers its expenses and its value as a recreational facility has increased since its last purchase, eliminating any constitutional takings issues. Staff violated CEQA by recommending loss of a major private recreation facility without any mitigation whatsoever.
6. The FCA raised these policy issues with County Staff immediately after issuance of the Notice of Preparation. The FCA requested an urgent hearing before the Board of Supervisors to ensure an opportunity for the public to weigh in on the consistency and rezoning issues. County Counsel advised that the first opportunity to challenge Staff's interpretation of SB 330 would be at a hearing before the Planning Commission after release of the Final EIR.
7. The FCA literally cannot tell whether the County has replied to its comments because the Responses-to-Comments simply reprint the vast majority of the comments without identifying any specific responses.

FIRE LIFE AND SAFETY

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.

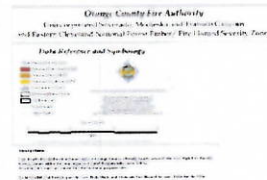
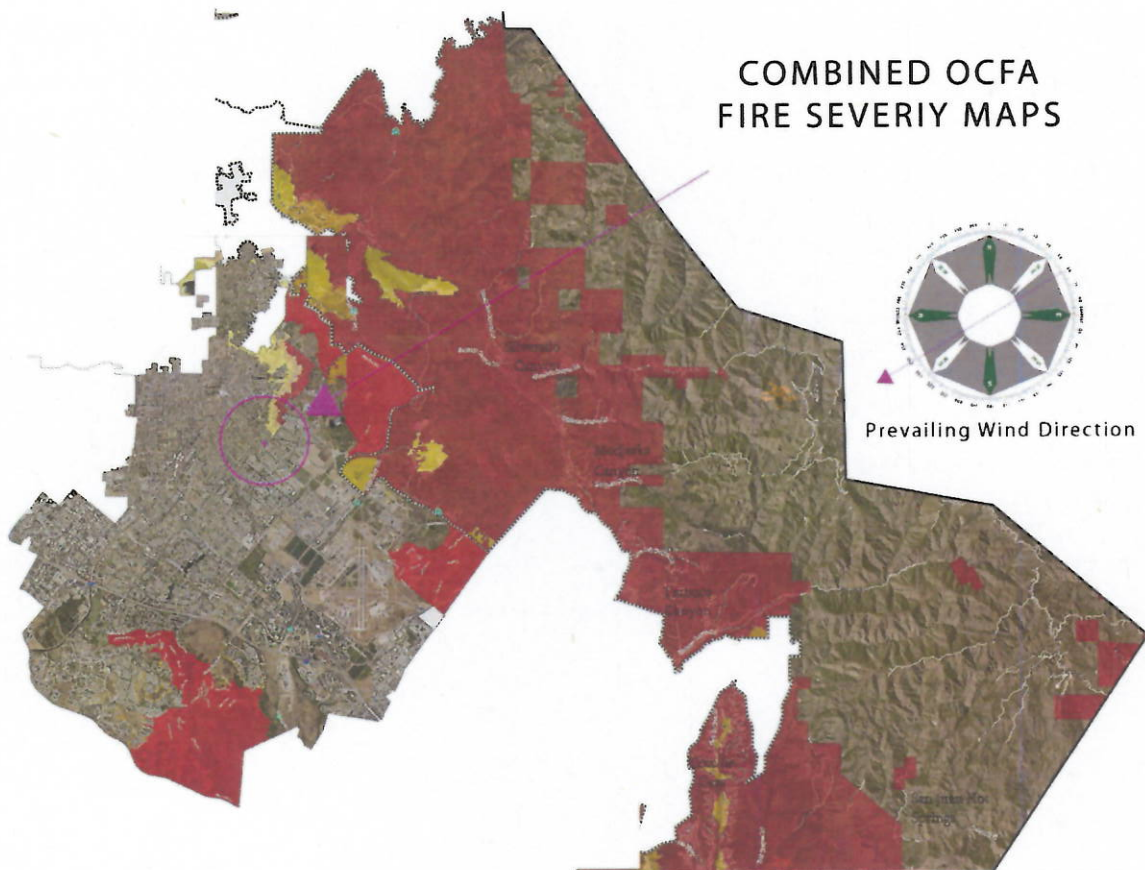
The letter is broken into five sections: (1) Fire hazard Severity Zone Discussion, (2) OCFA B-01 fire master plan Section 2.2.1, (3) Lot Size Discussion, (4) OCFA B-01 fire master plan Section 2.9, and (5) Defensible Space. Please review the analysis and discussion in the body of this letter as well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



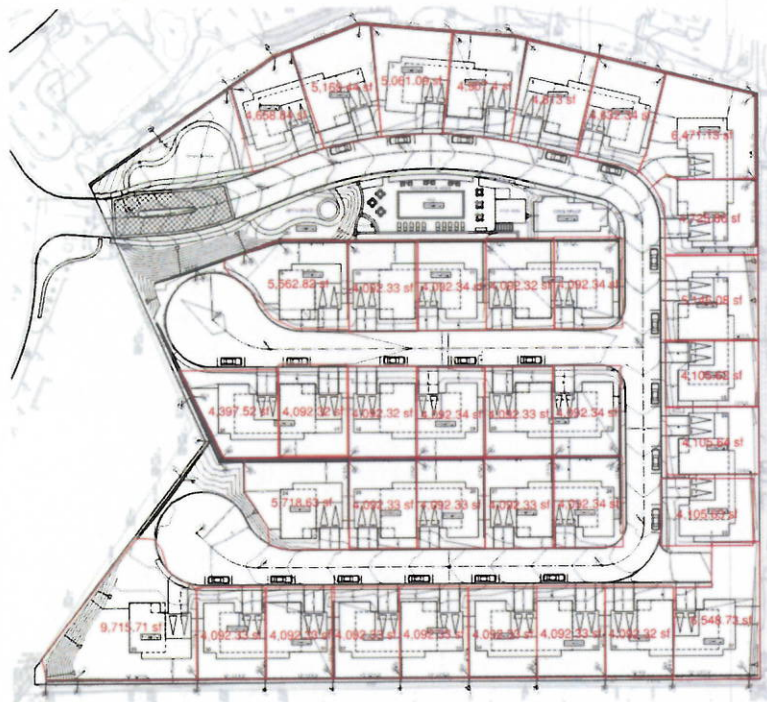
Lot Size Discussion

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

OCCA 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
- University of California, Los Angeles. (n.d.). Santa Ana Winds. Retrieved from <https://www.ioes.ucla.edu/project/santa-ana-winds/>

TRAFFIC AND SAFETY

May 8, 2023

Dear Mr. Kirk,

The purpose of this communication is to highlight several traffic safety related omissions, inconsistencies, inadequacies, and questionable conclusions in the Ranch Hills PD EIR.

Professional background: My industrial and mechanical engineering education was at Cal Poly San Luis Obispo, and I have worked as a logistics/supply chain engineer and operations executive for over 30 years. One component of my experience was managing guest transportation, parking, security, and emergency services at the Disneyland Resort supporting 25M guests.

I am a 22-year resident of Red Hill Ridge and live close to the racquet club.

The following are my comments and conclusions regarding the traffic portion of the EIR, which are in alignment with several other local engineers and residents who use the Project area roads daily.

- The roads adjacent to the Project site have numerous non-standard features that result in safety risks well beyond that of typical neighborhoods.
- The final EIR included a response to community traffic concerns, but it did not effectively address the dynamics or safety concerns within the letters, nor was it supported by analysis. The safety risks are significant, which include a multitude of blind spots from natural geography (steep hills and winding corners), asymmetrical intersections, pedestrians, vegetation, fences, blinding sunlight on inclined East-West streets, and street parking, none of which are mentioned in the EIR reports.
- Two intersections within Red Hill Ridge are of primary concern, they are at the end points of Simon Ranch Road (one is just 100 feet from the Project entrance). The EIR stated no reported accidents within the Project impact area. However, two accidents occurred as recently as 2022 at these intersections (1 with injury, both with property damage).
- The EIR traffic study only evaluated primary intersection volume impacts 0.8 miles or more from the Project. It excluded the Tustin Memorial Academy Elementary bottleneck (1.0 mile).
- The EIR traffic study did not assess the likely peak versus average traffic changes within the neighborhood. The racquet club traffic typically peaks during non-commuting hours, while residential traffic peaks during commuting hours. As a result, material traffic growth during peak hours is likely.
- The EIR uses a multi-tenant/apartment traffic classification that is inconsistent with the proposed housing. Delivery and service vehicles activity were not mentioned. These shortcomings impact the EIR's traffic volume results and conclusions.
- Roadway pedestrian traffic will likely increase 30-40% with the new residents (no sidewalks), and much of that will occur during peak traffic hours at the high-risk areas. Racquet club visitors do not walk the neighborhood streets.
- Because of the Project's entrance gate, vehicles could back up onto Pavillion in a blind spot just downhill of the intersection just 100 feet away which is a safety concern.
- There looks to be insufficient Project parking for pool and park visitors and oversized vehicles. Overflow parking could spill onto neighboring streets outside the entrance impacting safety.

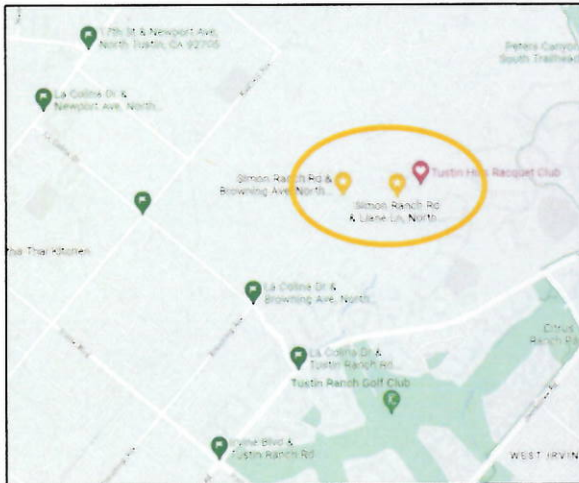
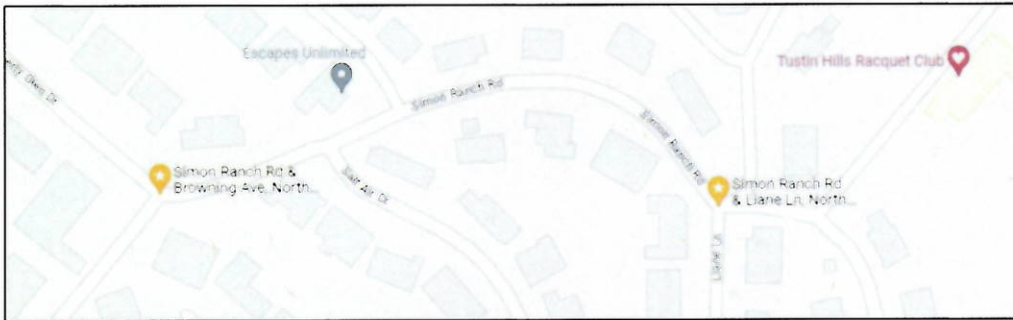
- Several parking spaces within the site plan block or restrict emergency vehicle mobility, which could block or delay emergency response.
- The closure of the pedestrian/bicycle path through the Project would result in residents being subjected to walking an incremental 2.0 miles on higher risk streets with no sidewalks, as well as the loss of a secondary emergency walk egress for the two adjoining neighborhoods.
- Project entry road is just 30 feet wide.
- Project construction would bring significant disruptive traffic and parking.
- **All the above factors would have a net negative impact on neighborhood safety.**

In conclusion, I respectfully request the County more comprehensively evaluate the safety concerns identified in this letter and initiate a final EIR site plan review with OCFD to address the traffic notes in their draft EIR "conditional" status letter from June 2022.

Regards,

Steven Dahl

Reference maps and photos (neighbor intersections tagged in yellow, EIR traffic survey points tagged in green, Simon Ranch/Valhalla accident, Pavillion blind spot photos)



ENVIRONMENTAL - ASBESTOS

Opposition to Tustin Hills Racket Club Redevelopment

Max Reyhani, PE

2231 Liane Lane, Santa Ana

5/8/23

I am strongly opposed to the redevelopment of the Tustin Hills Racket Club due to the potentially serious threat of release of Asbestos Containing Materials (ACM) during demolition. Neither the EIR, nor any of the supporting documents, nor the County staff report acknowledges the possibility of Asbestos within the 80,000 SF of tennis courts planned for demolition. Numerous environmental cases in the US have revealed the use of Asbestos in the construction of tennis courts prior to 1979. These tennis courts were built around 1959¹.

Asbestos has been classified as a human carcinogen (a substance that causes cancer) by the U.S. Department of Health and Human Services and the U.S. Environmental protection Agency². Once airborne, these fibers can be inhaled and trapped in the lungs. Breathing Asbestos can cause respiratory diseases including mesothelioma (a cancer of the membranes that line the lung, chest, heart and abdomen), and cancers of the lung, larynx, and ovary³. It can be released into the air during demolition and crushing activities of the kind described in the EIR project description.

According to the Governor's Office of Planning and Research, "*CEQA requires public agencies to 'look before they leap' and consider the environmental consequences of their discretionary actions. CEQA is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.*"⁴ The omission of any information related to the possible presence asbestos within the 80,000 square feet of tennis courts to be demolished and crushed onsite at scale with heavy equipment suggests that the project proponent, their environmental consultants, City staff and the public are unaware and uninformed of the severe potential health risks to workers, the general public and the community.

The CEQA/EIR findings, which are reiterated in the Staff Report, that *the Project EIR concludes that the Project has no significant effect on the environment* is not substantiated by the facts, as described above. Therefore, the project should not be approved as contemplated.

Max Reyhani, P.E., is a California Registered Civil Engineer (RCE), Founder and Principal Engineer at Terra Pacific Group, a Civil and Environmental Engineering Firm. He has authored or peer-reviewed hundreds of CEQA documents and provides expert testimony on environmental matters in cases involving potential threats to human health and the environment.

¹ Geocon, April 2017. Phase 1 Environmental Site Assessment, Appendix C, The EDRS Aerial Photo Decade Package, 1963 Aerial Photograph.

² <https://www.epa.gov/sites/default/files/2016-10/documents/asbestos.pdf>

³ <https://www.dhhs.nh.gov/sites/g/files/ehbemt476/files/documents/2021-11/holu-asbestos.pdf>

⁴ [CEQA: The California Environmental Quality Act - Office of Planning and Research](https://opr.ca.gov/ceqa/)
<https://opr.ca.gov/ceqa/>

COMMUNITY OUTREACH

Jon Sullivan

From: Jon Sullivan
Sent: Monday, May 01, 2023 11:54 AM
To: justin.kirk@ocpw.ocgov.com
Cc: Kirk Watilo
Subject: PA180034

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

COVENANT RUNNING WITH THE LAND

David Holt

From: David Holt
Sent: Friday, May 5, 2023 5:21 PM
To: justin.kirk@ocpw.ocgov.com; Kevin.Canning@ocpw.ocgov.com
Subject: PA180034

Gentlemen:

The purpose of this communication is to express my concern with the Staff Report for PA180034 ("Report") as it relates to the application of the recorded Covenant Running with the Land ("Covenant") and the Report's conclusory opinion (without any legal analysis) that the project site, the Tustin Hills Racquet Club ("Project") *would not* violate the Covenant.

1. It is undisputed that:

- Tract #3883 consists of 118 property owners (or "Community owners");
- Each Community owner has a detached single-family dwelling with a mandated minimum lot size of 20,000 square feet or 1/2 acre pursuant to Declarations of Restrictions as recorded on August 22, 1962, in Book 6222, page 500 (which sets forth, among other things, a minimum lot size requirement of 20,000 square feet and restricts uses to one, detached single-family dwelling unit per lot); and
- The only access to the Project is through Tract #3883; therefore, there is no significance that the Project is not contained within Tract #3883.

2. The Report is correct that the Covenant:

- Is a valid private property contract between two parties, with the two parties being the Project owner (or the Applicant) and the 118 property owners of Tract 3883;
- Was executed by the parties on August 23, 1974;
- Was signed by each party before a notary;
- Restricts the Project's land to be used as a commercial or non-commercial private membership tennis club, "and in the event that the use shall be other than that of a commercial or non-commercial private membership, such other use shall conform to the uses permitted in tract #3883";
- Is not binding on the county since the county is not a party to the Covenant; and
- Cannot be enforced by the County.

3. The Report is incorrect that:

- The alternative uses contemplated under the Covenant would be inclusive of the Project's design and density since that is incongruent with each Community owner's requirement of having a single family detached home on a minimum lot size of 20,000'; and
- The Community's zone designation (E4-20,000) permits planned developments (such as the design and density of the Project) subject to the approval of a Use Permit by the Planning Commission.

4. The Report distorts the enforceability of the Covenant by indicating the Board of Supervisors did not approve the Covenant when it approved the zone change on August 7, 1974; the Covenant is a binding contract, unless a court of competent jurisdiction says different.
5. Although the Covenant has not been tested in court, the Covenant was successfully used by the Community to defeat the County's adoption of Negative Declaration (PA 000140), which related to the then Property owner's application to install a cell tower in a joint venture with Sprint in 2001.
6. The County may be liable for, among other things, interference of contract (i.e. Covenant).

Thank you.

David C. Holt, Esq.
The Holt Law Firm
1432 Edinger Avenue, Ste. 130
Tustin, CA 92780

(714) 730-3999 Main
(714) 665-3991 Facsimile

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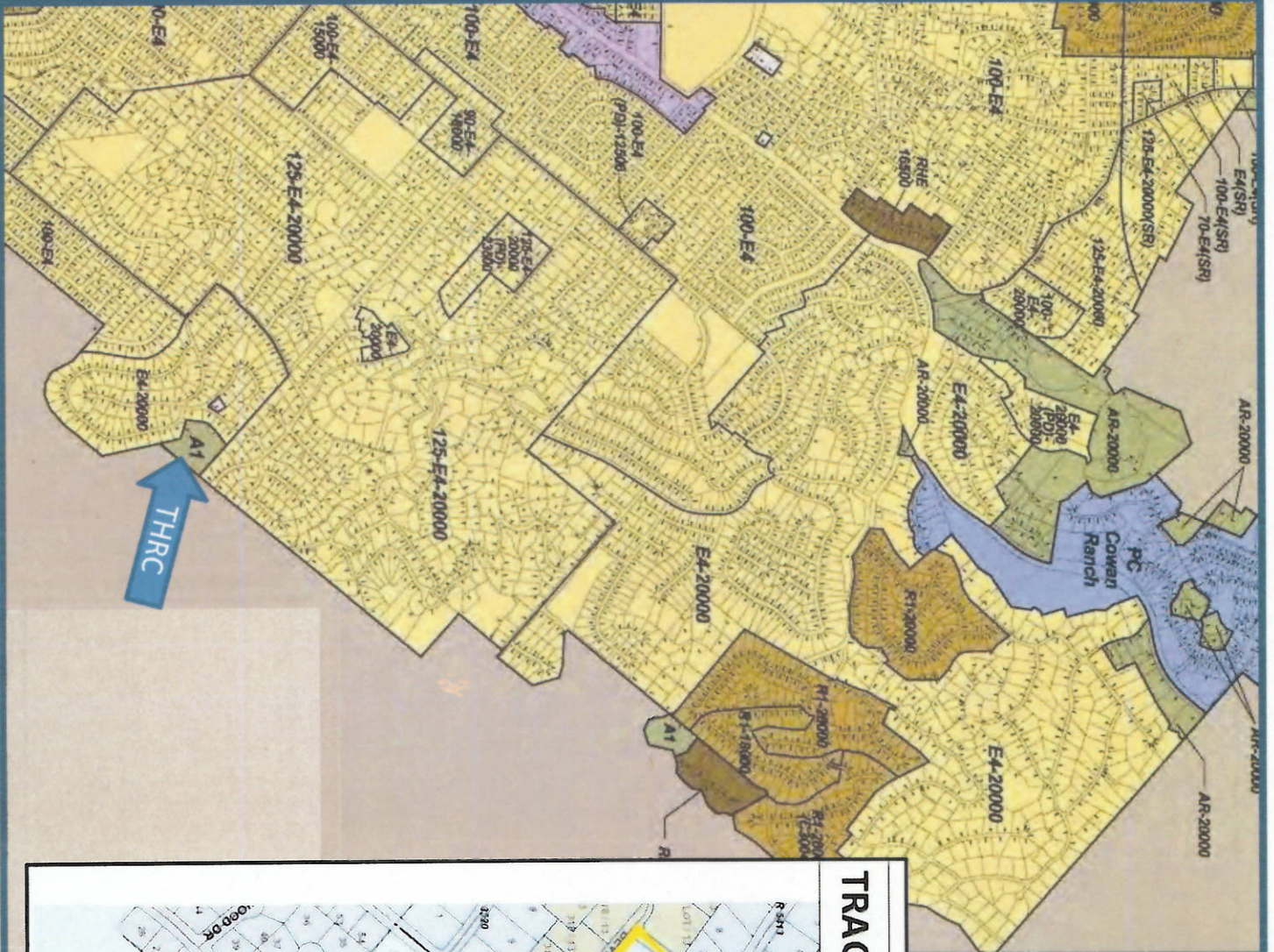
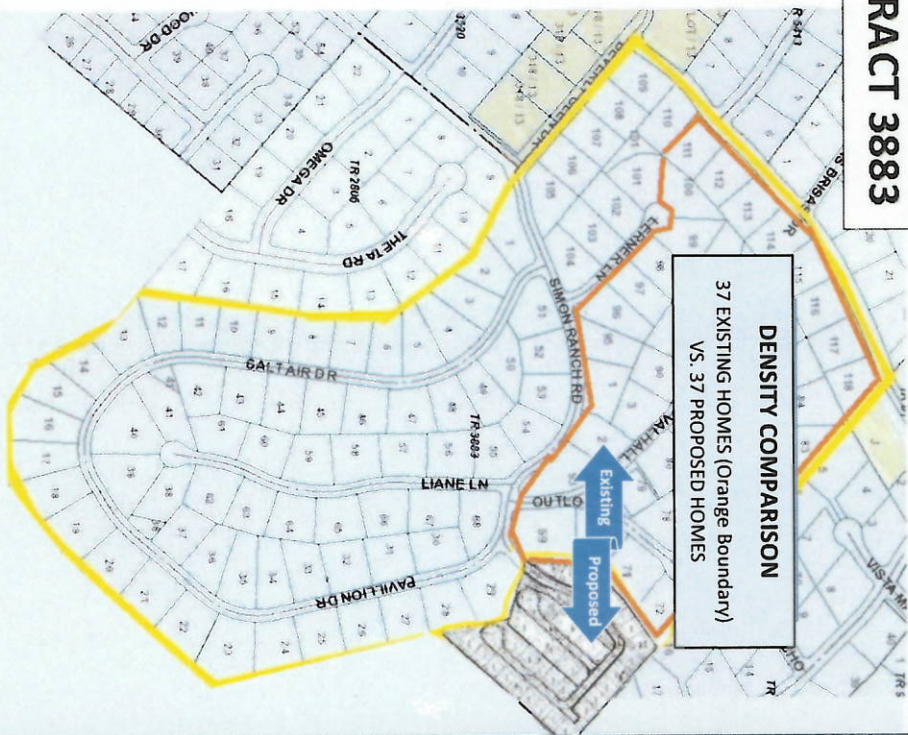
DENSITY COMPARISON

NORTH TUSTIN ZONING / LAND USES

TRACT 3883

DENSITY COMPARISON

37 EXISTING HOMES (Orange Boundary)
VS. 37 PROPOSED HOMES



Re: Opposition for Development

G Kim <kimjinaj@yahoo.com>

Mon 5/8/2023 1:21 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 North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Gina Kim

Hunting Horn Drive Resident

Canning, Kevin

From: Glen Casanova <gcasanova.cobia@gmail.com>
Sent: Monday, May 8, 2023 8:39 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Development

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

As an area resident I strongly oppose the proposed rezoning. While rezoning is often needed to foster development, normal economic growth and community needs, this proposed rezoning is in direct conflict with the immediate surrounding area. It does not foster any community growth benefits.

Please vote against the proposed rezoning.

Glen Casanova

Opposition to the Development of the Tustin Racquet Hill Club

Glen Piper <gpiper@peacockpiper.com>

Mon 5/8/2023 1:35 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,

Please be advised that I strongly oppose any zoning changes to and redevelopment of the Tustin Hills Racquet Club property located at 11782 Simon Ranch Road, Santa Ana, CA 92705 (hereinafter "THRC"). This zoning has been in place since before the Racquet Club was built in 1958 and changing the zoning will be catastrophic to the North Tustin community and detrimental to Orange County residents as a whole.

My family and I live on Racquet Hill adjacent to the THRC property. We purchased our home in North Tustin approximately nine years ago because of the larger lot sizes, quiet neighborhood and because the area was already built out. This area had already been significantly developed when the narrow Racquet Hill streets were completed in 1976. We moved from Irvine to North Tustin because of North Tustin's unique character and environment of less dense housing. Moreover, we specifically purchased our home on Racquet Hill, adjacent to the Racquet Club, because of the open space and recreational opportunities it provides, such as tennis, pickleball, swimming and walking.

When purchasing our home, we relied upon the County of Orange's zoning of the THRC as agricultural/recreational. We never imagined the THRC would be, or could be, rezoned and redeveloped. North Tustin is not a planned community with a master plan and CCR's to

govern property uses and provide for important things like open space, parks, pools and recreational facilities, rather we only have the County's zoning to rely upon and we only have THRC to provide these types of facilities to the community. Much like my family, many other community members and residents of Orange County utilize the THRC for much needed recreation and as a community gathering place.

THRC serves the Orange County community at large by hosting tennis matches for residents from all over the County, camps for children, swimming lessons and family pool memberships. The banquet facility also provides an affordable alternative to other Orange County venues which are either too large or too expensive for weddings, Bar Mitzvahs / Bat Mitzvahs, Quinceaneras, school events and other functions, such as church services, funerals, school and sports team fundraisers and community gatherings. These events allow residents of the County to get exercise and gather in other ways and to become friends, neighbors and a community. It is estimated that over 80% of the Club's users are non-members. Local schools use the facility for tennis practice and fundraisers as well.

The Developer, Ranch Hills Partners, LP's partners, principals and employees (hereinafter the "Developer") are not citizens of North Tustin and do not have a vested interest in our community except to maximize its profits by squeezing in as many homes as possible on the THRC property. The Developer claimed he was interested in getting the community's input and feedback into potential uses of the property for the benefit of the community, including keeping it as a racquet club. However, this was nothing but lip service and lies. The Developer has never conducted any outreach to the community because he never had any intention of doing anything, but buying THRC at a discounted price (because of its zoning) and working to build million dollar condos, which are inconsistent with the

property's zoning and inconsistent with the surrounding area. This is not a suitable location for the proposed development and once this asset is gone it cannot, and never will be, replaced. The THRC property is zoned for agricultural/recreational uses and the owner of the Club was aware of this when he purchased it. The zoning must not be changed without substantial justification and maximizing profits for a small group of out of town Developers, to the detriment of the neighbors and community as a whole, is not a substantial justification that warrants this significant change in use.

I also have significant concerns regarding the significant environmental impacts of the proposed change from a recreational open space to high density housing that I do not believe are adequately addressed by the EIR.

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. The construction and high density housing raise safety concerns for the children and adults in the area that ride bikes, walk and play. The increased traffic on the windy narrow roads leading to the single narrow access point for the proposed development raise major safety concerns for all residents. This area was not designed to handle the significant increase in traffic that will be created by the large number of residents and cars this development proposes to add.

Additionally the proposed Development will limit pedestrian access between neighborhoods because it will eliminate the pedestrian pathway between Racquet Hill and Simon Ranch. This will cut one portion of the neighborhood off from the other and require people to drive between the two areas. It will also eliminate very popular walking routes which currently allow the area residents to walk a

loop and spread pedestrian traffic throughout the surrounding area rather than concentrating walkers on the same streets. The proposed Development will create a situation where there is only one way in and one way out for pedestrians. This also creates a safety concern for emergency evacuations because it will eliminate another potential pedestrian evacuation route. The Development will eliminate a popular walking path which provides access for residents to walk and bike through this area of North Tustin.

This proposed development will also have a detrimental impact on the surrounding wildlife. Although the THRC property is “developed,” it was built over 60 years ago and has remained substantially the same ever since. THRC provides a habitat for wildlife, including bob cats, coyotes, hawks, owls, bats and wild parrots which nest in its trees and use the THRC as hunting grounds and as a wildlife corridor. This is to name just the wildlife I have personally observed and which has become more prevalent with time. 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 and we believe will have a more significant impact on local wildlife than is outlined by the EIR.

I am also concerned about the significant impacts on fire, life and safety this development will put on the North Tustin area, such as the following:

- a. As an adjacent home owner I am keenly concerned about the health effects and dangers created by the proposed demolition of THRC and construction of the condos. This includes not only the release of dust and unknown chemicals (including asbestos exposure) from the demolition of the THRC buildings and courts, but also the impacts from noise, vibration and pollution from the

three years of construction that is contemplated by building the 37 condos.

- b. Increased demand for police and fire services. There are also serious fire safety concerns. 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.
- c. Increased pedestrian and vehicular traffic at all hours create safety hazards and concerns for both drivers and pedestrians since the surrounding streets have no sidewalks and little lighting.
- d. The Development will increase congestion and reduce possible evacuation routes, when evacuation of the area is necessary in times of wildfires (which has occurred) and earthquakes.
- e. Increased greenhouse gas emissions from construction and increased traffic.

In summary, the THRC property should not be rezoned and redeveloped. This will destroy a valuable community asset and it will change the special nature of North Tustin. Additionally this project raises serious life and safety concerns.

Respectfully submitted,

Glen Piper
2182 Racquet Hill
Santa Ana, CA 92705



Glen Piper | 100 West Broadway Suite 610, Long Beach, CA 90802 | gpiper@peacockpiper.com | Phone: [+1 \(562\) 320-8885](tel:+15623208885) | web: www.peacockpiper.com

Save the racquet club

glotomer@icloud.com <glotomer@icloud.com>

Mon 5/8/2023 6:03 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.

It would be one more travesty of over development to take away this lovely outdoor, family friendly, gathering place for health and wellness!

Please keep the racquet club as is!!!!

Blessings to all

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

goldiloks@cox.net <goldiloks@cox.net>

Mon 5/8/2023 3:12 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 Sirs,

I am a North Tustin resident in opposition of the redevelopment of the Tustin Hills Racquet Club.

Please preserve this space for community use, not for another largescale housing development

that will increase traffic to the area.

We enjoy the space as it is now, and as it has been for decades, for recreational use only.

Thank you,

Marianne Boyd
2122 La Cuesta Drive
North Tustin, Ca.92705

Opposition to Tustin Hills Racket Club Redevelopment

Jadyn K <jadynreese@gmail.com>

Mon 5/8/2023 4:08 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 Orange County Planning Commissioners,

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. I opposed the increased traffic, the development of "pricey" condominiums under the guise of affordable housing, and the taking away of a community resource for recreation. It will have a negative impact on all the children & adults who use the club for tennis and swim lessons, as well the growing sport of pickleball.

The proposed compact development does not fit the surrounding neighborhood and environment and will negatively impact property values in the community. Please say no to the rezoning.

Sincerely,

Jadyn Reese

2502 Stutsman Dr, Tustin, CA 92782

Opposition to Tustin Hills Racquet Club Redevelopment/Re-zoning

James Foster <jimfoster949@gmail.com>

Mon 5/8/2023 5:14 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 Whom it May concern,

My son, Evan Foster and his family, reside in Tustin.
They love their home and city of choice.

They expressed to me this morning their fears that the City of Tustin is planning on allowing the Tustin Hills Racquet Club to be torn down and be replaced with housing units.

There are few places in Orange County, nay So Cal, that offer such a nice friendly, safe family environment like Tustin and the Tustin Hills Racquet Club.
The facility is workable and affordable for many families with small children who are honing their athletic skills as well as many adults who enjoy the Club as it is.

If the Club were underutilized or in disrepair perhaps such an action may have merit; neither of these two scenarios are applicable.

Please reconsider your thoughts about this conversion.

Sincerely,

James M. Foster
Concerned Grandfather

Opposition to Tustin Hills Racquet Club Redevelopment

Jane Rice <jane.rice@hey.com>

Mon 5/8/2023 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.

Among many other issues, I remain concerned about the ability for residents of the community being able to evacuate in the event of an emergency, especially a fire. I think health and safety concerns should trump anything else.

Jane Rice

--

Sent with [HEY](#)

Opposition to Tustin Hills Racquet Club Redevelopment

Janice Halikis <halmj06@gmail.com>

Mon 5/8/2023 4:59 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 writing to express my opposition to the proposed redevelopment of the Tustin Hills Racquet club into condominiums. This would result in the elimination of the community center that the racquet club provides those of us who live locally. I am not a member of the club but have sent my son there for swim lessons and we have celebrated many events including little league fund raisers and celebrations of life for community members. Destruction of this center would damage this aspect of our community, the only local center we have.

Sincerely,

Martk Halikis

Opposition to Tustin Hills Racquet Club Redevelopment

janistysonfoster@gmail.com <janistysonfoster@gmail.com>

Mon 5/8/2023 12:50 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,

I have lived in the North Tustin area for forty-two years.

I oppose the building of condos at the current Racquet Club location.

Why should the developers be allowed to circumvent longstanding local zoning procedures as they pursue a 37-unit condominium development.

This is inconsistent with the local neighborhood ambience plus there is a long list of other reasons that I oppose this.

PLEASE do NOT approve this development.

Respectfully,

Janis Tyson Foster
John H. Foster
12421 Country Lane
North Tustin, CA 92705
714.299.0929

Opposition to Tustin Hills Racquet Club Redevelopment

Jason Haderlie <jasonhaderlie@yahoo.com>

Mon 5/8/2023 4:13 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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

My children take swim lessons there and wonderful community sports are played and enjoyed by all ages.

Do not take this away from our community!

Sincerely,
Jason Haderlie

Tustin Racquet Club

Jason Wells <jwells@charly.com>

Mon 5/8/2023 3:42 PM

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

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Jason Wells <jwells003@gmail.com>

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

To Whom it May Concern,

My name is Jason Wells. I live at 1822 Lerner Ln. Santa Ana, Ca 92705. I strongly oppose the redevelopment of the Tustin Racquet Club. Please keep it about the community and do not build more homes. We need recreation and that venue serves a great purpose in its location.

Thank you,
Jason Wells
North Tustin since 1981

Opposition to Tustin Hills Racquet Club Redevelopment

Jen Epperson <jenepperson17@gmail.com>

Mon 5/8/2023 4:11 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 opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Jen Epperson
1211 La Colina Dr
Tustin, CA 92780

Please keep racquet club open!

JESSICA GAZZANIGA <jksmain@aol.com>

Mon 5/8/2023 4:54 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.

Mr. Canning ,

I'm a resident of North Tustin and we would hate to see the racquet club be torn down. It's iconic with a tremendous amount of historical value .

I live at 12333 Cinnabar Rd, Santa Ana CA 92705.

Thank you for your consideration,

Jessica and Dave Gazzaniga

Sent from my iPhone Jessica Gazzaniga

Opposition to Tustin Hills Racquet Club Redevelopment

jbhoppe@cox.net <jbhoppe@cox.net>

Mon 5/8/2023 3:18 PM

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

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

Friendly reminder, please see email below. I am a hard NO on condos. See you on Wednesday.

From: jbhoppe@cox.net <jbhoppe@cox.net>

Sent: Tuesday, June 28, 2022 10:02 AM

To: 'kevin.canning@ocpw.ocgov.com' <kevin.canning@ocpw.ocgov.com>

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

Subject: Save the Tustin Hills Racquet Club

Importance: High

Dear Mr. Canning,

My siblings and I were raised in North Tustin in the 70s and 80s, and the Tustin Hills Racquet Club was a home away from home for us. We are now all living in Tustin, raising our kids here, and we use the Racquet Club and its amenities often. It is one of the few landmarks we have here. There is no other tennis club in our city, and taking this away would be detrimental for many.

I am writing to respond 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 live in the Racquet Hill neighborhood and walk to the Club on a daily basis. 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,

Jacqueline Hoppe
11632 Vista Mar

Opposition to Tustin Hills Racquet Club Redevelopment

Jim Allen <jim.allen.ca@gmail.com>

Mon 5/8/2023 1:33 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,

Once again, we are faced with the potential destruction of a quaint, tranquil area many call "home", an area we invested in many years ago due to the specific zoning of the North Tustin area.

We are strongly against the Tustin Hills Racquet Club Redevelopment and wish to keep the integrity of the area intact.

Jim Allen

12641 El Roy Drive

714.657.6775

jim.allen.ca@gmail.com

Opposition to Tustin Hills Racquet Club Redevelopment

Jim Balding <jim.balding@theantgroup.com>

Mon 5/8/2023 12:41 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.

9 May 2022

Mr. Kevin Canning

Contract Planner

OC Development Services/Planning

601 North Ross Street

Santa Ana, CA 92701

Mr. Canning:

I am writing to renew my objection to the proposed rezoning of the Tustin Hills Racquet Club. As an architect, I am pro-development, where it supports quality of life within the community. I believe that the private and public sectors are charged with balancing the supply and demand of the built environment. This is a serious responsibility and is not to be taken lightly. I understand and support the planner's role in designing and planning the various sanctions of our cities and towns. Without you, there would be chaos in development, and our communities would suffer greatly. I see that the County agrees with me in this and has stated that on their website:

Planning

*Ensures the **positive growth** and development of the County's unincorporated areas through the implementation of the zoning code, planned communities, local coastal plans, specific plans and General Plan. Reviews environmental documents for both private and public development projects.*

To this point, I can't understand why the County would even consider rezoning this parcel that goes against the local will of the people, the law, and common sense.

Below are a few reasons I feel the rezoning should be denied at the planning level.

Community

This club serves as a gathering point for people across Orange County and beyond. We have met people from Dana Point, San Clemente, Chino, and beyond. There are gatherings every week of one sort or another. They host tennis tournaments for kids. There tennis parties, pickleball parties, Halloween and New Year's parties. This is the hub for **COMMUNITY**. Orange County is getting a reputation for being a county of shut-ins. People come home close the garage and don't come out. This asset encourages socialization and community building. There

are far too few opportunities for this in the County. There is one elderly woman that swims there every day. She comes on her walker, swims then waits for her husband to pick her up. More on this topic below.

To say the interests of a few individuals do not outweigh the needs of the thousands of others in the community that use this facility.

Zoning

The zoning for the current site is General Agriculture A1. The surrounding North Tustin community zoning is E4-20,000, E4-18,000, and E4-15,000. The proposed zoning is R1-5000. This proposed change is up to **4 times** that of the surrounding neighborhoods. Per the OC Planning directive, this is not positive growth for this area. The OC Planning Department's responsibility is to evaluate the long-term effects of the decisions made today. This rezoning proposal is a knee-jerk reaction to SB 330 and is not in the long-term best interest of the community. Once this is gone it is gone forever.

Covenant

There is covenant in place that prohibits the use of this land for anything other than a racquet club or the inclusive tract #3883, regardless of the desires of the ownership. The covenant *runs to the benefit of the owners of Lots 1-78 and 80-118 of the tract*, not the club owner. The covenant states that the *use shall be of a commercial or non-commercial private tennis club, and in the event that the use shall be other than that of a commercial or non-commercial private membership tennis club, such other use shall conform to the uses permitted in Tract #3883*. Tract #3883 is E4-20,000. Rezoning to R1-5,000 is a clear violation of the assigned covenant willingly entered into by the ownership. This is a legal restriction known to the ownership at the time of purchase. The ownership knew of this covenant and purchased the property with the clear intent of overturning it. The lack of respect for this legal obligation is a flagrant lack of respect for law. We cannot reward this bad behavior with a multi-million-dollar windfall.

Safety

As mentioned above, I am an Architect and understand the California Building Code (CBC). I am not as familiar with planning and zoning code. That said, the number one goal of the code is to protect the public's life, safety, and welfare. In the CBC, Section 1006, the number of required exits in a room is 2 or more for an occupant load greater than 49. I would assume that the planning code would have similar requirements. In referring to the proposed site plan, I immediately noticed that there is only one egress point for residents to exit via automobile; in my opinion, that is an unsafe condition with regards to evacuation requirements in case of an emergency, i.e., wildfires, earthquakes, and the like. In a site review, there is no other opportunity to add egress. I would hope that the planning department takes the safety of the residents seriously.

Amenities

It is no secret that amenities sell a property. The homeowners in this and surrounding neighborhoods made the most significant investment of their lifetime based on the location of their homes and the amenities of that community. THRC is the only private tennis club in this area, representing ~17% of the tennis courts and the second-largest concentration of courts in the vicinity. Beyond that, THRC has 12 new Pickleball Courts. These Pickleball courts represent ~39% of the courts and are the largest concentration of Pickleball courts in the vicinity. Pickleball has been the number one growing sport in the US for two years running and is in position to be three consecutive years; it is not going away. The removal of THRC would remove 26% of the courts in this vicinity and the largest concentration of courts by almost double.

Location	Tennis	P'ball	% Tennis	% P'ball	Total Cts	Total %	Comments
THRC	8	12	17%	39%	20	26%	Largest Concentration of PB Courts in the vicinity
Fabian Grassini	6	0	13%	0%	6	8%	
Tustin HS	6	0	13%	0%	6	8%	
SAHS	11	1	24%	3%	12	16%	
Morrison Park	2	0	4%	0%	2	3%	Unmaintained
El Comino Real Park	6	0	13%	0%	6	8%	
Hart Park	2	0	4%	0%	2	3%	
Portola Park - Santa Ana	1	0	2%	0%	1	1%	
Veterans Park	4	8	9%	26%	12	16%	Reservation system, consistantly full
School	0	10	0%	32%	10	13%	PB is overcrowded as is
Totals	46	31	100%	100%	77	100%	

In addition to the sports provided at THRC, social and event facilities enhance the community. There are weddings, funerals, BBQs, birthdays, charitable benefits, games, and lawn activities. Many of these events focused on the youth. Taking this facility away removes the one meeting spot for these children, further pushing them back to their homes in front of a video game or computer, derogating their social skills. Of course, this is an ethical argument, not necessarily objective.

Money

I am not naïve; this proposed development would generate more significant revenues for the developer and the County. That said, the money made in this location would be at the detriment of the rest of the neighborhood. This goes against the Planning objective of **positive growth**. The question is, why not make the same money, or more, in another location? Perhaps work in a public/private partnership with the owners to develop property in a location better suited for development? Why tear down a community asset in lieu of building in another site? Once you give in on this jewel, it is gone forever. Money is essential in development but should not be the only one. Quality of life needs consideration. Rezoning this parcel is a short-sighted decision.

Utilities

The additional load on an aging sewer system would not be insignificant with 37 new homes, with a minimum of 2 bathrooms and 1 kitchen. In addition to that, I am familiar with the site and know that the portion to the south is 33 feet lower than the entry. The sewer would have to be either pumped up through the existing system or flow downhill into the City of Tustin's system, placing an undue burden on them. For these reasons, I firmly believe that the current Tustin Hills Racquet Club is not the right location to build a high-density condominium project. Please deny the request for rezoning based on law, the people's will, and common sense. Please do not turn this jewel into chaos.



Respectfully submitted –

James J. Balding
 CEO & Founder
 The ANT Group, Inc.



JIM BALDING
 ARCHITECT

385 S. GLASSELL, ORANGE, CA 92866
 (O)949/354-4494 (M)949/910-4777
 THEANTGROUP.COM



JIM BALDING
ARCHITECT

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(O)949/354-4494 (M)949/910-4777
THEANTGROUP.COM

Preferred Architects of USA Pickleball Association

May 6, 2023

Mr. Kevin Canning
Contract Planner
OC Public Works
Development Services / Planning
Kevin.Canning@ocpw.ocgov.com

Dear Mr. Canning

I remain strongly opposed to the approval of the Proposed Final EIR on the proposed condominium development known as Ranch Hills Planned Development (PA180034 / VTTM 18119) for the reasons listed below. Furthermore, the EIR is dramatically and alarmingly one sided in favor of the Applicant in its presentation and conclusions.

- **Fire and Life Safety** – Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate housing more dense than 20,000 square foot lots (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 adequately consider the limitations of the existing infrastructure and the serious impact on residents' safety in an emergency or evacuation situation. Over 100 residences already use this Simon Ranch ingress/egress access. Adding 37 additional homes to the innermost point of Simon Ranch Road will dramatically increase life safety and evacuation concerns. These significant issues remain “whitewashed” or not addressed in the EIR. The ingress/egress point to the proposed project site is only 35 feet wide and will serve as the ingress/egress for 37 homes. Fire, Life and Safety has not been adequately considered for these proposed homes or for the surrounding community.

- **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 still does not adequately address this grave concern.
- **Recreation / Open Space** – the EIR “whitewashes” the loss of this recreational open space on the community (contending it is private property). You say in the EIR that, “it would be speculative to hypothesize on the exact future behaviors of existing club members. The Tustin Hills Racquet and Pickleball Club is a privately owned and managed facility. Therefore, although it currently serves as a recreational facility, it is not a public park nor does it contain dedicated open space”. Although the club is a private use facility, club employees and members estimate that approximately 80% of the Club’s clinic tennis players are non-member adults and youth. In addition, the Club is also open for swimming lessons to the outside public. 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.
- **Recorded Land Use Covenant** - Residents of tract 3883 are the beneficiaries of a recorded binding land-use covenant that preserves the existing use and zoning. That promise should be honored without the need for court intervention. Furthermore, the County may be liable for, among other things, interference of contract.
- **Affordable / Senior Housing** – The project does nothing to improve affordable housing stock for Seniors or any specific group and, therefore, should not be entitled to any density bonuses or development regulation concessions. The developer originally claimed (in his Mitigated Negative Declaration) these homes would be marketed to “Over 55” Seniors but that “story” has now changed since it was completely debunked in the North Tustin Advisory Committee hearing in August of 2020 where the NTAC voted unanimously against the project.

I respectfully request that this ill-conceived and ill-planned project that solely benefits an outside developer/investor at the expense of the North Tustin 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,

Jim Crogan
7707 E. Wildflower
Orange, CA 92869

Opposition to Tustin Hills Racquet Club Redevelopment

Jim Welsh <jameswelsh@att.net>

Mon 5/8/2023 2:32 PM

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

Cc: ICE3 Lindsey Welsh (daughter age 27 in 2011) <lindseywelsh8@gmail.com>

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

To: Kevin.canning@ocpw.ocgov.com,
Kirkwatilo@gmail.com

Subject: Opposition to Tustin Hills Racquet Club Redevelopment

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Our kids attended tennis and swim camps there and now our grandchildren are expecting to do the same.

Thanks,

Jim and Stephanie Welsh

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

Joan Kosuth <jkosuth1@cox.net>

Mon 5/8/2023 3:04 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 voice my strong opposition to the destruction of the Tustin Hills Racquet Club. The addition of 37 million dollar condos will benefit only a few at the expense of the entire community of North Tustin.

Sincerely

Joan Kosuth

Sent from my iPhone

Opposition of Tustin Racquet Club

John Xanthos <jaxanthos@gmail.com>

Mon 5/8/2023 6:44 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.

I strongly oppose the Tustin Racquet Club redevelopment. Please do not approve the redevelopment of an area that serves so many in the community. This is the only open recreational space we have in our neighborhood!

Thank you -

John Xanthos

Sent from my iPad

Proposed Redevelopment of Tustin Hills Raquet Club PA-180034

Julia <juliadahl@sbcglobal.net>

Mon 5/8/2023 4:59 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,

This is the 3rd letter I have written regarding my opposition to the proposed demolishing of the Tustin Hills Racquet Club (THRC). My opinion has not changed, the community is still opposed. What has changed is the way the developer is attempting to get the County to support approval, namely by trying to use new laws that don't apply for a project that has 0% community support.

Unfortunately after reading the latest Staff Report and proposed Final EIR (FEIR), it was disappointing to see that many of the previous issues many others raised after the Draft EIR was released either still have not been addressed, or were concluded to be either "speculative" or not an environmental concern so therefore did not require further review. So it's hard to understand the staff recommendation for approval and leaves the impression that community concerns don't matter to the County.

The lack of community support is for many reasons, but the virtual lack of ANY community outreach is a big problem. As someone who attended the one meeting in 2018 and was told there were going to be focus groups, discussions and consultations and never was notified of anything, I can say that the claims in the report are false. And club members have been repeatedly been told that "we are not building anything here", even very recently. Instead of good community outreach, the actual communication has been to avoid actually saying that the plan is to remove the club for 37 condos that do not conform with anything else for miles around.

There need for housing is important, especially affordable housing. As many many people have stated, this is not affordable housing at \$1.5 million. If it is "affordable", then this is not the buyer that laws about affordable housing are meant to address. Fortunately there are thousands of units being built in the area that are priced lower and can serve the people who really need it. In places where there are services close by. In places where there is public transportation close by. In places where there is not already an existing recreational facility serving the entire community. And in places where there is not high fire danger at the end of a tight curving road with limited sightlines going right through an established neighborhood that already has limited access.

While the Applicant continues to suggest that the community won't be significantly impacted because it's such a few number of units in the discussion, it would follow that this few number of units won't actually make a dent in the need to add housing. So the Applicant is asking the County to have the entire community bear all of the negative that would come with a project like this for the sake of a few investors who don't like in the area.

The report states it would be speculative to say that that loss of the recreation facilities would have a negative impact. If 80% of tennis players using the club are non-members, plus a significant number of people who play pickle ball, take swim lessons, play as part of a school sports team, and do summer swim memberships, it is not speculative to say that will need to go somewhere else. There will be extra pressure on public facilities, which would mean added County cost to build new courts & maintain them. County cost means taxpayer cost to people well beyond Red Hill Ridge. It seems like speculative to say that destroying the club will result in County cost to build more facilities than to say that non-members using facilities will not add need to public facilities if the club is removed.

There are many issues, but really the biggest is that the report suggests that the needs of a few developers are more important to the County than a large established community that elect County officials to make good rational decisions in the best interest of the voters in the community. Decisions regarding fire and life safety are paramount to every single resident. The County also needs to understand that voters rely on existing zoning for the decisions they make when in making their largest purchase.

There are many more reasons I could name, but as a community member, this really feels like the county is making decisions favoring a builder and not objectively evaluating fit, safety, and when neighborhoods say “This Doesn’t Fit Here”.

Thank you,

Julia Dahl

Opposition to Tustin Hills Racquet Club Redevelopment

Kat Loomis <snowkat221@outlook.com>

Mon 5/8/2023 4:30 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.

Hello,

I am opposed to the development of condos/ housing. The Tustin Hills Racquet Club is a special beautiful community of athletes. Please preserve this community that so many love.

Thank you for your consideration

Kathy

Get [Outlook for iOS](#)

Opposition to Tustin Hills Racquet Club Redevelopment

katrhayes@yahoo.com <katrhayes@yahoo.com>

Mon 5/8/2023 4:53 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.

Hi Kevin,

I'm writing this email to express my opposition to the redevelopment of the Tustin Hills Racquet Club (THRC) to build condos. I grew up in Tustin and am now very happy to be raising my own children here. Over the years I have really enjoyed the THRC and surrounding area. I have many memories of friends getting married there and am currently on the waiting list for possibly the best swim lessons available for kids in Tustin.

To me and if you've never been there, the THRC has the essence of the movie the Sandlot and reminds me of being a kid and the good ol' days! It's very hard to find places like this anymore. If anything, this place needs to be preserved and cherished as this is a huge part of our Tustin community for over 60 years.

I read that this is the last remaining site in North Tustin zoned for recreation and open space. We cannot continue to just focus on building and ignore the impacts this has on communities. Our future generations need more room and open space to play, not less.

Thank you for your time and consideration!

Katherine Hayes

OPPOSITION-Tustin Hills Racquet Club Redevelopment

Kathryn Jones <kat.jones@icloud.com>

Mon 5/8/2023 4:42 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 North Tustin resident, I live 3 minutes from the club. All 3 of my kids play tennis there. We are at the club 3x a week. Like many it is part of our family. I'm very much in opposition of the redevelopment of Tustin Hills Racquet Club.

Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. And change the community. We enjoy the space as it is now for recreational use. Many families rely on it. I

Please don't take this special community building space away.

Sincerely,

Kathryn Jones

949-280-1931

Fwd: Opposition to Tustin Hills Racquet Club Redevelopment

Kathryn Lind <kathrynmlind@gmail.com>

Mon 5/8/2023 3:40 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,

I am opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

We do not want these additional dwelling units. Please, please leave our beautiful, quiet neighborhood the way it is so we can enjoy this great treasure of green space.

Thank you for your consideration.

Kathryn Lind
2032 Racquet Hill
Santa Ana, CA 92705

Opposition to Tustin Hills Racquet Club Redevelopment

KATHY BRITTINGHAM <britts6@aol.com>

Mon 5/8/2023 3:19 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, John and Kathy Brittingham, local residents at 12082 Theta Rd. , strongly object to the re-zoning of the Tustin Hills Racquet Club property where we have been members for 33 years. We believe in maintaining the ambiance of North Tustin where we settled to raise our family of four children 35 years ago. A 37 unit development is NOT in keeping with the zoning which mandates 20,000 square foot lots. If you modify your development plan to consist of homes on 20,000 sq. ft. lots then we would have no basis to object to the development, but would sorely lament the loss of the Tennis Club. How would Dave and Tracy Beauchamp feel about me gathering investors and buying adjacent homes in China Cove, razing them and constructing a multi unit condo project on their site? You wouldn't be in favor of the project or the impact on your neighborhood. Why would you assume the residents of North Tustin would feel any different about your idea to change the complexion of our wonderful neighborhood?

With great concern,
John and Kathy Brittingham
714-325-3916

Sent from my iPad

Opposition to Tustin Hills Racquet Club Redevelopment

Katie Mergen <katemergen@icloud.com>

Mon 5/8/2023 4:18 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 opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Ryan Aukerman and Kate Mergen
1842 Windsor Lane, Santa Ana, CA 92705

Opposition to Tustin Hills Racquet Club Redevelopment

Kelly Mills <Kelly_Mills@Cochraninvestment.com>

Mon 5/8/2023 3:45 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 strongly opposed to this project. For obvious reasons (increased traffic, fire safety, loss of recreation/open space, impacts to biological resources and so many other issues), this project should not be approved at any level of the County. The Final EIR continues to gloss over significant impacts, which should be very concerning to the Planning Commission members.

The community appreciates the County's thoughtful consideration of this matter and strongly encourages the Planning Commission to reject this poorly planned project.

Sincerely,

Kelly Mills
North Tustin and 3rd District Resident

Kelly A. Mills | Cochran Investment Company, Inc.

2512 Chambers Rd., Suite 108 | Tustin, CA 92780

T: (714) 731-1820 | Cell (949) 322-1223 | F: (714) 731-1848

Kelly_Mills@cochraninvestment.com

May 6, 2023

Mr. Kevin Canning
Contract Planner
OC Public Works
Development Services / Planning
Kevin.Canning@ocpw.ocgov.com

Dear Mr. Canning

I remain strongly opposed to the approval of the Proposed Final EIR on the proposed condominium development known as Ranch Hills Planned Development (PA180034 / VTTM 18119) for the reasons listed below. Furthermore, the EIR is dramatically and alarmingly one sided in favor of the Applicant in its presentation and conclusions.

- **Fire and Life Safety** – Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate housing more dense than 20,000 square foot lots (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 adequately consider the limitations of the existing infrastructure and the serious impact on residents' safety in an emergency or evacuation situation. Over 100 residences already use this Simon Ranch ingress/egress access. Adding 37 additional homes to the innermost point of Simon Ranch Road will dramatically increase life safety and evacuation concerns. These significant issues remain “whitewashed” or not addressed in the EIR. The ingress/egress point to the proposed project site is only 35 feet wide and will serve as the ingress/egress for 37 homes. Fire, Life and Safety has not been adequately considered for these proposed homes or for the surrounding community.

- **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 still does not adequately address this grave concern.
- **Recreation / Open Space** – the EIR “whitewashes” the loss of this recreational open space on the community (contending it is private property). You say in the EIR that, “it would be speculative to hypothesize on the exact future behaviors of existing club members. The Tustin Hills Racquet and Pickleball Club is a privately owned and managed facility. Therefore, although it currently serves as a recreational facility, it is not a public park nor does it contain dedicated open space”. Although the club is a private use facility, club employees and members estimate that approximately 80% of the Club’s clinic tennis players are non-member adults and youth. In addition, the Club is also open for swimming lessons to the outside public. 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.
- **Recorded Land Use Covenant** - Residents of tract 3883 are the beneficiaries of a recorded binding land-use covenant that preserves the existing use and zoning. That promise should be honored without the need for court intervention. Furthermore, the County may be liable for, among other things, interference of contract.
- **Affordable / Senior Housing** – The project does nothing to improve affordable housing stock for Seniors or any specific group and, therefore, should not be entitled to any density bonuses or development regulation concessions. The developer originally claimed (in his Mitigated Negative Declaration) these homes would be marketed to “Over 55” Seniors but that “story” has now changed since it was completely debunked in the North Tustin Advisory Committee hearing in August of 2020 where the NTAC voted unanimously against the project.

I respectfully request that this ill-conceived and ill-planned project that solely benefits an outside developer/investor at the expense of the North Tustin 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,

Kelly Sullivan
2192 Racquet Hill
Santa Ana, CA 92705

Tustin Hills Racquet Club

Kim Kiehler <kim@kiehler.com>

Mon 5/8/2023 2:04 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,

I thoroughly oppose the proposal to demolish the historic and unique Tustin Hills Raquet Club. This club has been part of North Tustin for years. It hosted the Choc Home Tour Boutique, Taught our kids to play Tennis and swim. Just was a great spot to play Tennis and now Pickleball! Don't ruin this space with unwanted condos!

I lived in this great town for 30 years and we don't need to add condos's to this space. It doesn't warrant it.

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.?

Kim Kiehler
10371 Greenbrier
North Tustin, CA 92705

Subject: Opposition to Tustin Hills Racquet Club Redevelopment

Kimberly Tyler <kimberlyjtyler@cs.com>

Mon 5/8/2023 1:32 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.

I am a Lemon Heights resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR

Kristie Holt MPH MCHES CLE ICCE <Kristie.Holt@atlantishealth.com>

Mon 5/8/2023 12:42 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.

Mr. Canning:

I live at 2171 Pavillion Drive, Santa Ana CA and I OPPOSE the proposed project.

My opposition is based on, but not limited to the following:

FIRE & LIFE SAFETY

Club is situated less than ½ mile downwind from “Very High Fire Risk Zone”

- FEIR ignores obvious Evacuation Hazards, important with more red flag days than in years past.
- **ONE** community exit at Simon Ranch & Browning for entire neighborhood of 103 homes and 37 new homes (adding almost 40% more homes!) – potentially trapping residents in event of fire or earthquake if blocked.
- Longstanding concern about emergency evacuation in area, plus recent experiences with road congestions during evacuations.
- **No secondary exit.** Ability to escape on foot through Club walkway would be gone, impacting residents who might need to exit through walkway from Racquet Hill side too.

TRAFFIC

- Neighborhood is characterized by narrow, windy, hilly streets with no sidewalks, street lights or crosswalks. Even if roads are adequate today, will they be safe after adding so many cars, pedestrians, and more Amazon delivery trucks.
- Residents living on or near "feeder" streets will be greatly impacted by increased traffic (i.e. La Colina, Browning, Ranchwood, SE Skyline, Red Hill)
- The report suggests the Project would **reduce** traffic based on two studies that had design and methodology problems (study in Appendix K).

LOSS OF RECREATION & OPEN SPACE:

FEIR claims that because the club is private, destroying the club would have no impact.

- 80% of THRC tennis clinic use is by non-members. Summer swim memberships, tennis clinics for both children and adults, kids summer tennis camps, swim lessons, pickle ball play **are all filled with non-members!**
- Facilities used by local schools, sports teams, plus numerous events for over 60 years. FEIR fails to acknowledge this site is *the* last remaining site in North Tustin zoned for recreation / open space nor evaluates such loss on the community.
- Offers to buy were made to the previous owner to keep and improve club. They were rejected.
- Developer is required to pay a fee to the County for parkland / open space to be created somewhere within the County – while he is actually destroying park land / open space. How does this make sense?

SERIOUS INCOMPATIBILITY WITH SURROUNDING AREA:

- Project would create an island of high-density smaller homes surrounded by an established residential community of true single family homes on larger lots with 100% conformity.

SITE DESIGN ISSUES:

- Driveway entrance to development is narrow, on a slope with limited visibility. How will adding a gate affect the safety in this area for vehicles and pedestrians alike?
- Queuing car traffic at gate into private development would block traffic at the Pavillion Intersection which would be extremely dangerous. Adding this new hazard for established community residents is one of the many NEGATIVE impacts for the community.
- The staff report referenced a 15 foot retaining wall. Residents abutting project would be looking at a freeway sound wall! And loss of privacy for all homes around – Is that fair?
- Gating the community on both sides divides the neighborhood around club and creates additional life safety risk that is not currently present.
- There isn't enough parking. Constant overflow parking on side streets would be another dangerous pedestrian safety hazard.

COMMUNITY OUTREACH MISLEADING:

- The report states that Applicant satisfied its community outreach requirements (Sect. 2.3.7)
- Applicant held one community meeting in May 2018 AFTER community learned of potential Project, and provided no concrete information on intended plans.
- No promised focus groups were held and no real outreach has ever occurred with immediate neighbors.
- FACT - over 1,000 residents signed a petition against rezoning and still oppose it.
- **The North Tustin Advisory Council (NTAC) voted 7-0 against** - the Applicant was notified at meeting

Thank you.
Kristie Holt

Kristie Holt MPH MCHES CLE ICCE

SVP Behavioral Science

T 714-334-4447

M

E Kristie.Holt@atlantishealth.com



Award winners:

56 Main Street, Suite 300, Millburn, New Jersey 07041. Atlantis Health USA Inc. is an affiliate of Atlantis Healthcare Group Limited. Registered in Delaware.

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment.

We do not intend to change our bank details. If you receive any communication that any of our bank details have changed, telephone us and speak to your contact at our office before transferring any funds. We do not accept responsibility for monies paid into a wrong bank account in any circumstances.

Tustin Hills Racquet Club

Kristie Johansen <kristiejohansen@gmail.com>

Mon 5/8/2023 3:16 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 opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Kristie Johansen
10431 Newport Blvd, Santa Ana 92705

Racquet Club Opposition

Kyong Kim <kyongsukim@yahoo.com>

Mon 5/8/2023 1:12 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 North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Kyong Kim
Bennington Drive Resident

Sent from my iPhone

Opposition to Development at Tustin Hills Racquet Club

Laura Phillips <ljp@uniquepartners.com>

Mon 5/8/2023 2:36 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 opposed to the redevelopment of the Tustin Hills Racquet Club.

This is the wrong development for this location.

The THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Laura Phillips
1521 Weymount Place
Santa Ana, CA 92705

Sent from my iPad

Canning, Kevin

From: Laura Williams <lauracwilliams10@gmail.com>
Sent: Monday, May 8, 2023 9:20 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Attn 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 Tustin Hills Racquet Club Redevelopment.

Sent from my iPhone

Opposition to Tustin Hills Racquet Club Redevelopment

Laurie Harris <laurieharris76@gmail.com>

Mon 5/8/2023 1:05 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 Kevin,

I want to highlight what I view as an important few of many reasons to NOT carry forward with the development of high density housing and the DESTRUCTION of a VALUABLE recreational asset to the residents of North Tustin AND the residents of surrounding cities in Orange County.

The impact of high density housing on this particular property is not to the benefit of ANYONE. Everyone loses. Maybe except the profiteer.....the developer?

The NEW RESIDENTS lose because they are in an area with No services. No stores. No parks. No schools. No work places or businesses. They will be driving everywhere. As a mom with 3 kids(now grown), I know how many car trips you will take in ONE day. Drop off at school, Pickup at school, after school events, appointments, work and grocery store visits. This can be at least 7 ROUNDTRIPS per day! Regarding both children and adults, there is not the ability(TOO FAR) to walk or bike to any amenities. There are no sidewalks on the narrow winding, multiple BLIND corner streets. These situations I believe are the complete opposite of what the intent of high density housing should be and that is ease of travel and availability of amenities in order to help relieve traffic congestion and pollution.

The EXISTING RESIDENTS lose because they will lose the recreational facility located within biking or walking distance. The EXISTING COMMUNITY loses because they have fewer and fewer open facilities and open spaces per the number of population that is exploding in our county. We should be adding spaces within our local communities. Many cities in Orange County have MANY parks and schools in their immediate housing areas. This development would actually be taking AWAY the ONE recreational facility we HAVE and NEED. Our existing recreational places are stretched to the breaking point as a trip to Irvine Regional Park(6 mile trip from my home) resulted in me parking 2 miles from the park and walking to enter the park. PARKING WAS FULL. ? Now the elimination of another facility that is utilized by everyone of all ages (tennis, tennis lessons, swimming lessons, facility events)from all over the COUNTY. More pollution and traffic congestion created.

BOTH NEW RESIDENTS AND EXISTING RESIDENTS are put in jeopardy from FIRE HAZARD or other mass emergency event. There is only ONE way in and out of THIS area. This high density development is literally dropping probably over an additional 100 peoples lives into an area with only one way out. That will not turn out well for anyone.

Creating housing for residents in the County of Orange is important BUT ignoring the need to PROTECT AND SERVE ALL residents of Orange County does not contribute to quality of life for anyone.

Thank you for your attention.

Regards,

Laurie Harris

11871 Simon Ranch Rd

North Tustin, CA 92705-3352

(949)933-4047

Canning, Kevin

From: Lily Tseng <lytt@yahoo.com>
Sent: Monday, May 8, 2023 9:05 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

Categories: Red Category

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

Dear Mr. Canning,

I hope this email finds you well. I am writing to you today with a pressing matter that requires our collective action in the North Tustin community. Our beloved community tennis club is at risk of closure and I am strongly voicing my support to ensure its continuation for the benefit of all residents.

For decades, our community tennis club has served as a hub of athletic activity, fostering a sense of camaraderie and promoting a healthy lifestyle. It has brought people of all ages and backgrounds together, providing a safe and welcoming space for recreation and social interaction. The club has not only facilitated physical well-being but has also contributed to the overall mental and emotional well-being of our community members. I have 3 children, ages 8-14, who attend the club many days a week for tennis lessons and tournaments. My husband and I also enjoy the vicinity of the club and are grateful that our children can learn from experienced tennis instructors, namely Tim Pawsat and Nicole Fouts. If the changes proposed by the developers are implemented, our tennis club will be forced to close its doors, depriving us of a treasured institution that has been an integral part of our community for years. We cannot let this happen!

There are several reasons why we must fight to preserve our tennis club:

1. **Health and Wellness:** The club promotes an active lifestyle and encourages regular exercise, contributing to improved physical health and overall well-being. In a time when sedentary lifestyles and health concerns are on the rise, we need to preserve this accessible and affordable avenue for physical activity.
2. **Community Engagement:** Our tennis club has been a central gathering place for our community, bringing together people of all ages and backgrounds. It has served as a platform for building new friendships, fostering social connections, and strengthening the fabric of our community. Losing this institution would result in a significant void in our community life.
3. **Youth Development:** The tennis club has played a vital role in the development of our youth. It has provided a structured environment for children to learn important life skills such as teamwork, discipline, and perseverance. Without this resource, our younger generation may miss out on the numerous benefits that organized sports and mentorship opportunities offer. We planned for all our kids to continue in tennis play at the club eventually participating in high school tennis at Foothill High. Without the club, it is just not feasible for us to travel to other communities for tennis instruction for 3 kids.
4. **Property Values and Community Image:** A thriving tennis club adds value to our neighborhood and enhances its reputation. It attracts potential homebuyers and renters who seek recreational amenities and a vibrant community atmosphere. Losing the club could have a detrimental impact on property values and our community's image.

I thank you for your attention and commitment to our community's well-being. Let us unite in our efforts, demonstrate the strength of our community, and ensure that future generations can enjoy the benefits and joys that this cherished institution has provided us.

Sincerely,

Lily Tseng, MD
Resident of District 3

Opposition to Tustin Hills Racquet Club Redevelopment

Lindsey Welsh <lindseywelsh8@gmail.com>

Mon 5/8/2023 1:55 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 North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

I grew up playing tennis at this club and hope that my children will be able to do the same. Please save the club!

Lindsey di Grazia

Fwd: Failure Notice

Lisa McMains <lisamcmains@aol.com>

Mon 5/8/2023 4:39 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.

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

From: MAILER-DAEMON@aol.com

To: lisamcmains@aol.com

Sent: Mon, May 8, 2023 4:36 pm

Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<Kevin.Canning@ocpw.ocgov>:

No mx record found for domain=ocpw.ocgov

----- Forwarded message -----

Our family is vehemently OPPOSED to the redevelopment and eliminate of the Tustin Hills Racquet Club. We joined as members about a year ago, and what a difference it has made in our health and lives. Playing pickleball, and meeting so many wonderful people and new friends, and simply the social aspect of the club has benefitted us so much - my husband and daughter love it as well. We love it so much that we are looking for a home in that neighborhood, and hope to be Tustin residents soon

It would be devastating to demolish the club and build houses - the density would ruin the area and feeling of community - some things are more important than just a few dollars - THIS IS ONE OF THEM

Please, please leave the club for us and others to enjoy -it has been a part of our lives, and so many others for so long - my daughter actually took tennis lessons there, and made the high school (Northwood High School) team in 2010.

SAVE THRC!!!!!!!!

Lisa McMains
58 Crestwick
Irvine, CA 92620
714-29-8480

Opposition to Tustin Hills Racquet Club Redevelopment

lisa Shibata <lisawooshibata@gmail.com>

Mon 5/8/2023 1:42 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 Planning Commission,

As a resident in North Tustin, I am deeply opposed to the destruction of THRC for development of condos. The development of the homes will cause increased traffic, while also eliminating a resource for the community and open space. Please decline the proposal to allow for the sale, and development of THRC for development that will increase the density in this area.

Thank you,
Lisa Shibata

Opposition to Tustin Hills Racquet Club Redevelopment

Loren Boyko <loburandt@gmail.com>

Mon 5/8/2023 2:15 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 -

I strongly oppose the Tustin Hills Racquet Club redevelopment. Please do not approve the redevelopment of this area that serves greatly to so many in the community!

Thank you,

Loren Boyko

Tustin Hills Tennis Club rezoning concern

Louis Bunya <louisbunya@gmail.com>

Mon 5/8/2023 5:21 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.

Dear Orange County Planning Commissioners,

I am a 10 year resident of Tustin and 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. It's worth noting that the Club not only services it's members but many NON-members who make use of the facilities and amenities for various camps, community gatherings and other events so it's an integral part of the neighborhood and surrounding ones.

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. Thanks for your time and consideration.

Sincerely,

Louis Bunya



Sender notified by
[Mailtrack](#)

Canning, Kevin

From: Lynne Kodzis <lynnekodzis@mac.com>
Sent: Monday, May 8, 2023 9:39 PM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: 3 Generations of my Family benefitted from the Tennis Club

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

Dear Mr. Canning and Mr. Watilo,

Three generations of my family have benefitted from Tustin Hills Tennis and Pickleball Club. I am 58 years old and my parents bought a family membership when we were in elementary school. We spent summers in the pool, running around on the large grass area playing games and learning tennis in youth clinics. I speak for thousands of residents living in the greater Tustin area. I went on to play varsity tennis in high school and 20 years later when my kids were older I was able to enjoy going back for exercise and made a whole new community of friends. While my 3 siblings went on to play other sports, the exposure and skills they received because of the tennis club enabled them to be able to pick up a racquet enjoy playing the sport wherever they lived or vacationed since. All 3 of my children also learned tennis in the kids summer program. One of them played all through high school. We currently go up to the club with our adult children and play pickleball as a fun family activity. My sister, a single mother, local teacher at C.E. Utt Middle School and recent empty nester has a whole new lease on life because of all the pickleball fun currently going on at the club. She had made dozens of new friends and has evening and weekend pickleball to look forward to.

Just my experience alone, the large reception and grass areas has been the venue for my wedding reception, all kinds of fundraisers, memorial services, school fashion shows, Foothill high school reunions, my kids sports banquets and much more. Our community has few venues, and none such as THRC, and will suffer this loss.

I can not imagine the upside of turning this unique, precious property that is so well used and necessary and useful for community life into MORE homes. I am deeply saddened that greed might trump quality of life for our community. As a member of this community, deeply invested in our public schools, local church, several local charity organizations and local small businesses I urge you to vote against rezoning and save Tustin Hills Tennis and Pickleball Club.

Lynne Johnson Kodzis
714-856-5195

OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

Margaret S <mags39@gmail.com>

Mon 5/8/2023 4:41 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 and Mr. Watilo,

I am writing this email to express my strong opposition to the proposed development of the Tustin Hills Racquet Club property. As a member of community, I believe it is crucial to preserve the space for its intended use and not allow yet another commercial development project.

The club has been an essential part of our community for many years. It provides a safe and enjoyable space for people of all ages.

My family and I urge you to preserve this valuable community asset, please.

Margaret Shen
Tustin residence
714-858-1788

Canning, Kevin

From: Marilyn Cummings <marilyncummings@gmail.com>
Sent: Monday, May 8, 2023 8:27 PM
To: Canning, Kevin
Subject: Tustin Hills Racquet Club

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

My family opposes development of the tennis club property that is not compatible with the area. The character of the neighborhood needs to be maintained. Why intentionally degrade our community when development provides an opportunity to elevate it? Development is permanent and needs a wise and thoughtful decision process. Thank you for your consideration.

Marilyn, Joe, and Cindy Cummings
1772 Las Brisas Drive
North Tustin CA 92705

Opposition to Tustin Hills Racquet Club Redevelopment

Mark Bailey <mcb@clintonbailey.com>

Mon 5/8/2023 4:37 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.

To: The Orange County Planning Commission

RE: Tustin Hills Racquet Club

We are Opposed to the Tustin Hills Racquet Club (THRC) becoming a 37-unit condominium development, for the following reasons:

1. Increased Traffic.

It is not arguable that the proposed development will significantly increase the average daily trips on the surrounding streets. The streets in this area are narrow, often have cars parked on the street, bicyclists and kids at play. More traffic is not conducive to that which already is commonplace.

2. High-Density Housing is Not Consistent with the Neighborhood.

3. Unacceptable Increased Noises

4. Bad Precedent for Future Like-Kind Development.

In addition to the THRC property, there exist other parcels of land in the neighborhood that for the same reasons proffered by the developers here, would be candidates for high-density housing. If this project is approved, it becomes nearly impossible for the Planning Commission to say no to other developers seeking to build similar projects in the neighborhood.

5. The Development Compromises the Character of the Neighborhood.

This is a single-family home community as originally designed and maintained. That aspect attracts people to the area and provides a unique aspect to the foothills. Multi-family high-density housing is available in the greater Tustin and Irvine area. There exists no good reason to change the character of this area to accommodate high-density housing that can be obtained in nearby residential areas designed for that purpose.

6. The Racquet Club is a Community Resource.

THRC has no competition or alternative anywhere in the immediate area. It has been and should remain as a meeting place for our neighborhood, a place to teach our children to swim, learn tennis and pickleball and to host birthday parties and other social functions. We have no other options that do not require us to travel some distance from our homes.

Please vote NO to any approval of this 37-unit condominium project being proposed.

CLINTON BAILEY, A PROFESSIONAL CORPORATION

MARK C. BAILEY

2601 MAIN ST. SUITE 950

IRVINE, CA 92614

(949) 852 – 9899

mcb@clintonbailey.com

Canning, Kevin

From: Matthew Neuschafer <neuschafer.matthew@gmail.com>
Sent: Monday, May 8, 2023 7:08 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: ATTN: Opposition to Tustin Hills Racquet Club Redevelopment

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

Kevin & Kirk,

We strongly urge the involved parties to reconsider the redevelopment of the THRC. My family has been using this facility to exercise for over a decade, and continues to do so alongside the growing families of the area. The Club is a part of this community, and replacing it with another housing development is unfortunately too congruent with the trend occurring in every great small city of Orange County. It's a shame that these great landmarks and places of recreation are replaced with something the community doesn't need. Money is being made either way — so if there are avenues that are lucrative that enable the club to be maintained, we'd be most appreciative. I have no experience owning a facility or business of that size, but I hope you can appreciate that many folks in the neighborhood would urge the involved parties to consider the various options available before a redevelopment would be necessary. The community would be open to supporting these kinds of revitalizations if given the opportunity, I'm certain.

Thank you for taking the time to read this — I hope you find a way to keep the club alive.

Thanks,

Matthew Neuschafer
Tustin Verdes Homeowner

Save the racquet club - and our families

Meg Hennessey <meghennessey@gmail.com>

Mon 5/8/2023 5:01 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,

I was so sad to learn that the Tustin Hills Racquet Club is at risk of being closed down. Since I was a kid, it's been such a central part of the Tustin community. I recently moved back home to Tustin from the Bay Area, and we immediately joined the club.

One of the many draws of moving home was so that my young kids could grow up as a part of the community that the Tustin Hills Racquet Club fosters. There's just something special about it. Changing this beautiful space to high density condos and homes would mean to lose a part of our history and one of the few special places left for neighbors to come together in ways that foster healthy and active lifestyles (and local friendships) that cannot be replicated elsewhere. Please help us to keep it a recreational facility.

Aside from all of this, as my kids get older and more independent in the neighborhood - the safety hazards it will cause in the neighborhood are serious concerns for me and my family. I now have 3 kids - 2, 4, and 6 year old - and we live on Beverly Glen Drive. We push them in the stroller or they scooter to the club for camp and swimming lessons, or for long walks through the neighborhood every single day. With all of the construction happening, and the traffic, that daily walk will be no more.

Also, since we lived here, there have been three evacuation alerts due to wildfires - it scares me beyond belief. What would happen if the entire population of this hill was trying to evacuate at the same time. Having lived in the bay area, and through the Oakland wildfires when people burned in their cars, trying to get out of the hills. We cannot let this happen here. We need to learn from California past mistakes.

I ask that you do everything you can to stop this development.

Thank you very much,

Meg Hennessey
415-279-9705

Canning, Kevin

From: Megan Flanagan <megan.c.flanagan@gmail.com>
Sent: Tuesday, May 9, 2023 7:30 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.

I oppose the redevelopment of the Tustin Hills Racquet Club.

Canning, Kevin

From: Megan Flanagan <flanagan.sullivan@gmail.com>
Sent: Tuesday, May 9, 2023 7:28 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 Kevin and Kirk,

I have a 2 and a half year old son, and another on the way.

We invested in our home in North Tustin 2 years ago and just the beginning of this year put several hundred thousand dollars into our renovation. If imminent condo construction just steps from our home was on the horizon, I'm not sure if we would have made the same decision.

The prospect of heavy construction traffic is not only dangerous to our family, on Browning, but to the several other families with small children that are my neighbors. The elderly families that walk our neighborhood, and the numerous pets we see on their daily walks.

For the families who attend TMA Elementary School. Heavy construction traffic will be dangerous and disruptive for at least 2 years, and beyond that, the addition of 40-100 new cars using our streets to make their daily commutes. We already witness dozens of cars that blow through the stop signs on Browning.

The Racquet Club itself IS one of the reasons we invested in this neighborhood. We intend to take our son to swimming lessons there in the coming months, and look forward to pickleball with friends. This kind of amenity is priceless.

Please make the right choice for your community and the families that live here.

Thank you,

Megan Flanagan Sullivan
12272 Browning Ave

Opposition to Tustin Hills Racquet Club Redevelopment

Melinda Gelert <melindagelert@gmail.com>

Mon 5/8/2023 4:08 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.

Dear Mr. Canning,

I am opposed to the redevelopment of the Tustin Hills Racquet Club. **This is the wrong development for this location.**

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the development
- No second exit from the development
- One exit down Simon Ranch Road will cause congestion and danger in the event of emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Melinda Gelert

Opposition to Tustin Hills Racquet Club Redevelopment

Melissa Gordon <melissadeegordon@gmail.com>

Mon 5/8/2023 3:20 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.

I am a resident of North Tustin and am strongly opposed to the redevelopment of the Tustin Hills Racquet Club ("Club"). Although I'm not currently a member of the Club, I use the Club at least twice a week for tennis and pickleball lessons and my kids will be using the Club this summer for tennis camp. We have used the Club in the past for swim lessons and have had school functions at the club as well.

There are numerous reasons I am opposed to the redevelopment, in addition to the loss of a community recreational facility, including the increased fire, life and safety risk, and traffic congestion.

Thank you for your consideration.

Melissa Gordon
908-415-3845

Canning, Kevin

From: Michelle Schell <arteest2B@yahoo.com>
Sent: Monday, May 8, 2023 7:08 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.

I oppose the plans to tear down our community pool and tennis courts. Also the infrastructure cannot handle all of the condos proposed.

Sent from my iPhone

Opposition to the redevelopment of the Racquet Club

Mike Peterman <mpeterman@santaferubber.com>

Mon 5/8/2023 1:05 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.

My name is Mike Peterman and I live on Triumphal Way and I have been a North Tustin resident for nearly 50 years. I strongly oppose the redevelopment of the Racquet Club.

Mike Peterman
1092 Triumphal Way
North Tustin, CA 92705

President/CEO
Santa Fe Rubber Products, Inc.
12306 E. Washington Blvd.
Whittier, CA 90606
562-693-2776 office
mpeterman@santaferubber.com

Opposition to Tustin Hills Racquet Club Redevelopment

Mike Palajac <mike.palajac@yahoo.com>

Mon 5/8/2023 2:27 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 Orange County Planning Commissioners,

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.

Rezoning for the construction of a condominium development would significantly increase traffic and congestion in the area which already has major issues with traffic and would pose more safety risks for pedestrians and cyclists.

The proposed development would have a negative impact on property values in the area which would cause a financial burden for homeowners and make it more difficult to sell their homes in the future.

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

I strongly urge you to reconsider the proposed rezoning of the THT&PC.

I hope you will take these concerns into consideration as you make your decision.

Thank you in advance for your consideration,

Michael Palajac

Opposition to Tustin Hills Racquet Club Redevelopment

Mimi Shoemaker <i.am.mimi@me.com>

Mon 5/8/2023 1:02 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.

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Thank you,

Mimi Shoemaker

Opposition to Tustin Hills Racquet Club Redevelopment

monica saddlebackdesign.com <monica@saddlebackdesign.com>

Mon 5/8/2023 4:36 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 Kevin,

I have lived in North Tustin for 61 years and frequently walk the streets up to and around the racquet club. I grew up right down the street from it and frequently walk the hills there and have friends that live near there.

My family and I are opposed to the redevelopment project mainly due to:

The impact of traffic and congestion, only one way in and out, the potential of speeding cars going up and down Simon Ranch, the increased risk of accidents - one must take care already turning in and out of Valhalla as it is. As a frequent walker in the streets around there, I can't imagine the increase of traffic with 30 more homes (around 60 cars, plus guests) accessing the one way in an out - not to mention the impact on Skyline, Browning and La Colina. Emergency access and services are also a concern.

The owners/developers did not notify the community of their plan according to Sect 2.3.7. and the opposition is so great to this project, it will be a disservice to all who live in the area, or use it for recreational purposes. The North Tustin Advisory Council exists for a reason and their vote should count (7-0 in opposition), as they represent the community and we that have no voice.

The loss of value of the homes in the area. The loss of privacy. The loss of the North Tustin charm and rural beauty. The development will rob all those who bought in the area of their home value and dreams, never imagining that their neighborhood would shoulder a dense condo complex.

Regards,

Monica Kollmann
18361 Whitney Drive
Santa Ana, CA 92705

I can only imagine how a dense complex of condos is going to impact the beautiful area. Currently there are few cars driving at any given moment, and one must be very careful when turn into or out of

Valhalla

Re: Opposition to Racquet Club Development

Myong Kim <myongkim@yahoo.com>

Mon 5/8/2023 1:15 PM

To: Kirkwatilo@gmail.com <Kirkwatilo@gmail.com>; 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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Myong Kim
Bennington Drive Resident

Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR

Natalie Holt <natmholt98@gmail.com>

Mon 5/8/2023 1:18 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.

Hello Mr. Canning,

I am a resident on Pavillion Drive, and I oppose this project.

Respectfully,

Natalie Holt

--

Natalie Malia Holt

Northwestern MS SLL '22

University of Redlands BA '20

Opposition to Tustin Hills Racquet Club Redevelopment

natalie haderlie <nataliegoodhaderlie@yahoo.com>

Mon 5/8/2023 4:10 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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

My children take swim lessons there and wonderful community sports are played and enjoyed by all ages.

Do not take this away from our community!

Sincerely,
Natalie Haderlie

Canning, Kevin

From: Nathan Griset <nathangriset@gmail.com>
Sent: Monday, May 8, 2023 10:13 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Racquet Club

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

Dear Mr. Canning,

My name is Nathan Griset and I live at 11602 Suburnas Way in Santa Ana (92705), and I strongly oppose the redevelopment of the Racquet Club, which is a tremendous resource for our local community members.

We appreciate your consideration.

Sincerely, Nathan

Opposition to Tustin Hills Racquet Club Redevelopment

Nicole Galey <nicole@theodellgroup.com>

Mon 5/8/2023 1:19 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 Kevin

Please do not allow the Racquet club to be developed. There is not enough access to the area and traffic and home prices on Browning will suffer. And the club has been a wonderful part of Tustin for Years. I always joined in the summer to bring my kids up to the pool and now I am a Pickleball member. Pickleball is a fast going sport that anyone can do and everyone is working hard to make this a place for the community to come and meet people and enjoy the outdoors.

North Tustin is a desirable place to live because we are not high density and a small loving community. Please do not allow this development.

Nicole Galey

--

Nicole Galey

Realtor Associate

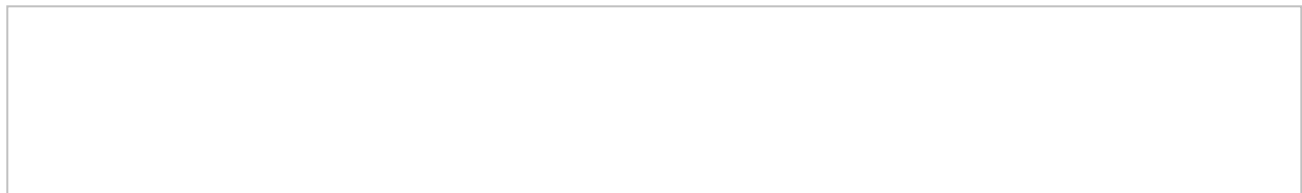
The O'Dell Group

CA DRE #02020687 | SGR DRE # 00745605

O: 714.665.7198 | C: 714.403.7656 |

nicole@theodellgroup.com | www.theodellgroup.com

[Click here for your online Home Value Estimate](#)



Opposition to Tustin Hills Racquet Club Redevelopment

Pat Dreyer <pat.devex@cox.net>

Mon 5/8/2023 1:23 PM

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

Cc: Kirk Watilo <kirkwatilo@gmail.com>

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

Hello ~

We are in support of more housing to help low income fellow Californians. We fail to understand how condos with starting prices of \$1,500,000.00 can help this growing portion of our population in need. It seems that a greedy developer is trying to capitalize on an underserved population.

Kind regards ~

Pat Dreyer

2291 Pavillion Drive

Santa Ana, CA

Canning, Kevin

From: Paul Dinh <ptdinh1@gmail.com>
Sent: Monday, May 8, 2023 9:16 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Resident concern for redevelopment of Tustin Hills Racquet Club

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

To Whom It May Concern,

I am writing to express my deep concern regarding the potential closure of our beloved community tennis club and its replacement with high-density condos. As a passionate member of this community and an avid tennis player, I strongly oppose this proposed change. I kindly request your attention to the following concise, clear bullet points outlining the reasons why preserving our tennis club is crucial:

- **Community Engagement:** Our tennis club serves as a central hub for residents of all ages, fostering social connections and promoting a healthy lifestyle. It has been a gathering place for families, friends, and neighbors for years, creating a sense of belonging and unity.
- **Physical and Mental Health Benefits:** Tennis is a sport that provides numerous physical and mental health benefits. It promotes cardiovascular fitness, improves coordination, enhances focus, and reduces stress levels. Losing access to our tennis club would deprive our community of these invaluable advantages.
- **Sports and Recreation Opportunities:** The closure of the tennis club would eliminate a valuable sports and recreation option in our area. It would limit the opportunities for individuals, particularly children and teenagers, to engage in physical activity and learn essential life skills such as teamwork, discipline, and perseverance.
- **Heritage and Tradition:** Our community tennis club holds historical and cultural significance for our neighborhood. It has been an integral part of our community for generations, serving as a symbol of our shared heritage. In addition, the club also has a swimming pool where many young kids have learned to swim as well as learn water safety. Replacing it with high-density condos would disregard the importance of preserving our local traditions and identity.
- **Property Value and Desirability:** The existence of a community tennis club enhances the property value and desirability of our neighborhood. The availability of recreational facilities positively impacts homebuyers' decisions and contributes to a vibrant, attractive community. Replacing the tennis club with high-density condos could potentially have a detrimental effect on the overall value of our properties.
- **Environmental Considerations:** High-density condos often lead to increased traffic congestion, higher noise levels, and greater strain on existing infrastructure. The conversion of the tennis club into condos could have a negative impact on the environment and disrupt the peaceful ambiance of our community.
- **Alternative Solutions:** Instead of closing the tennis club, we encourage exploring alternative solutions that accommodate both residential needs and the preservation of our recreational facilities. For instance, the development plans could incorporate a blend of residential and recreational spaces to maintain the cherished tennis club while still accommodating housing requirements.

Sincerely,
Paul Dinh

Opposition to Tustin Hills Racquet Club Redevelopment

Richard Nelson <rnelson@richardnelson.com>

Mon 5/8/2023 1:21 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.

If there is a fire, residents will be driving out. Simon Ranch Road is the only and a very-narrow road into and out of the community. I do not think a fire engine will be able to enter with the exiting traffic.

Richard Nelson
North Tustin

development tustin racquet club

Sandra Frey Family <sandyfrey@mac.com>

Mon 5/8/2023 5:51 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.

Another housing development is contributing to global warming. Water usage, more waste, Im against the development.

Opposition to Development at Tustin Hills Racquet Club

Sara Phillips <scphillips@ucdavis.edu>

Mon 5/8/2023 4:17 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 opposed to the redevelopment of the Tustin Hills Racquet Club.

This is the wrong development for this location.

This THRC's zoning should not be changed because it will be detrimental to the community based on the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Sara Phillips
1521 Weymount Place
Santa Ana, CA 92705

Racquet Club

Scot Cunningham <scotty.cunningham1889@gmail.com>

Mon 5/8/2023 1:23 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.

Subject: Opposition to Tustin Hills Racquet Club Redevelopment

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Sent from my iPhone

Scot Cunningham
1889 E Lemon Heights Drive
North Tustin, CA 92705

Opposition to Tustin Hills Racquet Club Redevelopment

Shannon Pezzolla <shannon.pezzolla@gmail.com>

Mon 5/8/2023 4:59 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.

Dear Kevin and Kirk,

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,
Shannon Pezzolla

Sent from my iPhone

NO REZONE of the TUSTIN RACQUET CLUB

Shannon Wooton <swoots09@gmail.com>

Mon 5/8/2023 4:32 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,

My name is Shannon Wooton and I live at 12022 Woodlawn Avenue in North Tustin/Santa Ana. We have lived her for 7 years. We moved here because we had heard so many beautiful things about this community and it has exceeded our expectations. I will admit when we moved here I was surprised at the lack of outdoor recreation space. Having lived in Irvine, Aliso Viejo, Laguna Beach and Newport Beach, our family always had plenty of parks and open space to recreate and enjoy. The Tustin Racquet Club is one of the few open spaces offering green space, a pool, racquet sports courts plus community! It is such a gem and a special part of this community.

North Tustin is a unique community within Orange County. Its unique homes, lots and neighborhoods is one of the biggest pulls to this community. Tract home developments are not what people are looking for and if they are they can easily go to next door Tustin Ranch for the planned community feel. North Tustin is not that! The Racquet Club draws many people and does not struggle for attendance, it is not a weak club that needs replacing. If anything money could be spent to improve the grounds and the facilities and create an even more desirable place for people for recreation and social memberships.

Please don't sell out this community just for greed. Because that is the only thing driving this. A crammed community of condos is not necessary or desirable in this area. The only motive would be for a select few to expand their pocketbook. Please I appeal to your humanity to do good to this community. Please listen to the citizens not to the developers and please search your own heart and motive for the reason for your vote.

Thank you for your time in listening to the community.

Sincerely,
Shannon Wooton

Tustin Hills Racquet Club - Opposition to Tustin Hills Racquet Club Redevelopment - May 10th Hearing

Sharon Cuniff <sharon@pct.com>

Mon 5/8/2023 1:03 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.

5/8/23

Kevin Canning
OC Development Services/Planning

Re: Opposition to Tustin Hills Racquet Club Redevelopment

We purchased our home on Skyline Dr in North Tustin back in 2007 when we fell in love with the neighborhood, the community and the great curb appeal our new home and neighborhood possessed. One of the main reasons we purchased in this area was that all the homes in our neighborhood all having sizable and secluded lots which adds to the uniqueness of the area. This also includes the uniqueness of the Tustin Hills Racquet Club within the community that made our decision to buy in this great community.

Since we live on a feeder street to the Racquet Club (Skyline Dr) (and get to our home via Browning, Beverly Glen and La Colina) this will cause increased traffic right in front of our home and the streets we use to get to/from our home. I'm really concerned about the many pedestrians, children and bikers (including ourselves) who enjoy using the street daily. There are no sidewalks in our neighborhood and this is a huge safety concern for the existing homeowners and families! Also, the disruption all the current residents will have to endure due to the traffic disruption for years for this major construction.

I feel this will bring DRAMATIC change in the "character" of N Tustin.

Please consider all of this in making a decision when the OC Planning Commission meets on May 10th.

Thank you.

Respectfully,

Sharon Cuniff

Opposition to Tustin Hills Racquet Club Redevelopment

Shelly Juskiewicz <shellyjusk@gmail.com>

Mon 5/8/2023 6:40 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 Kevin,

I am a North Tustin Resident in opposition to the redevelopment of the Tustin Hills Racquet Club. Please preserve this space for community use, not another large-scale housing development that will increase traffic to the area. We enjoy the space, as is now, for recreational use.

Sincerely,

Shelly Juskiewicz

Residence of 1922 La Cuesta Dr, Santa Ana, CA 92705

Racquet Club Development

Soon Noh <soonknoh@gmail.com>

Mon 5/8/2023 1:13 PM

To: Kirkwatilo@gmail.com <Kirkwatilo@gmail.com>;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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Soon Noh
Peacock Hill Resident

Sent from my iPhone

Opposition to Tustin Hills Raquet Club Redevelopment

spyderham@aol.com <spyderham@aol.com>

Mon 5/8/2023 1:23 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,

I am writing one more time to express my opposition and concern to the planned development at the Tustin Hills Raquet Club. This is an area with many elderly residents and it would be too difficult to evacuate our community with the additional residents in an emergency situation given only one exit. The project is not fit for this area. Please consider our safety and do not proceed.

Sincerely,
Victor Lee

THRC Rezoning

Stephanie Chiavatti <schiavatti@aol.com>

Mon 5/8/2023 4:32 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 opposed to the redevelopment of the Tustin Hills Racquet Club.

This is the wrong development for this location.

This THRC's zoning should not be changed because it will be detrimental to the community based of the following reasons:

- Increased traffic that this area is not equipped to handle
- Narrow ingress and egress into the proposed development
- No second exit from the proposed development
- One exit down Simon Ranch Road will cause congestion and danger in the event of an emergency evacuation
- Loss of recreation and open space in North Tustin
- 37 Condos are incompatible with surrounding area

Thank you for your consideration.

Stephanie Chiavatti
19631 Vista Del Valle
Santa Ana, CA 92704

Ranch Hills Planned Development

Steven M. Myers <steve@s-myers.com>

Mon 5/8/2023 2:26 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:

I oppose the above project because it is inconsistent with our North Tustin neighborhood, for fire safety reasons, which are obvious and because of the resulting traffic congestion it will bring to our neighborhood. Our tennis club is a jewel that should be preserve.

Thank you for your consideration.

Steve Myers
Lori McCarthy
12871 Brittany Woods Drive
Santa Ana, CA 92705

Sent from my Verizon, Samsung Galaxy smartphone

Opposition to Tustin Hills Racquet Club Redevelopment

Susan Harbour <susharbour@gmail.com>

Mon 5/8/2023 2:35 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.

Kevin,

I am writing to express my opposition to the redevelopment project that is proposed for the club. I have grown up in North Tustin and the club has served as a community meeting spot. Often philanthropic events were held there such as the holiday boutique for CHOC annually. It was a gathering spot used by ALL the community. Additionally, when I played tennis in high school at Foothill, our team trained and practiced at the club. Many friends have rented the space for events. My friends who are not members have signed up for swim lessons for their kids. The recreation facility has been used by many community members and truly will be missed.

Additionally, building 37 condos do not fit in with the community. There are no condominium/townhomes in the area and the appeal to the community is for open space. I have serious concerns related to traffic and safety if a high density project is developed.

Thank you,
Susan Harbour

Opposition to Tustin Hills Racquet Club Redevelopment

Susan Roice <susanroice@gmail.com>

Mon 5/8/2023 12:33 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,

We have been residents of North Tustin, in our house, for 49 years. We carefully chose this location for its beauty, rural aspect, large low density lots, minimal traffic and access to a recreation facility.

Our children grew up here and learned to swim and play tennis at the THRC even though we were not members. We have walked daily through the area around our home for years despite the fact that there are many streets with no sidewalks or lighting.

Now there is a request to change the zoning restrictions for the area for the sole reason of creating income for a handful of people. There will certainly be no benefit to the community, the residents of North Tustin or the County. It will mean a loss of a recreational area as well as a very concerning increase in traffic on all streets in the surrounding area. To say it is needed to serve North Tustin residents who want to downsize is laughable. I am sorry but this is about greed.

The reports re traffic flow, environmental impact, etc. are flawed and inaccurate. Please do not let a few wealthy individuals forever change this lovely area on the false premise that there will be no impact here. There will be and all of it will be negative.

Sincerely,

Bob and Susan Roice

12121 Skyline Drive

92705

opposition to Tustin Hills Racquet Club Development

Sarah Wallace Rasmussen <sarahnwallace@gmail.com>

Mon 5/8/2023 6:23 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,

I am a long time resident of Tustin, a local business owner, a congregant, a TUSD volunteer, and a mother of 3. I live in District 3. I have seen unthoughtful planning as of late (a Starbucks replacing local owned business as one) and this is a town that is thoughtful. Where neighborhoods are safe and design and safety matter.

Please keep this one little gem of Tustin what it is, a place folks can congregate at, attend exercise lessons, meet friends, utilize the only public pool in the area.

Also, the traffic on SE skyline is already enough. This is a small neighborhood. Please keep it this way. There are countless other places to develop. Please be mindful and thoughtful on this decision.

Thank you,

Sarah Wallace Rasmussen

--

Your daily life is your temple and your religion. When you enter into it take with you your all.

Kahlil Gibran

OPPOSITION TO TUSTIN HILLS RAQUET CLUB REDEVELOPMENT

Rustad, Susanna <srustad@hs.uci.edu>

Mon 5/8/2023 4:58 PM

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

Cc: kirkwatilo@gmail.com <kirkwatilo@gmail.com>; Rustad, Eric <erustad@caloptima.org>; emrustad@gmail.com <emrustad@gmail.com>

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

Dear OC Planning Commissioners,

We are writing to you, to voice our deep concern about the proposed development of condominiums which are incongruent with our neighborhood's character and infrastructure, and that pose a threat to the health and safety of all current residents. As you may be aware, this development of high-density housing project is being pursued under the guise of SB 330, but it is primarily intended to benefit developers and investors who care more about their profits more than the well-being of our community.

Our family is one of 103 in the immediate vicinity that would be directly affected by this development. We are trying to raise our four children in a safe and healthy environment, however cramming 37 high density condominiums, would increase the number of residents ~40% on a small parcel that is less than 10% of the land existing homes occupy. Our neighborhood lacks parks, recreation facilities, and even sidewalks for that matter, which means it is not equipped to handle such a significant increase in population. It is simply not safe to add that many residents where there is no capacity for the roads to handle the increased number of residents, their cars, friends and family, other visitors, and all the online retail on-demand volumes this new population is expected to consume.

In addition, as you can imagine with many older neighborhoods like ours:

- There is only one way in and one way out, on very hilly terrain with wild vegetation (fuel). We are very close to extremely high fire risk zones and were in recent years part of evacuation zones with only one evacuation route for all residents.
- We have a high ratio of aging senior population in our area, with their pets, walking in the roads due to lack of sidewalks, on narrow, and windy streets. New condominium residents would increase commuter traffic disproportionately and thereby create significant pedestrian safety situations.
- Loss of recreation and open space negatively impacts all the families and local schools that utilize Tustin Hills Raquet Club (THRC) for events and fitness, as well as swimming, tennis, and pickle ball classes.

We do not support this project that will impact our rights as residents and reassigns them to a developer that will not live here. The developer is making decisions that affect our environment for self-serving reasons.

Beyond these practical concerns, we must also consider the impact this development would have on our values as homeowners and the sacrifices we have made. Why should a developer be able to take from all of us while eliminating recreational areas that make our community, a community? Do 37 condos located a long distance away from freeways, public transport, and is not within walking distance to any retail/groceries, make a meaningful contribution to California's housing needs?

We urge you to take a stand against profit seeking developers seeking to deplete the things that make our community thrive. Together, we can work towards a better future for our families, our county, and for all Californians.

Sincerely,

Eric & Susanna Rustad

714-380-4997

Opposition to Tustin Hills Racquet Club Redevelopment

sweetish.co <robyn@sweetish.co>

Mon 5/8/2023 4:31 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 a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Please don't take this special community building space away.

Sincerely,
robyn holland

Opposition to Tustin Hills Racquet Club Redevelopment

Tammy Kim <kszangmo@yahoo.com>

Mon 5/8/2023 3:50 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 Orange County Planning Commission,

I am very concerned about the proposed zoning change being sought by the current owners of the club in order to develop this pristine area. This would be detrimental not only to the neighboring residents but to the members of the club and all individuals, organizations, other club members, local schools and community centers who use the club for various activities in addition to tennis, pickleball, and swimming including fundraising events for charities and organizations. I hope the vast opposition to this development will sway the members in the planning commission to stop the zone change and help preserve this space for the benefit of so many people and organizations who take advantage of what the club has to offer. Thank you for your time.

Regards,
Tammy Kim
Member - Tustin Hills Racquet Club

: Opposition to Tustin Hills Racquet Club Redevelopment

TiffanyMarie83@gmail.com <tiffanymarie83@gmail.com>

Mon 5/8/2023 2:33 PM

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

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

To whom it may concern

I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

I go every week and play tennis and it's the most amazing space that we have here to be able to enjoy locally

I hope that you read this and understand that this is not something that we are OK with happening in this area and we want this to stay as there's nothing else like this around here.

Thank you,

Tiffany Mansfield

714-369-8293

Tiffany@MansfieldDomestics.com

www.MansfieldDomestics.com

We want to provide full disclosure of each applicant so please review the application(s) fully. The applicant's salary is a guide and not to be used as what the applicant will accept if offered the job. Salary negotiations should be done directly with applicant or through MANSFIELD DOMESTICS. The applications are confidential and the property of MANSFIELD DOMESTICS. If you hire the applicant or refer the applicant to a family who hires her/him, **MANSFIELD DOMESTICS FEE (10% OF THE ANNUAL SALARY) WILL BE DUE.**

THIS EMAIL IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

Opposition to Tustin Hills Racquet Club Redevelopment

Tim Churton <tchurton@icloud.com>

Mon 5/8/2023 1:12 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.

Mr. Kevin Canning,

As a neighbor of the Tustin Hills Racquet Club, I would like to voice my opinion as strong opposition to what the developers are planning for the Racquet Club and our community. The Tustin Hills Racquet Club is a valuable community recreational asset, all my grandchildren have/or are taking classes there, 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 are only two ways in and out of the neighborhood, neither an easy access. To enter the neighborhood takes you on narrow, winding roads, past a school and through active walking and bicycle traffic. The entrance is also located at a precarious junction of two other residential streets and on a curving hill, all of which add to the dangerous conditions which should preclude development of the area.

Thank you for your consideration on this matter.

Tim Churton

11762 Highview Drive Santa Ana, CA 92705

Sent from my iPhone

Canning, Kevin

From: Tina Wyatt <tinawyattvi2@yahoo.com>
Sent: Tuesday, May 9, 2023 6:19 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Development

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

There are thousands of neighbors and members of THRC that opposed this planned development and only 4 people who want it. That should speak volumes to your decision today to oppose the development. It also speaks to the type of people the 4 (David and Tracy Beaucamp, Peter Zehnder and Kimiya Leuteritz) are that want to tear down the club: selfish, greedy and they do not at all care about our community, only to get richer. Put a stop to this egregious steal today!

Thank you,

Tina and Tom Wyatt, members

May 8, 2023

Dear Mr. Kirk,

The purpose of this communication is to highlight several traffic safety related omissions, inconsistencies, inadequacies, and questionable conclusions in the Ranch Hills PD EIR.

Professional background: My industrial and mechanical engineering education was at Cal Poly San Luis Obispo, and I have worked as a logistics/supply chain engineer and operations executive for over 30 years. One component of my experience was managing guest transportation, parking, security, and emergency services at the Disneyland Resort supporting 25M guests.

I am a 22-year resident of Red Hill Ridge and live close to the racquet club.

The following are my comments and conclusions regarding the traffic portion of the EIR, which are in alignment with several other local engineers and residents who use the Project area roads daily.

- The roads adjacent to the Project site have numerous non-standard features that result in safety risks well beyond that of typical neighborhoods.
- The final EIR included a response to community traffic concerns, but it did not effectively address the dynamics or safety concerns within the letters, nor was it supported by analysis. The safety risks are significant, which include a multitude of blind spots from natural geography (steep hills and winding corners), asymmetrical intersections, pedestrians, vegetation, fences, blinding sunlight on inclined East-West streets, and street parking, none of which are mentioned in the EIR reports.
- Two intersections within Red Hill Ridge are of primary concern, they are at the end points of Simon Ranch Road (one is just 100 feet from the Project entrance). The EIR stated no reported accidents within the Project impact area. However, two accidents occurred as recently as 2022 at these intersections (1 with injury, both with property damage).
- The EIR traffic study only evaluated primary intersection volume impacts 0.8 miles or more from the Project. It excluded the Tustin Memorial Academy Elementary bottleneck (1.0 mile).
- The EIR traffic study did not assess the likely peak versus average traffic changes within the neighborhood. The racquet club traffic typically peaks during non-commuting hours, while residential traffic peaks during commuting hours. As a result, material traffic growth during peak hours is likely.
- The EIR uses a multi-tenant/apartment traffic classification that is inconsistent with the proposed housing. Delivery and service vehicles activity were not mentioned. These shortcomings impact the EIR's traffic volume results and conclusions.
- Roadway pedestrian traffic will likely increase 30-40% with the new residents (no sidewalks), and much of that will occur during peak traffic hours at the high-risk areas. Racquet club visitors do not walk the neighborhood streets.
- Because of the Project's entrance gate, vehicles could back up onto Pavillion in a blind spot just downhill of the intersection just 100 feet away which is a safety concern.
- There looks to be insufficient Project parking for pool and park visitors and oversized vehicles. Overflow parking could spill onto neighboring streets outside the entrance impacting safety.

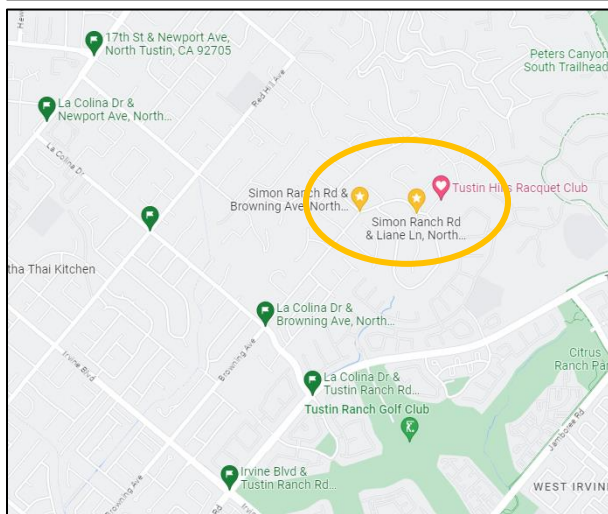
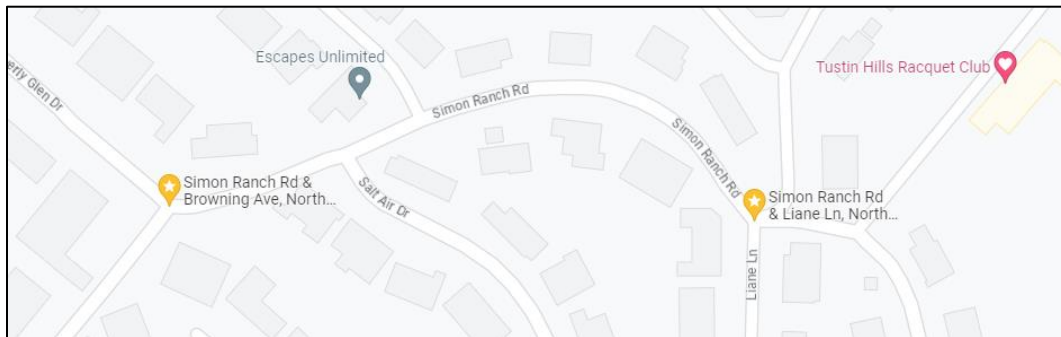
- Several parking spaces within the site plan block or restrict emergency vehicle mobility, which could block or delay emergency response.
- The closure of the pedestrian/bicycle path through the Project would result in residents being subjected to walking an incremental 2.0 miles on higher risk streets with no sidewalks, as well as the loss of a secondary emergency walk egress for the two adjoining neighborhoods.
- Project entry road is just 30 feet wide.
- Project construction would bring significant disruptive traffic and parking.
- **All the above factors would have a net negative impact on neighborhood safety.**

In conclusion, I respectfully request the County more comprehensively evaluate the safety concerns identified in this letter and initiate a final EIR site plan review with OCFD to address the traffic notes in their draft EIR “conditional” status letter from June 2022.

Regards,

Steven Dahl

Reference maps and photos (neighbor intersections tagged in yellow, EIR traffic survey points tagged in green, Simon Ranch/Valhalla accident, Pavillion blind spot photos)





Save Tustin Racquet Club - No townhome development

Wooton, Troy <Troy.Wooton@nmrk.com>

Mon 5/8/2023 12:55 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 North Tustin resident, I wanted to email you to express my opposition to the perspective townhome development at the site of the Tustin Racquet Club. TRC is an amenity for the community that is not easily replaceable and one that should be preserved. Please vote against development.

Thank you.

Troy Wooton

Senior Managing Director

NEWMARK

18401 Von Karman Avenue, Suite 150

Irvine, CA 92612

t 949-608-2020

m 949-677-3850

troy.wooton@nmrk.com

nmrk.com

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Opposition to Tustin Hills Racquet Club Redevelopment

Zach Holland <zachary_binx@icloud.com>

Mon 5/8/2023 4:46 PM

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

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I am a North Tustin resident in opposition of the redevelopment of Tustin Hills Racquet Club. Please preserve this space for community use, not another large scale housing development that will increase traffic to the area. We enjoy the space as it is now for recreational use.

Sent from my iPhone

zach holland
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