

Canning, Kevin

From: Philip Engel <philip.engel1@gmail.com>
Sent: Friday, May 5, 2023 8:24 PM
To: Canning, Kevin
Subject: Re: Tustin Hills Tennis & Pickleball Club

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

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.

On Fri, May 5, 2023 at 11:28 AM Philip Engel <philip.engel1@gmail.com> wrote:

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

Sincerely,
Philip Engel

--

Thank you,

Phil Engel

314-957-8000 cell

--

Thank you,

Phil Engel

314-957-8000 cell

Canning, Kevin

From: Sarah O'Loughlin <oloughlinsj@yahoo.com>
Sent: Friday, May 5, 2023 5:36 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.

Dear Mr Canning

We learned during COVID pandemic lockdowns how valuable and essential outdoor recreation spaces are for the physical and mental health of the community. We need to keep the Raquet club for the health of the people in and around the Tustin community. People need to exercise, be out in open air and sunshine, so the health problems of obesity and diabetes and hypertension can be reduced.

Additionally, traffic and road congestion in the area would be dramatically worse if the space was changed to condos. It's a terrible idea.

Thank you for keeping the club zoned as is - outdoor recreation space.

Sarah and Matthew O'Loughlin
Cowan Heights

Sent from my iPhone

Send to :

Kevin.Canning@ocpw.ocgov.com

Kirkwatilo@gmail.com

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,

Susan & Patrick Post
9741 Rangeview Drive
North Tustin, CA

Tustin Hills Racquet Club Member.

Canning, Kevin

From: jhsills11@gmail.com
Sent: Saturday, May 6, 2023 9:34 AM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Save the Racquet Club

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.

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.

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.

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,

Jack Sills
19651 Visa Del Valles
Santa Ana, CA 92705

Canning, Kevin

From: Wendy <wendywhchan@gmail.com>
Sent: Friday, May 5, 2023 11:35 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Kevin,

Hope you are doing well.

As resident of North Tustin, I am writing to state my opposition to the redevelopment of Tustin Hills Racquet club. I sincerely wish you would exercise your authority to save the Racquet club.

Since moving to North Tustin and discovering the Racquet club 3 years ago, my two kids have been playing tennis and met many new friends at the club. They also take tennis clinics and matches 4 times a week. Through out the years, I have seen them improve and their friendships flourished. The club has been a home away from home for us. I am confident I speak for many other families in the neighborhood as well.

Without the club, kids will have no good options close by to learn the sports. Without the club, they would have no easy place to meet friends and connect with their neighbors. Without the club, what makes North Tustin special will be lost.

With the world going increasingly digital and even neighbors becoming more distant, there is real and urgent need for keep this recreation club.

Real estate developments are important, but that can take place in other locations. The Racquet club would really be critical to the mental health of our community.

Thank you for your consideration and support.

Sincerely,
Wendy Chan

Resident of North Tustin (3rd district Orange County)

Sent from my iPhone

Canning, Kevin

From: Huang Annie <anniehuang1129@gmail.com>
Sent: Friday, May 5, 2023 5:28 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.

Hello, I would like to state my opinion on the Tustin Hills Racquet Club Redevelopment.

I believe that it is not okay to destroy public infrastructure that allows us, as tax players to use, for private condos. I am aware that there can be more living room for people but, you have to put into consideration 2 things. There is potentially alot of jobs you will remove. And there will be tennis lovers who will not be able to play. It is disrespect to every tennis player. And also we paid for this club as tax payers so i strongly oppose. It is our childrens styke of living and it is a disrespect to them.

Canning, Kevin

From: Cristie King <dolphin14girl@gmail.com>
Sent: Friday, May 5, 2023 6:33 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

I am writing today about the proposed redevelopment of the Tustin Hills Racquet Club and the Environmental Impact Report. I live in District 3, Dan Wagner's district.

A project of this nature would GREATLY impact my neighborhood. Traffic is one of my main concerns on many levels: fire safety, pedestrian safety, bikers such as myself, children playing on the street as many are cul-de-sac streets, car traffic for getting out of my street and down the only option we have to exit our community, and I parking of cars on the street.

1. Fire Safety - Our community has many lush areas and steep hills. If a fire was to start in the neighborhood there is ONLY 1 way out. A project of this sort would create many more cars. We have garages and big spacious driveways to park in. 37 townhomes would create at least double to triple EVERYDAY cars, not to mention workers and visitors. How can it be as the EIR states little to no impact? How if a fire breaks out, could all these residents and families get out in time?

2. Pedestrian Safety - Many of us in the community walk these streets. As we are unincorporated, we have no sidewalks and hills are windy, steep, with many blind areas, and sometimes very narrow. As we all know many people are in a hurry and distracted these days and aren't watching for pedestrians. There are many spots where the curve is severe and one can't see cars or people from either way. How can the EIR state this amount of cars would NOT be significant?

3. Bikers - I mean the pedal kind are all over these hills. Just because you live on a hill does not mean you don't recreate there. How can the EIR state having little to no

impact with 37 townhomes, a minimum of 2 cars and most likely 4+ cars?

4. Children playing - cul-de-sac streets are ideal for gathering on. Not all residents have a yard to accommodate playing in their own yard. Especially when we are such a community and want to be with our neighbors. How can the EIR state it won't impact us with that volume of cars and people?

5. Traffic in general - It is hard to leave my street at times and I am directly affected by the proposed development area. Cars from there would cause a definite situation for me exiting my street of Liane Lane. One way it affects us is the volume of traffic. A second way it affects is blind corners and with added sheer volume of cars would make it incredibly dangerous. Third, upon exiting the proposed development area, they would have no stop sign, would be going downhill and possibly accelerating more than myself, proposing a dangerous situation, just due to sheer volume of traffic. All of these streets lead to ONE road, Simon Ranch Road, and no one can change that. How is it the EIR state this having little to no impact on traffic? I believe more accidents would be taking place due to the increased volume of cars. The current Racquet Club does NOT have the volume. Their parking lot is NEVER full. Even when an event is happening at the Racquet Club, which seems to be night time hours, there is little to no traffic. How can the EIR state this having little to no impact when at a minimum it would add 148 cars full time there?

Now looking at the new EIR from February 2020 concluding 554 daily traffic counts and September 2021 concluding 349 daily traffic counts. How can the numbers be so different? Does that take into account just 1 leaving and 1 coming home? That is not the case. Sure some only make 1 daily trip up & down the hill, but most households make several. Most of our single family homes have 4+ legal drivers. Mine has 5 legal drivers. How does adding 37 townhomes with 2-4 occupants not double or triple the traffic?

How can the proposed development negate that it represents adding 4 times the density of the surrounding community?

How can this 37 townhouse with increased density not affect Simon Ranch Road or SE Skyline, or Browning Avenue? What about the 2.5 year major construction of this development NOT disrupting traffic in our community?

This is unincorporated Santa Ana/North Tustin, our recorded CC&R states that the land will always be for the expressed benefit of the residents. This land was never meant for high density zoning. It is not an HOA issue. It is a recorded deed issue. How can this developer bypass this and state it is an HOA issue? There is no HOA issue. It is a deed issue! Our family has lived in this house for years and years and one reason we bought here was because of how the area would remain due to the CC&R's.

The loss of this recreational area for tennis, pickleball, swimming, yoga, workout area, and occasional gatherings such as weddings or parties is a huge loss to myself and the community! The Racquetball Club has been here since 1958. This zoned area for Recreation Open Space has not been considered by the County. All parks in the area are located on residentially zoned land. How did the County not take this into consideration?

The developer is required by the County to pay a fee in lieu for not providing recreational/park space within a development and yet they are destroying that recreational space.

This developer has not acted in good faith with the residents of the community.

I sincerely hope the OC Planning Commission considers all of the above items before making a decision that will GREATLY affect our community!

Sincerely, C. King



ReplyForward

Canning, Kevin

From: darlene grech <darlenegrech@att.net>
Sent: Friday, May 5, 2023 10:39 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.

County Supervisor: Donald Wagner

I am expressing my opposition to turning this recreational area to high density 2 story condos. This will greatly increase the traffic where traffic is already a significant problem. It will destroy the only established recreational space in this area. Once gone, it will never come back. We all know this will not be affordable housing so that reason cannot be used. Recreational and social space is important to our community!

Canning, Kevin

From: Debbie Ludes <debbie.ludes@yahoo.com>
Sent: Friday, May 5, 2023 8:44 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Kevin,

I have lived in the Tustin community for over 28 years, 20 of those years have been in the adjoining neighborhood of the Tustin Hills Racquet Club. The Raquet Club has been an integral part of our 4 children's lives through tennis lessons, swimming lessons, and sports banquets. Also, as a teacher at Red Hill Elementary School, we have had dozens of school fundraisers at the Raquet Club. I am also a member of the National Charity League in Tustin, and our organization has used the Tustin Hills Raquet Club for meetings and events for years!

As you can see, the Tustin Hills Raquet Club is a vital facility in our community. It provides space for children to learn, grow, and experience relationships. It provides space for adults to learn, grow, and experience relationships. It provides space for community events such as fundraisers, banquets, meetings, and so much more.

I implore you to listen to the Tustin community members and OPPOSE the building of 37 high-density condos just to profit developers! What is more important in this world... more money to line the pockets of the wealthy or providing a space for children, adults, and an entire community?? The time is NOW to focus on building up communities, not tearing them down. The building of 37 condos will not only take away so much for our community, but it will add traffic, congestion, noise, and crowding.

Keep the community recreation facility in Tustin and allow our community to grow and thrive. **DO NOT ALLOW THE BUILDING OF CONDOS IN OUR NEIGHBORHOOD!!**

Respectfully,
Debbie Ludes

Canning, Kevin

From: E Sumner <emily.sumner101@gmail.com>
Sent: Friday, May 5, 2023 2:37 PM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Tustin Hills Tennis & Pickleball Club Opposition

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,
Emily Sumner

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Emily Sumner
949-283-2257
emily.sumner101@gmail.com

Canning, Kevin

From: Julie Chattong <theesparzafamily@gmail.com>
Sent: Friday, May 5, 2023 3:09 PM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Tustin Hills Tennis & Pickleball Club

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

Dear Tustin City Council Members,

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

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

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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,

Eric, Julie & Elise Esparza
theesparzafamily@gmail.com
714.248.5019

Canning, Kevin

From: Richard L. Fahrney II <fahrney7@gmail.com>
Sent: Saturday, May 6, 2023 1:39 PM
To: Kirkwatilo@gmail.com; Canning, Kevin
Subject: Rezoning of Tustin Hills Tennis & Pickelball Club

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

Dear Orange County Planning Commissioners,

We are writing to express our strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. As long time residents of this community, we 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.

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

Sincerely,

Richard and Sharon Fahrney
11541 Ranch Hill
Santa Ana, CA. 92705

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RICHARD L. FAHRNEY II
Fingal, Fahrney & Clark, LLP
5120 Campus Drive, Suite 200
Newport Beach, California 92660
Telephone: (949) 723-8100
Facsimile: (949) 723-8108

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Canning, Kevin

From: James Gabelsberg <jimgabelsberg@cox.net>
Sent: Saturday, May 6, 2023 12:17 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 am strongly opposed to rezoning of the Tustin Hills Racquet Property to allow unreasonable development. I believe zoning is designed to provide homogenous communities and protect home owners from the encroachment of business, commercial and high density development. We moved to the North Tustin area in 1977 and are now in our third home. This area appeals to us because of the predominance of single family homes, excellent schools, and lack of heavy traffic and highly developed commercial areas. These factors have helped maintain higher and stable home values. High density condominiums are definitely not consistent with homes surrounding the Racquet Club. Purchasers of the Racquet Club property were aware of the existing zoning and should not be allowed to use their money and/or influence to destroy the ambiance of our neighborhoods. The message needs to be, "CONFORM OR BUILD ELSEWHERE"!!!

Jim Gabelsberg
2001 Racquet Hill
Santa Ana, CA 92705
Third Supervisory District
Home 714-832-4522
Mobile 714-788-7057
jimgabelsberg@cox.net

Canning, Kevin

From: gina eagan <gina.eagan@gmail.com>
Sent: Friday, May 5, 2023 7:49 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.

Hello,

I live in Don Wagners district. I am writing to ask you do not allow the Tustin in Hills Racquet Club to be developed into condominiums. That is a beautiful part of our community. My husband and I play tennis there and our children swim there. I was born and raised in Tustin. I think this area is a true gem in orange county. What makes it so special is how it's built, and I would love to see it stay that way.

Thank you for your time.

Canning, Kevin

From: halfcourt@aol.com
Sent: Friday, May 5, 2023 3:50 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com; Wagner, Donald
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.

To Whom It May Concern,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Racquet Club. As a nearby resident and member of the Club, I believe this rezoning would have a negative impact on the neighborhood as well as the current and future members of the Club.

It is my understanding, the proposed rezoning would allow for the construction of a condominium development, which would significantly increase traffic and congestion in the area. This added traffic would not only make it more difficult for residents to get around, but it would also pose a safety risk for pedestrians and cyclists.

A large scale development would likely have a negative impact on property values as well as the character of the neighborhood.

Personally, I would also miss a much needed recreational venue.

I urge you to vote against the proposed rezoning.

Sincerely,
Debra Harkness
Resident of OC's 3rd District

Canning, Kevin

From: Ken Higman <ken.higman@gmail.com>
Sent: Saturday, May 6, 2023 9:24 AM
To: Canning, Kevin
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Hello Mr. Canning,

I just read the "Proposed Mitigated Negative Declaration" prepared by the County for the proposed housing development located at 11782 Simon Ranch Road (Application nr. PA180034).

I was surprised to see the stated conclusion that this project will have minimal or no impact in each of the categories outlined in the report. Also, in the section outlining mitigation measures, several concerns are not adequately addressed or mentioned at all:

A main concern is evacuation / fire safety. There is only one road to enter and exit this development. In the event of an emergency, this could present a significant danger for the residents within the tract as well as the surrounding neighborhood.

With 37 new homes, traffic will increase on the streets leading to and surrounding the planned site. Our roads are winding and without sidewalks in many places. This will increase the risk to the many pedestrians in our community. Air and noise qualities will be impacted as well.

Noise, traffic, and road closures will all have an adverse impact on our neighborhood during the construction. In the event of any emergency, these factors would increase danger as well.

This project requires a zone change, something our community is against and that sets a bad precedent for future developments.

The existing neighborhood has a unique character with open spaces and low-density housing. This project will change that feature that we value and will obstruct views of neighboring houses.

This is the only site in N Tustin zoned for recreational open space. It is a place we have cherished for decades, and we hate to see it eliminated to benefit a private developer.

Several statements referenced in the impact report seem to be based on questionable assumptions about the current use of the property. Examples include an assumption that nighttime lighting and traffic flow would decrease with the planned development. The property is not used every day at full capacity. As such, assumed lighting and traffic as it stands now is less than suggested. Adding 37 homes which would be occupied continuously with additional traffic from guests, workers, deliveries, etc... will surely result in increases to all categories considered under the environmental study.

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

Sincerely,

Ken Higman

2242 Salt Air Drive

Santa Ana CA 92705

Canning, Kevin

From: Kathy Hoffer <kathyjhoffer@gmail.com>
Sent: Friday, May 5, 2023 3:21 PM
To: Canning, Kevin
Subject: Fwd: SAVE THE TUSTIN HILLS RACQUET CLUB - REZONING?!?!?!?

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

Dear Tustin City Council Members,

Please do not consider rezoning the Tustin Hills Tennis and Pickleball Club ("THTP Club") for residential units, or condominiums. The THTP Club is not only a place for tennis and pickleball, it is so much more. It is a family-fun-zone with a pool, exercise fitness room, barbecue facilities, lawn games, and banquet facilities. How do condominiums improve the community's physical and mental health like the many features of the THTP Club?

I strongly oppose rezoning the THTPC for a condominium project. The population density of a condominium project will drastically increase traffic and unhealthy air quality compared to the THTP Club. Has a Health Risk Assessment ("HRA") been performed to evaluate the health implications to the Tustin community from the increased emissions due to 24/7 auto trips and daily delivery van trips attributable to a condominium project; add to that the diesel equipment, truck haul trips, construction worker trips, etc. while the project is being constructed?

What impacts does the proposed condominium have on scenic views of the neighbors? The THTP Club is not a multi-story building, but rather offers the community a key amenity. Please refer to the Architectural Digest March 2022 article - A Pickleball Court: The Hot New Amenity in Real Estate Development. That is what you have with the THTP Club!

For the health and happiness of the Tustin community, please do not approve the rezoning proposal.

Kathleen Hoffer
(949) 310-0083

Canning, Kevin

From: David Holt <dholt@holtlawoc.com>
Sent: Friday, May 5, 2023 5:21 PM
To: Kirk, Justin; Canning, Kevin
Subject: PA180034

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

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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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,

Jack Sullivan
60 E College St
Hillsdale, MI 49242

Canning, Kevin

From: leslie jackson <lesliej@pacbell.net>
Sent: Saturday, May 6, 2023 8:16 AM
To: Canning, Kevin
Subject: THRC

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

Dear Sir,

This email is in support to oppose the redevelopment of the Tustin Hill Racquet Club. We do not need more housing!
Keep this recreation facility.

Leslie Jackson
Tustin resident

Canning, Kevin

From: Judy <judyb123@cox.net>
Sent: Friday, May 5, 2023 4:58 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Kevin Canning, Orange County Planner

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

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

1. When I moved into this area I was impressed with how beautiful and rural the Racquet Hill area is and how serene. I also appreciate how lovely it is to be able to walk amongst beautiful trees and through the Racquet Club. I would truly hate to loose this incredibly beautiful part of my life. You would not want something this greatest taken away from you.
2. If the development is allowed to go through there would be an increase of traffic and pedestrian safety risk! No one would be safe walking Simon Ranch Road, Beverly Glen Drive, Skyline Drive, or SE Skyline Drive. There are no sidewalks and an increase of traffic would make walking a hazardous venture. The development would also increase road traffic and increase the number of accidents on SE Sklyine which is a narrow twisty two lane road just waiting for an accident. Not everyone living or working in the development will enter and exit via Browning. I am incredibly surprised the County is even considering this increase of traffic. There is only one way in and one way out and that is via Simon Ranch Road.
3. The development, if allowed, would not only take away our recreation area and open space but impact on the wildlife that is part of our community.
4. The increase in fire or any disaster evacuation would be extremely compromised to those already living in this area, to the residents of the development and create an unfair situation for first responders. Consider what challenges they would face trying to care for those in need while maintaining their ability to protect themselves.
5. This development being considered sets a dangerous precedent for all the neighborhoods in unincorporated Orange County and any areas that have only one way to evacuate, add to traffic and pedestrian danger, and take away what little open area we have in our neighborhood.

Sincerely,

Judy Brostoff
2101 Racquet Hill
Santa Ana, California 92705

Sent from my iPad

Canning, Kevin

From: Julie Chattong <juliechattong@mac.com>
Sent: Friday, May 5, 2023 3:07 PM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Rezoning of the Tustin Hills Tennis & Pickleball Club

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

Dear Tustin City Council Members,

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

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

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

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

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

Sincerely,

Julie Chattong
juliechattong@gmail.com
626.272.2019

Canning, Kevin

From: Karen McKinley <kjlmckinley0791@gmail.com>
Sent: Friday, May 5, 2023 8:42 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.

To Whom It May Concern:

I am writing to express my opposition to the redevelopment of the Tustin Hills Racquet Club and its land. The loss of this long-time athletic and social hub of North Tustin/Tustin still plays a vital role in our community.

I have owned my home in O.C. Supervisory District 3 for the past 16 years and grew up in the unincorporated area of District 2 from 1971-1993. I took tennis lessons at Tustin Hills Racquet Club as a teen, and visited many times with friends' families who were members. My sister worked there as a teen. I attended a high school reunion there. I currently have many friends who are passionate pickleball players who utilize and enjoy this facility in our community for this popular sport. For more than 40 years the Tustin Hills Racquet Club has been an important part of the community, a place for families to relax and recreate, and a place for many celebratory or community and civic engagements.

It would be a disservice to the community to lose the club and its space. Redevelopment for housing will increase traffic and congestion in the area. Please help us save it from redevelopment.

Sincerely,

Karen McKinley

Canning, Kevin

From: Karen Sisson <ksisson@gmail.com>
Sent: Friday, May 5, 2023 8:48 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Rezoning of Tustin Hills Racquet Club

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 55-year 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,
Karen Sisson
714-588-1210

Canning, Kevin

From: Karly Sills <kgsills22@aim.com>
Sent: Friday, May 5, 2023 4:12 PM
To: Canning, Kevin
Cc: Kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear 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.

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. Tustin Raquet Club has been a staple within our neighborhood for decades. Being historically the first tennis club in all of Orange County, it has grown to be an institution serving as a community epicenter for tennis, swim, pickle ball and momentous occasions.

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.

Best Regards,

Karly Sills

Canning, Kevin

From: Jeff Mills <mills.jeff.215@gmail.com>
Sent: Saturday, May 6, 2023 9:44 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Mr. Canning,

Thank you for the opportunity to provide a comment on this matter. As described in detail in my previous comments on the IS/MND and Draft EIR, 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,

Jeff Mills
North Tustin and 3rd District Resident