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info@ocpw.ocgov.com
OCPublicWorks.com



Administrative
Services



OC Development
Services



OC Facilities Design
& Construction
Management



OC Facilities
Maintenance
& CUF



OC Fleet Services



OC Construction



OC Environmental
Resources



OC Operations &
Maintenance



OC Infrastructure
Programs



OC Survey

ORANGE COUNTY
OC Public Works
MEMORANDUM

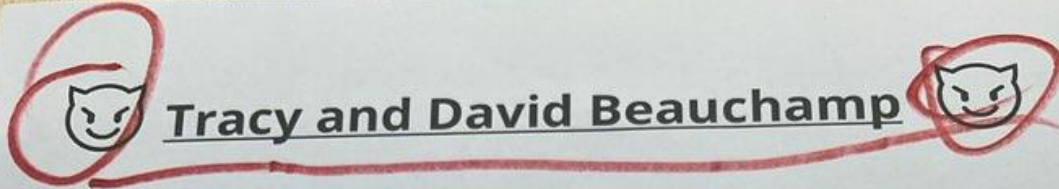
Date: May 8, 2023
To: Justin Kirk, Deputy Director
From: Kevin Canning, Contract Planner
Subject: PA180034 – Ranch Hills – Additional comment letters (Part 2)

The attached file contains an 137 additional comment letters and emails received since the first increment was sent to you on Friday May 5.

Two of the attached letters object to the trash from flyers distributed/discarded in the vicinity of 'Hewes Junior High' (Hewes Middle School) located approximately 2 miles from the subject project site. The balance of the letters express opposition to the project.

ADVISORY: The first four project comments within this packet include offensive wording and images. These comments were forwarded to Planning, not sent directly from whoever prepared them. The offensive wording and images have been redacted before including them in this attachment. Planning also has inserted an explanatory comment onto two of them.

Letter includes home addresses of two of project applicants



We need to come together NOW to protect North Tustin zoning and block new deceitful owners of the Tustin Hills Racquet Club, Tracy 😺 and David 😺 Beauchamp (2000 E Bay Rd, Newport Beach, Ca 92661), from their CURRENT AND ALWAYS CONTINUED EFFORTS to circumvent local zoning procedures for approval of high-density condos via California Senate Bill 330. If approved, this development will destroy the character of our neighborhood. *(Yes, all employees, members, and guests...Management has been lying to you for years!!)*

Even worse, these millionaires are doing it for fun! They clearly don't need this, yet sip champagne from the huge Newport Peninsula Bayfront palace, while relentlessly seeking to steel the unaffected, out of the area community treasure from countless other families and children where for decades, past and future, so, so many have come for to celebrate special events and/or learn to swim, play tennis and pickleball and where more than 80% of the participants being Non-Club Members

In 2011, Tracy and David Beauchamp unsuccessfully attempted to redevelop the Balboa Peninsula Point Racquet Club into dwelling units, facing significant opposition from the Balboa and Newport communities. They now seek to do similar damage to our neighborhood, developing our THRC into 37 condominiums.

WHAT CAN YOU DO TO HELP?

- 1) **Write to them** direct and let them know you feel (See address above)
- 2) **Write to other partners** Peter and Beth Zehnder (521 Redlands Ave, Newport Beach, Ca 92663) and let them know how you feel.
- 3) **PLEASE ATTEND - MAY 10TH, 1:30 PM** - the Planning Commission Hearing for the proposed redevelopment of the Tustin Hills Racquet Club (THRC), also known as Ranch Hills Planned Development. The meeting will take place in the Multi-Purpose Board room located at 400 West Civic Center Drive, Santa Ana.
 - **IF YOU CANNOT ATTEND**, please submit your opposition to the project in writing **NO LATER THAN FRI. MAY 5TH**. Email your brief comments (does not have to be lengthy) by the deadline to: Kevin Canning, OC
Planner: Kevin.Canning@ocpw.ocgov.com
- 4) Copy Kirk Watilo (FCA Steering Committee Member): kirkwatilo@gmail.com **SUBJECT LINE** (please use this subject line to ensure your letter is added to the hearing package): **Opposition to...**

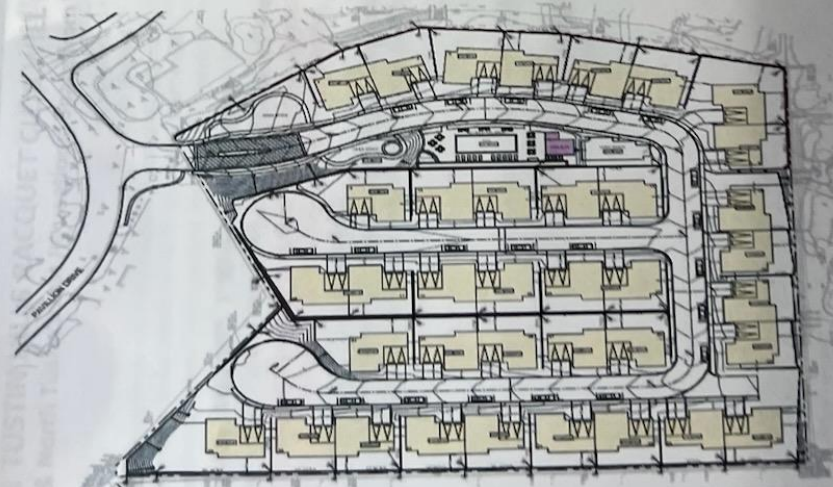
Save The
Acquet
com

HAVE YOU NO SHAME DAVID & TRACY BEAUCHAMP?



Photo from inside of Beauchamp home

**FOR USING CA SENATE BILL 330 TO CAPITALIZE YOUR LIFESTYLE AT THE
EXPENSE OF OUR COMMUNITY, YOUR OWN EMPLOYEES, AND THE GOOD
PEOPLE, FAMILIES AND CHILDREN OF ORANGE COUNTY! DON'T TAKE THE
COMMUNITY RECREATION FACILITY FROM THE PEOPLE'S USE FOREVER!**



Attend Hearing

Date / Time: Wednesday, May 10th, 1:30 pm (NEW DATE)

Location: 400 West Civic Center Drive, Multi-Purpose Board Room, Santa Ana

▪ We need absolutely everyone possible to attend this meeting, speak, and show the strong opposition to what these developers are planning for the Club and our community.

If you cannot attend, email brief opposition comments (or resend prior comments) **NO LATER THAN FRI. MAY 9th** to:

- Kevin Canning, OC Planner: Kevin.Canning@ocpw.ocgov.com
- Copy Kirk Watilo (FCA Steering Committee Member): kirkwatilo@gmail.com
- SUBJECT LINE (to ensure your comments are in hearing package):

BETH [REDACTED] ZYDNER,
YOU GREEDLY, HEARTLESS,

~~FUCKING CUNT!~~



HOW COULD YOU LET YOUR ~~FUCKING~~
~~DIAMOND~~ HUSBAND DO WHAT HE IS DOING?

BE ANGELS NOT DEVILS

DON'T LET PETER CRUSH

THE STILL GOOD BEAUCHAMP

FAMILY NAME

I AM 3RD GENERATION.

FAMILY CLUB MEMBER!

YOU ARE LIARS, CHEATS & THIEVES!

~~FUCK~~ YOU AND ALL YOU BEAUCHAMPS!

YOU ALL WILL GO TO HELL!

HOW COULD YOU LET YOUR ~~FUCKING~~
~~DIAMOND~~ HUSBAND DO WHAT HE IS DOING?

Y

PROTECT NORTH TUSTIN ZONING

ANOTHER ATTEMPT TO CHANGE NORTH TUSTIN ZONING!

The owner of the Tustin Hills Racquet Club (THRC), located at 11782 Simon Ranch Road in North Tustin, is seeking a very detrimental zone change to allow a high-density condo development on the site which would increase his profitability at the **community's expense.**

Existing Use - Tennis Club, Valuable Recreational Asset for over 60 Years

- Only land in North Tustin zoned for and improved as recreational space (A1 - General Agriculture).
- Generations of North Tustin families have cherished this important recreation and social space for decades.
- Hundreds of residents (over 80% being non-club members) enjoy adult and kid's tennis clinics annually.
- Practice facility for high-school teams. Many Tustin schools use the club for fundraising events.
- Tennis players from this club have gone on to achieve local, regional and national recognition.
- Summer pool memberships are very popular as the club provides the only community pool amenity for North Tustin residents.
- Swim lessons are also available.
- A land use covenant recorded on the site of the club restricts uses in covenant and home ownership rights.

Proposed Use - High-Density Condo, Multi-Family, Development

- Requires zone change from A1 to the high-density multi-family residential designation R2 (5,000) to allow proposed 37-unit condo development on 17,500 square foot lots.
- R2 zoning is unpermitted in North Tustin.
- Street (pink shaded area on Zoning Map to the right).
- Project expected to add approximately 96 vehicles to the area (approximately 20,000 sq. ft. per lot).

Community Impact

- Significantly increased traffic and congestion (impacts La Colina Drive, Browning Avenue, Bay Glen Drive, Skyline Drive and Skyline Drive at Skyline Drive intersection). Will also severely impact TMA, Red Hill Elementary, Hewes and Foothill High Schools (already a significant problem).
- Increased Fire and Life Safety evacuation risk.
- Property values will be negatively impacted by the addition of 37 homes to the density of surrounding area.
- Destruction of community only zoned recreational space.
- Irreversibly alters the unique personal character of North Tustin.
- Alarming precedent to all neighborhoods within unincorporated Orange County!

What You Can Do Help!

- SIGN PETITION**
- DONATE**

Sign attached petition and mail to FCA, P.O. Box 261, Tustin, CA 92781 or, visit <https://www.fcahome.org/racquet-club-petition> to sign electronically. Every petition helps convey the community's overwhelming opposition!

Please consider donating towards legal and other expert expenses. Our community and property values are worth it! Donate electronically by visiting <https://www.fcahome.org/raise-money/> or, mail check made payable to Foothill Communities Association (note - Racquet Club) on memo line, P.O. Box 261, Tustin, CA 92781. Donations are used for this rezoning opposition effort only. Any unused donations will be returned.

THRC Update emails provided to the public for more information on our efforts.

Save The Racquet Club.com

YOU TWO ARE THE BIG PIECES OF SHIT AND SHOULD BE ASHAMED

Surrounding Areas Zoned for Single-Family Homes on 20,000 sq. ft. Lots

Worst Example of SPOT ZONING Developer Seeks Zone Change from A1 to R2 (Multi-family with 5,000 SF lots)

THRC

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

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-
-
-

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

--

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.

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,

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.

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, 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

--

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

Canning, Kevin

From: Alan Bentley <4ambentley21@gmail.com>
Sent: Sunday, May 7, 2023 10:01 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Tustin Hills Racquet Club

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

I oppose developing the Tustin Hills Racquet Club for housing. Keep the property as recreational.

Canning, Kevin

From: Ann Piper <annlpiper@gmail.com>
Sent: Sunday, May 7, 2023 7:17 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Redevelopment of Tustin Hills Racquet Club

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. The County determined that the real property located at the Tustin Hills Racquet Club would best be served and zoned as Ag1 but now the Developer wants to change the zoning for one reason only and that is to make a profit at the expense of the current community.

This is the wrong development for this location.

This real property'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 emergency evacuation
- Loss of recreation and open space in North Tustin
- Proposed 37 condos are incompatible with surrounding area

Thank you for your consideration.

Ann Piper
2182 Racquet Hill
Santa Ana, CA 92705

Canning, Kevin

From: Brandon Bianchi <beonkey@gmail.com>
Sent: Sunday, May 7, 2023 7:22 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.

Saying no to this redevelopment.

Canning, Kevin

From: Britt Kiley <rdhbritt@gmail.com>
Sent: Sunday, May 7, 2023 11:54 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. 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,
Britt & Kevin Kiley
2501 Stutsman Dr, Tustin, CA 92782

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,

Cathy Sullivan
2192 Racquet Hill
Santa Ana, CA 92705

Canning, Kevin

From: Cathy Threadgill <cathy.threadgill@me.com>
Sent: Sunday, May 7, 2023 8:25 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to the Tustin Hills, Racquet, Club, Redevelopment

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

Please record that I adamantly opposed to Tustin Hills Racquet Club Redevelopment. This club, used primarily by non-members, needs to remain a recreational community asset.

Thank you for your consideration,

Cathy Threadgill
12181 McCulla Drive
Tustin, CA 92782
714-746-9749

Sent from my iPhone

Canning, Kevin

From: david meredith <dmeredith@rocketmail.com>
Sent: Sunday, May 7, 2023 6:43 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Tustin Hill Racket Club Redevelopment

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

Dear Mr. Canning:

I am writing you with regard to the proposed redevelopment of the Tustin Hills Racquet Club. We moved to 11882 Simon Ranch Road in 2015, and the tennis club was a primary draw for us. It is a beautiful amenity which would be a loss for the community as a whole. In addition, Simon Ranch, a street with blind turns and no sidewalks, provides the only access. The traffic will make it even more dangerous and less family friendly. We strongly support retaining this community jewel.

Sincerely,

David Meredith
11882 Simon Ranch Road
310.745.1692

Canning, Kevin

From: Graham Threadgill <grahamthreadgill@att.net>
Sent: Sunday, May 7, 2023 7:53 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

I oppose the redevelopment of the Tustin Hills Racquet Club. It will destroy an incredibly valuable community resource.

Build communities, not condos.

Graham Threadgill

Canning, Kevin

From: Greg G <greg.goodemote@gmail.com>
Sent: Sunday, May 7, 2023 3:37 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.

Hello,

We are opposed to rezoning the Tustin Hills Racquet club to be replaced with a housing development.

Our family uses the racquet club, and in fact our son is there almost every day. It's a part of our lives, and has seen a lot of improvement and rejuvenation since they added pickleball courts and tennis tournaments were allowed to start again. Our son uses the facility because his high school has no sports, and he loves the proximity to home. If we need to change to the Racquet Club of Irvine, that would definitely end his tennis career. He'll never be a pro, but he loves playing and will for the next few years of high school as well.

After that we are looking forward to playing pickleball as retirees.

Please keep the neighborhood in mind when making this decision.

Thank you,
The Goodemote Family
Singing Wood Dr,
Santa Ana, CA 92705

Canning, Kevin

From: Gus Osterkamp <gosterkamp@osterkampgrp.com>
Sent: Saturday, May 6, 2023 9:07 PM
To: Canning, Kevin
Subject: Fwd: Opposition to Tustin hills, racquet club redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

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

I had the wrong email address earlier so here's my dissertation regarding the application for a zone change.
Thanks

Gus Osterkamp

Sent from my iPhone

Begin forwarded message:

From: Gus Osterkamp <gosterkamp@osterkampgrp.com>
Date: May 5, 2023 at 6:03:28 PM PDT
To: "Kevin.Canning.@ocpw.ocgov" <Kevin.Canning.@ocpw.ocgov>
Cc: kirkwatilo@gmail.com, Gus Osterkamp <gosterkamp@osterkampgrp.com>
Subject: **Opposition to Tustin hills, racquet club redevelopment**

We, in our beautiful neighborhood are distraught about what could happen. Should this development come to fruition?

I have lived here 48 years and I worked very hard as a young man to purchase the home I currently live in .

There are many others like myself, and a lot of younger, hard-working people who have a scrimped and saved enough to live in this wonderful neighborhood.

I have also lived in Orange County all my life and when I was in high school we were 100,000 people total in orange county . I was raised on a dairy in Santa Anna with 500 cows in the backyard. The Irvine Company, and surrounding areas were all farming and cattle.

I applaud the OCPW for the great job over the years in the planning of his spectacular area with all the growth that has happened in the last 60 years.

Through my business career, I've always found it very difficult to ascertain a zone change with either city or county and here we are faced with this because greedy developers, and in this case, a landowner along with them, is attempting to upset and overturn a zone change that was well thought out . This is a middle-class and upper middle-class residence area. We enjoy half acre and large spaces between our homes .

All of a sudden they want to put in 37 condominiums on 6 acres, with 170 parking spots for automobiles and through past experiences that I have seen in various areas every one of those 170 stalls will be occupied. That alone will cause tremendous traffic in and out of our area with only one entrance in and out with narrow streets, and no sidewalks. I love to take walks in the area, but if this goes through, it will be way too dangerous and way too much traffic.

I am also in the trucking business and our biggest consideration is safety on the highway and on the roads, and when you analyze this situation with narrow streets, automobiles parked on the street,

wherever and whenever and no sidewalks, the safety side of things are immediately violated ! Accidents involving pedestrians , bicycles old people using walkers children trying to play in the street on quiet streets will be a thing of the past but as we know with people, they will still try and they will suffer from serious accidents!

Children will try to play in the streets as they do now, and that also will bring accidents and very serious ones!

California will be fossil fuel autos allowed autos allowed, by 2035 so that means all electric vehicles. The grid to service another 170 automobiles in this neighborhood will be impossible. We occasionally get warned of possible brown outs as it is today.

When you add the vehicles that are currently in this neighborhood, that alone will tax the available electric power and if you add another 170 vehicles, there won't be enough energy .

As I said earlier, the OCPW has done a great job and I'm sure will continue to do a wonderful job in the planning stages, so I'm not overly concerned as to whether or not you will make the smart decision and NOT allow the zone change and let the developers deal with half acre single home dwellings no different than the rest of the neighborhood currently enjoys!!

They talk about low cost housing projects, and how multiple dwellings on LESS acreage is good for low cost housing. I agree with that philosophy however, in the right areas and not 1 1/2 million dollar condominiums.

That's not low cost housing. It's only good for the developers to maximize their profitability on a small parcel of land.

They went into this purchase of the racquet club with your eyes wide open.

Let them do the development that belongs here, but no zone change and no condominiums.

You talk about more taxes coming in to the county, from these 37 condominiums and that may be true?? But think of the amount of taxes that the current people that live in this area pay not only on their homes , but the things that they purchase and the 13% state tax that we pay on income that allows us to live in this wonderful area.

So again, I have confidence that the planning commission will reject the zone change, as it makes no sense to allow it to happen.

Thank You

Gus Osterkamp

Sent from my iPhone.com

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We, in our beautiful neighborhood are distraught about what could happen. Should this development come to fruition?

I have lived here 48 years and I worked very hard as a young man to purchase the home I currently live in.

There are many others like myself, and a lot of younger, hard-working people who have a scrimped and saved enough to live in this wonderful neighborhood.

I have also lived in Orange County all my life and when I was in high school, we were 100,000 people total in orange county. I was raised on a dairy in Santa Ana with 500 cows in the backyard. The Irvine Company and surrounding areas were all farming and cattle. I applaud the OCPW for a great job done over the years in planning this spectacular area amongst all the growth that has happened in the last 60 years.

Through my business career, I've always found it very difficult to ascertain a zone change with either city or county, and here we are faced with this because greedy developers, and in this case, a landowner along with them, is attempting to upset and overturn a zone change that was well thought out. This is a middle-class and upper middle-class residence area. We enjoy half-acre lots and large spaces between our homes.

All of a sudden, they want to put in 37 condominiums on 6 acres with 170 parking spots for automobiles, and through past experiences that I have seen in various areas every one of those 170 stalls will be occupied. That alone will cause tremendous traffic in and out of our area, with only one entrance in and out with narrow streets and no sidewalks. I love to take walks in the area, but if this goes through, it will be way too dangerous and way too much traffic for pedestrians, family pet-walking, and children at play or on bicycles to and from the neighborhood schools.

I am also in the trucking business and our biggest consideration is safety on the highways and local streets. When you analyze the situations with these narrow streets, automobiles parked curbside wherever and whenever with no sidewalks, the safety issues of residents are immediately volatile. Accidents involving these situations- children trying to play in the street on quiet streets will be a thing of the past, but as we know with most people, they will still try and they will suffer from serious accidents!

California is scheduled to be fossil-fuel-free by 2035, so that means all-electric vehicles.

The grid to service another 170 automobiles in this neighborhood will be impossible. We occasionally get warned of possible brown outs as it is today.

When you add the vehicles that are currently in this neighborhood, that alone will tax the available electric power grid, and if you add another 170 vehicles, there won't be enough energy. We haven't been made aware of any plan forthcoming.

The state of California talks about low-cost housing projects, and how multiple dwellings on LESS acreage is good for low-cost housing. I agree with that philosophy, however, in the right areas and not 1 1/2-million-dollar condominiums. That's not low-cost housing. It's only good for the developers to maximize their profitability on a small parcel of land in high income areas. The developer went into this purchase of the racquet club with eyes wide open. Let them do the development that belongs here, but no zone change and no condominiums.

As I said earlier, the OCPW has done a great job and I'm sure will continue to do a wonderful job in the planning stages, so I'm not overly concerned as to whether or not you will make the smart decision and

NOT allow the zone change, and let the developers deal with half-acre single home dwellings, no different than the rest of the neighborhood currently enjoys!

So again, I have confidence that the planning commission will reject the zone change, as it makes no sense to allow it to happen.

Thank You

Gus Osterkamp
2222 Liane Lane
Santa Ana, CA 92705
714-342-6838

Canning, Kevin

From: hubbardfam@aol.com
Sent: Sunday, May 7, 2023 5:48 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.

To whom it may concern:

Please be conscious and considerate of the families that are very much enjoying the services the racket club provides. Hundreds of people want to continue benefitting from its use.

Thank you for your consideration,

Mrs . A. Hubbard

[Sent from the all new AOL app for iOS](#)

Canning, Kevin

From: Jack Hanson <jackhanson@aol.com>
Sent: Sunday, May 7, 2023 8:43 PM
To: Canning, Kevin
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Hi Kevin,

I've lived in the Tustin area for over 53 years and played tennis for around 50 years. The first time I went to the Tustin Hills Racquet Club, I thought "What a beautiful place" - tucked away in the rolling hills of Tustin with only nature beyond the tennis courts.

What a wonderful place for families and tennis players to, in open air, play tennis, gather, meet, swim, laugh, forget about life's cares and enjoy the outdoors.

The plan to dismantle this club and turn it into condos is so wrong, in our opinion.

It's nice for people to make money, but destroying one of the last institutions in Tustin to do so seems so wrong.

Hundreds maybe thousands of people will no longer be able to see or play or have activities there because it will be gone.

Psychologically, the club is and has been so helpful to many hundreds of people now and over the years. It's so healthy to move around, laugh and just have fun.

I would like to see a person or a group buy the and preserve it as an institution that has existed for well over fifty years and today is a second home to many people.

There comes a time when people should consider the public good rather than the dollar.

You are going to do what you are going to do, but this correspondence is in major disagreement for you to destroy this landmark so someone can make a profit. Some things are more important than making money.

I very rarely take the time to write letters, but we believe you should hear our voices on this matter.

Thank you for reading this,

Jack and Denise Hanson
12586 Vista Panorama
North Tustin, Ca. 92705

Sent from my iPhone

Canning, Kevin

From: Jola <jolaprzywara1@aol.com>
Sent: Sunday, May 7, 2023 8:38 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 Planning Commission,
Mr. Kevin Canning,

I am writing to you to oppose the Tustin Hills Racquet Club Redevelopment.

We purchased a home on Salt Air Dr. steps way from the Tustin Hills Racquet Club, because of the recreational possibilities at the Club. We wanted to live close to the club to stay fit and healthy. Our entire family are members of the club, play tennis 3 times a week, swim, use the gym and participate in social activities. The club creates the character of a family neighborhood, feeling of a community.

We understood that the club will be here for our grandchildren and great grand children, because of this specific zoning and the recorded CC&Rs for Tract 3883 that run with this parcel.

The developer also knew what he was buying - A family club that is a heart of this neighborhood, with specific zoning and CC&Rs.

its unthinkable that someone with money can take this jewel away from the community for huge profits at OUR EXPENSE.

The proposed development would have a tremendous impact on the community safety. It would absolutely endangered lives of our playing children, walkers, bikers by creating more traffic on very narrow, dark and winding streets. Talking about narrow streets, Salt Air, Pavilions and Simon Ranch are very narrow, only ONE CAR can pass at the time. In case of an emergency (fire, earthquake is very possible in this area) there is only one narrow vehicular access for the entire community. With the narrow streets and NO SECONDARY ACCESS we will be trapped. I hope we all agree that HUMAN LIFE IS MORE IMPORTANT then profits for the developer.

This project is very unfair and endangers our lives - PLEASE DO NOT APPROVE IT!!!

Sincerely,
Jolanta Przywara
2272 Salt AIR DR

May 5, 2023

Mr. Kevin Canning
Contract Planner
OC Public Works
Development Services / Planning

Dear Mr. Canning,

This response is made to the Proposed Final Environmental Impact Report (EIR) for Ranch Hills Planned Development (No. PA 18-0034) (“EIR”). This project proposes to redevelop the Tustin Hills Racquet Club property (THRC).

My name is Jon Sullivan and I live at 2192 Racquet Hill in Santa Ana, CA. Our property is adjacent to the THRC property. My family has lived at this residence since 2003.

Firstly, I’d like to state for the record that the EIR is dramatically and alarmingly one sided in favor of the Applicant in its presentation and conclusions. I have many concerns and certainly distrust of many of the findings in your report, including most notably, Community Outreach, Fire Life and Safety, Compatibility, Environmental and Traffic Impact. I also believe the EIR inaccurately and inappropriately concludes (without any legal analysis) that the project site THRC would not violate the recorded and long-standing Land Use Covenant between the property owner and the residents of Tract 3883.

Community Outreach

The EIR section on Community Outreach efforts by the Applicant is biased in favor of the Applicant and contains many false statements and inaccuracies. The Applicant did not try to meet with the Community, hold “Focus Groups” or engage in any way other than an initial meeting in May of 2018. The EIR is grossly in error to conclude that any Community Outreach standards were met by the Applicant. To say this would be a complete misrepresentation of the facts.

The EIR comments that “Applicant attended a NTAC (North Tustin Advisory Council) meeting and gave presentation to NTAC on the project”. Ironically the EIR does not say the project was voted down by NTAC unanimously 7-0.

Fire, Life & Safety

Red Hill Ridge was designed in the 1960s/70s for very low-density homes and was never intended to accommodate traffic for housing more dense than 20,000 square foot lots (evidenced by the narrow streets, no sidewalks, limited lighting, and single access point). The single ingress/egress at Simon Ranch Road is entirely insufficient to safely accommodate the evacuation needs for an increased density project at this remote hillside location situated within ¾ mile of a Very High Fire Hazard Severity Zone. The EIR does not 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 into the proposed project site is only 35 feet wide and will serve as the only entrance/exit for 37 homes. Fire, Life and Safety has not been adequately considered for these proposed homes or for the surrounding community.

Compatibility

As pointed out in the comment letter from the City of Tustin to the Draft EIR, and among other issues, the County imposed restrictive single-story requirements on the developer of the Treviso neighborhood but now claims that the proposed THRC development would be compatible. The County should respect the land use restriction put on the Treviso developer and reciprocate by not allowing adjacent development that is incompatible with the previous requirements that were strictly adhered to.

Environmental

Tustin Hills Racquet Club was built in the 1950s and 1960s. There is a high possibility that the concrete and subsequent court coatings on the courts contain asbestos. There has not been adequate sampling and coring to test for this potentially highly toxic situation.

Traffic

Traffic generated by the 37 town home 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, particularly at peak traffic times and the EIR still does not adequately address this grave concern.

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. This covenant was entered into between the then owner of the THRC and the homeowners of Tract 3883 with consideration granted to and by both parties. That promise should be honored without the need for court intervention. Furthermore, the County may be liable for, among other things, interference of contract.

Summary

I urge you to not approve this Proposed Final EIR as it will have a significant negative impact on the North Tustin environment, residents and community.

Jon Sullivan

Canning, Kevin

From: Jordan Poole <jordan@poolesconstruction.com>
Sent: Sunday, May 7, 2023 3:05 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com; Jordan Poole
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,

Thank you for taking the time to consider this matter.

I am emailing to state my and my family's opposition to the Tustin Hills Racquet Club Redevelopment.

We strongly believe that the proposed redevelopment would not only significantly negatively impact the surrounding community in many ways, but also has no meaningful benefit to the surrounding community and public.

The proposed developers of the Racquet Club redevelopment, who have no interest in the surrounding community, are the only individuals/entities who stand to gain anything from this. They will destroy a hub of youth development, personal development, social development, social gathering, etc. for their own personal financial gain.

Every member of the surrounding community moved into this area with the knowledge and expectation that the Racquet Club is here and would continue to be here. For the personal benefit of individuals who do not live here, people of this community would be robbed of something they reasonably assumed and expected to be here.

It is not fair or right to take away from the existing community members in exchange for the financial benefit of the developers.

This existing community uses and loves this racquet club. We are members and my children have learned to swim at this Racquet Club. My daughter has developed passion for tennis and skill through the clinics and lessons available at the Club. She has made friends, built healthy relationships. The relationships, athletic development, availability of the Club have kept her away from being consumed by social media, internet, etc. This is a source for some youth to develop and stay away from other bad personal habits.

To redevelop the Racquet Club would be to rob the local community of so much tradition, wholesomeness, opportunity. It will be robbing our children, their friends, and future children of opportunity.

I couldn't be more opposed to the redevelopment of this Racquet Club. Please, please consider the numerous negative impacts this redevelopment will have on this community and our children.

Sincerely,

Jordan Poole
Concerned Parent and Community Member
Vista Mar Home Owner
Tustin Hills Racquet Club Member

Canning, Kevin

From: Kay Goodman <kaygoodman57@gmail.com>
Sent: Sunday, May 7, 2023 12:37 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.

I urge you strongly to consider leaving the Tustin Hills Racquet Club as a resource for tennis and pickleball for the community of Tustin and its surrounding areas.

I have enjoyed this club for many years, and bring other people here to enjoy its amenities.

North Tustin has very few places to enjoy as a community- please leave it as is.

Thank you,

Kay Goodman

Sent from my iPhone

Canning, Kevin

From: Kelsey Flewellen <kelsey.flewellen@gmail.com>
Sent: Saturday, May 6, 2023 5:28 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Hi Kevin,

Responsible county planning includes maintaining recreational space for current residents and for future generations. As California becomes denser, people will increasingly depend upon publicly available recreational space outside of their homes for fresh air and exercise. My family has benefited from the raquet club as my kids attend summer camps at the racquet club and I've participated in women's tennis clinics over the years to get exercise and make new friends.

As a resident of Orange County for over 20 years, my other concern is as California is actively experiencing population decline, we must do what we can to make Orange County a desirable place for families to live, which includes preserving recreational space.

It would be a huge loss to our community and to future generations for the raquet club be utilized for housing instead of recreational space.

Thank you for your consideration.

Kelsey Flewellen

Canning, Kevin

From: Kim Churton <kchurton@cox.net>
Sent: Sunday, May 7, 2023 10:21 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.

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.

Kimberly Churton
11762 Highview Drive
Santa Ana, CA 92705

Sent from my iPhone

Canning, Kevin

From: Kimberly Kessel <kimberlykessel@yahoo.com>
Sent: Sunday, May 7, 2023 8:35 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 Mr. Canning

We are responding to the Draft EIR for the PA180034 / VTTM 18119 – RANCH HILLS PLANNED DEVELOPMENT. Please be advised we are 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 we are residents of Orange County, specifically North Tustin. The THRC offers numerous, valuable services to its members as well as to the community as a whole. More importantly, this land provides valuable, open space which is extremely limited in this part of the County. The Draft 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,

Brad and Kimberly Kessel

Canning, Kevin

From: kitcygan@aol.com
Sent: Sunday, May 7, 2023 7:22 PM
To: Canning, Kevin
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

As a resident of North Tustin, I strongly oppose the destruction of the Tustin Hills Raquet Club, a wonderful community resource and meeting place.

The replacement of it by 37 high priced condos, will benefit no one other than the project developers.

The goal of increasing the density of housing in North Tustin is now being accomplished by the residents themselves,through the building of many ADUs (accessory dwelling units) now permitted on larger lots.

Sincerely
Katherine McCoppin Cygan

[Sent from the all new AOL app for iOS](#)

Canning, Kevin

From: Kirsten Antonius <kantonius@gmail.com>
Sent: Monday, May 8, 2023 6:43 AM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Development of THRC

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.

Kirsten Antonius
11572 Vista Mar, Santa Ana 92705

Canning, Kevin

From: Laila Umar <oslamoon@yahoo.com>
Sent: Sunday, May 7, 2023 11:10 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-to who this may concern, please save the Tustin hills racquet club for our community.
Thank you

Laila umar
Sent from my iPhone

Canning, Kevin

From: Laila Umar <oslamoon@yahoo.com>
Sent: Sunday, May 7, 2023 11:12 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.

To whom it may concern.
Please save the racquet club of Tustin hills.

Thank you
Laila Umar

Sent from my iPhone

Canning, Kevin

From: Marilyn Schulz <m5schulz@cox.net>
Sent: Saturday, May 6, 2023 8:23 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.

Dear Mr. Canning,

I am a resident of North Tustin and have lived here over 30 years. I love where I live. I am opposed to building a residential community more densely populated than the surrounding neighborhood. This would add undesirable noise and congestion as well as precious minutes to any emergency evacuation.

My children have taken tennis lessons at the Racquet Club and my granddaughter now takes swimming lessons there. Nearly every day I walk in the neighborhood and walk through the Racquet Club parking lot to connect Racquet Hill with Simon Ranch Road and allow me to make a circular trip. We have attended numerous community events at the venue. If the Racquet Club is closed, we will lose precious recreational space as well as a meeting place.

These are just a few of the reasons I ask you to please save the Racquet Club.

Respectfully,
Marilyn Schulz
11632 Plantero Dr
North Tustin

Canning, Kevin

From: Mark Sisson <marksisson@gmail.com>
Sent: Sunday, May 7, 2023 7:17 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,
Mark Sisson
714-623-8715

Canning, Kevin

From: Marta Prietto O'Hara <martapriettoohara@gmail.com>
Sent: Sunday, May 7, 2023 3:42 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.

Dear Mr. Canning,

We are adamantly opposed to the development of condominiums in our neighborhood. Living on Pavillion Drive, we drive by the THRC entrance multiple times per day and it is very obvious that traffic and parking would be worse than it is now if these dense units were to be developed on this property.

Thank you,

Marta and Kevin O'Hara

citing traffic and parking and incongruity with the dense units per acre would suffice.

Sent from my iPhone

Canning, Kevin

From: Matt Goodman <mattgood7@gmail.com>
Sent: Sunday, May 7, 2023 12:39 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.

Dear Mr Canning,

I wish to express my strong opposition to the redevelopment of Tustin Hills Racquet Club. This club is a valuable community resource and landmark. We raised our kids in this area and we as a family belong and have participated in the club for many years. Now our grandchildren use the club. It would be a great loss and travesty to develop the club into housing, for the short term financial gain. Please oppose this redevelopment effort!

Matthew Goodman

13261 Cromwell Dr, Tustin CA 92780

714-955-1214

Canning, Kevin

From: mocahuang@aol.com
Sent: Sunday, May 7, 2023 6:17 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: opposition to Application No.PA 18-0034

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

Project: Planning Application No.PA 18-0034 - Ranch Hills Planned Development at THRC

To: Mr. Kevin Canning, OC Planner

I am strongly opposed to the Project above. It will be dangerous to our community in many ways.

Please be very considerate to the residents here.

God Bless.

Sam Huang, MD

Canning, Kevin

From: Patricia Johnson <patty61johnson@gmail.com>
Sent: Sunday, May 7, 2023 1:21 PM
To: Canning, Kevin
Subject: Tustin Racquet Club /Opposing the Condos

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

Hi,

I have been a resident of North Tustin since 1990 and raised 3 sons who currently reside here as well raising their children. And we're long members of the club and utilize the facilities from tennis and swim lessons as well as many banquets. It was a place we could gather as a community and feel safe.

We are opposing the condo built, it not only destroy our single family residences surrounding the club it will also destroy the memories and new memories of our tight community.

Beachump can find another location for their condos just not the Racquet Club.

Thank you,
Robert and Patricia Johnson

Sent from my iPhone

Canning, Kevin

From: przywam@aol.com
Sent: Sunday, May 7, 2023 8:18 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 Planning Commission,
Mr. Kevin Canning,

I am writing to you to voice my opposition to the proposed high density development of 37 residential condominium units in our community.

The proposed development would have a tremendous impact on the community safety. It would endanger lives of our playing children, walkers, bikers by creating more traffic on very narrow, dark and winding streets. In case of an emergency (fire, earthquake) there is only one narrow vehicular access for the entire community. With the narrow streets and no secondary access, we all will be TRAPPED. I am sure that HUMAN LIFE IS THE MOST IMPORTANT issue for Planning Commission and will override the profit driven development of 37 residential condominium units.

As an engineer/project manager working on land development projects in Southern California, I know that the project implementation will negatively impact traffic, fire hazard and life safety. It will also increase consumption of water, energy and affect air quality and waste pollution.

Additionally, long term construction activities will impact traffic, noise and air quality for the community.

The club creates the character of a family neighborhood, feeling of a community. When we purchased our home, we understood that the club will be here for our grandchildren and great grand children, because of this specific zoning and the recorded CC&Rs for Tract 3883 that run with this parcel.

By allowing the developer to build 37 residential condominium units, OCPW would deprive the community, members and all users of the club, of the only recreational facility in the area.

In summary, the SAFETY and common sense shall prevail.

PLEASE DO NOT APPROVE THIS PROJECT!!!

Sincerely,
Marek Przywara, P.E.
2272 Salt AIR DR

Canning, Kevin

From: Chuck and Mimi Roby <chuckroby@prodigy.net>
Sent: Sunday, May 7, 2023 6:29 PM
To: Canning, Kevin
Cc: kirkwattillo@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.

Our family moved to North Tustin in 1979 from New York. We were ecstatic to find a house in Lemon Heights because we could **walk** to the Racquet Club! The club was the **single most important** reason that we bought the house we did in Lemon Heights.

Our children, then ages two and seven, grew up at the club; first in the swimming pool and later on the tennis courts.

Our son played tennis for Foothill High School. He also got his first job tending the snack bar at the club. This is significant because he went on to a career in the hospitality industry.

None of this would happen in the future if the proposed project replaces the club. Today, two of our grandchildren from Aliso Viejo (non-members) are learning to swim at the club. What is the value of family history like this? Stories like this will never be repeated if the proposed project replaces the club.

For many years, my wife and I played mixed doubles in leagues, and for fun with many other wonderful couples that became our circle of friends. We still are friends with some after forty years. What is the worth of friends and memories such as we have because of the racquet club? Friendships like ours will never be made if the proposed project replaces the club.

Forty-four years later, I am still a club member and I still walk to the club and use the weight room three days a week. Now in my late-seventies, it has helped me recover from knee and foot surgeries, retain muscle tone and generally stay very healthy. There is no facility anywhere in North Tustin that provides the recreational and social opportunities offered by the Racquet Club and its tennis and pickleball courts, pool and fitness center.

What is the importance of healthy lifestyles for so many in our community provided by the Racquet Club?

In the early eighties, with nearly three hundred of our neighbors, we banded together to prevent Racquet Hill Drive from becoming a through street into the new Tustin Ranch development, thus preserving the tranquility and beauty of our neighborhood. It was, and still is, a neighborhood that is unique in Orange County. The proximity to the Racquet Club, its open space and recreation opportunities, remains a large part of the allure of this area. What is the impact of changing the nature and character of such a community forever?

This proposal does not address these questions, because it does not address the **human** elements at play with this proposal. **People** live here because they have **chosen** to live here for reasons like I have cited above. It is a **tranquil**, beautiful area where **homes** are not jammed together as they are elsewhere in Orange County. It is a truly **special** place that this proposal would completely change **forever** in a wholly **negative** way.

Proposed is an island of ugly, jammed-in duplexes at 6.3 dwelling units per acre amidst a sea of beautiful single-family homes on spacious lots at two to an acre. In doing so, the proposed project removes the **only** recreational facility in the area, negatively impacting the **health and well-being** of hundreds of Orange County Citizens. How horribly it would disrupt the lives and impact the property values of hundreds of Orange County residents in North Tustin. How completely and **insanely incongruous** this development would be in its proposed location.

Charles Roby
11682 Via Rancho
Santa Ana, CA 92705

Canning, Kevin

From: raimundo ruiz <raimundoruiz123@gmail.com>
Sent: Sunday, May 7, 2023 8:53 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 Sir

As a local North Tustin resident and long-time Orange County citizen I have to admit that I'm surprised and dismayed that the possibility of redevelopment of the Tustin Hills Racquet Club into a limited amount of housing is even a possibility.

I understand the pressures that exist for housing throughout the County but this one makes no sense and we all know there are better ways to impact housing on a much greater scale. The area in question already has a limited amount of green space and has very limited access. Never have I seen a project that for so long someone has tried to shoehorn a square peg into a round hole.

Forgetting about all the issues that everyone already is aware of with traffic, density and frankly even the fairness of this project. I wonder if anyone has actually visited the neighborhood on a school morning..... With the flow of children around Browning Ave I have deep concerns that the construction period could lead to some serious accident that everyone will regret and paint this project in an even worse light than it's already going to be seen in.

In all this project will inevitably result in a net loss to the community - a very limited amount of housing will not nearly offset all the problems with the project and the potential pitfalls that could make it even worse. Please consider all variables as you calculate both sides of this equation.

Respectfully,
Raimundo Ruiz
Las Luces Resident

Canning, Kevin

From: sabrina Stone <profire8@yahoo.com>
Sent: Sunday, May 7, 2023 9:54 PM
To: Canning, Kevin
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 am responding to the public hearing for PA180034 – Ranch Hills Planned Development. Please be advised I am opposed to **ANY** zoning changes at the Tustin Hill Racquet Club (“THRC”) property. The current zoning has been in place since the THRC was built in 1958 and changing the zoning would be catastrophic to the North Tustin community.

Sincerely,

Sabrina Stone

Canning, Kevin

From: shawn beck <shawnb690@gmail.com>
Sent: Sunday, May 7, 2023 9:20 PM
To: Canning, Kevin
Subject: Opposition to rezoning tennis club

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

Kevin,

If you allow the developers to rip up the zoning of one of the few gem neighborhoods left in orange county in North Tustin, then I and my neighbors, will feel completely ripped off from our hard work and many dollars it took to get us here. The area is nice and sought after because due to the zoning, and the long history of the many persons before us who have realized this and paid top dollar to get here ,like myself. Large lots, space, tranquility and access to recreation of the tennis club which my family uses each week. It is the reason we moved here 6 years ago. To change the rules on everyone and cave to developers who paid a pittance for the 5 acres, to allow 70-100 units, piggybacking on me, is a kick in the balls. Basically stealing from me.

There is never a free lunch in life and if you allow these developers to change the zoning to suit them, to get their free lunch, it is going to ruin a historical gem of orange county and North Tustin. It will also undermine the value of all properties in the Neighborhood including mine on salt air, and steeling from people will have its repercussions.

Thank you,

Shawn beck 2151 salt air Dr, Santa Ana, CA 92705

Canning, Kevin

From: Sonali Shah <sonali555@yahoo.com>
Sent: Sunday, May 7, 2023 10:09 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.

Sonali Shah
2272 Pavillion Dr
Santa Ana, CA 92705

May 7, 2023

Orange County Planning Commission
Santa Ana, CA 92701

Subject: Opposition to Tustin Hills Racquet Club Redevelopment

Dear Members of the Orange County Planning Commission,

I am writing to express my profound objection and deep concern regarding the proposed development of high-density condos in place of the cherished Tustin Hills Racquet Club. As a resident of North Tustin, I firmly believe that this decision would have significant negative impacts on our community, including the loss of a vital recreational facility and the detrimental effects of high-density housing on our neighborhood's safety, infrastructure, and quality of life.

First and foremost, the Tustin Hills Racquet Club is more than just a recreational facility; it is a cornerstone of our community. The club's tennis courts, swimming pool, clubhouse, and restaurant have provided generations of residents with a place to gather, socialize, and engage in various recreational activities. It provides opportunities for exercise, tournaments, summer programs for kids, fundraisers, weddings, local events and social interaction for friends and families, thereby fostering a sense of unity and community spirit. The club is used daily by both members and non-members alike, and its closure would result in the irreplaceable loss of a vibrant and inclusive hub, where individuals of all ages and backgrounds come together to foster a sense of camaraderie and well-being. It is the only recreational facility of its kind in North Tustin and losing it would be devastating for all of us.

The negative impacts of losing the Tustin Hills Racquet Club extend far beyond the loss of recreational opportunities. The club's tennis courts and swimming pool have been the training ground for aspiring athletes, nurturing a love for the sport and promoting physical fitness. The swimming pool has served as a place for families to cool off during hot summer days and learn vital water safety skills. The clubhouse and restaurant have been venues for community events and gatherings, creating a sense of belonging and unity among residents. The closure of this facility would deprive our community of these invaluable benefits, leading to a fragmented and less vibrant neighborhood.

Moreover, the proposed development of high-density condos would have detrimental effects on the character and infrastructure of North Tustin. Our neighborhood is known for its spaciousness, tranquility, and abundance of open spaces. Introducing high-density housing would drastically alter this unique charm, leading to overcrowding and increased strain on existing infrastructure. It is the wrong development in the wrong location. Such a development

would be better suited to other parts of North Tustin like Newport Ave and 17th Street, which have superior access and better ingress/egress for such uses.

The influx of residents would exacerbate traffic congestion on already busy streets, posing challenges for both existing and new residents in terms of road safety, commute times and parking availability. One of the primary concerns is the extremely narrow driveway entrance to the development, which is on a slope with limited visibility. The surrounding roads don't have sidewalks or bike lanes, and the increased traffic will present a significant safety risk to pedestrians and cyclists. A second concern is the impact on traffic and transportation. Tustin Ranch Road, Jamboree Road, Red Hill Ave and Newport Ave already experiences congestion during peak traffic hours, and the influx of residents from high-density housing would exacerbate the problem. Additionally, the narrow local roads are ill-equipped to handle the increased volume of vehicles, leading to more traffic jams and longer commuting times. This would not only inconvenience current residents but also pose safety risks, especially near schools like Tustin Memorial Academy and busy intersections.

Furthermore, the construction of high-density condos would place an additional burden on already strained utilities and services. The strain on local schools and healthcare facilities must also be taken into consideration. Existing schools may become overcrowded, compromising the quality of education, while healthcare facilities may struggle to accommodate the growing population, resulting in longer wait times and reduced access to quality care.

The development of high-density housing also raises environmental concerns. Tustin Hills Racquet Club includes open green spaces and trees, which contribute to the area's aesthetic appeal and environmental sustainability. The destruction of these natural areas to make way for condos would not only diminish the community's access to nature but also disrupt local ecosystems and wildlife habitats. The loss of green spaces and the reduction of natural areas within our community would have long-term consequences, including decreased air quality and a diminished sense of connection to nature.

Moreover, the proposed high-density housing does not address the pressing need for affordable housing in our area. While additional housing units can offer more options, they often come at premium prices, catering to higher-income residents. This exacerbates the socioeconomic divide and fails to meet the needs of those who require affordable housing options. It is crucial to explore alternative locations for high-density housing that do not compromise existing community assets and better align with the diverse needs of our population.

In light of these concerns, I implore the Orange County Planning Commission to reconsider the proposal and explore alternative options that preserve the Tustin Hills Racquet Club and safeguard the well-being of our community. It is essential to maintain a balanced approach to development, taking into consideration the safety, social, environmental, and economic aspects of our community.

I urge you to engage in a transparent dialogue with the residents of this community, conducting thorough impact assessments and seeking community input through public hearings, focus groups and surveys. It is crucial that the decision-making process includes the voices of those who will be most affected by this development.

Please remember that your decisions have a lasting impact on the lives of the residents you serve. I kindly request that you consider the long-term well-being and quality of life of our community and reject this proposal right away.

Sincerely,
Sonali Shah

Sent from my iPad

Canning, Kevin

From: anita sinha <anita.sinha@gmail.com>
Sent: Monday, May 8, 2023 8:43 AM
To: Canning, Kevin
Subject: Opposition to development at THRC

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

Hello Mr Canning, this message is to relay that I am a resident of north Tustin on Las Luces street and strongly oppose the destruction of the racquet club. This is a valuable part of our special community and the greed of developers should not take priority over the needs of hardworking Oc taxpayers.

Thank you,
Anita Sinha

Canning, Kevin

From: E. Robbins <mrs.erobbins@yahoo.com>
Sent: Monday, May 8, 2023 8:38 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,

As a resident of Tustin Ranch, I cannot express sufficiently the importance of keeping the Racquet Club open.

My daughter and son in law have recently retired and found a common interest in pickle ball as well as a caring a community of neighbors and new friends through playing 4-6 times per week. This has made a massive positive impact on their quality of life and interest in staying in Tustin.

With so few recreational facilities for adults in our community, losing any of them irreversibly is a gross miscalculation. We don't need more high end housing - we need quality of life which the Racquet Club provides.

Nell Ritch
12181 McCulla
Tustin

Canning, Kevin

From: Jim Zisk <jimzisk@gmail.com>
Sent: Monday, May 8, 2023 8:12 AM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Opposition to the proposed rezoning of Tustin Hills Tennis & Pickleball Club

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

Dear 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 the neighborhood and the quality of life for its residents.

Sincerely,

James Zisk

--

“Do something today that your future self will thank you for tomorrow”

Canning, Kevin

From: Molly Zisk <mollyzisk9@gmail.com>
Sent: Monday, May 8, 2023 8:39 AM
To: Canning, Kevin
Subject: Opposition to the proposed rezoning of Tustin Hills Tennis & Pickleball Club

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

Dear 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 the neighborhood and the quality of life for its residents.

Sincerely,
Molly Zisk

Canning, Kevin

From: Paula Xanthos <paulaxanthos@gmail.com>
Sent: Monday, May 8, 2023 8:43 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Good Morning -

I strongly oppose the Tustin Racquet Club redevelopment. Please do not approve the redevelopment of an area that serves so many in the community.

Thank you -
Paula Xanthos

Canning, Kevin

From: Thomas Bulowski <thomasbulowski@yahoo.com>
Sent: Monday, May 8, 2023 7:41 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.

Good morning,

As a resident who's home directly backs up to the THRC and one of two homes at the front entrance, we strongly oppose the THRC redevelopment, this redevelopment proposal directly goes against the legal binding covenant in place.

Please feel free to contact me with any questions.

Sincerely,
Thomas Bulowski
2121 Valhalla Dr
949-525-2639

Canning, Kevin

From: Ashley Chen <ashleychen5@gmail.com>
Sent: Monday, May 8, 2023 8:56 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Racquet Club Redevelopment

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

Hello Kevin and the Planning Committee,

My name is Ashley Chen and I live by the Tustin Racquet Club. My family of 4 are members at the club. Both my kids swim and are part of the tennis program there. As members, we see a thriving club that is integral to the heart of the Tustin community. Families use the club to not just be active, but to meet up with friends and be part of the tennis and pickleball leagues. It's a place for us to be active and social. It's not just good for our physical health but our mental health as well. It allows people to connect with each other. I don't know where else we would be able to connect with our neighbors and the Tustin community at large. Why would you want to take that away from a community that needs this environment? There are plenty of negative things going on right now and folks like to stress the importance of keeping an active lifestyle and mental health. Places like the Tustin Racquet Club is where you can find that. It makes no sense to take it away to develop more buildings? It's a sad thought that it could happen. Please, do not do this.

Thank you for listening.

Best,
Ashley Chen

Canning, Kevin

From: Barry Kentrup <barke13@gmail.com>
Sent: Monday, May 8, 2023 9:04 AM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

I **OPPOSE** the zoning change being recommended by Mr. Canning. Isn't the primary function of a planning commission to prevent building a complex which does not comply with the **established** neighborhood?

My responses to the EIR have not been addressed appropriately.

If the answer is SB330, this commission should be disbanded and all funds spent on and by this commission should be returned to the county.

Sincerely,
Barry Kentrup

Respond to Barke@pobox.com

Canning, Kevin

From: Dustin Boyko <dustin@tolemar.com>
Sent: Monday, May 8, 2023 8:54 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.

Hi,

I strongly oppose the Tustin Racquet Club redevelopment. Please do not approve the redevelopment of an area that so many local residents currently enjoy.

Thank you

DUSTIN BOYKO **TOLEMAR**
VICE PRESIDENT OF MARKETING & SALES LLC

DUSTIN@TOLEMAR.COM
657.200.3840 X 7007
6412 MAPLE AVE. WESTMINSTER, CA 92683



Canning, Kevin

From: Heather Lyall <heather.s.lyall@gmail.com>
Sent: Monday, May 8, 2023 9:03 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.

We live in North Tustin (Lemon Heights) and we love going to the Tustin hills racquet club. My daughters do swim lessons there and we love having it as part of our community. We are opposed to taking this space away from our community and providing a recreational activity center for our children. **Please oppose this redevelopment.**

Heather Lyall

Canning, Kevin

From: katherine <sweaterbabe@gmail.com>
Sent: Monday, May 8, 2023 8:55 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.

Dear Orange County Planning Commissioners,

I am writing to confirm convey my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. I am a resident of this community and truly 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,

Katherine Fedewa

Canning, Kevin

From: Neha Jaiswal <neha@lawjaiswal.com>
Sent: Monday, May 8, 2023 8:56 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.

Mr. Canning,

As a resident of North Tustin and specifically of Racquet Hill, I am writing to you in strong opposition to the proposed redevelopment of the Tustin Hills Racquet Club. The project will have significant negative impacts on the surrounding area and its residents, including increased traffic congestion, loss of open space and greenery and overall a loss of quality of life for residents in the area.

I urge you to reconsider the proposed redevelopment of the Tustin Hills Racquet Club.

Sincerely,
Neha Jaiswal

Neha Jaiswal | Attorney
Phone 858.405.3540
Email neha@lawjaiswal.com

Disclaimer: This message is a PRIVATE communication. This message and all attachments are a private communication sent by a law firm and may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

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Canning, Kevin

From: Robin Lyall <robin.lyall@gmail.com>
Sent: Monday, May 8, 2023 8:55 AM
To: Canning, Kevin
Cc: kurtwatilo@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.

Good morning,

We reside in Orange Park Acres. We have lived in this community since 1984. Tustin Hills Racquet Club has been an integral part of the culture of our community. I have been there countless times. Currently my grown children are raising their children in Tustin. They reside at 1754 E. Lemon Heights Drive. We have other grown children living in Costa Mesa who are looking for the right property to move to Tustin. All 4 of our grandchildren are currently taking swimming lessons at Tustin Hills Racquet Club. The Pickleball courts are a big draw for our entire family, and tennis before that. We've enjoyed social activities many times over the years. We ALL love the Racquet Club. Our lives will truly change for the worse if it were to be closed. Please put the community before the developers. This is not a replaceable recreational, social venue. We will be forced to leave our amazing community and go to other cities for our services. Don't take away what makes Tustin special. PLEASE!!

Sincerely,
Robin Lyall
(714) 390-1613

Canning, Kevin

From: Tiffany Bulowski <tiffanybulowski@yahoo.com>
Sent: Monday, May 8, 2023 8:54 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.

Kevin,

Being a concerned resident of Redhill Ridge, I oppose the project being considered for the Raquet Club.

While I have many concerns about this project the key ones that stand out are the following:

1. Fire & Safety
2. Traffic & Safety
3. Loss of Open Space
4. Integrity of our neighborhood
5. Site Design issues

Thank you for your time,

Sincerely

Tiffany Bulowski
S.V.P. Workforce Acquisition Solutions at Innova Solutions

Canning, Kevin

From: Alison Vukovich <avukovich@gmail.com>
Sent: Monday, May 8, 2023 11:46 AM
To: Canning, Kevin
Subject: Opposition to Planning Application 180034

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 the redevelopment of the Tustin Hills Racquet Club (“THRC”) property. The new residential development would be catastrophic to the North Tustin community.

My family and I live on Las Brisas Dr., which is very close to the Racquet Club. We purchased this home in North Tustin because of the larger lot size, quiet neighborhood and because the area was already built out and had been significantly “developed” when the Racquet Hill streets were completed in 1976. We also purchased the home relying on the close proximity to the THRC because it provides open space, recreational opportunities and a sense of community. Our family has used the facility for tennis lessons and events.

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 inconstant with the contiguous surrounding residential houses, which consist of large lots. 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 disengeniously 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 anactodal 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 I am concerned about the increase in traffic on streets that were not designed with sidewalks. We have young children and the increase in traffic to the surrounding community would be catastrophic for pedestrians.

The community 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 Environment 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 least 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,
Alison & Mike Vukovich, 1812 Las Brisas Dr., North Tustin

Canning, Kevin

From: Andrew Strenk <astrenk@outlook.com>
Sent: Monday, May 8, 2023 10:59 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.

Dear Sirs:

I, Andrew Strenk, resident at 1912 Beverly Glen in North Tustin, would like to state for the public record that I am opposed to the Tustin Hills Racquet Club Redevelopment.

A redeveloper of the current Ag-1 property represents a huge increase in the threat to public safety and security in this particular area. The planning mistakes of the past to not need to be continued in some kind of Buzz Lightyear scenario of "to infinity and beyond". There are far too many cul de sac streets in this area, in my opinion. The result during fire threats and voluntary evacuations has been very chaotic traffic conditions along Simon Ranch road, Browning, Beverly Glen and the sections of Skyline that are closest to Racquet Club Drive and Beverly Glen. Raising the density is not going to solve this issue, or even improve it, but rather just make it worse. The consequences are not good....this is not just an elevation of the risk profile, it is also dramatically elevating the County's legal liability in the future, if this redevelopment is allowed. The Club sits in a glen or bowl, and unfortunately due to previous planning decisions, there is only one very narrow access road in and out of the property. There ought to be more access points but unless existing houses are purchased and demolished, this is not possible. It should be noted that the current property also functions as a quasi-fire break and staging area for fire fighting equipment in a fire emergency....which are trending upwards in frequency in recent years.

Thank you

Andrew Strenk
1912 Beverly Glen Drive
North Tustin

Sent from [Mail](#) for Windows

Canning, Kevin

From: Annie Strenk <astrenk@hotmail.com>
Sent: Monday, May 8, 2023 10:05 AM
To: Canning, Kevin
Cc: kirkeatilo@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.

Please adhere to your responsibility in protecting those who live near and around the Tustin Hills Racquet Club by voting NO for any redevelopment on the Tustin Hills Racquet Club property.

As a 22 year homeowner and resident, I remain adamantly opposed to the current proposal for redevelopment. The fire risks in our area are huge and traffic congestion during any fire escape could threaten our lives and our property!!!

Sincerely,

Annie Christian Strenk
Beverly Glen Dr
Santa Ana

Canning, Kevin

From: Beth Mehlberger <beth@theodellgroup.com>
Sent: Monday, May 8, 2023 10:17 AM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

I am opposed to the Redevelopment of the Tustin Hills Racquet Club. This is a neighborhood club that brings people together for the better. North Tustin is such a special place.... unlike Tustin Ranch and Irvine and all the other mass developed crowded neighborhoods.... It is the reason people come here and don't leave. Please don't ruin that!!! I believe overcrowding that area will change the entire dynamic of North Tustin for the worse.

Thank you,

Beth Mehlberger

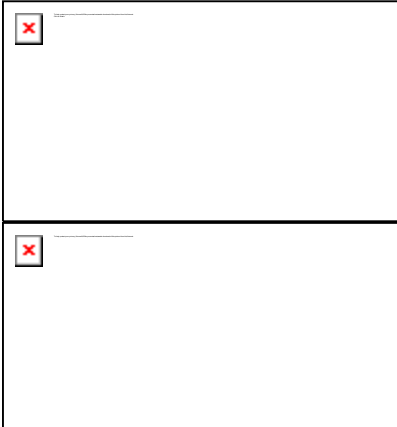
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Canning, Kevin

From: Brenna Chalmers <brenna.chalmers@gmail.com>
Sent: Monday, May 8, 2023 10:12 AM
To: Canning, Kevin; 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.

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,

Brenna Chalmers

Canning, Kevin

From: Brian Garfield <brian.garfield5@gmail.com>
Sent: Monday, May 8, 2023 12:12 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 Mr. Canning,

As a resident and homeowner in North Tustin, I am extremely disappointed to hear that the Tustin Hills Racquet Club is at risk of closing. The club has been a staple of the neighborhood for so long and is truly an asset of the community. One of the main reasons my family and I moved to this neighborhood was because of the unique character of the area. Tustin Hills Racquet Club gives so much to the residents of this community, it would be an absolute shame if it were gone.

On top of losing a community asset, the increased traffic, disruption and congestion to the area would have a lasting negative impact. In the past couple of years, we have been asked to prepare for fire evacuation multiple times. If there is a fire, it would be much more difficult to evacuate the neighborhood quickly, putting numerous lives at risk. I ask that the County of Orange keep the Tustin Hills Racquet Club property as a recreational facility permanently.

If there are any questions or concerns, I can be reached at the contact information below.

Kind regards,
Brian Garfield

1822 Beverly Glen Drive
Santa Ana, CA 92705

408-887-4006

Canning, Kevin

From: Carmina Johansson <carminaj@sevengables.com>
Sent: Monday, May 8, 2023 12:04 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.

Mr. Canning,

My name is Carmina Johansson and my Family have lived at [2071 Racquet Hill North Tustin, CA](#) since 2017. One of the reasons we bought our house and love this neighborhood is the access to the Racquet Club that is walking distance for our family. We have 3 young kids (Jacob 10, Erika 8, Logan 5). We are extremely active in the community as all three of our kids participate in Youth Sports. Tearing down a Club that could provide the Youth and Adults of our neighborhood a place to gather and play is something that we are passionately against. My family and I strongly oppose to any redevelopment of the Racquet Club. We stand against this and willing to do whatever it takes to keep the club in tact.

I'm a real estate professional in the North Tustin again, working for The O'Dell Group at Seven Gables Real Estate. This project would absolutely destroy the neighborhood and bring down property values. Beyond the fact we have zero townhomes in the local area, the concept of destroying a potential place where the community can grow together in a safe and healthy environment is something the planning commission should completely disagree with and protect some of the last recreational spaces in the North Tustin Hills. Our neighbors stand in solidarity that a 37 unit Townhouse development is not we want and certainly not what we need for the community. I appreciate your consideration in this matter.

Thanks,

Carmina Johansson

--

Carmina Johansson

Realtor Associate, DRE # 01851643

The O'Dell Group

Seven Gables Real Estate

Cell: 949.933.5414 | Office: 714.665.7178

www.theodellgroup.com

Canning, Kevin

From: Charles L <jipsan77@yahoo.com>
Sent: Monday, May 8, 2023 11:27 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.

To Kevin:

I am writing to you to express my opposition to redevelopment of the Tustin Racquet Club.

Please consider the following, which I feel are most concerning, when making your decision:

Fire/Evacuation Hazards:

As we had one of the wettest winters in recent memories we are expected to have a very dangerous fire season this year. Looking at the hills with all the brush the rains has brought, I am reminded of the multiple times I have seen the surrounding hills ablaze in flames, most recently in 2020 when from my window I saw fire jumpers fighting the fire in the hills in Cleveland National Forest. This was always a reminder to me that the only exit, if the fire jumps and comes near or into our community, is Simon Ranch/ Browning. There is no additional exits! Adding more condos will only risk the lives of more people.

Traffic:

On a similar point this development will increase traffic as well. There is no sidewalks nor adequate lighting in this neighborhood. Those who like to take a stroll around here will be in increased danger. Kids who play on the streets or walk to the bus stops will also be in danger.

Thank you,
Charles Lee

Canning, Kevin

From: Chen-Chang Lee <csgcv@aol.com>
Sent: Monday, May 8, 2023 11:38 AM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition To Tustin Hills Racquet Club Redvelopment

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

To Kevin:

I am writing you to consider rejecting the plan to turn the Tustin Hills Racquet Club into 37 condos. I do not believe this is appropriate for the area as it increases traffic and therefore increases the dangers to this community. Many of us take evening or morning walks around this hill and there are no sidewalks. With more cars the risk increases.

Please reject this proposal.

Thank you.

Sincerely,
Chen Chang Lee

Canning, Kevin

From: Cheryl Frank <cherberr123@gmail.com>
Sent: Monday, May 8, 2023 9:47 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.

I am a North Tustin 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

Canning, Kevin

From: Chris McCormack <ctm665@gmail.com>
Sent: Monday, May 8, 2023 10:09 AM
To: Canning, Kevin
Cc: Wagner, Donald; 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

Contract Planner, OC Public Works, Development Services/Planning

Dear Mr. Canning:

Thank you for this opportunity to express my opposition to the residential development of the Tustin Hill Racquet Club. I am an adjacent neighbor to the club and I am adamantly opposed to the rezoning and subsequent high-density development plan for that property.

Thirty-Seven condo's where ten conforming homes otherwise belong is an absolute breach of understanding and trust between our government and we governed. By now, you must understand that this community loves this club. If we can't keep it, please don't add insult to injury by erecting 37, \$1.75M condos on it.

Mr. Canning, please reject the rezoning and subsequent high-density development plan for the Tustin Hills Racquet Club property.

Sincerely,

Chris McCormack

2212 Racquet Hill, Santa Ana, CA 92705

714-975-4556

Canning, Kevin

From: Christie Scolaro <ccscolaro@gmail.com>
Sent: Monday, May 8, 2023 11:23 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.

OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

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 Racquet Hill and our home is adjacent to THRC. We purchased this home in North Tustin seven years ago because of the larger lot size, quiet neighborhood and because the area was already built out and had been significantly "developed" when the Racquet Hill streets were completed in 1976. We also purchased the home relying on the close proximity to the THRC because it provides open space, recreational opportunities and a sense of community. 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, Quinceaneras/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 inconstant 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 disingeniously 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 Environment 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 least 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,

Christie Scolaro
11772 las Palmas Dr
Santa Ana, CA 92705

Canning, Kevin

From: Colin Holt <colin.r.holt.2003@gmail.com>
Sent: Monday, May 8, 2023 12:28 PM
To: Canning, Kevin
Subject: Ranch Hills Planned

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

I live at 2171 Pavillion Dr and I oppose this project.

Canning, Kevin

From: Damon Scott <ddscott89@gmail.com>
Sent: Monday, May 8, 2023 12:19 PM
To: Canning, Kevin
Cc: Kirkwatilo@gmail.com
Subject: OPPOSITION to Tustin Hills Racquet Club Redevelopment

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

Dear Mr. Canning:

Our family of 5 is strongly opposed to the redevelopment of the Tustin Hills Racquet Club (THRC). This is the wrong development for this location.

This THRC's zoning should not be changed because it will be detrimental to the community and the County at large 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
- Loss of community asset for events
- 37 Condos are incompatible with surrounding neighborhoods and zoning

We hope that the planning commission does NOT allow for this zoning change to happen. Thanks for your consideration.

Damon Scott

10901 Lake Ct Rd, Santa Ana, CA 92705

Canning, Kevin

From: David Holt <dholt@holtlawoc.com>
Sent: Monday, May 8, 2023 12:14 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Ranch Hills Planned Development (PA180034 / VTTM 18119) EIR

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.

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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Canning, Kevin

From: David Kennard <dvd.kennard@gmail.com>
Sent: Monday, May 8, 2023 12:20 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,

My name is Dave Kennard. I'm 67 years old and a long time resident of the Tustin Hills community. I am writing to ask you to PLEASE consider the strong desire of local residents to retain the Tustin Hills Racquet Club in it's current form as opposed to redeveloping for high density residential housing.

Both my wife and I are active members of the club and since it has converted several courts to pickleball courts, the club has improved our quality of life in immeasurable ways. Because of enormous popularity of the club, we have had the opportunity to form several new friendships with neighbors we never knew and the club has provided a vehicle for physical activity through the popularity of pickleball that is unique as we get older. Most nights of the week now, the parking lot is completely FULL with members of the immediate community socializing and exercising together.

I do understand the need for residential housing here in Orange County but I just have to believe locations would be available that would have less of a negative impact to long time residents whose lives have been so enhanced by the joy the club brings.

Thank you for your consideration and all that you do for the community.

Dave Kennard

Canning, Kevin

From: Deborah Kennard <ddkennard@sbcglobal.net>
Sent: Monday, May 8, 2023 10:59 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.

I am writing to oppose the new housing development in place of the current Tustin Hills Racquet Club. As you probably are aware, the area where the club is located is considered the Jewel of Orange County, with its large lots, non cookie cutter homes (aka planned community), no HOA's, beautiful views, lush greenery, etc... The idea of removing a dearly loved and well used club for dense housing does not make sense for our area. As another person so adequately stated:

"If the zone change to multi-family R2 (5,000) is approved, the development will be 4 times the density of the surrounding community. This is unprecedented in North Tustin and highly inappropriate for this remote, infill location.

The North Tustin Community has been built over the years to limit commercial and dense residential areas that County and surrounding cities have agreed with, creating a very desirable and well-planned community which is unique in Orange County and should remain as such without the threat from outside developers looking to make a profit and destroy this beautiful area."

Finally, I understand that the surrounding homes have a covenant agreement when they bought their homes that this area would stay as a recreational facility. How can you change this for the home owners who have invested a great deal of money in their homes and most likely bought their homes because there was open space around them?

I am personally a homeowner on Landfair and belong to the club and go two to three times a week. Now that they have changed it to a pickle ball club as well, it has become a dynamic club with many social events, tons of friendships made, and a huge bonus to our community. I am trusting you all to make the right decision.

Thank you for listening,

Deborah Kennard
1282 Landfair Circle
714-337-1313

Canning, Kevin

From: drsjauw@yahoo.com
Sent: Monday, May 8, 2023 10:41 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.

Dear Mr. Canning and Mr. Warily,

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 and value the Tustin Hills Racquet Club space as it is now.

Our schools hold fundraising events there and we enjoy supporting and attending events in our community. Our community is not set up for large scale housing and it will not be appreciated here. Please help us keep our home community the way we would like it to be.

Thank you for your time and consideration.

Stephanie Sjauw

Canning, Kevin

From: Erik Johansson <Erik.Johansson@performancebonding.com>
Sent: Monday, May 8, 2023 11:54 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com; Carmina@theodellgroup.com
Subject: Opposition to the Development of the Tustin Racquet Hill Club

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

Mr. Canning,

Good morning and I hope all is well. My name is Erik Johansson and my Family have lived at 2071 Racquet Hill North Tustin, CA since 2017. One of the key factors in purchasing our home was the neighborhood and the access to the Racquet Club that is walking distance for Myself, My Wife and our 3 kids (Jacob 10, Erika 8, Logan 5). We are extremely active in the community as all three of our kids participate in Youth Sports. Unfortunately, our children have limited spaces to play given the lack of local parks and sidewalks in the neighborhood. Tearing down a Club that could provide the Youth and Adults of our neighborhood a place to gather and play is something that we are passionately against. Since the Club has been sold, the Developer has provided no other solution such as a potential buy out from their investment and have been steadfast on their desire to build 37 Townhomes. I work in the Developer arena (I provide Surety bonds for development) and I have never seen such an unwillingness by a Developer to ignore the community and the opportunity to make a reasonable return on investment like this group.

Beyond the fact we have zero townhomes in the local area, the concept of destroying a potential place where the community can grow together in a safe and healthy environment is something the planning commission should completely disagree with and protect some of the last recreational spaces in the North Tustin Hills. Our neighbors stand in solidarity that a 37 unit Townhouse development is not we want and certainly not what we need for the community. I appreciate your consideration in this matter.

Thanks,

Erik Johansson | Managing Partner
CA License Number 0E11679 | NPN 7834821
Direct 714.824.8364 | Mobile 949.232.7328
Email erik.johansson@performancebonding.com

Performance Bonding Surety & Insurance Brokerage

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CA Insurance License 0F69771

Our California agency information is PERFORMANCE BONDING SURETY & INSURANCE BROKERAGE, license number ID: 0F69771

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Canning, Kevin

From: Tippin, Greg <greg.tippin@nmrk.com>
Sent: Monday, May 8, 2023 11:31 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Racquet Club Development - Strong Opposition

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

Kevin:

My name is Greg Tippin and I live at 19451 Barrett Lane in North Tustin. My family and I STRONGLY oppose the redevelopment of the Racquet Club. Thank you for your consideration.

-Greg Tippin

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Canning, Kevin

From: Griff (cox) <griffhowell@cox.net>
Sent: Monday, May 8, 2023 11:48 AM
To: Canning, Kevin
Subject: Racquet Club

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

I have lived in North Tustin for over 50 years and my family is still involved in many local activities and are contributors to local politics. I strongly oppose the redevelopment of The Tustin Hills Racquet Club. It is a great place for the families of the area to bond and keep our area unique & strong. North Tustin has stayed an amazing place to live because of places like the Racquet Club. Many generations have chosen to raise their families here because such unity exists.

Griff Howell
(714)337-7675

Canning, Kevin

From: Hollydjoseph@gmail.com
Sent: Monday, May 8, 2023 11:13 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

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

Dear Mr. Canning,

Please 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 Racquet Hill and our home is adjacent to THRC. We purchased this home in North Tustin seven years ago because of the larger lot size, quiet neighborhood and because the area was already built out and had been significantly "developed" when the Racquet Hill streets were completed in 1976. We also purchased the home relying on the close proximity to the THRC because it provides open space, recreational opportunities and a sense of community. 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, Quinceaneras/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 inconstant 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 disingeniously 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 Environment 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:

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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 an average of 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,

Holly Joseph 11582 Las Luces, Santa Ana, CA 92705

Canning, Kevin

From: Hunter Lyall <hwlyall@gmail.com>
Sent: Monday, May 8, 2023 9:47 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin hills racquet club development

Categories: Red Category

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

Hello,

I live in supervisory district 3 (north Tustin, lemon heights more specifically. I'd like to voice my opposition against the resining of the Tustin hills racquet club. It is a valuable community property especially for affordable swimming lessons for children in the neighborhood. I am far from being a NIMBY resident as I support development of unused non wilderness land (like sully miller), but the development of a property that contributes to public safety is not the answer to our housing shortage.

Thank you,

Hunter Lyall

Canning, Kevin

From: Jacob Frank <jacobfra@gmail.com>
Sent: Monday, May 8, 2023 10:13 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,

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.

Sincerely,

Jacob Frank
714-872-3226
jacobfra@gmail.com

Canning, Kevin

From: Nugent, Jay <Jay.Nugent@nmrk.com>
Sent: Monday, May 8, 2023 11:27 AM
To: Canning, Kevin
Cc: Kirkwatilo@gmail.com
Subject: Racquet Club Redevelopment in at the Tustin Hill Racquet Club

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

My name is Jay Nugent – I live in the community at 2151 Racquet Hill, Santa Ana and I STRONGLY oppose the redevelopment! There simply are no parks or recreation areas for our kids to get to if this gets redeveloped! From what I can tell this is a thriving club with not only a strong member base but the majority of people that use it live in the community and are not members. Having my kids get on their bikes to ride to Bent Tree Park or another area is ill advised and no side walks and fast driving cars and turns they would be taking their lives in their hands I wouldn't allow it!

They walk to the club 4-5 days a week for either summer camps, tennis lessons or swim lessons....it was zone agriculture and recreation for a reason

Jay Nugent
Executive Managing Director

NEWMARK
18401 Von Karman Ave., Suite 150
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nmrk.com
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Canning, Kevin

From: Jeffrey Joseph <jeffreyjosephmd@gmail.com>
Sent: Monday, May 8, 2023 11:39 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: OPPOSITION TO TUSTIN HILLS RACQUET CLUB REDEVELOPMENT

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

Dear Mr. Canning,

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 Racquet Hill and our home is adjacent to THRC. We purchased this home in North Tustin seven years ago because of the larger lot size, quiet neighborhood and because the area was already built out and had been significantly “developed” when the Racquet Hill streets were completed in 1976. We also purchased the home relying on the close proximity to the THRC because it provides open space, recreational opportunities and a sense of community. 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, Quinceaneras/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 Environment 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 every day. 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 least 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.

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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,

Jeffrey Joseph, M.D.
11582 Las Luces, Santa Ana, CA 92705



occuloplastic.com | Newport Beach

Canning, Kevin

From: jennifer.lin813@gmail.com
Sent: Monday, May 8, 2023 10:39 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,

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.

Jennifer Lin

1062 Bradcliff Dr
North Tustin, CA 92705
949-308-1088

Sent from my iPhone

Canning, Kevin

From: Jessica Bergan <jessicabergan9@gmail.com>
Sent: Monday, May 8, 2023 11:16 AM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: Opposition to the 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,
Jessica Hamlin

Canning, Kevin

From: Joe L <joelee26@gmail.com>
Sent: Monday, May 8, 2023 12:24 PM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Mr. Canning,

I vehemently object to the proposed high-density condominium project, Ranch Hills Planned Development (PA180034 / VTTM 18119), for several reasons:

Over a decade ago, we discovered our wonderful neighborhood on Salt Air Drive and moved into our home in late 2017. This beautiful and serene area in Orange County has been perfect for raising our three young children. However, traffic is already quite busy despite the lack of sidewalks and street lights. Our family frequently walks around the neighborhood, and with an additional 100 residents and the traffic they would generate, I am concerned for the safety of all families in our area. The EIR traffic study does not sufficiently address these worries shared by local residents.

Having experienced two fire evacuations, I believe that constructing high-density housing in our neighborhood would pose a significant risk to our safety. If you were a resident here, you would likely reject this proposal based solely on safety concerns. During certain times, such as when people are leaving the racquet club simultaneously, I have to wait for several minutes to turn left from Salt Air Drive onto Simon Ranch Road. In case of a fire evacuation during strong Santa Ana winds, it would be nearly impossible for all residents to reach safety in time.

Our children will be enrolled in tennis camp later this summer, and the EIR overlooks the potential loss of this fantastic recreational facility used not only by our community but also by tennis and pickleball enthusiasts. Local schools use this site for tennis practice as well. As the last remaining parcel in North Tustin zoned for Recreation/Open Space, the County of Orange has a "zoned" parkland guideline of 2.5 acres/1,000 residents. The Tustin Hills Racquet Club site, the only one zoned for parkland, offers a mere 0.24 acres/1,000 residents ratio. This zoning is a precious resource that should be preserved for the community's well-being.

The recorded Covenant between the residents of Tract 3883 and the developer is a serious violation, as it involves neighboring HOA beneficiaries and was not included in the review process. The land-use Covenant was established to ensure its perpetual use for the benefit of residents rather than the Racquet Club owner or future developer. The property's use belongs to the residents, not the Racquet Club owner or developer. Both parties obtained the land with knowledge of this restrictive Covenant, which is reflected in the price paid by the developer. This promise should be honored without the need for legal intervention.

This development does not contribute to the affordable housing stock and should not receive any density bonuses or development regulation concessions.

We kindly ask that you reject this poorly conceived and inadequately planned project, which only serves the interests of an external developer/investor at the community's expense. We urge the County to preserve our

sole recreational facility for current and future families and prioritize residents' safety over the financial gain of a select few.

Thank you in advance for considering our comments on this critical issue for our community. We greatly appreciate your attention to this matter.

Sincerely,

Joe Lee

Canning, Kevin

From: John Grover <groversurf@gmail.com>
Sent: Monday, May 8, 2023 9:39 AM
To: Canning, Kevin
Cc: Kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Planning Commission and Whom it May Concern,

In short, we are all tempted with the concept that in America, a land owner should have a great deal of say in how he or she would like to put land he or she owns to use.

However, in this case, we do not have a good faith purchaser/developer.

Long before Mr. Zehnder purchased the racquet club, he knew about strong neighborhood opposition to removing the club for development and his self-enrichment.

Perhaps more troubling, Mr. Zehnder knew before his purchase that his planned development violates the zoning restrictions and the legal covenant on the land. Mr. Zehnder apparently believes zoning ordinances and property law should not apply to his development. And why? What large gain for the community is happening? None. Instead, his proposals take the only public space in North Tustin and seek to add out-of-zone housing.

The Restrictive Covenant.

As Mr. Zehnder is well aware, the racquet club sits on property that includes a recorded restrictive covenant that limits the use thereof.

The restrictive covenant was signed and notarized on August 23, 1974, by Macro Systems Associates, which then owned the land. It was recorded in the Orange County Recorder's office on September 12, 1974.

There is no doubt that Mr. Zehnder purchased the club property subject to a legally binding restrictive covenant. The restrictive covenant requires that the "the use of the [land] shall be ... that of a commercial or non-commercial private membership tennis club" A few years back, this exact covenant was used to block the building of a cell tower on site and both the prior owner who sold to Mr. Zehnder, and Mr. Zehnder, know of the covenant's restrictions.

As the commission must know, such restrictive covenants are for the explicit benefit of the community, specifically for the owners and successive owners of lots 1-78 and 80-118 of Tract #3883. I am one of these owners that plays weekly at the club with my family. There simply isn't a rationale that the community benefit is greater with high density, zoning-ordinance-violating housing than it is with the family friendly club.

Zoning

Additionally, the only uses permitted in Tract #3883 for development whatsoever are the uses permitted by E4-20,000 zoning. In order to justify a zoning ordinance change, there should be some benefit to the community. As no other lot is subdivided less than E4-20,000 zoning, the only benefit here appears to be the personal enrichment of the developer.

I urge you to send a message to this and all other developers. Find land where the community supports you. Find land where the zoning laws don't prohibit you. Find land where property law and a contract specifically for the benefit of the community doesn't void your proposed enrichment activities. Build there. Quit trying to harm the current community, the current property owners, the current tax paying residents, the current highly motivated voters.

Thank you for your consideration.

John Grover
2311 Pavillion Dr.

Canning, Kevin

From: Karen Hennessey <karenhennessey.re@gmail.com>
Sent: Monday, May 8, 2023 10:13 AM
To: Canning, Kevin
Subject: Tustin Hills Racquet Club

Categories: Red Category

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

Dear Mr. Canning,

As a resident and homeowner in North Tustin, I am extremely disappointed to hear that the Tustin Hills Racquet Club is at risk of closing. The club has been a staple of the neighborhood for so long and is truly an asset of the community. One of the main reasons my family and I moved to this neighborhood was because of the unique character of the area. Tustin Hills Racquet Club gives so much to the residents of this community, it would be an absolute shame if it were gone.

On top of losing a community asset, the increased traffic, disruption and congestion to the area would have a lasting negative impact. I ask that the County of Orange keep the Tustin Hills Racquet Club property as a recreational facility permanently.

If there are any questions or concerns, I can be reached at the contact information below.

Kind regards,

Karen and Patrick Hennessey

13672 Holt Ave

North Tustin

--

Karen Hennessey

CalBRE # 01252278

714-654-6486



Canning, Kevin

From: Kerry Konrady <konrady@gmail.com>
Sent: Monday, May 8, 2023 10:23 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.

Hi 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.

Sincerely,

Kerry Konrady

Canning, Kevin

From: Kirsten Macklin <kirsten.macklin@gmail.com>
Sent: Monday, May 8, 2023 10:19 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.

Dear Mr Canning and Mr Watilo,

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 for your time and consideration, Kirsten Macklin

Sent from my iPhone

Canning, Kevin

From: Kris Caiozzo <kecaiozzo@gmail.com>
Sent: Monday, May 8, 2023 9:54 AM
To: Canning, Kevin
Subject: Letter opposing THRC zoning

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. Canning,

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

My family and I are residents of Orange County. The THRC offers numerous, valuable services to its members as well as to the community as a whole. More importantly, this land provides valuable, open space which is extremely limited in this part of the County. The Draft 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,
Kris Caiozzo
Kris 🌲🌴

Canning, Kevin

From: Kristin Rovirosa <kriswill80@gmail.com>
Sent: Monday, May 8, 2023 9:56 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.

Good Morning,

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 in advance for taking our community and its residents into consideration when making your decision.

Kristin Rovirosa

Sent from my iPhone

Canning, Kevin

From: Leanne <leanneca@gmail.com>
Sent: Monday, May 8, 2023 9:46 AM
To: Canning, Kevin; Kirkwatilo@gmail.com
Subject: No rezoning of Tustin Hills Racquet Club

Categories: Red Category

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

Dear Tustin City Council Members,

Four generations of my family have enjoyed Tustin Hills Racquet Club. My parents became members in the 1970's. My siblings and I are also adult members with our grown children enjoying the club, especially pickleball. Now my grandchildren take swim lessons there.

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,

Leanne Calvert

Sent from my iPhone

Canning, Kevin

From: Lee Weisbrich <leewisbrich@cox.net>
Sent: Monday, May 8, 2023 9:36 AM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to tustin hills racket club redevelopment

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

Dear Sirs,

I am opposed to the redevelopment of the tustin hills racket club.

The THRC has served this community members and nonmembers for decades.

It is a positive place for members and non members children and adults to exercise and socialize. The condo complex would take away this beautiful club and its green spaces with heavy traffic trash and noise.

Save our club,
Leslie Weisbrich

Canning, Kevin

From: Lee Weisbrich <leewisbrich@cox.net>
Sent: Monday, May 8, 2023 12:23 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Raquet Club redevelopment

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

Dear Mr. Canning

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

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

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

Leslie Weisbrich

1092 St Vincent Pl

North Tustin, CA 92705

1-714-330-2056

Canning, Kevin

From: Lily Knecht <lilyaknecht@gmail.com>
Sent: Monday, May 8, 2023 11:18 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,

I am writing to express my opposition to the Tustin Hills Racquet club redevelopment. I am a North Tustin resident. 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 for recreational use.

Thank you,
Lily Knecht

Canning, Kevin

From: LORI LEWIS CHEW <lorichew98@gmail.com>
Sent: Monday, May 8, 2023 12:02 PM
To: Canning, Kevin
Cc: Kirk Watilo
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 and Planning Commissioners –

We are longtime residents of North Tustin and specifically chose this unincorporated community to raise our family. Having lived at the corner of Browning and La Colina – the main arterial access to the club – **we experienced two very dangerous traffic accidents on our property.** Twice, drivers lost control and drove up over our driveway, taking out a mailbox and damaging our property. Our daughter played basketball on our driveway and had she been playing on either of those random days, it would have been a fatal tragedy.

The fact that the County and Applicant manipulated the traffic study by changing their methodology *after* an actual traffic count for the existing use generated the exact same traffic count as the proposed use (thereby negating County and Applicant’s prior claim the proposed use would produce less traffic) is personally extremely disappointing. We (naively) expected the County to be impartial. But, clearly, the study (and entire report) reads with a pre-determined outcome in mind...to support the “square peg / round hole” development under any circumstances. The lack of objectivity and credibility in the Staff’s final report is glaring, and quite honestly, offensive.

Further evidence of bias in favor of the Applicant is the misrepresentation of the project itself. At every opportunity, the FEIR and Staff Report characterize the project as “single family” (attached homes are not single family). This is done to minimize the gross inconsistency of a multi-family project surrounded by single family developments. In fact, prior to pursuing SB 330 as a fast track to approval, the Applicant required a zone change to R2 – 5,000, a high density, multi-family use which is unprecedented in the North Tustin foothills area. However, elsewhere in the FEIR where it serves the Applicant (i.e. lower traffic counts), the County determines the “more appropriate” use classification for the 34 attached homes is “multifamily”. This means over 90% of the project is more appropriately considered multifamily. NOWHERE in the FEIR does it represent the project as predominantly multifamily nor evaluates the impact from such a use.

There are many more examples of bias besides use and traffic mentioned above. The unfortunate conclusion for the community is they know the deck is stacked against them, as evidenced by the unobjective Staff Report and Final EIR. Adding insult to injury, the financial resources employed to develop such a biased report is on the taxpayers dime.

Planning Commissioners - please see through the deliberate machinations to push through the wrong project in the wrong location. We ask that you consider the safety of the residents that will be hugely and permanently impacted by this improper conclusion.

Respectfully,

Lori Chew

Canning, Kevin

From: Madelin Sanchez - Konrady <simplyhappy2@gmail.com>
Sent: Monday, May 8, 2023 10:16 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 There,

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,
Madelin Konrady

Canning, Kevin

From: Maria Carrillo <mcarrillo08@gmail.com>
Sent: Monday, May 8, 2023 11:20 AM
To: Canning, Kevin
Cc: kirkwatilo@gmsil.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 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.

Sincerely,
Maria Carrillo

Sent from my iPhone

Canning, Kevin

From: Maria Mule' <mnmule@live.com>
Sent: Monday, May 8, 2023 10:22 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,

I strongly oppose the Tustin Raquet Club redevelopment. Please do not approve the redevelopment of an area that serves so many in the community of Tustin.

Thank you for your consideration,
Maria Mule

Canning, Kevin

From: Mark Lovein <mlovein33@gmail.com>
Sent: Monday, May 8, 2023 9:55 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.

To whom it may concern,

I would like to express my opposition to the Tustin Hills Racquet Club Redevelopment. I currently live on Pavillion Dr and part of the draw of the neighborhood was access to the Racquet Club. Both of my daughters learned how to swim at the club and we currently have a membership so they are able to swim at the club over the summer. My wife has taken up tennis due to the club and plays multiple times a week and has found a new passion. We often use the grounds to meet with friends or play soccer on the grass. We just recently attended a school fundraiser for Red Hill Elementary School at the club. This club is a central force for our community. We love spending time there with our friends and family.

Secondly, as a resident of the street the club is located on, I am very concerned about potential traffic and parking issues that could come from essentially doubling the size of our neighborhood. We are very concerned that the parking will pour out onto our street. The street is very narrow and cannot support parking on both sides. High density neighborhoods rarely if ever have enough parking for guests, and with 37 units, the probability of parking issues is guaranteed. Cars will be parked out on Pavillion, Simon Ranch and Valhalla causing disturbances to the residents living in proximity to the club.

There are many more reasons why this housing development shouldn't be built, but safety for the current residents must be taken into account. Higher traffic rates and the potential for more cars parked on a street, with no sidewalks, will prove to be quite dangerous for all the people who use the Pavillion/Salt Air streets as a loop for walking.

Thank you for your consideration,

Mark Lovein

Canning, Kevin

From: Nancy Blank <nancy.p.blank@gmail.com>
Sent: Monday, May 8, 2023 11:33 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Mr. Canning:

I am writing to you out of concern for the proposed residential development of the Tustin Hills Racquet & Pickleball Club. I live in the North Tustin area and a member of the club for the last 21 years, and I am adamantly opposed to the rezoning and subsequent high-density development plan for that property.

To propose 37 condos on 5.88 acres with lot sizes and density that look nothing like the surrounding area is inconceivable to me. I find it absurd that someone would look at the uniqueness of the neighborhood and then set out to redefine it.

We fell in love with the area back in 1996 and were determined to raise our children here. We found our home in 1997 and have not looked back. Twenty-six years later we still consider ourselves lucky to live here.

Lemon Heights is unique to Southern California. I am reminded every time a visitor says, "I didn't know this neighborhood was back here...it's beautiful." I'm reminded when the mail carrier chooses a shady spot on the street to eat lunch. I'm reminded when almost every house flies an American flag. And, because Lemon Heights is anchored by the Tustin Hills Racquet & Pickleball Club I'm reminded every time we walk out the door to play league, Pilates, or a social occasion with friends.

Unchecked, this developer would "improve" this neighborhood by bulldozing its heart and soul and then erecting his signature, one-size fits-all, still-have-the-materials-from-my-last-job, pop-up neighborhood... and then, he will leave town. In his wake, we are all left mourning the loss.

It is true that the 37 units would negatively impact the property value of the surrounding residences. It is true that the multi-story, high-density units do not aesthetically fit the area of single story homes that line the north side of the proposed building. It is true that the additional housing would increase the fire, life and safety risk. It is true that the added units would create congestion in the area, and a very viable safety concern with only one ingress and egress. And lastly, the loss of a facility which has served the community for over 60 years.

Please reject the high-density development plan for the Tustin Hills Racquet & Pickleball Club.

Sincerely,

Nancy & Lonny Blank

10802 Harrogate Place, Santa Ana, Ca 92705

Canning, Kevin

From: NICOLE MORGAN <nicolepmorgan@me.com>
Sent: Monday, May 8, 2023 12:19 PM
To: Canning, Kevin
Cc: Kirkwatilo@gmail.com
Subject: Opposition to Redevelopment at Tustin Hills Racquet Club

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.

Nicole Morgan
9 Mar Vista
Irvine, 92602

Have a great day!
Nicole Morgan
714-290-4121

Canning, Kevin

From: Nicole Janes <nicolej.odellgroup@gmail.com>
Sent: Monday, May 8, 2023 9:51 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 Kevin and Kirk,

I wanted to ensure my opposition to the Racquet Club Redevelopment was received by your deadline for consideration.

Thank you,

--

Nicole Janes
Realtor, DRE: 02099505
C: 415.269.7733
O: 949.371.6667

The O'Dell Group
Seven Gables Real Estate
Broker, DRE: 00745605

Reviews: [Zillow](#) and [Google](#)

Referrals are important to me. If you know of anyone who would benefit from my services, please contact me. I would appreciate the opportunity to work with them.

Canning, Kevin

From: Paul Quintiliani <albert.paul705@gmail.com>
Sent: Monday, May 8, 2023 9:13 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

As long-time residents of North Tustin, our family strongly opposes the proposal to allow a 37-unit condominium development on the Tustin Hills Racquet Club property. While our family is generally pro-development, this use is an overreach on the part of the pending buyers and should not be approved for the following reasons:

1. The proposed use does not comply with current zoning.
2. Zoning regulations are established to protect all property rights, including those of surrounding residents, who will be harmed by the density being proposed.
3. Existing residents have a reasonable expectation when making a home purchase decision to rely on existing zoning codes. Amending these codes through a spot zoning change does not properly balance competing property interests.
4. A restrictive land use covenant exists on the Racquet Club property and should be respected.

We fully appreciate the challenges of providing additional housing in our communities. We also understand the need for more density as a way to provide lower cost housing to bridge the affordability gap faced by so many prospective homeowners. However, there are better solutions and other means to balance these needs with the rights of existing property owners in the North Tustin area.

Thank you for your consideration.

Paul Quintiliani
808.722.8772
albert.paul705@gmail.com

Canning, Kevin

From: Peter Youssef <peternadim@gmail.com>
Sent: Monday, May 8, 2023 10:34 AM
To: Canning, Kevin; 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.

Hello,

My name is Peter Youssef. I currently live in Cowan Heights with wife (Sherry) and 4 children. I used to live @ 11871 Simon Ranch Road and elected to move two years ago when much of the controversy surrounding the Tustin Hills Racquet Club started to surface. When we first moved in to the area in 2013, we were drawn to the neighborhood in large part due to the close community feel and in no small part because of the Racquet club. I quickly joined the club and have developed many close relationships with other members and neighbors to the club. My children learned to swim at the club and have all taken Tennis lessons at the club.

When news of the sale of the racquet club came, as well as the intentions of the developers to build high density housing I quickly started to look for an alternative place to live. Fearing a precipitous drop in home value, as well as the increase in traffic that would result from the developers plans I elected to move from the neighborhood. Additionally , I was faced with the removal of a community and family resource and fearing these changes it just made sense to move. My children still take swimming lessons at the club and are planning to enroll in the summer Tennis Camps. I have always felt the community and neighborhood surrounding the club was a rare jewel in North Tustin.

It saddens me to think that there is a possibility that this will be taken away and that the powers that be would change the zoning of the club to accommodate greed , rather than what is right for the community. Some things should still remain sacred: Family, Community & Safety. don't violate the trust and good favor of this community for the sake of extra tax dollars and a developer trying go against the wishes of the community. Do the Right Thing!

Sincerely,

Peter Youssef, MD
Sherry Youssef, MD
and the Youssef Family (Emily, Lily, James & Jonathan)

Canning, Kevin

From: Mr Pickle <mrpickle716@gmail.com>
Sent: Monday, May 8, 2023 11:11 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.

As a member, I oppose the redevelopment of Tustin Hills Racquet club.

Canning, Kevin

From: ralph cygan <rwcygan@yahoo.com>
Sent: Monday, May 8, 2023 10:12 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.

Dar Mr. Canning,

I am writing to express my strong opposition to the proposed zoning change and condo project at the site of the Tustin Hills Racquet and Pickleball Club.

Loss of the Racquet Club will deprive the residents of North Tustin and the surrounding communities of a unique and irreplaceable recreational facility.

A facility that brings together children, adolescents, young adults and senior citizens, republicans, democrats, and independents who together share in their love of the outdoors and their love of racquet sports.

A facility that helps members and non-members alike to improve both their physical and mental health while building bonds, fostering social connectedness and promoting community.

The 307 page Environmental Impact Report on the proposed development contains a detailed analyses of the proposed development's impact on some parameters that determine quality of life in North Tustin: things like air and water quality, greenhouse gas emissions, noise and light pollution, and scenic resources.

However, the report fails to address several key issues that are critical to the quality of life in North Tustin.

First, the report concludes that the development will have a less than significant impact on North Tustin's recreational facilities. That conclusion appears to be based on the recreational facility use of only the residents of the new development. There is no mention of the impact on North Tustin's sole public tennis facility at Foothill High School and no mention of the fact that North Tustin has zero public pickleball courts. Nowhere in the report is there any mention of a mitigation plan to construct a North Tustin public racquet sport facility to accommodate the 500-750 club members and 100's of non-members who will be left without any local option.

The second has to do with the growing national epidemic of dissatisfaction, disaffection, and polarization that threatens our sense of community, well-being and very security.

Last week The US Surgeon General published his report on our national epidemic of depression, loneliness and isolation that is affecting all age groups and demographics. Today nearly half of all Americans feel isolated, lonely, alienated, and disconnected from their fellow citizens. The impact on our communities, on schools, workplaces, and public square is profound. This epidemic of isolation is the major contributing factor to the splintering of our society, the growing division and polarization, and to the erosion of trust in one another and our civic organizations.

What has this to do with the Tustin Hills Racquet Club you ask.

The report lays out a number of strategies that community leaders must adopt to address this epidemic which threatens the very fabric which binds communities together. Prominent among these recommendations is for community leaders to designate social connectedness as a priority in all policy decisions.

It calls upon community leaders to invest more in our civic infrastructure and to support existing organizations and facilities that are already in the business of bringing people together, promoting social connectedness, building bonds, and building the social capital that is necessary for the health of communities.

Tustin Hills Racquet and Pickleball is just such a place. A great example of what our community needs more of. Certainly not less. An antidote to alienation and isolation. A place where bonds are built and strengthened. A place that fosters camaraderie and connectedness. A place of community.

Loss of this facility will have implications for our community much more profound and enduring than the loss of 8 tennis and 12 pickleball courts.

Members of the Commission, you have the responsibility to weigh the community benefit derived from the addition of 37 new million dollar condos against the community good, social connectedness, and civic good-will that Tustin Hills Racquet club has contributed to this community for generations.

I urge you to vote for the future of North Tustin. Vote No on this Zone change and project.

Thank you,

Ralph Cygan

1401 Lansdowne Lane

North Tustin, CA 92705

Sent from [Mail](#) for Windows

Canning, Kevin

From: Roe Gruber <roe@escapesltd.com>
Sent: Monday, May 8, 2023 10:42 AM
To: Canning, Kevin
Subject: Tustin Hills Racquet Club- OPPOSED TO CONDOS

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

Just want to add my opposition to condo development where our recreational facility now is.
The density, the fire hazard, the traffic would not work in this neighborhood.

Roe Gruber

Canning, Kevin

From: Sara Ioffrida <sara.odellgroup@gmail.com>
Sent: Monday, May 8, 2023 11:02 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.

Hi Kevin,

I am writing to you as I would like to express my opposition to the redevelopment of the Tustin Hills Racquet Club. Rezoning and demolishing this community asset will considerably diminish North Tustin's charm and may even create a chain reaction of similar redevelopments in the future.

People from everywhere want to live in North Tustin, and see it as OC's hidden gem. Let's continue to be resilient and keep the character and integrity of this beautiful spot.

I, among many others, hope you will reconsider this redevelopment.

Thank you,

--

Sara Ioffrida

Broker Associate

M: (562) 343-4358 | O: (714) 925-9712

The O'Dell Group | Seven Gables Real Estate ®

CA DRE #02156933 | SG DRE #00745605

USC Trojan, Fight On!

 [Complimentary Home Valuation Report](#) 



Canning, Kevin

From: Sarah O'Dell <sarah@theodellgroup.com>
Sent: Monday, May 8, 2023 11:13 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.

Dean Kevin,

My husband and I have been residents of North Tustin since 1973. We moved from Palos Verdes Estates. What attracted us to North Tustin was the unique area of beautiful custom homes and customized tracts situated within attractive neighborhoods. The mature and lush landscaping and properties on larger lots, offers space and room for children and families to grow. In 1979 I started my career in residential real estate with a local company which I have been with for 45 years. I continue to be actively involved in representing buyers and sellers and have always specialized in the North Tustin area. One of the attractions when I tour buyers through our area is the neighborhoods and having access to The Tustin Hills Racquet Club for their family. This recreational facility adds to the neighborhood community feel of our area. It has been a great source of enjoyment including sports, gatherings, and socializing for many children, family and friends. The Tustin Hills Racquet Club has been part of our history for decades and our hope is for years to come to be enjoyed by all.

Best Regards,

Sarah O'Dell
TheODellGroup.com
714-665-7107 direct
714-785-6125 cell
Cal BRE #00646527

Canning, Kevin

From: Scott Fedewa <chief@fedewas.com>
Sent: Monday, May 8, 2023 12:04 PM
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,

Please do not allow the rezoning of the Tustin Hills Tennis & Pickleball Club.

We are long time residents of the community and value the Racquet Club for the recreational and social services it provides our family. Rezoning would have a significant negative impact on the neighborhood and the surrounding community.

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

MORE IMPORTANTLY IN EVENT OF AN EMERGENCY SUCH AS WILDFIRES OR EARTHQUAKE, THE NARROW ROADS WOULD HAMPER BOTH EVACUATIONS AND THE ACCESS OF EMERGENCY PERSONNEL.

THIS INCREASES THE RISK OF HUMAN INJURY AND DEATH AS WELL AS PROPERTY DAMAGE IF FIRE AND RESCUE CREWS CANNOT EASILY ACCESS THE AREA DUE TO CONGESTED RESIDENT TRAFFIC. THIS ALSO INCREASES THE **DANGER OF LIABILITY** OF THE COUNTY/CITY IN ADDING INCREASED POPULATION AND HOUSING DENSITY IN THIS CONSTRICTED AREA.

Of course property values and the neighborhood quality of life would also suffer. This exposes the county to **additional legal liability** from residents and property owners frustrated by the negative impact of increased housing, population, and traffic.

For these reasons, I strongly urge you to reconsider the proposed rezoning of the Tustin Hills Tennis & Pickleball Club.

There are hundreds of local members of the Club who value its preservation, and thousands of voters in the surrounding neighborhoods who are strongly against the proposed development plans. Please vote against this plan.

Thank you,

Scott Fedewa, Esq. & Family

Scott Fedewa

Canning, Kevin

From: Serge Tomassian <stomassian@ttilaw.com>
Sent: Monday, May 8, 2023 11:16 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: Opposing 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:

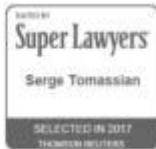
Our family vehemently opposes the redevelopment of the Tustin Hills Racquet Club into additional high density and rather expensive housing in our already congested roadways. Life and safety issues should be at the forefront of any consideration in this matter. No sidewalks, twisting and very narrow roads built in the late 60's and early 70's, a very narrow entry way into the club, creating a danger and harm to pedestrians, children, babies, people walking their families and pets on these narrow roads should weigh heavily in favor of not adding more traffic and high risk with this proposed expensive housing.

Moreover, the Tennis club, is the only park or recreational area for our community. Would the County take away the sole park or recreation area for any other community in Orange County? Our children took swim lessons there, we attended events there for the Tustin Unified School District fundraising, my wife took exercise lessons there, even a faith group meets there on Sundays, not to mention the numerous weddings and birthday parties throughout the years. With Pickle Ball the entire community, whether members or not are enjoying the facilities. The County should not be duped, this is simply a greedy money grab by a developer and investors who care nothing about our community and the lives here.

Let's put people lives and safety before greedy profits for a developer/investors who live comfortably in Newport Beach, where they successfully opposed the same issue in their own backyard, from taking away recreational facilities in favor of more expensive housing.

Regards, Serge Tomassian

**SERGE TOMASSIAN | MANAGING PARTNER
TOMASSIAN, INOUE & GRIGORIAN LLP
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Canning, Kevin

From: slkmarquez@yahoo.com
Sent: Monday, May 8, 2023 9:50 AM
To: Canning, Kevin
Subject: Flyers for save the club

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

Hi,
My name is Margaret Marquez
I walk everyday.
I have to let you know my friend and I pick up trash.
It saddens me to see how careless people are around here.
I'm not sure if you placed the flyers in chain link fences?
They were all over the school parking lot.
And in the street :(
Or if people just put their trash in the fence.
I'm not joking we picked up at least 50
Just around Hewes Jr high.
I can see your your working hard on something you believe in!
The truck today with the banner in it was a good idea.
I'm just a neighbor who hates seeing all the trash around our city.

Have a great day
Margaret

Sent from my iPhone

Canning, Kevin

From: slkmarquez@yahoo.com
Sent: Monday, May 8, 2023 10:59 AM
To: Canning, Kevin
Subject: Re: Flyers for save the club

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

Again the envelopes were all over unopened.

On the streets:(

I hope you feel the same way about all the trash on the streets as we do?

Sent from my iPhone

> On May 8, 2023, at 9:49 AM, slkmarquez@yahoo.com wrote:
>
> Hi,
> My name is Margaret Marquez
> I walk everyday.
> I have to let you know my friend and I pick up trash.
> It saddens me to see how careless people are around here.
> I'm not sure if you placed the flyers in chain link fences?
> They were all over the school parking lot.
> And in the street :(
> Or if people just put their trash in the fence.
> I'm not joking we picked up at least 50 Just around Hewes Jr high.
> I can see your your working hard on something you believe in!
> The truck today with the banner in it was a good idea.
> I'm just a neighbor who hates seeing all the trash around our city.
>
> Have a great day
> Margaret
>
> Sent from my iPhone

Canning, Kevin

From: Sophy L <sophyounglee@gmail.com>
Sent: Monday, May 8, 2023 11:47 AM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

I am writing to you to oppose the tearing down of the Racquet club in order to build condos. I think this club has been a great addition to this community for over 60 years. While we have never been members of the club, this club has always been available to nonmembers. My kids took tennis lessons and my grandchildren have taken swimming lessons. If the club is lost, the community will not have these opportunities near them. I do not feel this is fair nor is it beneficial to the county at large.

Thank you,
Sophy Lee

Canning, Kevin

From: Stacy Lovein <stacylovein@gmail.com>
Sent: Monday, May 8, 2023 12:09 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Cc: Mark Lovein
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,

Our family opposes the redevelopment of the Tustin Hills Racquet Club. As a home only five doors down from the Racquet Club, the redevelopment will destroy the neighborhood that we fell in love with on our very first visit. Peace and quiet and chirping birds will be replaced with years of construction followed by more traffic and overflow parking on our street (which is already narrow and winding). A peaceful street will be replaced by increased fire, life and safety risk and traffic congestion. The thought of an emergency or fire is terrifying to me, my young families, and neighbors with an additional 37+ homes to evacuate on our streets. The Racquet Club, a place we walk to to practice soccer, for exercising with tennis, and for summer days by the pool. A place where we hold school fundraisers, baby showers, and local tournaments for our kids will be gone - replaced by concrete and walls.

How does this redevelopment benefit Orange County or the community? In short, it does not. It only benefits the wallets of those doing the redevelopment, while harming their Orange County neighbors and their children. We ask the County to protect the community. This development is simply unsafe and in the wrong location.

Thank you for your consideration.

Best regards,

Mark and Stacy Lovein (and our two young daughters who enjoy tennis camp, swim lessons, and school events at the Club)

Canning, Kevin

From: Sujata Kamdar <Sujata@gbslinens.com>
Sent: Monday, May 8, 2023 10:43 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com
Subject: OPPOSITION to Tustin Hills Racquet Club Redevelopment

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

Good Morning Mr. Canning,

Please accept this email as our written communication of our strong opposition to the proposed redevelopment plan of the Tustin Hills Racquet Club.

As long time residents of the area (since 2006), we feel a high density development such as the proposed does not fit with the overall community and will bring down home values in the area. Furthermore, the Racquet club is a treasured place in the community. It brings local families together and promotes health and wellness through physical activity. Taking this away would be a HUGE loss to the community.

If there is one thing this area is known for, it's strong community. Taking away those places destroys community.

Best,

Sujata Mody Kamdar

Chairman

Sujata@GBSLinens.com

P: 714.778.6448 | GBS Linens



Canning, Kevin

From: Suzanne Bernardy <suzannebernardy@gmail.com>
Sent: Monday, May 8, 2023 12:06 PM
To: Canning, Kevin; kirkwatilo@gmail.com
Subject: Opposition to Tustin Hills Tennis and Pickleball Club rezoning

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

Dear Tustin City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the Tustin Hills Tennis & Pickleball Club. 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,
Suzanne Bernardy
Sent from my iPad

Canning, Kevin

From: William Flanagan <william.j.flanagan.1@gmail.com>
Sent: Monday, May 8, 2023 10:47 AM
To: Canning, Kevin
Cc: kirkwatilo@gmail.com; Caroline Flanagan
Subject: Opposition to Tustin Hills Racquet Club Redevelopment

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

Dear Mr. Canning,

My name is William Flanagan. My wife Caroline and I live at 2261 Pavillion Drive, Santa Ana (Supervisory District 3). I am writing to let you know that I am strongly opposed to the proposed re-zoning of the Tustin Hills Racquet Club.

The facility is the only recreation space in the area. My wife and I own a home 5 houses away from the facility and have 5 children. There is not a single other park or recreation facility within walking or biking distance. My children learned to swim there and it is a wonderful place our community gathers.

The proposed development would dramatically increase the density of housing, and pose a safety issue as the neighborhood has a single point of emergency egress. I also believe that the proposed rezoning would change the character of the neighborhood and hurt property values.

Finally, I understand there is a legal prohibition of the developer's intent, with a restricted covenant running with the land that prohibits it from being rezoned for high-density condominium housing.

I am adamantly against rezoning this property which would change the character of the neighborhood and diminish the property rights of so many homeowners in North Tustin. I encourage you and our elected officials to make the right decision and reject the proposal at the hearing on May 9th.

Thank you,

Will and Caroline Flanagan

William J. Flanagan

2261 Pavillion Drive

Santa Ana, CA 92705

Canning, Kevin

From: William Weinberg <bill@williamweinberg.com>
Sent: Monday, May 8, 2023 10:49 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.

I'll keep it simple.

THRC is our local park. We don't have ANY other open space.

The area was NEVER meant to be high density.

There is ONE way up or down the hill and ONE way only. Simon Ranch.

Just drive the neighborhood. Condos will ruin it.

Thank you,

Bill

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