

Appendix B Comments to NOP

Appendices

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CITY OF ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

www.cityoforange.org

ORANGE CIVIC CENTER • 300 E. CHAPMAN AVENUE • ORANGE, CA 92866-1591 • P.O. BOX 449

ADMINISTRATION
(714) 744-7240
fax: (714) 744-7222

PLANNING DIVISION
(714) 744-7220
fax: (714) 744-7222

BUILDING DIVISION
(714) 744-7200
fax: (714) 744-7245

CODE ENFORCEMENT DIVISION
(714) 744-7244
fax: (714) 744-7245

January 9, 2019

#21-63

Nicholas Taylor
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA 92803

sent via email: NJTaylor@anahim.net

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Residences at Nohl Ranch Project

Dear Mr. Taylor:

Thank you for providing the City of Orange (City) with the opportunity to review and comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Residences at Nohl Ranch Project in the City of Anaheim. The project site is currently developed as a small neighborhood commercial center at the northeast corner of Serrano Avenue and Nohl Ranch Road. The project proposes to construct 58 multi-family units.

The project site is located approximately 500 feet from the boundary of the City of Orange. Due to the site's proximity to the City of Orange, the City has an interest in ensuring that the Draft EIR addresses potential adverse impacts to Orange residents and infrastructure. As such, we offer the following comments:

- The City requests that the Project Description for the Draft EIR describe the proximity of the project site to the City of Orange.

Aesthetics

- Please include in the analysis potential impacts to scenic resources listed in City of Orange General Plan (www.cityoforange.org/391/General-Plan).

Hazards/Hazardous Materials

- Response 3.8(b) in the Initial Study concluded that there is a less than significant impact. However, it goes on to state that there is the potential for asbestos-containing material and lead-based paint and that additional sampling is needed. Release of these materials would potentially impact sensitive receptors in the area, including single-family residences in the City of Orange. The City requests that this topic is analyzed in the Draft EIR.

Hydrology & Water Quality

- The City of Orange is located approximately 500 feet west of the project site and would potentially receive storm water from the site. The City requests to review the storm drain plan with the City of Anaheim.

Noise

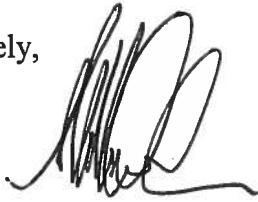
- The proposed project site is located adjacent to single-family residential uses. The City requests that the Draft EIR identifies all feasible mitigation measures to reduce and minimize construction noise impacts and vibrations to Orange.
- The City requests that the City of Orange's noise thresholds are utilized to analyze potential impacts to the single-family residents located directly west of the project site. The City's noise thresholds can be found in the Noise Element of the General Plan (www.cityoforange.org/391/General-Plan) and Chapter 8.24, Noise Control of the Orange Municipal Code.

Transportation/Traffic

- The Initial Study indicates that the existing site generates 1,003 daily trips. The volume appears to be based on an ITE Trip Generation rate for a retail (possibly a Shopping Center) use. Given the limited occupancy of the existing retail site, the volume is overstated. To resolve any concerns regarding the overestimation of the existing land use, the City requests a 24-hour driveway counts as a part of the Traffic Study. The driveway count data can be used to accurately determine the traffic generated by the existing businesses for the analysis in the Draft EIR.
- The City of Orange is concerned that a large percentage of traffic generated by this project would use Serrano Avenue and Cannon Street to travel through the City to access regional facilities such as SR-55, SR-241, SR-57 and SR-22. The City is requesting to review the project's Trip Distribution with the City of Anaheim prior to its incorporation into the Traffic Report.
- The City requests that the following intersections be included in the intersection analysis for the project's Traffic Report:
 - Serrano Avenue at Cannon Street
 - Taft Avenue at Cannon Street
 - Santiago Canyon Road at Cannon Street

The City appreciates the opportunity to comment on the NOP and we look forward to reviewing the Draft EIR upon completion. If you have any questions, please contact Ashley Brodtkin, Associate Planner with the City of Orange, at (714) 744-7238 or at abrodtkin@cityoforange.org.

Sincerely,

A handwritten signature in black ink, appearing to be 'W. Crouch', written over a horizontal line.

William R. Crouch, AICP, AIA, NCARB, LEED (AP)
Community Development Director

cc: Rick Otto, City Manager, City of Orange
Anna Pehoushek, Assistant Community Development Director, City of Orange
Chad Ortlieb, Senior Planner, City of Orange
Doug Keys, Transportation Analyst



January 3, 2018

NCL-18-065

Nicholas Taylor, Associate Planner
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA 92803


Subject: Draft Environmental Impact Report for the Residences at Nohl Ranch Project

Dear Mr. Nicholas Taylor:

The County of Orange has reviewed the Draft Environmental Impact Report for the Residences at Nohl Ranch Project and has no comments at this time. We would like to be advised of further developments on the project. Please continue to keep us on the distribution list for future notifications related to the project.

If you have any questions regarding these comments, please contact Cindy Salazar at (714) 667-8870 in OC Development Services.

Sincerely,


Richard Vuong, Manager, Planning Division
OC Public Works Service Area/OC Development Services
300 North Flower Street
Santa Ana, California 92702-4048
Richard.Vuong@ocpw.ocgov.com

The Residences at Nohl Ranch EIR Scoping Meeting

Date & Time: January 7, 2018 @ 6 PM to 7:30 PM

Location: East Anaheim Community Center, Oak and Canyon Rooms

Population and Housing

1. Wanted to know the reason for scoping out Population and Housing from the EIR*
2. Want to see population and density issue in the area analyzed*
3. Affordable housing issue/ moderate income units/ How long will it remain as affordable?*
4. Cost of units?
5. Concerned with the amount of new students

Traffic, Parking, and Emergency Access

6. The project site is at the bottom of the hill with major access issue during fire emergency*
7. Only 3 ways to evacuate in case of emergency from the Hill*
8. Existing elementary school traffic congestion during drop-off and pick-up (especially around 7:30AM)
9. Parents use Serrano Center to park and walk across the street to drop-off. Without this extra area for drop-off, traffic congestion at the intersection will only worsen.
10. Site access
11. Pedestrian safety issue
12. Construction traffic
13. Already experiencing lack of parking in the area. Additional residences will seek street parking even if they have 2 garage spaces. Like everyone else, one garage space will likely be used for storage.
14. How was the traffic study area and studied intersections determined?
15. Pegasus Street to the south already can't turn left onto Serrano Avenue due to traffic.
16. Public transit issue, will there be new bus routes?*
17. Low/impaired visibility of vehicles coming down from the hill/ Major safety hazard
18. They will park on "our" street to drop-off kids at school
19. Concerned with possibility of more traffic accidents (blind spots)
20. Larger Traffic study area
21. Concerned with site access

Water Quality & Geo*

22. Concerned about water seeping into the ground to affect groundwater to cause soil instability
23. Major landslide issue
24. Wants landslide and soil stability issue addressed from Serrano Avenue to Walnut Canyon Road*
25. Concerned about water rising and causing soils instability
26. Soil stability and water quality impacts from constructing underground infrastructure/ water rising issue*

27. Grading Impacts

Aesthetics*

28. Provided renderings do not appear to be accurate, misrepresentation of the project. Especially for the front setback. There will not be that much space to walk around.
29. What is the max height? Any variance from the required?
30. View obstruction from allowing 3 stories instead of 2 like other surrounding residences.*
31. Concerned about privacy.*
32. Building setbacks: 50 ft vs 14 ft front setback

Land Use & Policy

33. Impacts of removing/relocating businesses – these are policy decisions to be made by the PC & CC
34. Seeking GP amendment and zone change: General Plan policy & goal inconsistencies need to be analyzed (these are policy decisions)*
35. Setback variance (50 ft vs proposed 14 ft)
36. Rezoning and land use changes – justifications to be provided by the applicant. *
37. Concerned about high density. Incompatible with the rest of the neighborhood.
38. Too many units for site
39. Concerned with Public right-of-way use

Hazards

40. Any asbestos, lead base paint, or other issues from demolishing the existing buildings?

Other

Project Description should provide parking description

One of the project notification signage posted on the site was blown away by the wind. It should be replaced.

Will there be another meeting? If so, when?

Recreational removal; Community Center has served us for many years

Concerned about available neighborhood services; not enough nearby

Who is responsible for Mitigation Measures?

*Had same comment and concern/issue

Nicholas J. Taylor

From: Michael Battaglia <mbattaglia88@gmail.com>
Sent: Monday, January 07, 2019 4:57 PM
To: Nicholas J. Taylor
Subject: Residences at Nohl Ranch

Nick,

I live immediately above, looking down and over the Serrano Center, in the City of Orange. My view looking down at the center will be altered from what it is today. Looking forward to the scoping meeting tonight and hope to make it in time.

I have read the NOP, Initial Study, Phase I, Soils and sewer capacity. Frankly, I think the initial study is categorizing some of the Impacts too severely by including them as Potentially Significant. I guess that is a good CEQA document by making the owner investigate and analyze more than is really necessary to reduce the impact.

Regardless, I will be impacted by this development in a very positive way. We need housing and the proposal for 20% affordable is a win for the City, the neighborhood and future Anaheim residents!.

I look forward to progress being made to get this to Planning Commission and City Council for public hearing. Unfortunately you will hear the anti side the loudest. You will hear of traffic, views, adjacencies and the fire evacuation. I agree that both Anaheim and Orange need to have a better evacuation plan. That is for another day. **However, I will be there in support of the Residences at Nohl Ranch.**

Regards,

--

Michael C. Battaglia

Nicholas J. Taylor

From: dennis betschel <gothockey@sbcglobal.net>
Sent: Monday, January 14, 2019 7:26 PM
To: Nicholas J. Taylor
Subject: Serrano Project

Hi, I have lived in the area for 21 years and this project would change the look and feel of this neighborhood, there are nothing but houses and a school. Along with not looking right it will add way to much traffic to this small intersection, that is connected to a school. The new units would also bring to many cars to our streets for overnight parking as there will not be enough parking for all the cars that will belong to those units. 58 units on 3 acres compared to 60 units on approx 9 acres on anaheim hills road. doesn't make sense?



RECEIVED

JAN 11 2019

City of Anaheim
Planning Department

CITY OF ANAHEIM
PLANNING DEPARTMENT

“WE APPRECIATE YOUR PARTICIPATION”

The Residences at Nohl Ranch
Environmental Impact Report (EIR)
Scoping Meeting Comment Form

The City of Anaheim requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

You may submit your comments at the end of today's meeting (January 7, 2019) or, if you prefer, you can mail, FAX, or E-mail your comments to:

Nicholas Taylor, Associate Planner
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA 92805

Telephone: (714) 765-4323
FAX: (714) 765-5280
E-mail: NJTaylor@anaheim.net

For your convenience, you may use this comment sheet for any comments you may have regarding the Proposed Project or the associated Environmental Impact Report.

I am living directly across the proposed project on Serrano Ave in the "Covey" neighborhood, corner Nohl Ranch / Serrano. We have one outlet onto Serrano Ave. and as I learned at the scoping meeting the proposed site would have an outlet onto Serrano almost directly across from ours. As it is, we have a hard time getting out and so would the

new people. Settrano has a slight bend in the road and the cars are coming at speeds of 50 to 60 mi/hr when they have a green light at the school. The bend makes the cars hard to see and the speed in which they come makes even a right hand turn dangerous. To watch for traffic from this new development is adding to this danger. We need a traffic light to make this work!

Also - A conversation needs to be had with the school as parents are parking in my neighborhood picking up children, especially bad on special events days in addition to parking at the Settrano Center which they no longer could do.

Your Name: Brigitte Biczi
Mailing Address: 6542 E Marengo Dr.
Telephone Number: 714 921 6455
Group You Represent: _____

Nicholas J. Taylor

From: Linda Burnett <jljburnett@gmail.com>
Sent: Thursday, December 13, 2018 11:29 AM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

If you are considering environmental impact, I would like to see research regarding an escape plan when our hills are next ablaze. It took hours to get off the hill last year. This housing development should not even be a consideration, you are risking the lives of thousands. It will be a situation like Paradise where people died in their cars and The City of Anaheim will be culpable when agreeing to this ridiculous plan.

Linda Burnett
92807

<https://people.com/human-interest/at-least-ten-people-passed-away-cars-california-wildfires/>
<https://www.dailymail.co.uk/news/article-6389617/Paradise-residents-blame-officials-mayor-chaotic-wildfire-evacuation-rising-death-toll.html>

On Thu, Dec 13, 2018 at 7:43 AM Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor

Associate Planner

Planning and Building Department

City of Anaheim

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-4323

E-mail NJTaylor@anaheim.net

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January 7, 2019

Nicholas Taylor
Associate Planner
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA 92803

RECEIVED
JAN 09 2019
CITY OF ANAHEIM
PLANNING DEPARTMENT

Dear Mr. Taylor,

I purchased a home in the Window Hill neighborhood a year ago and really like living here. My house is overlooking Serrano and very close to the proposed project The Residences at Nohl Ranch. From my experience, the people who live in Anaheim Hills are very nice and work hard to have a good home but drive like jerks. The speeds on Serrano are very fast as everyone seems to enjoy speeding as it's a windy road with slopes. I hear horns daily as people in the neighborhood across from me poke their car's nose out to try and see cars in order to turn out as they approach suddenly. With the addition of 58 units, some three stories, in a small 3 acre piece of land you are basically rewarding some wealthy developer who will make his money and does not care about local residents who will deal with this congestion. That many units in 3 acres is ridiculous and the reduction from the initial amount is a joke. Cars will go west bound on Serrano and head to a complete stop with the addition if so many residents if this development is built. My neighbor who has been living in her home since 1978 told me it used to be so nice but then they opened up Serrano to past E. Canyon Rim Road and then years later down past Nohl Ranch Road. Now there are about 6 accidents a year just below our back yard on Serrano. People chose to live in this area to have spaced out homes and this type of development is not suitable for that area. We have access to little unless we drive down the hill and the current shopping plaza is a very popular (not over commercialized) destination for many residents in Anaheim Hills. If you approve the construction of these new condos, it will be unsafe and very disappointing to all the residents I have spoken with. Thanks for your time and consideration.

Regards,



Victor Chan
6675 E. Leafwood Drive
Anaheim, CA 92807

DATE: 12/26/2018

TO:

**Nicholas Taylor, Associate Planner
City of Anaheim
200 South Anaheim Blvd.
Anaheim, CA 92803**

FROM:

**Colbert Westerfield
1007 S. Aspenwood Circle
Anaheim Hills, CA 92807**

PROJECT TITLE: The Residences at Nohl Ranch Project

Ourselves, our Aspenwood Circle neighbors, the entire housing development of Window Hills and the rest of Anaheim Hills does not want this project to be built in our community.

The main issues affect:

- 1- Schools**
- 2- Fire**
- 3- Water**
- 4- Environment**
- 5- Quality of life**

However, The almost 500 pages of site studies, reports, assessments, drawings and money you have already invested in this project to date makes me wonder that possibly I am wasting my time writing this letter to you.

Mr. Kim describes his project as "single-family attached units" or, as we all know a polite way of saying "condominiums". Does his terminology open the way to city approval????, since condominiums would most likely not be approved in our neighborhood.

Aside from that, here are the reasons we have for you to not permit the construction of this project:

01-We already have major and dangerous traffic jams every morning and afternoon with commuters and school traffic on Nohl Ranch Road and Serrano all the way down to the Canon intersection. Please come and take a look for yourself.

02- The grammar school students must cross two very busy streets at that intersection, Nohl Ranch Road and Serrano. With all the commuters rushing to get to work at that intersection makes it very dangerous for the children. Another 150 to 200 cars from this proposed housing project will increase an already dangerous hazard for the school children.

Many parents park their cars in the empty end of the shopping center lot and walk with their children crossing the streets to the school. That will become impossible to continue parking there. More homes here will also result in school classroom over crowding and fire evacuation can become a disaster for the school children.

03- The new condo style homes will also increase the backup of traffic waiting to get into the school parking lot at the intersection of Nohl Ranch and Serrano. There will be a much greater hazard for school children crossings at that location with more impatient and late for work commuters.

04- Most home owners living in cramped living quarters as these condo type homes, will be using their small garage space for other storage and park their autos outside. Enough available outside parking will be non-existent. There is not enough parking space in this project. Residents and guests will wrongfully be using the school parking lot and adjunct housing tracts for additional illegal parking.....environmental impact at it's worst!

05- The 42,000 sq ft space for this project is way too small for this monster project with 58 homes pressed into a too small area. The space is just barely big enough for a tract of 9 to10 acceptable single family homes with small yards, driveways and interior street access to their homes, just like the surrounding neighborhoods. The awkward design of the 3 story hotel like structures are not compatible with the existing surrounding land uses.

06- The small business commercial center is perfect for this Anaheim Hills neighborhood location.....as it has been for the last 45 years. Several of the merchants have recently, at a big expense, remodeled their space with plans to be there for a long time to come. It is unfair for you to destroy these businesses to satisfy the greed of another builder with a negative project like his that should not be permitted in the first place.

07- We don't know how they did it, but as you know our close by tennis club is now a tract of 60 homes with the same local impact. Another case of a condo project that should have been trashed.

08- The 42,000 sq ft space for this project is much too small. The 3 story structures are too big and out of proportion for the intersection area of Nohl Ranch & Serrano corner small lot. They will create an unsightly look for our Anaheim Hills neighborhood. The current minimum set back requirement is 50'. The builder is asking for a new set back number of 14'. That means the oversized homes will almost be setting in the Serrano and Nohl Ranch Road traffic lanes.

09-The proposed three story hotel type homes are out of place there and will degrade the appearance of our nicely planned neighborhoods. Not to mention the additional strain on our water supply during periods of drought. The full color architectural renderings in your data package are sad, deceptive and miss leading and also very unfair to the viewer. They do not show the real life overcrowding that will exist at that corner 24 hours each day. It is also unfair to us that the city of Anaheim would permit this type of construction project to proceed any further.

10-Most good architects and planners will agree that this project will just not fit here for many obvious reasons.

11- During our last evacuation, it took almost 2 hours to get out of the fire area. The school buses could not get in to get the school kids out and some fire fighting vehicles were impeded trying to get up to the fire zone. We just don't need more cars here to add to our already heavy traffic situation and inadequate emergency vehicle access.

12- Jamming these oversized structures into this undersized corner lot will cause direct or indirect environmental effects on the existing population in this neighborhood.

13- Please tell Mr. Kim to take his unwanted and crammed condominium project (so bad that he would never live in it himself) out of our neighborhood and do it somewhere else in the city of Anaheim.....but not here in Anaheim Hills. We don't want his project. You, and the City of Anaheim should understand that and not let this person ruin our neighborhood.

14- Mr. Kim does not give a damn about our neighborhood. His only objective is to build and sell 58 trashy condo homes at this location, take the money and move on to another building site.....That's the only thing that matters to him. He does not care how he destroys our community in doing so.

All of us are confident that you and our City of Anaheim Management team will care enough to stop him. Thank you in advance for not permitting this project to continue any further.

Coe Westerfield
And all of our Aspenwood Circle and Window Hill homeowners.

coewesterfield@sbcglobal.net
714 313-9952

A handwritten signature in black ink, appearing to read 'Coe Westerfield', with a long horizontal flourish extending to the right.

Nicholas J. Taylor

From: patrice conover <patrice.conover@gmail.com>
Sent: Tuesday, January 08, 2019 2:49 PM
To: Nicholas J. Taylor
Subject: Serrano Center

If you've ever been in the area, you would know that there is only one way out of the area in case of an emergency. And the elementary school is right there as well. This is a horrible plan for this location and as a resident, I ask you to not approve this. Block it. People's lives will be in danger. And it's common knowledge that this is a horrible plan.

Come spend some time up here and you'll find out. It's not that difficult to see this is a flawed idea.

Patrice Conover
6704 East Swarthmore Drive
Anaheim Hills, CA 92807

Nicholas J. Taylor

From: djc@socal.rr.com
Sent: Wednesday, December 26, 2018 5:20 PM
To: Nicholas J. Taylor
Subject: The Residences at Noel Ranch Project

Dear Mr. Taylor,

Thank you for the opportunity to express our thoughts regarding the proposed development of a residential project consisting of 58 single family attached homes.

My husband and I have lived in Serrano Heights since August 2000. We are original owners of a home that backs against Serrano at the corner of Apache Creek in the city of Orange. Our only concern with this project is the additional traffic that it will bring to Serrano.

In the 18 years we have lived in this home we have seen two deaths related to auto accidents, 3 large fires, and recently an accident that closed Serrano in both directions due to wildlife that ran onto the road. Serrano, between Cannon and Weir Canyon Road has become a thoroughfare for commuters going to and from work and is a nightmare for residents. The drivers speed in excess of 60 mph only to cut someone off who is driving the speed limit to get into the left lane to turn at Cannon. They are impatient, reckless, selfish and dangerous. They are not residents of Mabury Ranch or Serrano Heights. Traffic is heavy and loud. There is no peace, it continues day and night.

Serrano Heights is located in an area that has seen several large fires. We have seen firsthand firetrucks unable to maneuver around traffic stuck on Serrano. There are only 3 points of exit for residents of Serrano Heights; Cannon, Knoll Ranch Rd and Weir. Add commuters to the mix during a fire evacuation plus incoming support and you have lives at stake. We have lived through this. Serrano cannot support the additional traffic the new homes will bring.

Anaheim Hills Elementary School as you are aware is located near the corner of Knoll Ranch Road and Serrano. Traffic is heavy both before and after school hours. The school parking lot does not adequately accommodate the numbers of cars it should, forcing parents to park in nearby neighborhoods. The school posts a warning to bikers and hikers not to park in their lot. The existing businesses on the corner of Knoll Ranch Rd and Serrano call the school district and tow trucks to remove cars related to school visitors.

Traffic is an issue that should be addressed by both the city of Anaheim and Orange. How to manage existing traffic concerns, not adding to them.

Thank you.

Regards,

Diane and Michael Cornelius
7145 E. Villanueva Drive
Orange CA 92867

djc@socal.rr.com

Nicholas J. Taylor

From: Paul Dadant <paul@dadantco.com>
Sent: Thursday, December 13, 2018 9:27 AM
To: Nicholas J. Taylor
Subject: RE: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project - city of anaheim

Thanks Nicholas – I appreciate the notification

I don't see anything in here about how many units they are proposing. I am worried about the additional traffic this would create. Especially since this area is prone to fires being on the edge of developments. We had a fire recently that caused us to evacuate. The traffic to get down the hill was already severe. It took me an hour and a half to travel a mile down the hill. That seems like a danger to me and want to make sure that is considered in the report. Has it been?

Thank you – Paul
714-564-8710

From: Nicholas J. Taylor <NJTaylor@anaheim.net>
Sent: Thursday, December 13, 2018 7:43 AM
To: Nicholas J. Taylor <NJTaylor@anaheim.net>
Subject: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor
Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805
Office (714) 765-4323
E-mail NJTaylor@anaheim.net

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Nicholas J. Taylor

From: Roger Douglas <roger.douglas05@gmail.com>
Sent: Thursday, December 13, 2018 8:05 PM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Thanks for sending Nick. I believe your report clearly lays out the fact that this project has a significant negative impact. There is no way we can have another 150 cars on Serrano in the morning or if there were a fire again. We were caught in traffic for hours on side streets trying to get out.

If they want to build 15 houses great, but 58 units in that small space is just asinine.

Roger Douglas

On Thu, Dec 13, 2018, 7:43 AM Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor

Associate Planner

Planning and Building Department

City of Anaheim

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-4323

E-mail NJTaylor@anaheim.net

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Nicholas J. Taylor

From: boxbe-notifications@boxbe.com
Sent: Thursday, December 13, 2018 7:58 AM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project (Action Requested)

Hello Nicholas J. Taylor,

Your message "Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project" to me was waitlisted.

Get your message to my inbox by clicking the following link.

[CLICK HERE](#)

Thank you,
payalshamdasani@gmail.com

P.S. ...you'll only have to do this once. Future emails will appear immediately in my inbox.

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People for Housing OC
P.O. Box 6942
Fullerton, CA 92834

PeopleForHousing.org
OCYimby.org
714. 872. 1418

January 7, 2019

Nick Taylor
Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805

Re: EIR Scoping for Serrano Center Housing Development

Dear Mr. Taylor:

People for Housing - Orange County is a grassroots, non-profit organization dedicated to **advocating for more housing** in Orange County communities. Our members are **deeply concerned** about the **pervasive housing shortage** throughout California, but especially of **attainable “missing middle” housing** in high opportunity cities in Orange County.

The housing shortage has caused **rents and home prices to rise much faster than wages and incomes**. Rising housing costs are the greatest challenge facing communities in Orange County today. Increasing rents have given rise to a surge in **homelessness** over the last three years, and Anaheim has been directly impacted. High housing costs also force many low income families in Orange County to live in **overcrowded conditions**-- doubled or tripled up in apartments and houses that were intended to house only one family. Even middle class earners are feeling the squeeze. Many people have been **forced to leave Orange County for cities in the Inland Empire**, and then **commute back** along the 91 Freeway or 241 Toll Road to their jobs in OC. This increases **greenhouse gas emissions** (GHGs) and works against our goals to improve **air quality (AB 32)** and create **Sustainable Communities (SB 375)**. All of these challenges are **caused by a shortage of homes**.

As the City of Anaheim begins the EIR scoping process for the proposed Serrano Center development, we implore you to **include metrics of the impacts of the housing shortage in the project’s EIR**—housing affordability, overcrowded living conditions, and access to high opportunity job centers. The impacts of an individual project go far beyond local traffic congestion, historical artifacts, and borrowing owls. **For every new housing development denied or forced to downsize, we lose valuable housing units** that are as much a part of the city’s physical and social infrastructure as are roads and schools.

It is the aggregate effects of the ***lack of housing*** that is causing greater damage to our communities—poor air quality, overcrowding, homelessness and a diminished quality of life. **The only solution to the housing shortage is to build more homes, and this is what the proposed project at Serrano Center is offering**—an opportunity to bring attainable **missing middle housing**, including affordable homes reserved for **moderate income** families—to the high opportunity community of Anaheim Hills.

Replacing a failing shopping center with an infill housing development is an excellent use of resources; it provides much-needed housing within reasonable distance of high opportunity job centers and avoids greenfield development and open space. Yet the **biggest barrier** to this **sensible development** is **NIMBYism**. In the case of Serrano Center, people who already have homes are telling **moderate income would-be-homeowners that they are not welcome** in their neighborhood.

We do not have a single metric to directly measure the **impacts of NIMBYism** associated with one project, but **we feel the impacts in the aggregate**; they are well documented by the [California Legislative Analyst's Office](#) (LAO), the [Southern California Association of Governments](#) (SCAG) and the Orange County Business Council (OCBC) [Community Indicators Report](#). **The greatest barrier to building more homes and meeting Orange County's housing needs is NIMBY opposition. Anaheim feels the impacts of the regional housing shortage. The city must consider those impacts in the scope of the Serrano Center EIR.**

Respectfully yours,

Elizabeth Hansburg

Elizabeth Hansburg

Co-Founder & Director

People for Housing – Orange County

cc: Anaheim City Council
Anaheim Planning Commission

Nicholas J. Taylor

From: Diana Goree <dianag7885@gmail.com>
Sent: Thursday, December 20, 2018 10:41 AM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Thank you Nick for informing me of this information. This is absolutely the worst idea to impact the Serrano Heights/Anaheim Hills area with the school and additional single home residences to add another 60 units in an extremely small amount of land. The impact that we saw from the evacuation of the fires paralyzed us for a safety hazard of escaping our homes in this area of Anaheim/Orange. With all the traffic that was moved from the 91 freeways, the toll roads and the activity in the residence area, it severely impacted all of us in this area of the city. The compounding factor of that many more cars, people and impact of a devastating situation causes minimal options for us living in this area to evacuate and to leave our homes since there are minimal options to leave this area of the city.

The commercial center is appreciated with the great business owners who support us living in this area of Anaheim Hills. To see the further demise of more traffic, issues for the roads and additional cars in confined area already will add to more frustration and decrease in wanting to live in this part of town.

Appreciate the sounding board and tracking the disappointment that is seen for the consideration of this project. Under no circumstances as a home owner do I support this effort that the city is considering. Terrible idea for the community.

Regards,
Diana Goree

On Thu, Dec 13, 2018 at 7:43 AM Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor

Associate Planner

Planning and Building Department

City of Anaheim

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-4323

E-mail NJTaylor@anaheim.net

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Nicholas J. Taylor

From: Jeri <jeri.jacobs@roadrunner.com>
Sent: Thursday, December 13, 2018 12:02 PM
To: Linda Burnett; Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Incredibly articulate letter, Linda 🐼

Sent from my Sprint Samsung Galaxy S9+.

----- Original message -----

From: Linda Burnett <jlnjburnett@gmail.com>
Date: 12/13/18 11:29 AM (GMT-08:00)
To: NJTaylor@anaheim.net
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

If you are considering environmental impact, I would like to see research regarding an escape plan when our hills are next ablaze. It took hours to get off the hill last year. This housing development should not even be a consideration, you are risking the lives of thousands. It will be a situation like Paradise where people died in their cars and The City of Anaheim will be culpable when agreeing to this ridiculous plan.

Linda Burnett
92807

<https://people.com/human-interest/at-least-ten-people-passed-away-cars-california-wildfires/>
<https://www.dailymail.co.uk/news/article-6389617/Paradise-residents-blame-officials-mayor-chaotic-wildfire-evacuation-rising-death-toll.html>

On Thu, Dec 13, 2018 at 7:43 AM Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor

Associate Planner

Planning and Building Department

City of Anaheim

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-4323

E-mail NJTaylor@anaheim.net

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Nicholas J. Taylor

From: LuciaJarrell <lucijarrell@gmail.com>
Sent: Thursday, December 13, 2018 7:35 PM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Thank you Taylor for keeping me updated on this project. However, to would like state that I am against The Residences at Nohl Ranch Project (Proposed Project). The Proposed Project that involves the demolition of an existing one-story multi-suite commercial center on a 3.03-acre site at 6501 through 6513 Serrano Avenue (APN 365-062-09) and I am against the development of a residential project consisting of 58 single-family attached units.

-Lucia Jarrell

On Dec 13, 2018, at 7:43 AM, Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor
Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805
Office (714) 765-4323
E-mail NJTaylor@anaheim.net

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<TRNR NOP FINAL.doc>

Nicholas J. Taylor

From: Stephanie Kearns <stephanie.kearns7@gmail.com>
Sent: Thursday, December 13, 2018 9:14 AM
To: Nicholas J. Taylor
Subject: Re: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Hello Nicholas,

Thank you for the updated information. Can I send my response via email? Or does it have to be sent in writing?

If an email response is acceptable: I have lived in Anaheim Hills for most of my 37 years. My husband and I are active voters and very interested in our community. We are strongly against the Nohl Ranch Project. We believe that additional housing will not be beneficial for the current residents in our city. We want to support the local business that have thrived in that center for many years, which provide services to our community.

Thank you,
Stephanie

On Dec 13, 2018, at 7:43 AM, Nicholas J. Taylor <NJTaylor@anaheim.net> wrote:

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor
Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805
Office (714) 765-4323
E-mail NJTaylor@anaheim.net

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<TRNR NOP FINAL.doc>

Nicholas J. Taylor

From: Gina Gina <gkolowski6411@yahoo.com>
Sent: Monday, January 07, 2019 11:34 PM
To: Nicholas J. Taylor
Subject: Serrano Center

Hello Sir

During the fires, people were ordered to evacuate the area. Both of my sons were stuck in traffic off of Nohl Ranch and Serrano. So if a good gust of wind happened, this area would go up, like that! This area is already congested yet someone wants to build high volume housing? There are lives at stake, let alone to add to the havoc.

Respectfully,
Gina Kolowski
Anaheim resident

[Sent from Yahoo Mail for iPhone](#)

Nicholas J. Taylor

From: Jaclyn Kornely <jackornely@aol.com>
Sent: Tuesday, January 08, 2019 8:47 AM
To: Nicholas J. Taylor
Subject: Serrano center

Help mr Taylor

I'm a resident in Anaheim hills. I live in the covey homes across the street from the Serrano center. When we were evacuated over a year ago it took me and my little children over 2 1/2 hours to get down to imperial hwy. This part of Anaheim doesn't have the room for more residents. I fear that in another emergency situation the additional traffic and residents would drastically affect us all.

We also need the center for the businesses they offer. My daughter has danced at the studio. My older son took swim lessons at aqua ducks. I use the nail salon and use the dry cleaner. This is the closest center to me and my neighbors and we want it to stay a center not condos. Please help stop this development.

From a very concerned resident Jaclyn Kornely

Sent from my iPhone

Scope and Content that should be included in DEIR No. 351.
January 8, 2019

Nick Taylor - Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805

SUBJECT: Preparation of a Draft Environmental Impact Report No. 351 for The Residences at Nohl Ranch Project

2004 CITY OF ANAHEIM GENERAL PLAN:

The statements below are taken from the City of Anaheim 2004 General Plan. This proposed project is in direct Conflict with the 2004 General Plan. The DEIR needs to address these conflicts with the plan and the impact on Traffic Congestion, Aesthetic Impacts, Noise, Dust and Safety.

COMMUNITY DESIGN ELEMENT:

“Neighborhood retail centers can be convenient and attractive amenities for nearby residents”

Page 18 GOAL 7.1: Neighborhood retail centers designed to create attractive places that provide convenient access and ample pedestrian amenities to residents of the surrounding neighborhoods. How does this project satisfy this goal? How does removing a neighborhood retail center (one of few) satisfy this goal?

LAND USE ELEMENT: Hill and Canyon Area

Page 46 & 47: GOAL 8.1: Preserve natural, scenic and recreational resources. Continue to ensure residential neighborhoods are safe, well maintained places to live and continue to provide necessary community services and facilities. How is this project providing necessary community services?

Page 24: Hillside Density Residential designation. Not sure where this project fits. Proposed Project density of 19.33 per acre is three (3) times the density of existing single-family Neighborhoods of six (6) per acre.

TRAFFIC STUDY:

Serrano has become a major freeway by-pass since the opening into Orange. At the time traffic engineers estimated it would carry 47,000 cars per day. What will the impact of adding additional traffic from the Project be on nearby streets, i.e. Serrano Ave, Nohl Ranch Road, Canyon Rim and Anaheim Hills Road?

Impact on safety and traffic during school drop-off and pick-up needs to be addressed.

The traffic study needs to address the traffic added to nearby streets Canyon Rim, Nohl Ranch Road and Anaheim Hills Road created by those residents who will need to look for other services such as Day Care, Swim School, Dance School, Dry Cleaning, etc.

Need to address Traffic during all stages of Construction including Demolition, identify routes to be taken, hours of operation, number of trips per day, size and weight of trucks, etc.

Nohl Ranch Road has become a hazardous road. We have had two major accidents in the last four months which required those involved being transported to the hospital. Because of the number of curves and the grade of Nohl Ranch Road speed has become a major safety issue. How will this project affect this situation?

Need to address the ingress and egress of the intersection at Walnut Canyon and Nohl Ranch Road.

Scope and Content that should be included in DEIR No. 351.
January 8, 2019

Need to address the ingress and egress of the intersection at Camino Grande (west & east) and Nohl Ranch Road.

There are seven intersections from Serrano Ave to Walnut Canyon, two of which are blind intersections.

During emergencies, it is impossible to evacuate because of the Traffic Congestion on Serrano Ave, Nohl Ranch Road and Canyon Rim. How does the project address this situation?

SANTIAGO LANDSLIDE AREA (SGHAD)

Project is located on or near soil that is unstable. Santiago Landslide Area (SGHAD).

The report recommendations for 2017-2018 from the SGHAD Board need to be addressed.

District includes large number of Vertical and Horizontal wells. We are just coming out of many years of little rain, and we may be entering rainy seasons like we had in 2004-2005. This will impact the existing wells. What is the impact of this project on the Santiago Landslide Area?

The 1995 Landslide Hazard Identification Map No. 34 by Geologist Mr. S. Tan, California Division of Mines and Geology, indicates the neighborhoods north of the project are "Most Susceptible" 4-1 & 4-2 to Landslide (Serrano Ave down to Walnut Canyon).

DEIR needs to address the landslide concerns of the neighborhoods to the south and north of the project. An updated Landslide Hazard Map should be completed prior to any final report.

If approved, will a bond be required to protect these neighborhoods and the City against possible landslide lawsuits?

LIGHT, GLARE, POLLUTION, NOISE:

How will impacts of lighting and glare on existing residents, as well as shadows be addressed?

Will there be a study of the pollution impacts resulting from car exhaust from existing residents and Orange residents who currently use the neighborhood retail center, but now will have to travel greater distances to obtain services?

Compare the noise impacts from this project vs, the existing neighborhood retail center vs, a project of current density.

Respectfully Submitted,
William Leming – (714) 396-9490
william@wjlcorp.com

Nicholas J. Taylor

From: william@wjlcorp.com
Sent: Monday, December 31, 2018 7:58 AM
To: Nicholas J. Taylor
Subject: RE: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project

Nicholas,

Just got home from the East Coast for the Holidays.

In that the Notice was emailed on December 13th and the scoping meeting scheduled for Monday January 7th. I am formally requesting that the Response time be extended until January 28th. In as much as this has been all scheduled during the Holiday season allowing the community a two week extension would be appreciated.

It seems from earlier emails the applicant waited to file in order to make sure any scoping meetings and responses would happen during the Holiday season. I am in the process of reviewing the CEQA requirements and want to make sure that they are all met. I am disappointed that the scoping meeting was scheduled with less then 30 days notice (25) days notice.

Thank you,

William Leming

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

Subject: Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project
From: "Nicholas J. Taylor" <NJTaylor@anaheim.net>
Date: Thu, December 13, 2018 7:43 am
To: "Nicholas J. Taylor" <NJTaylor@anaheim.net>

Please see attached Notice of Preparation of a Draft Environmental Impact Report No. 351 and Scoping Meeting for The Residences at Nohl Ranch Project. Feel free to contact me with any questions.

Sincerely,

Nick Taylor

Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805
Office (714) 765-4323
E-mail NJTaylor@anaheim.net

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you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete the original message immediately. Thank you.

Nicholas J. Taylor

From: Vicki Meyer <vicki@vickimeyer.com>
Sent: Tuesday, January 08, 2019 8:57 PM
To: Nicholas J. Taylor
Subject: Rezoning of strip center at the corner of Serrano and Nohl Ranch Road

Nick:

I was in attendance at the meeting last night at the City regarding the rezoning of the Serrano/Nohl Ranch Road strip center to 58 unit residential townhomes. I currently live in Serrano Heights. I realize this is about environmental impact so I wanted to address the traffic:

We have lived here for 15 years and have been evacuated for fires 3 times. All 3 times the traffic was horrible. However, this last time was DANGEROUS! Serrano Avenue to Cannon is 2 lanes each way and there was literally no where to go. People were frantic and making super unsafe decisions. I cannot imagine adding more cars. Since the average family has at least 2 cars that would be at least 116 more cars trying to get out of the area. This is a public safety issue! I know that Nohl Ranch Road was greatly impacted as well.

I know that the fires are not an every day experience but the rush hour traffic is! Each morning from 7 to 9 traffic backs up on Serrano from Cannon to Kendra. (It is better during school holidays so please make sure traffic studies are conducted at times where there is substantial traffic so that it is accurate). The traffic coming from Villa Park Road, turning onto Cannon and up Serrano in the evenings from around 4:00 to 6:30 is out of control . . . you can literally exit the toll road at Chapman, turn from Jamboree to Katella and then take 45 minutes to get to Cannon. I know this is the City of Orange but the point is to stress that the area IS NOT BUILT TO CREATE MORE CARS! IT IS ALREADY SERIOUSLY TAXED!!

One additional point, I know this isn't an environmental issue, but last night a young lady brought up how great it would be to add affordable housing and that. Anaheim Hills was in need of more townhomes. That is incorrect. There are multiple townhouse/condo complexes from Weir to Nohl Ranch Road alongside the Serrano corridor!!! We don't need more housing! This decision will greatly impact the homeowners currently in the area and impact our current property values because you will be creating overcrowding. Please do not allow the temptation of property tax revenue to skew your decision making! This is not fair to the current tax payers/home owners!

Also, please add me to the list of people that are being notified of future meetings.

Thanks,

Vicki Meyer
(714) 469-4719

Nicholas J. Taylor

From: Moses Johnson
Sent: Monday, January 14, 2019 5:04 PM
To: Nicholas J. Taylor
Cc: David Belmer
Subject: Draft EIR No. 351/The Residences at Nohl Ranch Project-Scoping Meeting Mon Jan 7th at 6 pm: View
Attachments: IMG_1486.JPG

Nick,

Attached is a photo showing the view from the rear of my home at 6548 E. Carnegie Ave.

If this project goes forward, this view will be lost forever.

Thanks,

Moses

Nicholas J. Taylor

From: Moses Johnson
Sent: Tuesday, January 08, 2019 1:23 PM
To: Nicholas J. Taylor
Cc: David Belmer
Subject: RE: Draft EIR No. 351/The Residences at Nohl Ranch Project-Scoping Meeting Mon Jan 7th at 6 pm

Nick,

To follow up on my comments from last night's meeting.

The increase of the building height to 3 stories will significantly impact my view including the visual features of the Hills and Canyon Area and the Santa Ana Mountains and will not conform to the neighborhood of 2 story detached homes.

My home is located just opposite of Bucknell and we will lose our view and our privacy will be significantly impacted by the townhomes looking down into our home, backyard and pool.

There is no reason for this development to be 3 stories except for trying to make more money on such a small lot.

Further, the businesses will have to relocate and my children took music lessons there for 18 years.

This was zoned to be a Commercial Center which businesses for the convenience of the surrounding homes.

If this is approved that will be lost forever.

Please let me know when any future meetings are set on this project.

Thanks,

Moses

From: Nicholas J. Taylor <NJTaylor@anaheim.net>
Sent: Monday, January 07, 2019 9:16 AM
To: Moses Johnson <MJohnson@anaheim.net>
Cc: David Belmer <DBelmer@anaheim.net>
Subject: RE: Draft EIR No. 351/The Residences at Nohl Ranch Project-Scoping Meeting Mon Jan 7th at 6 pm

Hi Moses,

I will give you a call today.

Thanks,

Nick Taylor
Associate Planner
Planning and Building Department
City of Anaheim
200 South Anaheim Boulevard | Suite 162
Anaheim, CA 92805

Office (714) 765-4323
E-mail NJTaylor@anaheim.net

From: Moses Johnson <MJohnson@anaheim.net>
Sent: Monday, January 07, 2019 8:08 AM
To: Nicholas J. Taylor <NJTaylor@anaheim.net>
Cc: David Belmer <DBelmer@anaheim.net>
Subject: Draft EIR No. 351/The Residences at Nohl Ranch Project-Scoping Meeting Mon Jan 7th at 6 pm

Nick,

Please give me a call this morning to discuss tonight's Scoping Meeting.

Thanks,

Moses





City of Anaheim
Planning Department

“WE APPRECIATE YOUR PARTICIPATION”

The Residences at Nohl Ranch
Environmental Impact Report (EIR)
Scoping Meeting Comment Form

The City of Anaheim requests your participation in the planning process for this project. Your comments will assist us in addressing your concerns in the Draft Environmental Impact Report (DEIR).

You may submit your comments at the end of today's meeting (January 7, 2019) or, if you prefer, you can mail, FAX, or E-mail your comments to:

Nicholas Taylor, Associate Planner
City of Anaheim
200 S. Anaheim Boulevard
Anaheim, CA 92805

Telephone: (714) 765-4323
FAX: (714) 765-5280
E-mail: NJTaylor@anaheim.net

For your convenience, you may use this comment sheet for any comments you may have regarding the Proposed Project or the associated Environmental Impact Report.

The increased building height from 2 story to 3 story will significantly impact our view of the Hills, Canyons Area and Santa Ana Mountains. Also, this area was zoned Commercial 40 years ago and all the businesses will have nowhere to go. our children took music lessons there for 10 years. The 3 story buildings will impact our privacy as well looking down into our backyard and home.

Moses Johnson, 6548 E. Carnegie Ave.
mjohnsoniv@shcglobal.net.

Nicholas J. Taylor

From: Blurch1 <blurch1@aol.com>
Sent: Tuesday, January 08, 2019 10:55 AM
To: Nicholas J. Taylor
Subject: Anaheim Hills Projects

Re-sent from 9/19/2018 and per our conversation at the 1/7/2019 scoping meeting.

Dear Mr. Taylor,

I am writing you to respectfully voice my opposition to the proposed Anaheim Hills residential developments at Upper Festival Center and Nohl Ranch/Serrano to Anaheim's Planning Commission. I am extremely concerned with the effect these projects will have regarding the traffic congestion in the area and the safety of our local citizens with respect to evacuations during the recent wild fires. I have communicated with Anaheim City Council and Planning Commission representatives in the past and have listed two of those communication below as well as a picture taken during evacuation day 10/9/17.

I would like to be added to the interested Parties list for these upcoming developments, so I am notified of all further proceedings and possible outlets where I may voice my concern.

Respectfully,

Al Murphy (714-900-1325)

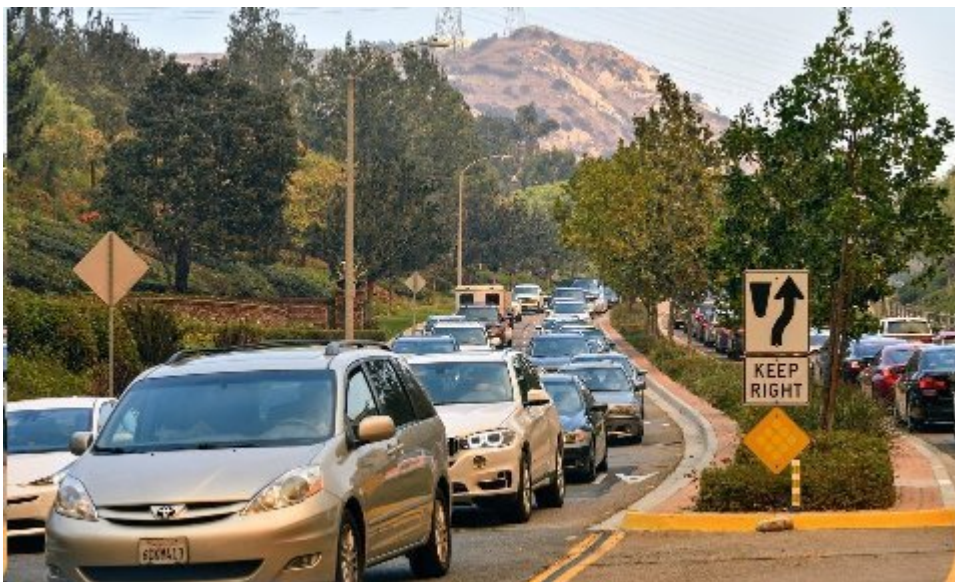
Subject: Serrano Center
Date: 10/23/2017 4:28:49 PM Pacific Standard Time
From: Blurch1@aol.com
To: lortega@anaheim.net
Cc: bdalati1@gmail.com
Sent from the Internet (Details)

Shown below is an OC Register picture of the Anaheim Hills Canyon 2 Fire evacuation on Serrano Avenue, Monday October 9, 2017. It is one of only four ways out of the Hills and runs through the city

of Orange. Unfortunately, I was evacuated this day and had to use this congested roadway to get out - it took me approximately 45 minutes to one hour to drive approximately 3 miles from my home at Nohl Ranch & Serrano to Cannon Street. Two of the other roads Nohl Ranch Road and Canyon Rim Road merge just west of Anaheim Hills Road while eastbound Serrano Avenue was heading directly into the fire area. Parents of schoolchildren have also reported evacuations from Anaheim Hills Elementary and Canyon Rim Elementary to Canyon High School took up to 3 hours to accomplish.

Seeing the congestion of families trying to evacuate an already overpopulated area like Anaheim Hills and a very strong potential for disaster, why would city officials want to consider changing the zoning for the corner of Nohl Ranch Road and Serrano Avenue to add 60 more condominium units. It makes absolutely no sense.

We were lucky, very very lucky on that day. A sudden wind shift could have torched many vehicles and occupants who were trying to leave the area. Please consider this when the re-zoning issue comes to the table - we have enough homes here. The Serrano Center provides services and livelihoods for our residents and needs to stay.



Respectfully,

Al Murphy

Sent from my iPhone

On Sep 6, 2017, at 2:22 PM, Blurch1@aol.com wrote to all City Council and copied Planning Commission:

Dear City Council,

I have been a resident of Anaheim Hills since 1988 and live in the Covey Development at Serrano Avenue and Pegasus Street. This is directly across from a local shopping center called "Serrano Center". This is a center that my family and I have supported ever since we moved to the area. In addition, many of our neighbors have also continuously utilized the services and retail facilities provided by the local merchants.

We have recently been notified that the property management of the center plans to ask for a re-zoning of the property in order to construct 60 condominium units at the corner of Nohl Ranch Road and Serrano Avenue. This change would create additional traffic and congestion in an area that is already crowded

because of school traffic but would also displace all of the merchants who are financially and physically invested in the center.

Keep in mind also that much of the traffic also comes from vehicles who use Serrano Avenue as a short cut from the 55 Freeway to the 91 Freeway at Weir Canyon so adding additional traffic from a Condo project will be a burden to the current residents. I can personally attest that trying to get onto Serrano Avenue from the Covey Development today is extremely difficult. If the car and foot traffic to Anaheim Hills Elementary is not causing big delays then we are constantly in fear of being T-Boned by vehicles speeding around the curve from the school at Pegasus Street. It is a very dangerous location and adding additional condos will only add to the problem.

The current property non resident owners are also looking for nothing more than a quick profit from the center. They have no vested interest in how their actions will negatively impact our local community.

I urge you to deny any request for re-zoning for the good of all of our residents and the merchants of Serrano Center.

Sincerely,

Al Murphy
6532 E. Marengo Drive
Anaheim, CA. 92807

Nicholas J. Taylor

From: Elizabeth Nordyke <nordyke.elizabeth@gmail.com>
Sent: Thursday, December 27, 2018 12:40 PM
To: Nicholas J. Taylor
Subject: Residences at Nohl Ranch Project

I have lived in my home on Calle Venado since 1990. I strongly oppose the residence project. My concern is that Anaheim Hills is a very desirable to live. Each time the city builds high density projects in small spaces it adds more traffic and less options for the community. Whether it was losing the tennis courts to residences, and the proposal to take out a movie theater and a gym, and now this area is of great concern. My granddaughter takes her weekly dance lessons in the area. Please do not increase the density of this area.

Nicholas J. Taylor

From: Darrell Nordyke <dnordyke@att.net>
Sent: Thursday, December 27, 2018 12:18 PM
To: Nicholas J. Taylor
Subject: Demolition of building at 6501-6513 Serrano Avenue and development of a residential project.

I am VERY opposed to the demolition of this building to replace it with residences. There are already enough high density residences in the area. We don't need to destroy a building being used for children's activities and education.

Darrell Nordyke
854 Calle Venado
Anaheim, CA 92807

901 S. Bucknell Circle
Anaheim, CA 92807-5002

RECEIVED

DEC 26 2018

20 December 2018

CITY OF ANAHEIM
PLANNING DEPARTMENT

RE: DEIR 351

Mr. Nicholas Taylor
Associate Planner
City of Anaheim
200 S. Anaheim Boulevard, Suite 162
Anaheim, CA 92805-3820

Mr. Taylor:

Environment Impact Reports are not my strong suit. I'm sure you and your office will do what is required. I will note that the original presentation done by the representatives of Serrano Center indicated that 60 units would be built as opposed to the 58 noted in your letter.

I do have one minor question that was never satisfactorily answered regarding this project. The number of single family units to be built is around 60 (depending on the latest plan I suppose). Statistics (from Data USA and other sources) indicate that the average Anaheim family possesses slightly more than 2 vehicles (someplace around 2.2, again depending on the data source). It is my experience, though I have no hard data, that very few Orange County garages actually house vehicles. So the proposed development at Nohl Ranch will have around 60 units, each with 2.2 vehicles which give us 132 vehicles. If half of the garage spaces can be used that give us homes for 30 of the 132 vehicles (or around 100 vehicles that need to find a parking space). The Serrano Center planners indicated that there are additional parking spaces, though the actual number seemed to be in flux. Of course all of the additional parking spaces will be available for residents as no one will receive visitors...perhaps that is not correct, and they will receive visitors. So in my long winded fashion I finally come to the question, "Where are all of these vehicles going to find homes?"

This neighborhood is fairly quiet, yet people do occasionally have parties. One house having a party can easily flood four blocks with parked cars. This has never been an issue. Now we are

being presented with a plan to add 60 housing units in a very confined space. Despite the Serrano Center presenter's hand waving, they do not have a realistic plan for our new parking problem. If a single house that is current here can fill four blocks with cars during a party, what will be the impact of some percentage of the 60 tightly packed dormitories having Super Bowl parties, or graduation parties, or for that matter simple day to day parking?

I'm sure that you and your office have done a great many of these Environmental Impact Reports; and that you are quite good at them. I'm sure that you have applied your experience and attention to detail in these matters, and have examined this issue along with many others. I thank you for extending this request for input to those of us living in the area.

By the way, the return address you provided shows a zip code of '92803', but I believe the correct zip code for your office is '92805'. I do hope this letter reaches you.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Smith". The signature is written in a cursive style with a large, looping initial "P".

Paul Smith

Nicholas J. Taylor

From: Andrea Phelps <andreap80@yahoo.com>
Sent: Sunday, January 13, 2019 12:37 PM
To: Nicholas J. Taylor
Subject: Serrano center environmental impact

Mr. Nick Taylor,

As a home owner in the immediate vicinity of the Serrano Center, there are numerous concerns I have regarding the possible environmental impact of a multilevel housing development on the Serrano Center property. Here is a list of items I hope the environmental impact report will throughroutly investigate.

1. Traffic/ Parking Impact-

A. The traffic impact of adding the vehicles of the residents and visitors of the proposed housing development on the surrounding streets, including Nohl Ranch Road, Serrano and Cannon.

B. The traffic impact of adding the vehicles of the patrons of the Serrano Center to the surrounding streets, including Nohl Ranch Road, Serrano and Cannon.

C. The parking impact on the neighborhoods surrounding the site given the streets the purposed housing development is located on do no allow for street parking. The parking impact should include but not be limited to the streets of Carneige, Bucknell Circle, Amherst, Quincy and Valley Venado.

2. Aesthetic impact- The potential impact of constructing three story dwellings on the site in a neighborhood that is well established and consists entirely of two story single family homes should be throughroutly considered. The neighborhood has long been one that highlights the nature and beauty of the surrounding hills. Building three story homes with shared walls and no yards would destroy the aesthetic of the neighborhood. Also, the damaging affect of having a three story building built so close to their property lines should be considered of the property owners who are located behind the proposed site.

3. Soil/land stability- Since the weight of the proposed site is approximately three times the weight of the Serrano Center, the negative impact of the weight on the surrounding residences should be throughroutly investigated.

4. Evacuation concerns- The proposed site its across the street from open land that is at an elevated risk of potential fire. The evacuation of the proposed residents, along with the existing residents of the neighborhood, Anaheim elementary, the golf course, the oak canyon nature center and the preschool at the oak canyon nature center should be considered.

Andrea Phelps

Nicholas J. Taylor

From: E P <fish1878@yahoo.com>
Sent: Sunday, January 13, 2019 12:23 PM
To: Nicholas J. Taylor
Subject: Serrano Center/ The Residences at Nohl Ranch

Mr. Nick Taylor,

As a home owner in the immediate vicinity of the Serrano Center, there are numerous concerns I have regarding the possible environmental impact of a multilevel housing development on the Serrano Center property. Here is a list of items I hope the environmental impact report will thoroughly investigate.

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Engler Phelps

Nicholas J. Taylor

From: Andrea Phelps <andreap80@yahoo.com>
Sent: Sunday, January 13, 2019 12:15 PM
To: Nicholas J. Taylor
Subject: Serrano Center Environmental Impact Report

Mr. Nick Taylor,

As a home owner in the immediate vicinity of the Serrano Center, there are numerous concerns I have regarding the possible environmental impact of a multilevel housing development on the Serrano Center property. Here is a list of items I hope the environmental impact report will throughroutly investigate.

1. Traffic/ Parking Impact-

A. The traffic impact of adding the vehicles of the residents and visitors of the proposed housing development on the surrounding streets, including Nohl Ranch Road, Serrano and Cannon.

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3. Soil/land stability- Since the weight of the proposed site is approximately three times the weight of the Serrano Center, the negative impact of the weight on the surrounding residences should be throughroutly investigated.

4. Evacuation concerns- The proposed site its across the street from open land that is at an elevated risk of potential fire. The evacuation of the proposed residents, along with the existing residents of the neighborhood, Anaheim elementary, the golf course, the oak canyon nature center and the preschool at the oak canyon nature center should be considered.

Andrea Phelps
900 S Bucknell Circle
Anaheim, Ca 92807

12-18-2018

RECEIVED

DEC 20 2018

Dear ~~Sir~~ - Mr. Joyce

CITY OF ANAHEIM
PLANNING DEPARTMENT

I've lived in Anaheim Hills for 23 years - Serrano did not go there when we moved here. Our house backs up to Serrano just a few blocks north of Anaheim Elementary.

Serrano has gone from some traffic to a freeway - our patio is unusable because of the traffic noise - peak hours being 6:30 AM to about 9 AM & 3 pm to 7:00 pm.

There are no signals between Nail Bone Road & Canyon Rim so most cars are going at least 60 mph as they pass my house. Making a left off out of Remwood ^{or Leafwood} onto Serrano is taking your life in your hands. I've lost count of how many fender benders we have had just below my house - over 20 at the least. I warn everyone who comes to my home to pull out for enough to

^{all the way}
See into the left ~~cross~~ ^{cross} before they
pull out onto Surrono.

I come home from Ralphs at
Serrano Lake center ^{at 3:20 pm} & had to wait
for at least 50 cars to go by before
I could turn into our tract.

~~Base~~ You have to wait for the light
at the school to turn red (3-4 blocks
from my house) before you get enough
of a break to make a safe turn.

Also in the am. there are only 2 lanes
so if you are in the ^{left} right lane you are at
a stand still at Anakin Elementary
because of school drop-offs & if you are
in the ^{right} left lane you ~~wait~~ ^{wait} (no right
turns on red when children are present)
are stuck waiting for the right turners
on to Nail Ranch - who have to wait
for redstarts before turning.

Please appoint someone from the city to go to that corner & just observe the traffic mess before you add more to it.

Also can that school handle that many more students?

Kind please consider the fire evacuation situation traffic wise I've been evacuated 3 times so far.

I know this letter is long - I just hope someone reads it & considers the problems we already have.

I will be at the meeting 7/19/19 I was also at the last one. against the 'Condo' at the Edwards Theatre property. Please reconsider these

Nicholas J. Taylor

From: Lorraine Simpkins <simpkinsnorth@aol.com>
Sent: Thursday, December 20, 2018 11:58 AM
To: Nicholas J. Taylor
Subject: Re: Nohl Ranch development

Hello Nick,

Just expressing my opinion against more residential development at this location. As one who was under mandatory evacuation last year I can see that the city planning for street loads to handle traffic were grossly under thought in times of crisis. Serrano was completely grid locked, traffic unable to move in either direction and that included trapped fire engines in the midst of it.

It would be foolish to add to the current problems and potentially put more people at risk in the future.

Thank you for considering my opinion on this matter.

Sincerely,

Lorraine Simpkins

Sent from my iPhone

Nicholas J. Taylor

From: Fred Sotoodeh <fsotoodeh@medata.com>
Sent: Wednesday, December 26, 2018 11:28 AM
To: Nicholas J. Taylor
Subject: FW: The Residences at Nohl Ranch Project

Fred Sotoodeh | V.P. Professional Services | Medata Inc.

5 Peters Canyon Road, Suite 250

Irvine, CA 92606

Office 714.918.1310 ext. 1309 | Fax714.918.1325

fsotoodeh@medata.com | www.medata.com



From: Fred Sotoodeh [mailto:fsotoodeh@medata.com]

Sent: Wednesday, December 26, 2018 11:23 AM

To: 'NJTaylor@anaheim.com'

Subject: The Residences at Nohl Ranch Project

I received your letter regarding this project. I am NOT in support of this project. Too much traffic as it is..

6579 E. Paseo Diego

Anaheim Hills 92807

Fred Sotoodeh | V.P. Professional Services | Medata Inc.

5 Peters Canyon Road, Suite 250

Irvine, CA 92606

Office 714.918.1310 ext. 1309 | Fax714.918.1325

fsotoodeh@medata.com | www.medata.com



Nicholas J. Taylor

From: Shaun Gmail <tait4golf@gmail.com>
Sent: Saturday, January 12, 2019 2:47 PM
To: Nicholas J. Taylor
Subject: The Residences at Nohl Ranch EIR Scoping Meeting Comments

To Whom It May Concern:

After attending the planning meeting at the East Anaheim Community Center last week, I am more convinced than before that the addition of these residences would have a negative impact on the neighborhood and the community as a whole.

I will begin by saying that I have been a resident of Anaheim Hills since 1996. In the past 22+ years, I have witnessed the development of many new housing tracts and the opening of Serrano Ave. This has created a tremendous increase in traffic (as Serrano has become a bypass to the 91 freeway) and has made it much more dangerous for children walking to school or simply playing outside. Adding 58 more families would make traffic unmanageable and would create additional risk for students.

Additionally, I have had four children attend Anaheim Hills Elementary School. Again, over the years, I have watched the number of classes per grade increase and the class size increase. Quite frankly, there is not enough room to accommodate an additional 58 families. There are not enough classrooms or teachers and even the parking alone is already too small. In fact, the Serrano Center is used as an overflow lot for the school. This will also have an impact on El Rancho and Canyon High School. With the increase in school violence, we need to have classrooms that are not overcrowded to ensure our children's safety.

I am a resident that takes advantage of the businesses at the current Serrano Center. My children attended the daycare, I take my dry cleaning there, and my daughter has been a part of OCPAA as well. This center allows for ones in the community to come together with their children. A high-rise housing complex will not only impact the business and community of Anaheim Hills, it will also be aesthetically displeasing to a beautiful neighborhood.

My family and I are completely opposed to this development and only see negative consequences to our community, to our children, and to the overall environment as well. I will be present at future meetings, but please reach out to me if you need any additional feedback or information prior to then.

Thank you,

Shaun Tait
Mobile 714.322.5483

Nicholas J. Taylor

From: Ashleigh Walters <adyak@hotmail.com>
Sent: Wednesday, January 09, 2019 5:29 PM
To: Nicholas J. Taylor
Subject: The Residences at Nohl Ranch

Hello Nick,

I live near the intersection of the proposed property and my children attend School at Anaheim Hills Elementary.

The proposed residence will impact traffic for the entire area in a negative way. The area is already overpopulated in general. When Canyon 2 fires started the safety of the students and community was at HIGH risk. It took over an hour to collect my children from school and another 2 hours to get out of the community and I was less than a half mile from the school.

Adding community such as this will not be beneficial for Anaheim Hills or the people that make our area as wonderful as it is.

Thank you for your time,

Ashleigh Walters
7142628823
Kentucky Ave
Anaheim Hills

Sent from my iPhone