
APPELLANT PRESENTATION

MARCH 29, 2016



STOP THE CAC SPORTS COURTS
PROJECT

In OAKMONT

Inaccurate & Incomplete Public Hearing signs

DID NOT INCLUDE A “PARKING REDUCTION” NOTICE ★



Project is not compatible with current & future land uses at CAC, notably the impact of increased parking needs from

★Oakmont Berger Center Project Meadows [36 households -7 by summer]



Project interferes with other current land uses

Oakmont Horseshoe Club[★]



Parking, Sound & Visual Impact studies submitted by the OVA in support of it's application are

misleading

Ad Hoc Committee*

Input & participation of other community members was not allowed in conducting these studies

misleading parking survey



July 6, 2015 at 1:33:35 PM pg.3 of photos

**PARKING STUDY ADMINISTERED BY THE ADHOC COMMITTEE FOR PICKLE BALL
80 PHOTOS ON 12 PAGE HALF OF WHICH LOOK SIMILAR TO THE ABOVE**

- **THESE PHOTOS DO NOT ACTUAL REPRESENT THE FLOW OF OUR DAILY TRAFFIC**
- **A PARKING REDUCTION WAS ISSUED BASED ON THESE DOCUMENTS**
- **FUTURE BERGER EXPANSION PARKING NEEDS WERE NOT INTRODUCED**
- **DOESN'T REFLECT OTHER FREQUENT MIDDLE-OF-DAY EVENTS ★**

A MORE VISUALLY ACCURATE AND REALISTIC DAILY PARKING USAGE



JANUARY 26, 2016 11:35 AM



JANUARY 15 10:20 AM

★ 20 MORE PHOTOS
SAME IMPRESSION

74/157

- DOESN'T REFLECT OTHER FREQUENT MIDDLE-OF-DAY EVENTS

Example of Larger Event



DECEMBER 10, 2015 2:30 PM- MUSIC AT OAKMONT (1:30-4:00 PM)

SIMILAR AFTERNOON EVENTS SUCH AS:

- LIFE LONG LEARNING
- BINGO
- MUSIC
- MEMBERSHIP MEETINGS, ETC.

Visualization Analysis

File number MNP 14-014

is:

Incomplete

Misleading

Inaccurate

IMPACTS NOT INCLUDED ARE:

CAC Gym Eastern end- visual impact

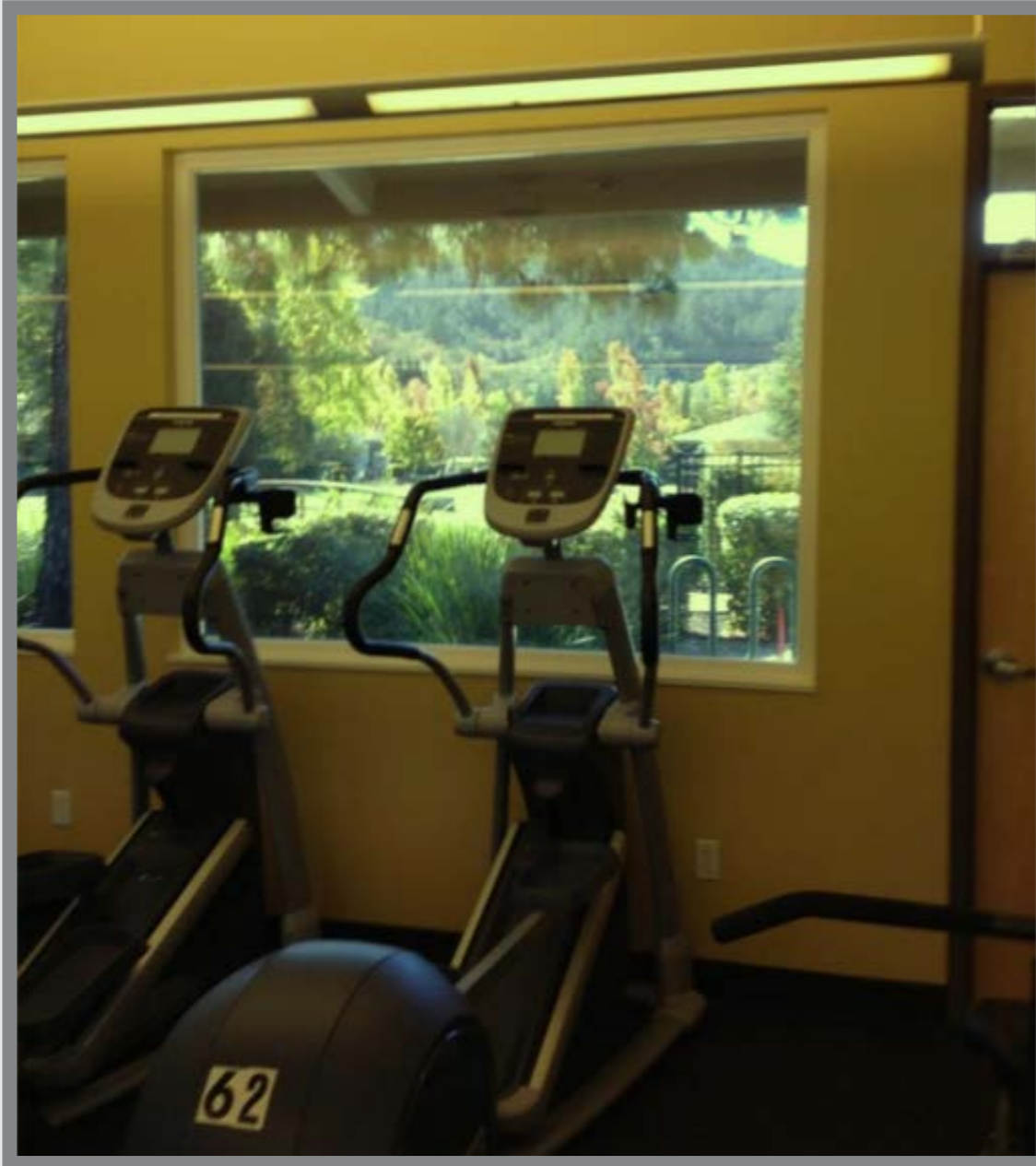


Current view

**Southerly view from equipment
will be
OBSTRUCTED by CAC Project**

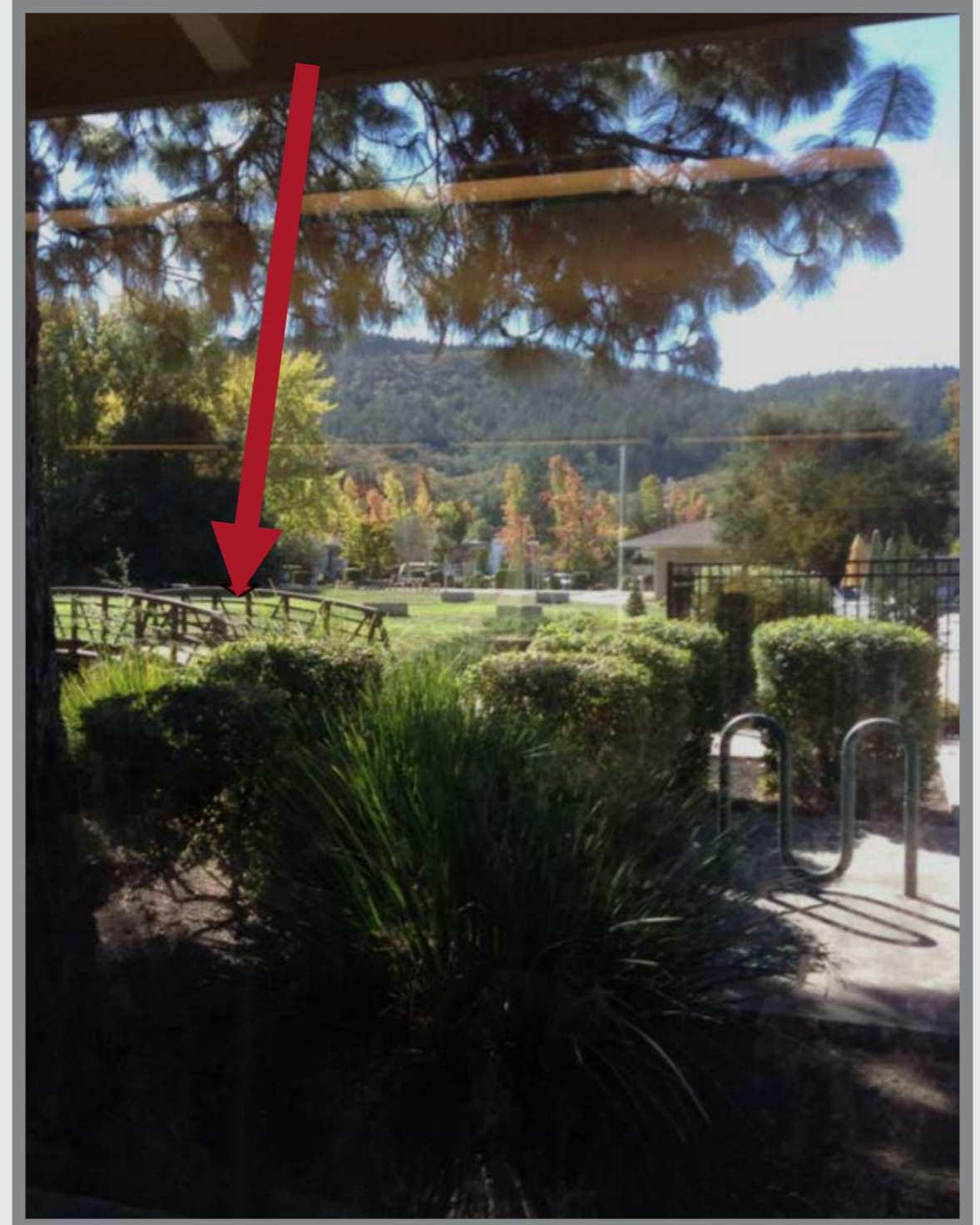


South-westerly end of CAC Gym



Current view

**Southerly view from equipment
will be
OBSTRUCTED by CAC Project**



Southerly view from CAC court-yard- visual & acoustic impact



Current view

OBSTRUCTED View



North-easterly view from Maintenance building bench- visual impact



& Current Horseshoe Courts



view will be
OBSTRUCTED

North-easterly view from Benson commercial building windows - visual impact



**VIEW will be
OBSTRUCTED by CAC
Project**



90 ft. from center court

**The proposed site location
is not in accord with Santa
Rosa's General Plan 2035**

**which helps preserve
greenbelts & views of our
beautiful natural resources**

North-easterly view from CAC swimming pool- visual impact



**VIEW will be
OBSTRUCTED**

South-easterly view

**VIEW will be
OBSTRUCTED**



Open space (Northerly view from residents): No recent soil or core study



- **THE PROJECT SITE IS LOCATED ON THE CAC PUTTING GREEN**
- **THERE HAS BEEN NO RECENT SOIL OR CORE STUDY OF THIS SWAMP LAND**
- **THE SWAMP LAND PERIMETER IS A SEASONAL BREEDING GROUND**
- **THE RESPONSIBILITY FOR MAINTENANCE WAS NOT ADHERED TO DURING THE COURSE OF THIS PROJECT, ALLOWING IT TO BECOME FALLOW**

Effect of proposed plexiglass barrier on CAC pool fence:

RATHER THAN ACOUSTIBLOK ON THE PROJECT'S NORTHERN FENCING IT WILL RAISE AMBIENT TEMPERATURE & CHLORINE VAPOR CONTENT (EPA)

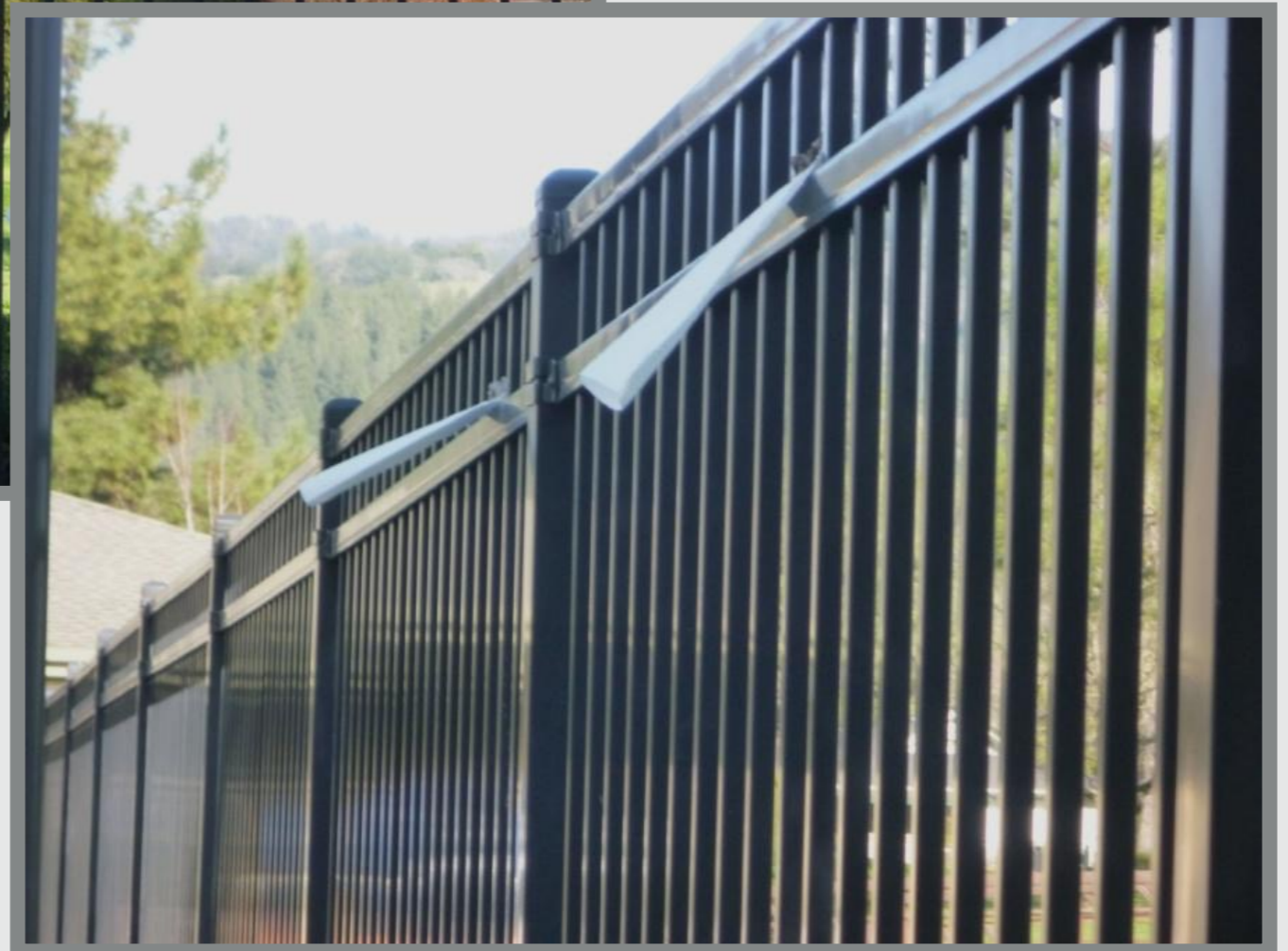
**ONLY 5 (3) dBA protection vs. 11(9) dBA
thereby only providing minimal acoustic protection thus**

**FAILING TO REASONABLY PROTECT
CLOSEST FACILITY**



According to EPA research, Chlorine is a potent irritant to the eyes, the upper respiratory tract, and lungs, and is especially harmful to those with asthma and allergies, which tend to increase as one ages- Sonoma, the allergy capitol.

[135 ft. of 1/4" by 5 ft. heating]



**Will block air circulation and wind current
(2/5/16 3:00pm slight breeze)**

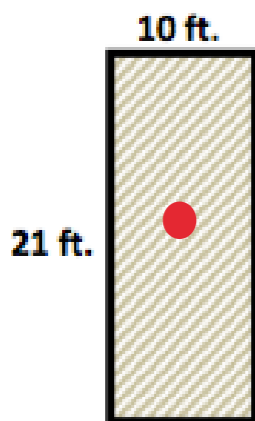
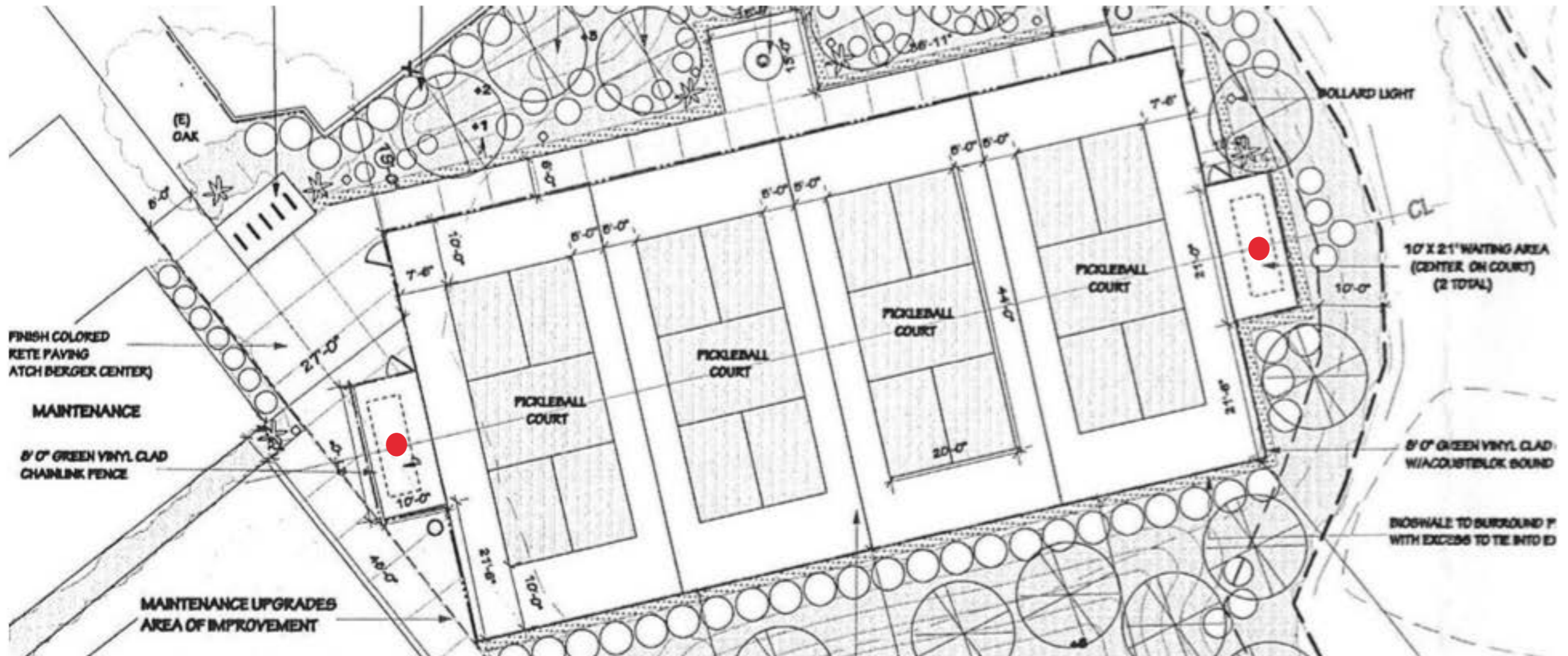
NOISE ASSESSMENT (ACOUSTIC IMPACT) “THE SOUND STUDY”:

WAS Directed to ONLY ONE SITE

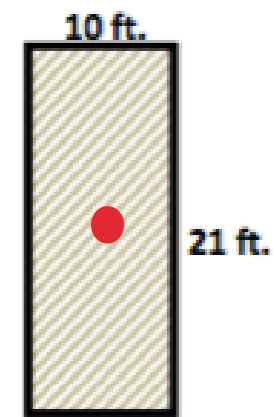
**And MAKES AN UNSUBSTANTIATED CONCLUSION
that ALTERNATIVE SITES are "INFEASIBLE"
without a SOUND GRAPH or other DOCUMENTATION**

**IT DOESN'T IDENTIFY OR ADDRESS THE "PITCH" ISSUE
that is the instantaneous noise that predominates
the impact of Pickleball on the surroundings.★**

THE PLAN FOR Spectator Bleachers – Benches - "Waiting area"



- ★ Spectator Bleachers → Benches → "Waiting area"
- for 8 players waiting to play [2x 210 ft. = 420 sq.ft.]
- No tournaments just Round Robins
- Give it a generic name and make it into what you want
- Possibility of increased acoustic impact



& will still accommodate up to 42 people

**Courts materially injurious
due to:**

Blocked views

Noise

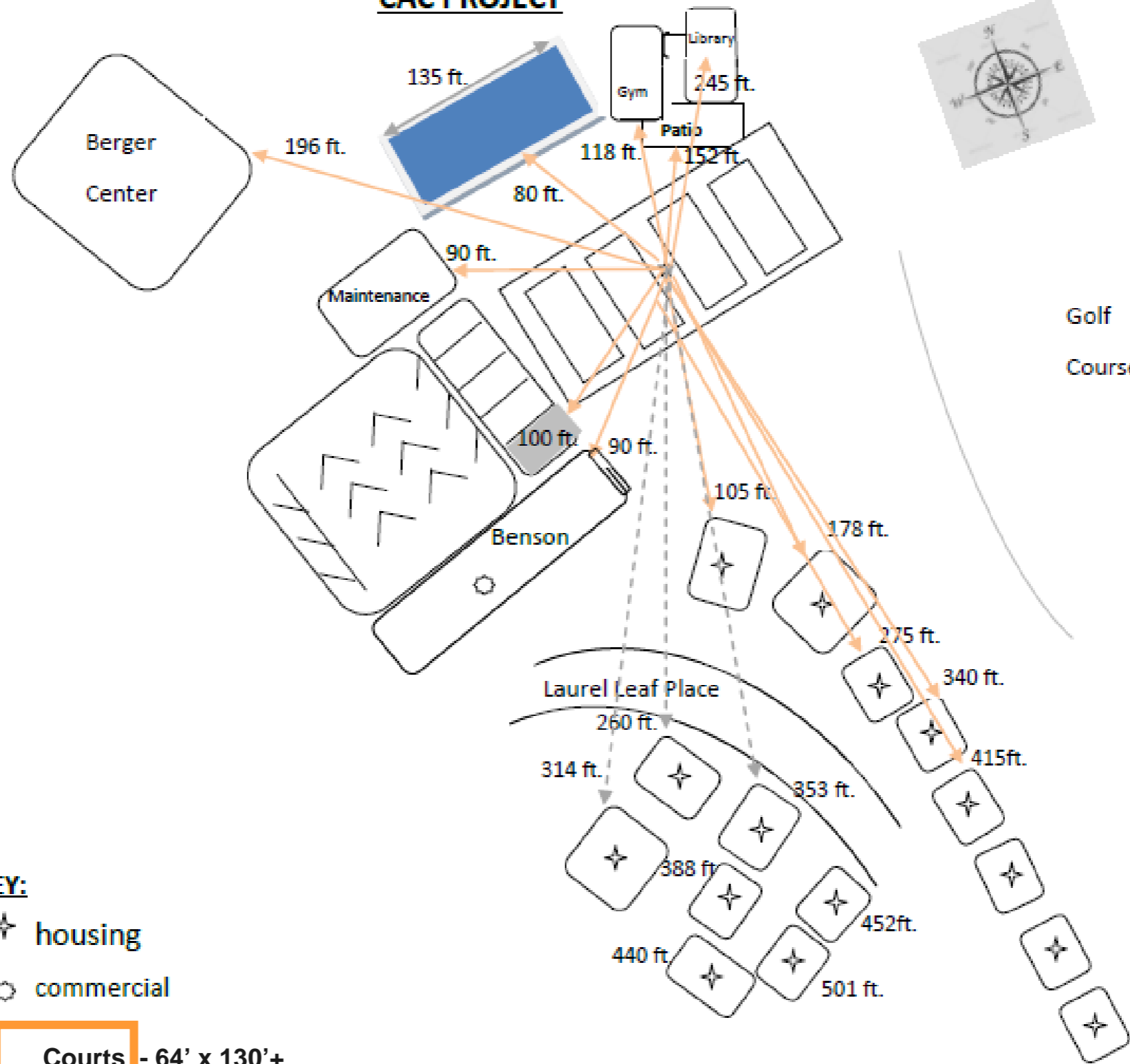
**residential & commercial-
value (due to proximity)**

**These communicated concerns were
not addressed by the Commission**

**THE OVA DOCUMENTS
MINIMIZED THE OVERALL IMPACT**



CAC PROJECT



KEY:

✦ housing

○ commercial

Courts - 64' x 130'+

Why is this a poor choice for a location?



THIS LOCATION IS NOT SUITABLE FOR THE PROPOSED PROJECT

- **COURTS CLOSEST TO ANY HOUSING IN OAKMONT**
- **ACOUSTIC IMPACT CLOSEST TO ANY SWIMMING POOL IN OAKMONT**
- **VISUAL IMPACT BLOCKING OPEN ENVIRONMENT AREA**
- **LOW COMMUNITY PRIORITY**
- **COSTLY**
- **NO PLAN B OR C WAS EXPLORED**

1168 signatures on a Petition to halt the Project:

**4677 member = 25% of a Community is
"Significant"**

**Petitions have never been acknowledge or
addressed at a Board of Directors
Regular Membership Meeting**

230 signatures (5%+ of our voting households) called for A Special Membership Meeting:

Although our ByLaws are “silent” on the issue of members having the right to vote, the Board of Directors denied members the right to a "vote of confidence" on the CAC Project ★