

Murray, Susie

From: Stephen Roth <slroth24@gmail.com>
Sent: Monday, June 15, 2015 6:02 PM
To: Murray, Susie
Subject: Oakmont Pickleball

Susie

Just wanted to add my name against proposed pickleball courts in Oakmont. Can't understand the amount of money being budgeted for a small minority of users.

Stephen Roth

Murray, Susie

From: George Rick <ghrick@pacbell.net>
Sent: Monday, June 15, 2015 6:11 PM
To: Murray, Susie
Subject: Pickleball at Oakmont

We live 150 feet from the proposed Pickleball courts at Oakmont. My question to the proponents of this venture is : would you be in favor of having these Pickleball courts in YOUR backyard ? I think their answer would be : No way!

George Rick
313 Laurel Leaf Pl
Oakmont
Sent from my iPhone

Murray, Susie

From: Bob & Marilyn Carrel <bobnmare@comcast.net>
Sent: Monday, June 15, 2015 5:52 PM
To: Murray, Susie
Subject: Oakmont pickleball courts

We are adamantly opposed to pickle ball courts to be located in the Berger Center green belt area, Not opposed to picked ball - just the location which not right.

Robert & Marilyn Carrel
408 Deerfird Circle
Santa Rosa, Ca. 95409
707-843-4548

Murray, Susie

From: Katie Ha <drkateha@gmail.com>
Sent: Monday, June 15, 2015 8:11 AM
To: Murray, Susie
Subject: No Pickle Ball Court at Oakmoont

Dear Ms.Murray: We seniors do not want a pickleball court near our central swimming pool at Oakmont. It would be noisy, impack parking negatively , not be ADA compliant and block views. We are dead set against it.

PLEASE CONFIRM THAT YOU HAVE READ THIS EMAIL.

WITH MUCH GRATITUDE, Dr. Kate Ha, 240 Oak Shadow Drive, Oakmont

Murray, Susie

From: Robert Hixson <robert-hixson@sbcglobal.net>
Sent: Monday, June 15, 2015 5:34 PM
To: Murray, Susie
Subject: Pickleball opposition...

Ms. Murray,

Please add my name and voice to the chorus of those Oakmont residents **OPPOSED** to the planned pickleball project.

Reasons for opposition are legion, reason in this project is not...

I have seen few projects in my lifetime with less merit...

Regards, Robert Hixson
6551 - Stonecroft Terrace.
Oakmont Ca....

Murray, Susie

From: Karen McMillen <tiggerme@sonic.net>
Sent: Monday, June 15, 2015 9:16 PM
To: Murray, Susie
Subject: Oakmont Pickleball

Susan:

My name is Karen McMillen and I am an Oakmont resident that is opposed to the current proposal to locate Pickleball courts East of the CAC pool.

I will be at the Pickleball town hall meeting on Wed and would like to propose the courts be placed on the opposite side of the CAC pool area on the lawn. It helps with noise control, altho I feel barriers on pool side are still needed, it definitely helps with views from the pool as you cannot see them and it improves a wasted piece of real estate that has to be regularly watered without infringing on tennis or petanque players.

Murray, Susie

From: Mirla Delis <kurtelis101@yahoo.com>
Sent: Friday, June 12, 2015 9:51 AM
To: Murray, Susie
Subject: Permit in Oakmont

Dear miss Murray,

Please, I am asking you for your reconsideration of granting the permit for this new sport that has been requested for Oakmont which has many concern by the residents.

Four main problems; Restrooms ADA compliant, noise, parking and traffic congestion, blocking natural beauty-environment impact on golf course pond. I will appreciate your reply back.

Thank you,

Mirla Delis Abraham

Murray, Susie

From: Jim Stewart <jstewart@royalaa.com>
Sent: Friday, June 12, 2015 1:38 PM
To: Murray, Susie
Subject: Pickleball courts at Oakmont Village.

I have been out of town a lot this past few months What has been proposed at Oakmont for the pickle ball courts. It sounds like a monstrosity, not a few playing courts. There must be a suitable area somewhere in Santa Rosa .I had no idea about national standards for court size, bleachers to watch from, National competition, ie Senior Games Sound walls and ADA compliant restrooms. Could you attach a copy of the proposal. Please confirm your reply. Thank You, Jim M. Stewart



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Murray, Susie

From: Harry Masuda <hmasuda20@gmail.com>
Sent: Friday, June 12, 2015 11:59 AM
To: Murray, Susie
Subject: Pickle Ball in Oakmont

I am a resident of Oakmont Village. It has been brought to my attention that a pickle ball court complex is being considered within Oakmont Village. My main concerns are the increased amount of traffic and noise in a retirement community that has been very serene. I think more residents of Oakmont should be consulted before a decision is made. The interests of a few do not represent the wishes of the majority. All residents should be contacted and a poll should be taken as to their position in this matter. Thanks for your consideration. Please confirm that you have received this email.

Thank You,

Harry Masuda

Murray, Susie

From: Warren Johnson <warrenjo@pacbell.net>
Sent: Friday, June 12, 2015 12:26 PM
To: Murray, Susie
Subject: Pickle ball court

Susan, I'm a resident of Oakmont, we do not want pickle ball courts by our main facility, they are too noisy, no parking, traffic congestion and environmental impact on our golf course, they can use a tennis court at the East rev. I'm familiar with the noise from pickle ball as we have one in our retirement park in Surprise Arizona, thank you, please reply back, W Johnson

Murray, Susie

From: Margaret Hejnowicz <margarethejnowicz@yahoo.com>
Sent: Thursday, June 11, 2015 1:56 PM
To: Murray, Susie
Subject: OAKMONT PICKLEBALL COURTS

I am writing this letter to say I am absolutely against the PB courts, there are many other things that need to be updated here, like some of our roads, some restrooms are not ADA compliant, and will impact the pond with water back in up, please do not do this for one group of people. Thank you for your time. Margaret Hejnowicz

Murray, Susie

From: Diana <DianaD@sonic.net>
Sent: Thursday, June 11, 2015 3:00 PM
To: Murray, Susie
Subject: Pickle ball Court Oakmont permit

This email is to respectfully request the denial of a permit for the building of a pickle ball compound in Oakmont for the following reasons:

- Noise
- Parking and traffic congestion
- Blocking natural beauty
- Environmental impact on golf course

Please confirm back. Thank you for your time.

Best Regards, Diana

Diana Dimas
54 Aspen Meadows Circle
Santa Rosa, Ca 95409
DianaD@sonic.net

Murray, Susie

From: Sharon Rosevear <sharonrosevear@aol.com>
Sent: Wednesday, June 10, 2015 10:46 AM
To: Murray, Susie
Subject: Denial of permits

Good morning,

I am an eleven year resident of Oakmont and I am concerned about the impact of the planned pickleball courts on the community. Please block the permits for the planned courts. The noise level is already disturbing to the peace and quiet of our neighborhood, and noise tests exceed the city standards. The expense for sound and visual barriers is certainly not a priority for Oakmont. The users of such courts can play on city courts elsewhere.

Please confirm that you have received this communication. Thank you,

Sharon Rosevear
400 Meadowgreen Drive
Santa Rosa, CA 95409

Murray, Susie

From: Steven J <stevej914@yahoo.com>
Sent: Wednesday, June 10, 2015 11:08 AM
To: Murray, Susie
Subject: Many people that we have talked do not want the pickle ball

4 main issues :Restrooms ADA compliant,
noise, parking, and traffic congestion,blocking
natural beauty -environment impact on golf course pond.

Confirmation reply back please

Sincerely

Steven and Tina Johnson

[Sent from Yahoo Mail on Android](#)

Murray, Susie

From: Virginia Thompson <vlthompsox6578@gmail.com>
Sent: Tuesday, June 09, 2015 12:24 PM
To: Murray, Susie
Subject: Pickle Ball Agenda

My name is Virginia Thompson and my husband, Roger Thompson, and I live on Meadowridge Drive in Oakmont.

We object to the pickle ball courts being planned for the Central Activity Center behind the Berger Center. Four of the main issues are:

1. ADA compliant
2. Noise
3. Parking problems
4. Blocking views

Please send confirmation that you received this e-mail.

Virginia Thompson

Murray, Susie

From: alexismc@sonic.net
Sent: Monday, June 08, 2015 8:44 AM
To: Murray, Susie
Subject: Pickle ball agenda

To SMURRY,

I am writing you in regards to the Oakmont proposed Pickle Ball agenda. I am very concerned that the proposal would significantly change Oakmont for the worse in several areas.

Noise: Pickle ball is very noisy. The continuous jarring, banging and sharp sounds are loud and not like other sports such as tennis. The people who live near the courts would have there property values reduce and use and enjoyment of the homes diminished.

Parking: As Oakmont is a 55 and older community, parking and ADA handicap parking is very important. As it stands the Berger Center and the West Recreation Center are very well used and the lot is often full already. With the proposed bleacher seating and tournaments where will all these new people park and won't it push out the residents that already use the parking...especially those who need the handicap places?

Blocking the vista: This site where the Pickle Ball is proposed to go is a beautiful area with magnificent oaks, long peaceful vistas, the pool and patio overlooks the golf course and next to that there is a pond that migratory birds geese and ducks inhabit. The proposed pickle ball courts and fencing of wood or Plexiglas the bleachers and tournaments would completely block, change and degrade all this.

ADA: With the proposed bleacher seating the ADA requirements have not been address...accesses, parking, bathroom facilities etc..

Please count me as against the Pickle Ball proposal.

Thank you,
Alexis Fretheim
Resident of Oakmont

PS Please confirm that you received this e-mail

Murray, Susie

From: Linda Kingsbury <ltkingsbury@earthlink.net>
Sent: Monday, June 08, 2015 12:59 PM
To: Murray, Susie
Cc: ovaboard@oakmontvillage.com
Subject: Reject Request for Building Permit -- Oakmont Pickleball Courts/Confirmation of Receipt Requested

Dear Ms. Murray,

We are writing to request that you reject the pending application for a building permit to construct pickle ball courts to be located near the central swimming pool in Oakmont Village, Santa Rosa. The proposed construction site is on a beautiful and serene open space that allows quiet views of the mountains on either side, the lovely green expanse of a golf course, its waterways and the resulting wildlife that frequents the area. The construction of pickle ball courts with tall fences and the accompanying noise generated by the sport would completely destroy all that the majority of Oakmont's residents enjoy from this space.

A vocal minority of a hundred or so pickle ball enthusiasts, out of a community of thousands of residents, would destroy this space rather than seek to build in another less obtrusive area in the selfish hope of luring competitive pickle ball to Oakmont. Really? More fences in our community area? More traffic? More noise? All for the benefit of a few with "*Field-of-Dreams*" aspirations? Yes, we are an active retirement community, and we are a community that appreciates the enjoyment of the open spaces in which we have invested heavily.

We respectfully request that you reject the permit request to construct pickle ball courts at this proposed site.

Please confirm receipt of this email.

Respectfully,

Bill and Linda Kingsbury
6577 Stone Bridge Road
Oakmont

Fence

Murray, Susie

From: Kimber Patterson <kimber@pattersonrecruiting.com>
Sent: Wednesday, June 03, 2015 12:39 PM
To: Murray, Susie
Subject: Oakmont Pickleball Opposition

Importance: High

Dear Ms. Murray,

My name is Kimber Patterson and I live at 6443 Stone Bridge Road in Oakmont. I would like to express my concern over and opposition to the proposed sports complex at the Central site in Oakmont. Besides the very close proximity to important businesses in the commercial building, the noise for nearby residents will be excessive even with acoustic fencing. Any fencing, plexiglass or otherwise, will destroy the beautiful view we currently enjoy. There is also a marsh with a host of wildlife on the proposed site. There is *no way* birds and other wildlife would not be affected by the noise and size of this proposed project.

Oakmont currently has two pickle ball courts at the East Rec Center. There is opposition to this current site because of noise (residents hundreds of feet away are complaining) and placement of the sun in players' eyes. If an event tent was placed over these courts, the direction players face would be irrelevant, and the noise would be muffled with no affect on any view. It's a very simple and inexpensive solution to their concerns.

If you need any further information, please let me know. I appreciate your time and thoughtfulness regarding this important matter.

Sincerely,
Kimber Patterson

Murray, Susie

From: Kathyne I. Moore <kimoore4@dslextreme.com>
Sent: Wednesday, June 03, 2015 9:23 PM
To: Murray, Susie
Subject: Oakmont pickleball courts

Ms. Susan Murray
Santa Rosa Planning Dept.

Dear Ms. Murray:

In considering the proposed pickleball courts in Oakmont, there are many factors that need to be addressed.

1. The area would have to be ADA accessible, ie restroom facilities etc.
2. Parking, which is not adequate for large crowds at the present time without anticipating more traffic from outside Oakmont as envisioned by the proponents for competitive meets. I understand the Finley Center has courts already designated for competitive play.

3. Noise- creating disturbance for swimmers at the central pool as well as nearby residents.

4. Aesthetic value. The sight line from the central pool would be disrupted by any fencing proposed, be it plexiglass or solid material.

We love the view of Annadel State Park, a plus for a peaceful environment and a reason we chose to live here.

5. Environmental impact:- There is a nearby pond which is frequented by migrating birds and the surrounding area provides habitat for other creatures.

These are significant items that seriously need to be considered and I feel the location at the Central complex does not meet the criteria for approval.

I would appreciate an acknowledgement of receipt of this E-mail. Thank you.

Kathyne Moore
244 Mockingbird Circle
Santa Rosa, Calif. 95409
June 3,2015

Murray, Susie

From: harry stringham <chatbbhsmn@hotmail.com>
Sent: Tuesday, June 02, 2015 7:55 AM
To: Murray, Susie
Subject: central park sports complex

dear susie murray, my husband and i moved to oakmont from chatham nj, a distance of 3000 miles 18 months ago. i am writing this letter to voice my objections to the central park sports complex. we moved 3,000 miles to enjoy the peace and quiet of a planned community. we welcomed the idea of rules and regulations. i have had mobility issues in the past and was medically certified as disabled for six years. at present i can walk short distances. in the future i will be needing more assistance. my husband and i selected a home close to the Berger Center. we made a mistake, we did not verify that the Berger Center and the Central Activity Center are not ADA compliant. it is more important to bring the Berger Center and CAC into compliance than to construct new facilities such as pickle ball courts and a sports complex. additionally, the peaceful and quiet enjoyment of the pool in the CAC and my home in Fall Green II will be destroyed. we object to the idea that we will have to participate in the funding of an activity which will negatively affect our quality of life and our property values. the visual impact of the acoustic fence is another negative factor. since we moved to oakmont 18 months ago we have attended Current Events on friday between 1P.M. and 2:30 P.M. at the East Rec Center. during this time i have seen the tennis courts in use 3 times. the East and West Rec Centers have four courts each - a total of eight courts which are under-utilized. in the more than 70 times we have been in attendance at Current Events we have never seen the courts full in fact we have seen one court in use three or four times. space and times are available for pickle ball use. when this club was approved they stated they would play in Wild Oaks. Facilities exist off site. my husband and i thank you for your consideration in this matter. please confirm receipt of this email. harry stringham and barbara benz

Murray, Susie

From: jean-e@sbcglobal.net
Sent: Monday, June 01, 2015 10:58 AM
To: Murray, Susie
Subject: Fw: Oakmont Pickleball Court Permit

Ms. Murray,

I would ask that you look closely at the permit request from Oakmont for new Pickleball courts.

Currently there are only about 6-8 ADA parking spots in the main Berger lot, and during meetings, exercise classes, and movies/entertainment the lot gets very full. (The back lot is really for the bank/other businesses and shouldn't be lumped in for sports). Adding in the number of Pickleball players/audience would leave many of us with parking down the street and walking. Have you noticed how many arrive at the gym or Berger Center in their golf carts or walkers? That's not because they can easily arrive on foot. There are also residents of the Oakmont Gardens that need to drive across the street to use the pool & gym because although they can exercise (many under doctors orders), they can't walk as far as crossing the street and parking lot. More traffic proposed due to Pickleball tournaments might also necessitate additional traffic signals as the four-way stop sign on Oakmont drive is already busy with left turn traffic.

The noise study was done while members of the current Pickleball team knew they were being "recorded". Questionable results.

The proposed 6-8-10 foot (the estimate keeps increasing) sound wall would accomplish several things: block any breeze from reaching the pool patio as the previous wooden fence did; block all views from the pool and nearby houses (are you aware that one home owner already sold her house in a hurry to avoid such a catastrophe?); quite probably block views from many other residences across & down the street; and such a pair of sound walls would also direct more sound up to homes along the hillside where we purposely bought to gain more quiet.

This is a relatively new sport to Oakmont that already has several courts available, and with the new \$300,000 updated cost estimate for such an expansion has created an unbelievable stir. I ask you to reconsider the studies and the lack of any other location presented. This plan is moving faster than reasoned thinking.

Jean Gomez, owner & resident
29 Oak Forest Place
Santa Rosa

Murray, Susie

From: Murray, Susie
Sent: Monday, June 01, 2015 10:31 AM
To: 'greg potter'
Subject: RE: Oakmont Pickle Ball Courts

Greg,

Thank you for your comments. I've included a copy in the project file which is available for public review. The file will also be reviewed by the Zoning Administrator prior to a decision being made whether to approve or deny the proposal.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: greg potter [<mailto:gregpotter48@gmail.com>]
Sent: Monday, June 01, 2015 9:55 AM
To: Murray, Susie
Subject: Oakmont Pickle Ball Courts

Susan,

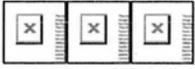
I am an Oakmont resident and would like to share several points.

1. I am a supporter of Oakmont having pickle ball courts
2. I do not support them being placed behind the Central Pool for the following reasons
 1. They would block beautiful views from the Central Pool area
 2. They would add significant noise that would replace peace and quiet. Those trying to sleep, sun tan, and read would be significantly impacted
 3. Parking in the main parking lot is already pushed to capacity at times. The pickle ball parking would aggravate what is already a problem.
 4. My wife is disabled and uses the handicapped parking. With so few handicapped parking spaces, at times she has to park a significant distance from the Central Pool entrance.
 5. They would add demand on the current restrooms which at times are already busy.

Thank you for your consideration and I request a confirmation that you received this email.

Greg

--
Greg Potter JD, MBA, ATP
206-380-9916
gregpotter48@gmail.com



o www.linkedin.com/pub/greg-potter/13/298/95/

From: Murray, Justin
Sent: Monday, June 04, 2013 10:51 AM
To: Greg Potter
Subject: RE: Government Parking Lot

Thank you for your comment. I've included a link to the video I've linked to in public view. The link will also be available by the Daily Administrative Project as the link is being made available to approve or deny the proposal.

From: Murray, Justin
Company: Development 1113 Jones Park Avenue | Suite 200 | Schaumburg, IL 60196 | Fax: (815) 353-1234 | Email: jtmurray@1113jonespark.com



From: Greg Potter (mailto:gpotter@sigmal.com)
Sent: Monday, June 03, 2013 8:55 AM
To: Murray, Justin
Subject: Government Parking Lot

I am an Oakland resident and would like to know several things:

1. I am a supporter of Government parking facilities but would like to know what the City's position is on the proposed project.
2. I do not support them being placed behind the Capital Pool entrance.
3. They would block sightlines from the Capital Pool entrance.
4. They would be a significant noise that would reduce peace and quiet. These things are important and need to be significantly impacted.
5. Parking in the main parking lot is already pushed to capacity at times. The parking lot would be significantly impacted.
6. My wife is disabled and uses the handicapped parking spaces. With so few handicapped parking spaces at times she has to park a significant distance from the Capital Pool entrance.
7. They would add demand on the current restrooms which at times are already busy.

Thank you for your consideration and I request a comment in full you received this email.

Greg Potter JD MBA ATP
2013-06-04
gpotter@sigmal.com

Murray, Susie

From: Murray, Susie
Sent: Monday, June 01, 2015 9:38 AM
To: Cassie Turner
Cc: 'richardgduncan@comcast.net'
Subject: FW: Oakmont Pickleball Courts

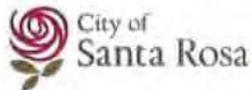
Cassie,

I'm not sure who the project representative is so I'm forwarding this email on to you in hopes that it will be made available to the design team. Unlike all other opposing emails I've received, Mr. Duncan has provided an alternative design that may resolve some of the differences. I thought it worthwhile to pass it along.

Have a nice week.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Richard Duncan [mailto:richardgduncan@comcast.net]
Sent: Sunday, May 24, 2015 2:51 PM
To: Murray, Susie
Subject: Oakmont Pickleball Courts

Dear Ms. Murray:

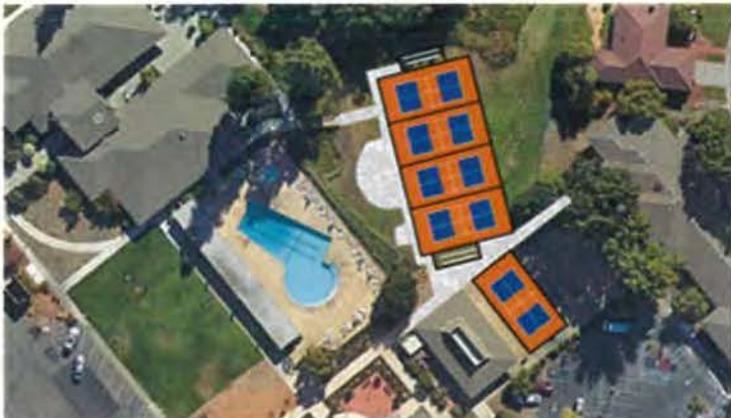
By now you have probably been deluged with objections regarding the proposed construction of Pickleball courts in the Central Park area. This current photo shows the intended location on the open green area beyond the pool.



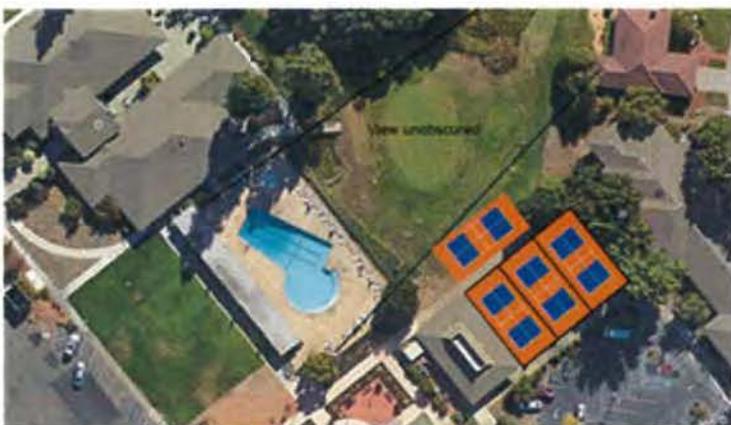
Understandably, users of the pool and other nearby facilities are concerned that the incessant crack, crack, crack of pickleballs on bats, will be more than an annoyance.

Yes, it is understood that noise abatement studies are/have been conducted. But again, to some, the visual impact on the vistas of unsightly acoustic barriers surrounding the proposed courts, would be worse than the noise.

Now the majority of Oakmonters opposed to this project are not opposed to Pickleball per se; just to its proposed location, as illustrated below:



Some have suggested a compromise should be possible. One diagrammatic rendition (aerial view) is pictured below:



Whatever the determination made by your planners, I wanted to offer these thoughts and graphics for your consideration.

With thanks for your attention,
Sincerely,

Richard Duncan
8851 Hood Mountain Way,
Santa Rosa, CA 95409-6454

707-225-0661



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Murray, Susie

From: Richard Duncan <richardgduncan@comcast.net>
Sent: Sunday, May 24, 2015 2:51 PM
To: Murray, Susie
Subject: Oakmont Pickleball Courts

Dear Ms. Murray:

By now you have probably been deluged with objections regarding the proposed construction of Pickleball courts in the Central Park area. This current photo shows the intended location on the open green area beyond the pool.



Understandably, users of the pool and other nearby facilities are concerned that the incessant crack, crack, crack of pickleballs on bats, will be more than an annoyance.

Yes, it is understood that noise abatement studies are/have been conducted. But again, to some, the visual impact on the vistas of unsightly acoustic barriers surrounding the proposed courts, would be worse than the noise.

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707-225-0661



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www.avast.com

Murray, Susie

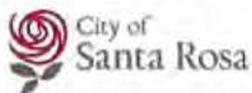
From: Murray, Susie
Sent: Monday, June 01, 2015 8:42 AM
To: 'ROBERT L HIXSON'
Subject: RE: Oakmont Pickeball Courts

Ms. Hixson,

Thank you for your comments. I've included a copy in the file which will be available to members of the public who review the file. It will also be reviewed by decision makers prior to action being taken.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: ROBERT L HIXSON [mailto:toneuf@sbcglobal.net]
Sent: Friday, May 29, 2015 6:54 PM
To: Murray, Susie
Subject: Oakmont Pickeball Courts

Dear Ms. Murray,

As an Oakmont resident I frequently swim at the beautiful central pool and admire the lovely view. I frequently hear the chirping of the local birds and the croaking of the frogs in the marshy area under the bridge. I am very concerned about negative environmental impact of construction of pickleball courts in this fragile area. Bulldozers and heavy construction equipment may have detrimental impact to the wildlife in the area.

Also I am very concerned about the impact of loud noise generated by pickleball players on those who enjoy reading and relaxing by the pool. Swimmers at the central pool and those in the hot spa enjoy the beauty and serenity of our pool facility.

The central parking lot is frequently full with library users, fitness center, classes, and programs at Berger Center. Congestion will be an issue particularly because it is being proposed that the pickleball courts may be used for regional tournaments of the United States Pickleball Association!

Sincerely,

Nathalie Hixson
6551 Stonecroft Terrace
Santa Rosa, Ca 95409

Murray, Susie

From: benitajepson@aol.com
Sent: Monday, June 01, 2015 7:29 PM
To: Murray, Susie
Subject: Pickle Ball Courts at Oakmont

Hi Susie:

Now I'm being redundant. I just left you a VM because I could not email you for some reason. (But now I can...)

Anyway, I am a resident of Oakmont for 10 years and am in opposition not of Pickle Ball courts; rather, where Oakmont Village Assoc plans to place them. It's an inconsiderate move that will block the scenery that so many residents enjoy while at the pool area; there will be a noise factor, and parking is insufficient for the location they have chosen. There are many locations within Oakmont where these courts could be placed.

That's my opinion and I thank you for taking the time to read it.

Benita Jeppson
6520 Pine Valley Drive
Santa Rosa, CA 95409

Murray, Susie

From: greg potter <gregpotter48@gmail.com>
Sent: Monday, June 01, 2015 9:55 AM
To: Murray, Susie
Subject: Oakmont Pickle Ball Courts

Susan,

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 5. They would add demand on the current restrooms which at times are already busy.

Thank you for your consideration and I request a confirmation that you received this email.

Greg

--

Greg Potter JD, MBA, ATP
206-380-9916
gregpotter48@gmail.com

#5346311



o www.linkedin.com/pub/greg-potter/13/298/95/

Murray, Susie

From: Don Pennington <dandnpenn@sbcglobal.net>
Sent: Saturday, May 30, 2015 1:13 PM
To: Murray, Susie
Subject: Oakmont pickleball courts

My husband and I have been residents here for 5 and 1/2 years and never has there been such an uproar as over these pickle ball courts..

There are 4 key issues that we feel are the most important. First, ADA compliant.

There are so many residence with handicapped parking privileges and not nearly enough designated spaces for them.

Second, The noise that will be generated from the pickle ball will involve approximately 2 or 3 dozen homes not to mention the daily users of the Central pool that go there to relax and have some quiet time. There's many lappers and folks that just stand around in the pool and talk which would be more difficult.

Third, there is already an issue with parking when the Berger Center has activities there. The parking lot is also used for the Day Trippers. Then on sunday there are movies played at berger center at 2 and 7 pm. That further hinders parking availability. Here again during the above mentioned events the handicapped are left to park quite far away.

Lastly the proposed ten foot wall to block noise,(have our doubts about that) will block a beautiful view we currently have and enjoy very much that will go across a good bit of the golf course and goes through to the Annadel hills. What a shame to loose such a lovely sight. About 4 years ago a new wrought iron look fence was put between the golf course and pool so we would have the view. Seems like very irresponsible spending and we'll be HOA'D to death as a result. I know your aren't interested in cost issues, just threw that in for free.

Thank you for your attention regarding these matters.

Don and Norma Pennington

Murray, Susie

From: Murray, Susie
Sent: Monday, June 01, 2015 8:31 AM
To: 'Don Pennington'
Subject: RE: Oakmont pickleball courts

Mrs. Pennington,

I just responded to your husband and the same holds true for this email. I'll put a copy in the project file which is available for public review. It will also be seen by decision makers before a decision to approve or deny is made.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Don Pennington [mailto:dandnpenn@sbcglobal.net]
Sent: Saturday, May 30, 2015 1:13 PM
To: Murray, Susie
Subject: Oakmont pickleball courts

My husband and I have been residents here for 5 and 1/2 years and never has there been such an uproar as over these pickle ball courts..

There are 4 key issues that we feel are the most important. First, ADA compliant.

There are so many residence with handicapped parking privileges and not nearly enough designated spaces for them.

Second, The noise that will be generated from the pickle ball will involve approximately 2 or 3 dozen homes not to mention the daily users of the Central pool that go there to relax and have some quiet time. There's many lappers and folks that just stand around in the pool and talk which would be more difficult.

Third, there is already an issue with parking when the Berger Center has activities there. The parking lot is also used for the Day Trippers. Then on sunday there are movies played at berger center at 2 and 7 pm. That further hinders parking availability. Here again during the above mentioned events the handicapped are left to park quite far away.

Lastly the proposed ten foot wall to block noise,(have our doubts about that) will block a beautiful view we currently have and enjoy very much that will go across a good bit of the golf course and goes through to the Annadel hills. What a shame to loose such a lovely sight. About 4 years ago a new wrought iron look fence was put between the golf course and pool so we would have the view.

Seems like very irresponsible spending and we'll be HOA'D to death as a result. I know your aren't interested in cost issues, just threw that in for free.

Thank you for your attention regarding these matters.

Don and Norma Pennington

Murray, Susie

From: Don Pennington <dandnpenn@sbcglobal.net>
Sent: Sunday, May 31, 2015 9:13 PM
To: Murray, Susie
Subject: Oakmont Pickleball Permitting

Dear Ms. Murray: I feel my dreams of living in a retirement community, as the one I have invested and trusted in for the rest of my life (OAKMONT) is being overtaken by a newly elected board association who have no conscience of doing what is right or needful for the majority of it's residents without fully representing them and addressing them in respect to their needs and desires.

To begin with the planning for the pickle ball courts were not fully disclosed to the residents until the board decided and had already spent our OVA funds on the proposed Central Activity Center for permits that were designated out of other OVA departments and funds before they declared in an open meeting that the project was underway and going forward.

Needless to say there are many issues which have to be addressed which have been expedited by the board by simply applying for permits.

I would that you take a closer look at these issues, 1. Parking and the traffic congestion caused by national teams competing. 2. Noise from paddle and plastic balls and grandstands filled with people screaming and yelling in an indiscriminate manner with no respect to the surrounding residences which could possibly/probably lower their real estate values and an existing natural pond and wildlife habitat (birds, frogs, ducks, geese, disrupting their natural habits of reproduction and migration. 3. Restroom facilities with ADA compliance. On review of the plan, there has been no provision for the influx of visitors and their guests for any of these facilities. The restrooms now being used are for the residents only paid as amenities by our HOA fees.

Oakmont is set apart by it's natural beauty and surroundings & serenity which holds it's attraction and value. I'm sure the city of Santa Rosa would not want to loose this status for a few residents (120) who want only their self interests.

Request confirmation reply, respectfully submitted Don Pennington

Murray, Susie

From: MIKEB39@aol.com
Sent: Monday, May 25, 2015 5:28 PM
To: Murray, Susie
Subject: Oakmont Sports Park

Ms Murray:

It has come to my attention that the OVA manager was told by the Planning Dept that parking would not be a concern regarding the new Sports Park proposed in Oakmont. The primary parking area being the Berger Center parking lot. The parking lot adjacent to the proposed Sport Park is privately owned and is for the use of the businesses in the building nearest it. An exception will be when the OVA office moves back into that building this year. The residents going to the OVA office will utilize that lot filling spaces that are being counted as Sports Park parking.

When the new Central Recreation Center (CRC) was built Oakmont was told by the Planning Dept parking would not be a problem only if activities in that area were scheduled so as to minimize the number of cars in that area at a specific time. In effect saying without close control of events there was not sufficient parking at all times in the Berger parking lot.

Anyone who lives in Oakmont knows scheduling did not work. On a regular basis, when events are scheduled, the Berger parking lot is full and people wanting to swim, use the Fitness Center, lawn bowl, go to the library or use other facilities in that area cannot find parking,

There is now a proposed Sports Park which will add a large number of participants, up to 16 pickleball players, others participating in sport activities in that area and spectators, up to 40, in the bleachers. To add to the parking problem a new Coffee cart is opening up in the CRC area that will attract even more people wanting to park in the Berger Center lot. Taking all of this into consideration it is quite apparent that this would pose a great burden on the already limited parking spots in this area.

I know from following the City Council that parking is an important consideration whenever a project such as the Sports Park is under review. To say there is sufficient parking now, is, in my opinion, not supported by fact and adding a Sports Park would only compound this problem.

In light of the above information I request that the Planning Commission look into this before the Sports Park is allowed to move forward.

Thank you for your consideration.

Mike Baker
Concerned 21 year Oakmont resident

January 2015

To: [Redacted]
From: Mike Baker
Subject: [Redacted]

Dear [Redacted],

It has come to my attention that the OVA manager was told by the Planning Dept that setting would not be a concern regarding the new Sports Park located in Oakmont. The primary parking area being the Berger Center parking lot. The parking lot adjacent to the proposed Sports Park is privately owned and is for the use of the businesses in the building nearest it. An exception will be when the OVA office moves down the street during this year. The residents going to the OVA office will utilize that lot during periods that are being counted as Sports Park parking.

When the new Central Recreation Center (CRC) was built Oakmont was told by the Planning Dept parking would not be a problem only activities in that area were scheduled as to minimize the number of cars in that area at a specific time. In actual saving without close control of events there was not sufficient parking at all times in the Berger parking lot.

Anyone who lives in Oakmont knows scheduling did not work. On a regular basis when events are scheduled, the Berger parking lot is full and people wanting to swim use the Fitness Center. Lawn bowls go to the library or use other facilities in that area cannot find parking.

There is a new proposed Sports Park which will add a large number of participants up to 10 pickleball players, other participating sports activities in that area and spectators, up to 40 in the bleachers. To add to the parking problem a new coffee cart is coming up in the CRC area that will attract even more people wanting to park in the Berger Center. Taking all of this into consideration it is quite apparent that this would pose a great burden on the already limited parking spots in this area.

I know from following the City Council that parking is an important consideration whenever a project such as the Sports Park is undertaken. To say there is sufficient parking now is, in my opinion, not supported by fact and adding a Sports Park would only compound this problem.

In light of the above information I request that the Planning Commission look into this before the Sports Park is allowed to move forward.
Thank you for your consideration.

May 10, 2015

Dear Ms. Murray,

Thank you very much for taking the time to speak with me on April 29 about the proposed Central Park sports complex at Oakmont and for making arrangements for us on May 7 to review the project file. I am writing to you to express concerns about several issues that have been brought up by a significant number of Oakmont residents concerned about the proposed project and its impact on our retirement community. Below is the summary of such issues in no particular order.

1. Inadequate parking.

There is no additional parking lot being planned for the Central Park. There is no space available for such new lot. The parking lot closest to the proposed site is owned by Mr. Brad Benson and is intended for the sole use of his commercial tenants. OVA intends to use the existing parking lot in front of the Berger Center and Central Activity Center (CAC lot). However, CAC lot is already at full capacity and people often have to park on Oakmont Drive and White Oak Drive when big events take place at the Berger Center combined with the usual activities taking place at CAC (people using the fitness center, library, swimming pool, game rooms, computer center, etc.). With 36 new houses being built in the Meadows within a very close proximity to CAC, usage of central facilities is going to increase, with even more demand for parking. Furthermore, Oakmont Pickleball Club (OPC) intends to hold tournaments at the new pickleball courts, with bleachers being planned for up to 42 spectators, in addition to 20 players on the courts and other players waiting for their turn (OPC claims to have 135 members). CAC lot is not designed to accommodate such additional demand.

When I asked Cassie Turner, Association Manager, about parking, she told me that the City of Santa Rosa may require OVA to re-stripe CAC lot. Whether or not this is true, it would be inadvisable to re-stripe CAC lot to create more spaces. Majority of people in Oakmont are elderly and many have mobility and eyesight issues. Many Oakmonters need to be able to open fully their car doors in order to get in or out of the car. Reduced size of parking spaces will greatly inconvenience them and may lead to accidents.

2. ADA non-compliance.

A number of OVA existing facilities are not compliant with ADA requirements. Instead of correcting this problem OVA is planning to build a new facility, OVA Central Park, which will also be non-compliant with ADA. Below is a recent (May 1st) posting on Nextdoor (social media currently being used by about 900 Oakmonters) by an Oakmont resident:

"As a person with mobility issues, I find that Oakmont isn't as handicapped friendly as one would expect in a senior community. The doors are indeed a problem, but even more challenging is the lack of handicapped parking. I am referring to the building that houses the gym, classes and library [CAC]. Despite the heavy volume of people using that facility on any given day, there are only TWO handicapped parking places! It is virtually impossible to find one

of them empty, and that presents a real problem for those of us who have limited mobility. I hope this problem can be looked into, and corrected before other projects are begun.”

Not only OVA not planning to add handicapped spaces to the CAC lot, there are no plans to make spectator areas and other parts of the proposed Central Park easily accessible by disabled people. What makes it even more offensive is that people who will not be able to use new facilities will be required to pay for them as part of their monthly dues or even a special assessment.

3. Inadequate bathroom facilities.

There are no additional bathrooms being planned for the proposed Central Park. This is despite the increased number of users of the Central Activity area, some of whom may not be Oakmont residents (e.g., participants in tournaments being planned by the Oakmont Pickleball Club) and will not have access cards required to get into 2 out of 3 existing bathroom facilities. And use by such people of bathrooms located in the Berger Center may be disruptive to Oakmont residents attending various events there.

4. Excessive noise.

Pickleball is an inherently noisy sport. There are a significant number of lawsuits around the country that deal with the pickleball noise issue. Oakmont is not an exception. Currently there are 2 pickleball courts in the East Recreational area. Several residents of neighboring houses have complained to the OVA Board about the disruptive noise of pickleball games played there. Instead of remedying the existing situation, OVA Board has decided to build even more pickleball courts, this time in a Central Recreation area where noise will interfere with lives of even more Oakmont residents. Users of the Central swimming pool, people living in neighboring houses and commercial tenants of the property owned by Mr. Brad Benson will be directly affected due to their very close proximity to the proposed Central Park complex with its 4 pickleball courts and 1 mixed use court. Many of them have already complained to the OVA Board only to be ignored.

The fact that no sound studies had been done by the OVA before being required to do so by your department speaks for itself. Given the history of pickleball in Oakmont, there is no guarantee that the sound study will not be manipulated. At the March 19, 2013 OVA Board meeting, while requesting Board's recognition of the newly formed Oakmont Pickleball Club, P.J. Savage, co-founder of OPC, stated that "group will play as stated in their application in Wild Oak facilities and elsewhere in Santa Rosa and Sonoma County at designated pickleball courts." Only 2 months later, on May 21, 2013, Anita Easland, then Interim President of OPC requested OVA Board to build a new pickleball facility. OPC has been instrumental in driving what is now being called the Central Park project, much of it in secrecy and without required public disclosures.

5. Negative visual impact.

Proposed pickleball courts will block beautiful views from the Central pool and neighboring houses and commercial area. Many users of the pool are disabled, some recovering from recent surgeries. Much

research has been done in the past years to determine what constitutes a "healing environment", i.e., what factors contribute to healing in people with various ailments. It has been shown that quiet, peaceful and green environments promote recovery and sense of well-being in people living with chronic pain. Currently, the Central pool provides such healing environment for many Oakmont residents. It will be taken away from them if the proposed pickleball courts are built in the CAC area. And such residents will be required to pay for something that will be harmful to them.

Owners of neighboring houses will also be negatively affected, since beautiful views of greenery they currently enjoy will be replaced by the ugliness of 8 foot tall acoustic fences. In Oakmont, like in many other Santa Rosa communities, views command a premium and property values of the affected houses will most likely decline if the proposed pickleball courts are built. And owners of affected houses will also be paying for construction and maintenance of the same pickleball courts that will be detrimental to their property values.

6. Disruptive environmental impact.

There are 2 ponds/marshy areas in very close proximity to the proposed pickleball courts. They are used by birds and other wildlife that live in Oakmont or rest there on their migration routes. Availability of water is particularly important in drought times, such as we are experiencing now. Unfortunately, loud noise of pickleball games will most certainly scare off any wildlife and prevent it from using the ponds.

7. Increased traffic.

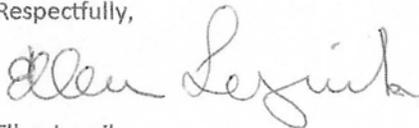
New pickleball courts will bring a significant number of additional users to the Central Activity area, especially during tournaments being planned there by the Oakmont Pickleball Club. Some of these people will be forced to park on the Oakmont Drive due to the lack of available parking. All of this is likely to result in increased traffic and congestion in the already busiest area in Oakmont. OVA has not conducted any traffic studies to evaluate the impact of the proposed new facility.

8. Hydrologic effect of grading.

Several Oakmont residents have expressed concerns that grading for the proposed pickleball courts may affect water run-off and have a negative impact on the neighboring houses, commercial buildings and the swimming pool. To the best of our knowledge, OVA has not addressed this issue.

I sincerely hope that Santa Rosa Planning Department will address all of these issues and complaints made by Oakmont residents and, as a result, deny OVA's request for permit for the proposed Central Park project.

Respectfully,



Ellen Leznik

6584 Stone Bridge Road, Santa Rosa, CA 95409

ROBERT F. BLISS, D.C.

CITY OF SANTA ROSA
100 SANTA ROSA AVE., STE 5
SANTA ROSA, CA 95404
MAY 14 2015
DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION



OAKMONT CHIROPRACTIC Robert F. Bliss, D.C.

6637 Oakmont Dr., Ste. A-1
(Behind Sonoma Bank)
Santa Rosa, CA 95409
OFF: (707) 537-6622
RES: (415) 898-6445
dr.robertbliss@yahoo.com



May 7, 2015

Dear OVA Board members,

I am a licensed chiropractor and have been treating Oakmont residents for the past 2 years. My office, which I lease from Mr. Brad Benson, is located at 6637 Oakmont Drive, Suite A1. It has been brought to my attention by several of my patients that OVA is planning to build a sports complex, including 4 pickle-ball courts, 1 mixed use court and existing Petanque court, in the area adjacent to my office.

My initial reaction was positive. I fully encourage my patients to exercise regularly. However, it's been brought to my attention that pickle-ball is a rather noisy sport. Currently my office and immediate surroundings are rather quiet. There is a very low level of noise from the pool, usually from the instructors encouraging their exercise routine.

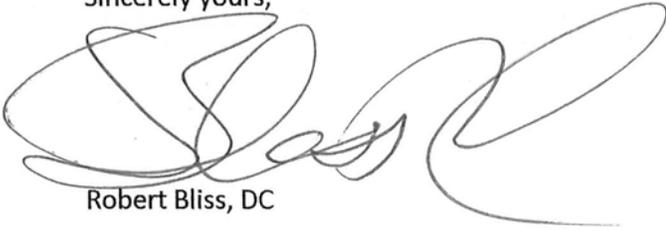
Much research has been done in the past years to determine what factors contribute to healing in people with various ailments. It has been shown that quiet, peaceful environments promote recovery and sense of well-being in hospital patients, residents of assisted living facilities and people living with chronic pain. Many of my patients come to me in a great deal of pain and I believe that location of my office, currently very quiet and with lovely views of greenery, provides a healing environment for them. I am very concerned that the proposed complex, and especially pickle-ball courts, would create much noise and could be stressful to my patients and have a negative effect on my practice.

I read in May 1st issue of Oakmont News that the City of Santa Rosa will require studies relative to expected noise levels as well as visual impact of court enclosures related to open space views from different locations. Assuming that the study will accurately evaluate, especially the sounds associated with playing pickle-ball, it would answer the biggest concern of those of us in the immediate area.

I also have concerns with respect to parking. Many of my patients are disabled and need to be able to park close to my office. Given the size of the proposed sports complex and its proximity to the parking lot for my office, I believe it is very likely that people using sports facilities will be filling parking spaces designated to be used by my patients and customers of businesses located in the same commercial area.

I understand that there is opposition among Oakmont residents to the proposed sports complex. I would like to add my voice to such opposition. I sincerely hope that you will reconsider going through with this project for the sake of Oakmont community and local businesses.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Robert Bliss', with a large, stylized flourish extending to the right.

Robert Bliss, DC

Murray, Susie

From: Carolyn Bettencourt <carolynb178@comcast.net>
Sent: Wednesday, February 18, 2015 3:00 PM
To: Murray, Susie
Subject: Pickleball Courts in Oakmont

Dear Susie,

It was very nice speaking with you this morning. I have sent you a copy of a posting that was done on Next-door Neighbor. It is a response to the Vice President of the Pickleball Club, who stated in a letter that he sent out that residents had been kept in the loop since the beginning of the discussions about the proposed new courts. Jim Golway, who wrote the response, is well informed about politics here in Oakmont. I am totally sympathetic with Linne McAleer (whom I don't know) with the location of the new sports courts having a negative effect on the quality of her life. We buy our homes with the expectation that we will have the peace and quiet that we spent most of our lives working for. The fact that some people have no regard for this when the negative impact doesn't effect them, is the true definition of selfishness and inconsideration, especially when there are other alternatives. Thanks for letting me vent.

Sincerely,

Carolyn Bettencourt

Jim Golway You say Noel "This proposal hasn't just popped up unannounced." That's true but the work of the ad-hoc committee for building pickleball courts has been conducted behind close doors for months. It has never been open to residents. And that line of your's, "The plans were adjusted based on community feedback" What community feedback? I wasn't asked for feedback? Who was? I'd like to know, why they and not me. And I'm sure others would too.

Why should this matter? Well, does the concept of Transparency ring a bell with you Noel? It should. Awhile back you spoke forcible at an OVA meeting (as a leader of the First Things First group) regarding the CBC issue. You said the work of the ad-hoc committee, tasked to research new options for a OVA ad-min building, should have been more transparent – as all ad-hoc committees should be, you said. I was there - check the tape. That was a good point. Ad-hoc committees should keep the community informed; asking for input, suggestions. Letting Oakmont residents know the problems and difficulties early in the process is a good thing. But this never happened with your ad-hoc committee for pickleball. During the many, many months your committee was at work it met privately. Never has the pickleball ad-hoc committee invited residents to offer opinion and ideas about how to make the central park development a benefit to the entire community while still keeping Oakmont the way it is. And this is a big deal! The central park/PB courts will be the first recreational amenity to be built in Oakmont in decades and will cost a significant amount of money. I once asked Ms. Turner (who attended your meetings) about having me do an article for the Oakmont News regarding the progress of the ad-hoc committee, she said, "NO! The pickleball committee doesn't want any publicity!" And that was that. The Oakmont News never pushes the issue or investigates. So why now am I making a stink? Well, obviously I don't like hypocrisy. But more importantly, it's because I think the central park/pickleball court development is a great idea; it's just what Oakmont needs. But by forbidding the community from attending pickleball ad-hoc committee meetings was just stupid. Does the concept of "buy-in" mean anything to you? Obviously it doesn't. There will be vocal opposition to building the courts and spending the money. And, for the most part it will be due to the pickleball ad-hoc committee's lack of transparency and inconsiderate attitude that the opinions and ideas of residents don't matter. Sure – you gave us the plans – that's nice, but transparency is not a one-way window.

[View or reply](#)

[Thank](#) · [Private message](#)

Murray, Susie

From: Mkc <mkc-link@sonic.net>
Sent: Tuesday, February 17, 2015 4:18 PM
To: Murray, Susie
Subject: Oakmont pickle ball courts proposal

I write in opposition to the proposed pickleball court complex under consideration at Oakmont. I am a resident of Oakmont living within a block of the proposed development. I feel that the complex is too big and would be very disruptive to the environment in terms of the flora and fauna of the area, noise pollution and loss of the visual serenity that now exists in the area proposed for development. I would be happy to elaborate on my concerns as needed but to sum up please record my position as strongly opposed to the Oakmont pickleball courts.

Thank you.

Mary Cirksena
189 White Oak Dr
Santa Rosa Ca 95409

Murray, Susie

From: monterey morrissey <momonterey@gmail.com>
Sent: Tuesday, February 17, 2015 11:23 PM
To: Murray, Susie
Subject: Zoning Hearing: Oakmont Pickleball Courts

Dear Ms. Murray,

I am an Oakmont resident and would like to voice my opinion about the proposed Oakmont pickleball courts that are under review.

I am very much against the new courts because I feel they will create a noise nuisance to the nearby residents in this normally very quiet neighborhood. Pickleball is known to be a very noisy sport because of the particular rackets and balls used.

The proposed courts will also impact area traffic and may create parking problems.

Thank you for your consideration.

Monterey Morrissey
8802 Oakmont Drive
Santa Rosa, CA 95409

Murray, Susie

From: Ruth Witchey <rwitchey@sonic.net>
Sent: Monday, February 16, 2015 8:51 AM
To: Murray, Susie
Subject: Oakmont Pickle-ball courts

To Susie Murray,

As an Oakmonter who lives near the proposed site of the pickle-ball courts, I want to express my strong disapproval of the project. From comments I've heard by other Oakmonters it seems to me that the OVA board/management is trying to push through this project without considering the needs and wishes of the community. The proposed spot is a lovely, tranquil bit of greenery that would be spoiled by the courts, and the pickle ball players have other good options already.

Sincerely,
Ruth Witchey

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189 White Oak Dr
Santa Rosa Ca 95409

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Sincerely,
Ruth Witchey

Murray, Susie

From: Jeannette <jeannelu@aol.com>
Sent: Saturday, February 14, 2015 12:17 PM
To: Murray, Susie
Subject: Fwd: Letter of Concern about Pickleball Noise by Oakmont Tennis Players

Dear Ms. Murray,

Even though I already sent you an e-mail in opposition to the proposed Pickleball Courts in Oakmont, I discovered this relevant correspondence from September 2, 2013 between the OVA BOD and the Tennis Club available on the internet. Many Oakmont residents have suggested that one or more underutilized tennis courts could inexpensively and easily be converted to pickleball use. However the tennis club objected to conversion for several reasons. Two reasons given in the list of concerns below relate to noise. If pickleball is so noisy and intrusive that tennis players are unwilling to share their courts, why should neighboring homeowners, users of the central facility and particularly users of the Central Pool and Deck be required to tolerate the noise? I repeatedly requested that OVA complete a survey of tennis court usage because I regularly pass by the the WRC tennis courts and see them unused day after day, week after week during the time period from 4-7 which is prime time for tennis. I have NEVER seen all four courts being used at the same time. Usually not even one court is being used. OVA has steadfastly refused to do an unannounced survey of tennis court usage over a reasonable time period. Perhaps that is because everyone knows that the tennis courts are underutilized. From the correspondence below:

3. Pickleball play creates loud noise and interference, which renders adjacent courts unusable for tennis. Eight to sixteen pickleball players on a court mean lots of noise and balls rolling onto the adjacent tennis courts.

4. The increase in noise level created by pickleball play may be objectionable to nearby residents. When buyers purchase a home in Oakmont, they are given a copy of our CC&Rs. Those would need to be amended to include pickleball noise level on the nearby courts as something buyers need to be aware of when purchasing homes near those courts. A buyer who purchased a home could sue OVA and/or the real estate company for not disclosing to them that they would be near a noisy pickleball court. (See attached examples from other locations.)

Sincerely,

Jeannette Luini
6533 Stonecroft Ter
Santa Rosa, CA 95409

<https://oakmontpickleballclub.wordpress.com/2013/09/02/08-09-13-otc-letter-of-concerns-regarding-conversion-of-tennis-courts/>

08-09-13 OTC Letter of concerns regarding "Conversion of Tennis Courts"

Posted on September 2, 2013 | [Leave a comment](#)

AT SOME DATE PRIOR TO THE LETTER BELOW, THE PRESIDENT OF THE BOARD OF THE OAKMONT VILLAGE ASSN. REQUESTED A LETTER OF CONCERNS REGARDING PICKLEBALL FROM THE OAKMONT TENNIS CLUB. JUDGING BY THE OTC'S RESPONSE, IT APPEARS AS IF THEY WERE EITHER MISINFORMED, OR ASSUMED INCORRECTLY, REGARDING THE USE OF THE TENNIS COURTS BY PICKLEBALL PLAYERS. THE OAKMONT PICKLEBALL CLUB DOES NOT INTEND TO CONVERT TENNIS COURTS TO PICKLEBALL COURTS.

2-Subject
 To:
 From:
 Date:

I am writing to you on behalf of the Board of Directors of the Oakmont Tennis Club. I am writing to you regarding the conversion of the Oakmont Tennis Club to a non-profit organization. I am writing to you regarding the conversion of the Oakmont Tennis Club to a non-profit organization. I am writing to you regarding the conversion of the Oakmont Tennis Club to a non-profit organization.

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8888 Glenhurst Ter
 Suite 100
 Oakmont, CA 94649

08-09-13 OTC Letter of Concerns regarding Conversion of Tennis Courts

AT SOME POINT IN THE PAST, THE BOARD OF DIRECTORS OF THE OAKMONT TENNIS CLUB WAS INFORMED THAT THE OAKMONT TENNIS CLUB WAS BEING CONVERTED TO A NON-PROFIT ORGANIZATION. THE BOARD OF DIRECTORS OF THE OAKMONT TENNIS CLUB WAS INFORMED THAT THE OAKMONT TENNIS CLUB WAS BEING CONVERTED TO A NON-PROFIT ORGANIZATION. THE BOARD OF DIRECTORS OF THE OAKMONT TENNIS CLUB WAS INFORMED THAT THE OAKMONT TENNIS CLUB WAS BEING CONVERTED TO A NON-PROFIT ORGANIZATION.

ADDITIONALLY, THE LETTER INCLUDES A NEARLY THREE YEARS OUT OF DATE WALL STREET JOURNAL ARTICLE. PLEASE SEE THE RECENT ARTICLE AT: [HTTP://ONLINE.WSJ.COM/ARTICLE/SB10001424127887323394504578607690875979214.HTML](http://online.wsj.com/article/SB10001424127887323394504578607690875979214.html)

The following is the Oakmont Tennis Club (OTC) Board of Directors' (BOD) response to John Taylor's request for our initial concerns over a possible conversion of a single tennis court to pickleball use. At this time the OTC membership has not been made aware of the request nor asked whether this document reflects their complete list of concerns. It is our intention to inform our membership of this response now and to solicit their concerns if we perceive at a later date that the OVA BOD may move beyond the present status.

OTC Board of Director Concerns:

1. Devoting a tennis court to pickleball would be a significant imposition on existing tennis activities. Tennis court use has been increasing steadily as our membership increases and we have implemented programs to stimulate members to participate more often. All tennis courts are normally occupied from 7:30 to 10:30 a.m. 6 days a week, excluding Sunday, and by doubles and single competition in 10 traditional tournaments. In addition, afternoon and evening activities include singles ladders, individual practice for self-improvement, formal and informal lessons, and friendly play hours. Available court time is also stressed by inclement weather, high temperatures and availability of daylight during winter.
2. Adding pickleball stripes to a tennis court renders the court unusable for tennis. (Refer to the Attachment showing the visual impact of official pickleball court marking requirements on a tennis court when attempting to share the tennis court with pickleball.)
3. Pickleball play creates loud noise and interference, which renders adjacent courts unusable for tennis. Eight to sixteen pickleball players on a court mean lots of noise and balls rolling onto the adjacent tennis courts.
4. The Oakmont Village Association capitalizes on the fact that the availability of tennis courts is a significant appeal when attracting new residents. Many OTC members have stated that the convenience of access to the existing tennis courts in Oakmont influenced them in their decision to purchase homes and relocate here.
5. Although OTC Board of Directors has these strong concerns about pickleball using a tennis court, discussion of this topic is premature as:
 - a. The OVA BOD has not committed and budgeted for permanent pickleball courts with a planned completion date within 12-18 months. For the OVA BOD to move toward converting a tennis court before this concern is resolved would be considered a serious breach of faith.

b. OVA BOD has not offered assurance that not more than one Oakmont tennis court would be converted to Pickleball (or some other sport).

In addition to the above, as residents of Oakmont we are concerned that the OVA BOD has not formally considered some of the following as they move toward providing a solution for those interested in pickleball.

1. OVA BOD has not looked into alternate interim solutions; e.g., Timber Springs has a number of quality tennis courts that appear to be unused and they might be willing to work out a temporary reciprocal agreement.
2. Consideration of converting a tennis court to pickleball use is premature. The application for approval of the Oakmont Pickleball Club included a statement "Will be playing on the Saddle Club courts." At this time, there is no information that actual use of that facility is anywhere near capacity.
3. When the permanent pickleball courts are completed in the future, modified tennis courts must be restored to their original tennis striping and playing surface condition.
4. The increase in noise level created by pickleball play may be objectionable to nearby residents. When buyers purchase a home in Oakmont, they are given a copy of our CC&Rs. Those would need to be amended to include pickleball noise level on the nearby courts as something buyers need to be aware of when purchasing homes near those courts. A buyer who purchased a home could sue OVA and/or the real estate company for not disclosing to them that they would be near a noisy pickleball court. (See attached examples from other locations.)
5. If, as is sometimes projected, pickleball is a rapidly growing sport in America, OVA BOD may have to accelerate its planning process to establish permanent facilities sooner than expected.
6. The OVA BOD, and the vast majority of Oakmont residents in general, have not had time or opportunity to adequately familiarize themselves with the game of pickleball and the consequences of establishing pickleball courts. While it may be the fastest growing sport in America, it has become a fast-growing source of complaints, protests and law suits.
7. The OTC BOD is on record as supporting provision of separate, permanent courts for the use of pickleball players. We continue to believe that is the best course. Oakmont must look carefully at this need as it maps its strategy to remain an attractive, dynamically growing facility for its residents and those who are considering it as a future residence.

WALL STREET JOURNAL

U.S. Edition October 15, 2010

A Red-Hot Sport Leaves Some Folks With a Sour Taste

Pickleball Is a Craze in the Over-55 Set, But Foes Are Raising a Racket

By ANNE TERGESEN

George and Janet Dillard bought a home in SaddleBrooke, a 55-and-older community in Tucson, Ariz., where they hoped to meet neighbors with common interests and enjoy the tranquility of the desert and mountain setting.

But two years ago, a trio of “pickleball” courts were opened about 100 feet from the Dillards’ property. Their peaceful lives were disrupted, as was the harmony in SaddleBrooke.

The sport’s wood and graphite rackets and plastic balls meant “there was a constant banging” when the courts were in use, often from morning until evening, says Mr. Dillard, a former insurance executive. “We had to take action.”

Forget shrinking nest eggs or threats to Social Security. The hot topic in retirement communities today is pickleball.

A fast-growing sport, pickleball is taking so-called active-adult enclaves by storm. Part badminton, part ping-pong and part tennis, pickleball doesn’t put a lot of strain on aging joints, fans say. And with courts about a quarter the size of those used in tennis, it doesn’t require players to cover much ground.

It’s “the most addictive sport I’ve ever played,” says Jeff Shank, a 56-year-old retired businessman who logs about two hours a day with fellow pickleballers in The Villages, a large retirement community in central Florida. “It’s like a drug.”

The appeal is lost on other retirees. They think the sport’s noise (many describe a “ping” or “pop”) and towel-snapping ethos (players “whoop it up” and “do a little trash talking,” says David McCallum, son of one of the sport’s inventors) have no place in their backyards.

Tennis players, in particular, are up in arms. That’s because as pickleball moves into communities with tight budgets or a dearth of vacant land, participants often make a grab for tennis courts.

In some communities, the divisions have prompted heated meetings among property owners, calls for noise studies and even claims that pickleball is destroying property values.

In SaddleBrooke, pickleball foes, citing a local noise ordinance, succeeded in stopping play on the three courts opened in 2008, after pickleball players raised about \$22,000 to help defray the cost of building them. Another neighborhood in the community has since blocked plans to relocate the courts to its neck of the woods.

Jim Morris, 68, that neighborhood's representative to the homeowners' association, says, "We didn't want [pickleball] within 400 feet of the nearest home."

Pickleball itself is no spring chicken. Invented in 1965 by three men including Joel Pritchard, a congressman from Washington, the sport was named after the Pritchards' cocker spaniel, Pickles. For decades, the game was little known outside the Pacific Northwest.

Today, the sport boasts an estimated 100,000 adult players, more than triple the number in 2003, and there are about 2,500 public courts, versus just 150 that year, according to the USA Pickleball Association.

Del Webb, the country's largest builder of active-adult communities, had pickleball courts in fewer than one in five of its developments in 2006. Now, says Jacque Petroulakis, spokeswoman for parent company PulteGroup Inc., the figure is above 50%, and Del Webb incorporates pickleball into almost everything it builds.

"It's the hottest craze sweeping our communities," she says.

Hot also describes the tempers in some neighborhoods.

Last spring, the homeowners' association in Beacon Woods—a 2,700-home community in Bayonet Point, Fla.—approved a request: adding pickleball lines to one of four tennis courts. The change "does not obstruct" tennis players from using the court, says Ann Bunting, president of the association.

But that's not how tennis players see it.

"They took the court without our consent," says Ignacio Rodriguez, 68, a Beacon Woods tennis player. Some two dozen tennis players, Ms. Bunting adds, signed a petition in protest.

In Mission Royale, a 55-plus community in Casa Grande, Ariz., the local pickleball club is trying to secure courts of its own. Partly in response to noise complaints, the community's developer, Meritage Homes Corp., recently said it would be willing to spend "significant dollars" to relocate pickleball from a converted tennis court, says Jeff Grobstein, desert region president for Meritage.

Ron Heymann, 65, whose home is about 100 feet from the existing courts, says he won't be sorry to see pickleball go. The noise from games—that of a "hard plastic ball thunk-thunking repetitively on a hard wooden paddle"—is "akin to a toothache that won't go away."

Pickleball players in Mission Royale dispute such claims—for the most part. "There is a constant 'ping, ping,'" concedes John Grasso, 61, president of the local pickleball club. In March, Mr. Grasso says the club purchased a

decibel meter from RadioShack. The findings: Tennis reached about 58 decibels while pickleball hit about 60. “There really was no difference. It’s just a different sound.”

The difference was enough to evict the sport from its home in SaddleBrooke. Residents there, in 2008, first asked pickleball players to switch to a rubber ball to cut back on noise. Pickleball players passed.

“Ask golfers to use a different kind of ball, and see what they say,” says John Benter, 69, local pickleball president.

A \$4,500 noise study found that sounds from pickleball play were spiking above the county’s 60-decibel limit, which applies to ongoing noise. As a result, the homeowners’ association banned use of standard pickleball paddles and balls on the courts, effectively shutting down play.

This spring, a proposal to relocate the community’s pickleball courts near a softball field was abandoned after residents protested. “Nobody was throwing themselves in front of bulldozers—this is a retirement community,” says Mr. Morris, the homeowners’ association representative. “But we rallied our troops.”

The SaddleBrooke developer has since offered the pickleball club yet another piece of land. But players say the two-year battle has left them wondering if they will ever get a fair shake.

Says Mr. Benter, the pickleball president, “Anyone who does not play pickleball now has anxiety about pickleball sounds.”

Murray, Susie

From: Nancy Caldwell <ncaldwellster@gmail.com>
Sent: Saturday, February 14, 2015 11:51 AM
To: Murray, Susie
Subject: Pickle ball courts in Oakmont

I suspect you may get many comments from residents on both sides of the issue of building new courts for pickle ball. I do not lay either tennis nor pickle ball. That said, I see no reason NOT to convert a couple of the tennis courts into pickle ball courts. In a couple years it may prove to be a wise decision as the sport may fade or there may indeed be more demand for new courts but time will tell which. Thanks!

--

Nancy Caldwell
Santa Rosa, CA 95409
ncaldwellster@gmail.com
707 538-4153 res

Murray, Susie

From: Carolyn Bettencourt <carolynb178@comcast.net>
Sent: Saturday, February 14, 2015 7:20 AM
To: Murray, Susie
Subject: Pickleball Courts in Oakmont

Dear Ms. Murray,

Here is a copy of a posting I made yesterday on Next-door Neighbor. The response I've been getting in support of my views has been overwhelming. A project of this size should have been put to a vote of the residents prior to reaching the "permit" stage. You have many unhappy people here in Oakmont that do not want money being spent on this, not to mention the impact of what this would do to an already overcrowded parking lot.

I am bracing myself as I write this for the deluge of angry responses I am going to receive. I am a newer member of the pickleball club and although I haven't had the time to really get involved as yet, I do plan on playing in the future (we'll see after this posting). That being said, I am totally opposed to building new pickleball courts. As of yet, I have not heard any reasonable argument for not converting a couple of the existing tennis ball courts over to pickleball. The tennis ball courts are not being used, at least the ones over at the West Rec. I drive by there at least three times a week, and there is never anyone playing. Why would we spend \$200k for new courts when we can achieve the same outcome for a fraction of that amount? If that kind of surplus of money exists within our OVA, then it should be spent on improvements that benefit a much larger number of our Oakmont population. If that kind of overage is just sitting in the OVA pot, begging to be spent, why not lower the monthly dues and benefit some of our fixed budget residents? I think one of the first things I learned from my parents about money was that it truly does not grow on trees. We CANNOT continue to indulge ourselves with total disregard to the inevitable outcome of someday running out of money!!! The answer is not to simply continue to raise the monthly dues. Things like this get passed all too frequently because the silent majority sits back and just hopes it will all go away. Don't wait for someone else to make that happen. Voice your opinion while there is still time. Here are the email addresses of the existing board: I'm off now to find cover.

While I anticipated receiving angry responses from all the pickle ball players, to the contrary I received a deluge of responses from Oakmonter's who don't want this project moving forward. It appears that the Board is trying to get this project approved prior to the results of a recent survey that is being conducted now. Why not postpone this approval until those results have been counted.

Sincerely,
Carolyn Bettencourt
7628 Oak Leaf Dr.

Murray, Susie

From: Donna <donnahopley@yahoo.com>
Sent: Saturday, February 14, 2015 9:00 AM
To: Murray, Susie
Subject: No - to Oakmont Pickle ball courts!

Greetings Susan,

As a resident of Oakmont I wish to express my opinion on the proposed pickle ball courts. This project was rushed thru by John Taylor who at the time was the president of the BoD and has since left Oakmont before his term was up. John appointed the Association Manager, Cassie Turner, as chair of this committee. She recently has resigned from this committee.

This project costing \$200,000+ was rushed thru without the consent of the residents. No survey was taken as to the usage, nor how existing tennis courts could be modified for this sport. The sport is noisy and the location is unsuitable.

I request the City permit be denied so that monies allocated can be used for the much needed repair of Oakmont's 50 year-old existing facilities. Our Long Range Planning Committee was overlooked in deciding any decision of this sport. We soon will have a new BoD who can reevaluate this expenditure hopefully without the pressure of any special interest group.

Donna Hopley
6421 Mesa Oaks PL
Oakmont 539-1078

Murray, Susie

From: Alan Silow <asilow@sbcglobal.net>
Sent: Saturday, February 14, 2015 1:20 PM
To: Murray, Susie
Subject: re oppose permit request for Oakmont pickle ball courts

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am a resident of Oakmont. IF it is true that the proposed new pickle ball courts would cost upwards of \$200,000, I need to let you know that I would most certainly oppose such an expenditure and I sincerely believe that most living here would agree if they knew this.

Oakmont is getting younger, not older, as babyboomers move in and pickle ball courts are not the amenity that would attract them to live here. In fact, I would guess most don't even know what pickle ball is. It's reasonably low fees for a beautiful, quiet setting with useful amenities like hiking trails, gym, library, pools and yes, even tennis courts that make all the difference.

I ask that you use your leadership role to reflect the good for the many in Oakmont, and deny the requested permit and instead recommend that the OVA wait to hear and analyze replies from their own \$25,000 long-range survey now being collected to see what Oakmonters really value and exercise your fiduciary responsibility to stop this project from going forward at this time. Thank you.

Regards,
Alan Silow

Murray, Susie

From: Mariantques@aol.com
Sent: Saturday, February 14, 2015 8:04 AM
To: Murray, Susie
Subject: Pickleball courts in Oakmont

Susie - I am a resident of Oakmont and do not play tennis or pickleball. I live about 150 + yards (as the crow flies) from the tennis court that is currently being used by the pickleball players. Right now, there are only a couple of players playing at one time, and it is definitely loud. I am concerned about the homes that are next to the proposed courts and the noise they will have to put up with; also those that go to the pool for peace and quiet relaxation will be right next to the courts - there will be no peace and quiet.

A sound wall is being planned, but will that be enough? I really doubt it! This is not the location where the pickleball courts need to be.

Marianne Neufeld,
7840 Oakmont Dr. Santa Rosa

Murray, Susie

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Donna Hopley
6421 Mesa Oaks PL
Oakmont 539-1078

Murray, Susie

From: Murray, Susie
Sent: Thursday, February 12, 2015 9:15 AM
To: kcarr@hoganls.com; 'jeannelu@aol.com'
Subject: FW: Proposed sports Facility in Oakmont

Hi Ken,

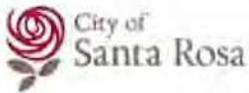
I just forwarded this email to you but I would also like you to respond to it. Ms. Luini raises several questions that should be answered or clarified. If you'd like to discuss it, feel free to give me a call.

Ms. Luini,

Thank you for your comments. Ken Carr is the project engineer. As you can see, I've enlisted his help in responding to your questions. We'll be back in touch soon.

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



From: Jeannette [mailto:jeannelu@aol.com]
Sent: Wednesday, February 11, 2015 9:56 PM
To: Murray, Susie; Pacheco Gregg, Patti
Subject: Proposed sports Facility in Oakmont

February 10, 2015

Dear Ms Murray and Ms Pacheco-Gregg:

I would like to comment on OVAs's proposal to build a large sports facility in Oakmont in the central area. It is to consist of several pickleball courts, covered bleachers, and various other amenities. Unfortunately, the OVA BOD is proceeding with this plan without having scheduled a community meeting and inviting the membership to view and comment on the plans. We don't even know exactly what is being proposed other than it is a large facility adjacent to the central swimming pool and covering the putting green. It is estimated to cost in excess of \$200,000. Several homeowners who live close to the proposed facility spoke against the project at OVA BOD meetings, and they were ignored as far as I know. In my opinion the pickleball courts are totally unnecessary. Our tennis courts frequently stand empty and it would be easy to convert one or two tennis courts to pickleball. Each tennis court can be converted into up to four pickleball courts.

Here is why I object to the proposal. I regularly use the central pool and hot tub. It is a beautiful site with a view of grass, trees, and Annadel in the distance. It is serene and quiet--a perfect place to relax, read, and listen to the birds singing. The project being proposed will block the view from the pool deck with high chain link fences covered with some sort of sound proofing material. I assume that these opaque fences will block the lovely view from the pool deck and subject those using to the swimming pool and deck to the incessant ping, ping, ping of pickleball rackets. I am unclear if it is being proposed to put sound proofing on all sides of the courts or only on the sides facing the homes. Also I doubt that the sound proofing will completely eliminate the pinging of the rackets. It may dull the sound, but it may still be quite

loud. The sound of racket ball paddles is very annoying to many people. What about the noise of cheering people from the proposed bleachers?

I object to the beautiful open grassy area being covered with cement. Is it permissible to cover over that much of the lot with concrete? The lot is already heavily built with the CAC, pool and cabana, Berger Center and patio areas.

Finally, I think that the proposed facility with so many sports courts and covered bleachers will draw many more cars into the already heavily used central parking areas. It is already difficult to find a place to park when there are large group activities going on in the Berger Center, the gym and swimming pool are crowded and CAC classrooms are being heavily used. The addition of this sports facility will cause even more congestion. It is my understanding that Oakmont already has a variance for reduced parking spaces on the premise that scheduling will reduce the amount of cars entering the central area at one time. Unfortunately more and more activities are being scheduled in the central area and it is becoming increasingly crowded.

Sincerely,

Jeannette Luini
6533 Stonecroft Terrace
Santa Rosa, CA 95409

> Comments and questions may be directed to Susie Murray, City > Planner, by email at smurray@srcity.org > or phone 707-543-4348. For questions regarding decisions of > the Zoning Administrator, contact Patti Pacheco-Gregg, > Administrative Secretary, by email at ppachecogregg@srcity.org > or by phone at 707-543-3232.

Murray, Susie

From: Bobbi Adams <bobbnbri@gmail.com>
Sent: Tuesday, February 10, 2015 3:11 PM
To: Murray, Susie
Subject: Re: Pending Permit for Four Pickle-Ball Courts in Oakmont

We've already added some pickle-ball courts in the tennis courts area behind the East Rec. facility and whenever I've been back there, walking my dog, the courts are always empty. I believe the area directly behind the Central Pool is not the best area for additional courts. It seems to me the landscape beyond the pool has a lovely vista now, looking out to the golf course. If courts are built there, it would block that serene vista and just plain muck it up with courts that could be placed somewhere else if the OVA continues this pursuit.

Again, thank you for listening.

Bobbi Adams

On Tue, Feb 10, 2015 at 2:43 PM, Murray, Susie <SMurray@srcity.org> wrote:

Ms. Adams,

Thank you for your comment which I've included in the file. May I ask why?

Susie Murray | City Planner

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. [\(707\) 543-4348](tel:(707)543-4348) | Fax [\(707\) 543-3269](tel:(707)543-3269) | smurray@srcity.org



From: Bobbi Adams [<mailto:bobbnbri@gmail.com>]
Sent: Tuesday, February 10, 2015 2:17 PM

To: Murray, Susie

Subject: Pending Permit for Four Pickle-Ball Courts in Oakmont

Since I will not be able to attend the meeting on February 19, 2015, I would like to voice my **opposition** to adding the proposed Pickle-ball Courts south of the swimming pool.

Thank you,

Bobbi Adams

7465 Birchbark Dr.

Santa Rosa, CA 95409



Dear Mr. [Name],
I am writing to you regarding the [Topic]...

Thank you

Bobbi Abbott

1155 [Address]

[City, State, Zip]