

Attachment 3A

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
DECEMBER 10, 2015

PROJECT TITLE

Oakmont Village Central Park

APPLICANT

Oakmont Village Association

ADDRESS/LOCATION

6633 Oakmont Drive

PROPERTY OWNER

Oakmont Village Association

ASSESSOR'S PARCEL NUMBER

016-110-037

FILE NUMBER

MNP14-014

APPLICATION DATE

October 21, 2014

APPLICATION COMPLETION DATE

October 21, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit

FURTHER ACTIONS REQUIRED

Design Review, MNP14-014

PROJECT SITE ZONING

PD (Planned Development)

GENERAL PLAN DESIGNATION

Parks/Recreation

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

For Planning Commission Meeting of December 10, 2015

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE PLANNING
COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: OAKMONT VILLAGE CENTRAL PARK

AGENDA ACTION: APPROVAL

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a Minor Conditional Use Permit to allow the expansion of the recreation area including the construction of four multi-purpose sport courts adjacent to the pool area, and a parking reduction, at 6633 Oakmont Drive.

EXECUTIVE SUMMARY

The applicant is proposing to expand the Central Activities Center recreation area to include four multi-purpose sport courts. The applicant is also requesting a parking reduction as part of the Conditional Use Permit.

BACKGROUND

1. Project Description

The Oakmont Village Association is proposing to add four multi-purpose sport courts. While the primary intent of the courts will be for pickle-ball, the courts may be used for other similar uses such as tennis, badminton, volleyball, etc.

The courts will be surrounded by a chain link fence. Acoustifence, a product designed for sound protection, will be installed along the southern boundary of the courts to shield neighboring residential and commercial uses from elevated noise levels. Likewise, a Plexiglas panel will be added along the south side of pool area to shield people using the pool from noise generated by the sport

courts. The design also provides landscaping berms that will provide additional sound protection.

The project also proposes a parking reduction. In a previous parking analysis conducted in 2007 when the Central Activities Center was enlarged, it was determined at that time that the existing 151 parking spaces were adequate to serve all uses on site.

A current parking space count indicates there are 157 spaces, six of which are compliant with the Americans with Disabilities Act (ADA). The applicant conducted a new parking survey for the currently proposed courts. The methodology assumed that the courts would be used mostly during morning hours due to heat and wind factors that occur in the afternoon. It also assumed that the primary use would be pickle-ball. The analysis concluded the existing parking is still adequate. Refer to the Zoning section of this report for a more detailed discussion.

2. Surrounding Land Uses

North: Medium Density Residential and Medium Density Residential/Retail & Business Services

South: Parks and Recreation, Office, and Low Density Residential

East: Low Density Residential

West: Low Density Residential

3. Existing Land Use – Project Site

The site is currently developed with the Berger Center which is used for concerts, meetings, and other special events; the Central Activities Center which provides health and fitness facilities, library, meeting rooms, etc.; a swimming pool; sport greens including a driving range in the area where sport courts are proposed; a maintenance building; and, a large parking lot.

4. Project History

On July 5, 2007, the Zoning Administrator approved a project to expand the Central Activities Center building. The project included Minor Conditional Use Permit and Minor Design Review applications. The project was also approved for a parking reduction.

On October 21, 2014, Planning and Economic Development received the subject applications proposing to expand the recreation area at the Central Activities Center.

On February 5, 2015, a Notice of Pending Action was mailed to notify neighbors of an upcoming Zoning Administrator meeting, scheduled on February 19, 2015, to consider the proposal to expand the recreation area at the Central Activities Center.

On February 17, 2015, a request for public hearing was received.

On September 15, 2015, the Deputy Director of Planning, Planning and Economic Development, made a determination to forward the consideration of this Minor Conditional Use Permit to the Planning Commission.

PRIOR CITY COUNCIL REVIEW (Indicate N/A if not applicable)

N/A

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Parks and Recreation which is supportive of recreational land uses.

The following General Plan goals/policies are applicable to the project:

PSF-A-1 Provide recreational and park facilities and services needed by various segments of the population – including specific age groups, persons with special physical requirements, and groups interested in particular activities – and make these facilities and services easily accessible and affordable to all users.

NS-B-1 Do not locate noise-sensitive uses in proximity to major noise sources.

NS-B-4 Require new projects in the following categories to submit an acoustical study.

- All new projects proposed for areas with existing noise above 60 dBA DNL. Mitigation shall be sufficient to reduce noise levels below 45 dBA DNL in habitable rooms and 60 dBA DNL in private and shared recreational facilities.
- All new projects that could generate noise whose impacts on other existing uses would be greater than those normally

acceptable (as specified in the Land Use Compatibility Standards).

- NS-B-5 Pursue measures to reduce noise impacts primarily through site planning. Engineering solutions for noise mitigation, such as sound walls, are the least desirable alternative.
- NS-B-6 Do not permit existing uses to generate new noises exceeding normally acceptable levels unless:
 - Those noises are mitigated to acceptable levels; or
 - The activities are specifically exempted by the City Council on the basis of community health, safety, and welfare.
- NS-B-9 Encourage developers to incorporate acoustical site planning into their projects. Recommended (relevant) measures include:
 - Incorporating buffers and/or landscaped earth berms.
- NS-B-14 Discourage new projects that have potential to create ambient noise levels more than 5 dBA DNL above existing background, within 250 feet of sensitive receptors.

Staff response: It is anticipated that the courts will be used primarily for pickleball. As such, that is the sport that was considered for a sound study. The report, produced by Illingworth & Rodkin, Inc., dated May 11, 2015, concluded that, as proposed in the project plan, the incorporation of an 8-foot Acoustifence sound barrier along the southern boundary of the court would provide approximately 10 dBA noise reduction at the nearest residential land use resulting in noise levels of 45 to 46 dBA Leq and 56 to 61 dBA Lmax.

The report also considered the noise levels at the swimming pool area and determined that the proposed five foot tall ¼-inch Plexiglas noise barrier attached to the existing metal railing surrounding the pool area would provide approximately 5 dBA noise reduction at the nearest pool receptor, dropping the noise to 52 to 53 dBA Leq and 63 to 68 dBA Lmax during periods of anticipated peak use.

The report conclude that, as proposed, the use would comply with the Santa Rosa City Code noise limit of 55 dBA Leq and be similar to existing ambient noise levels.

2. Other Applicable Plans

N/A

3. Zoning

The site is within the Oakmont PD (Planned Development) zoning district, as are all neighboring properties. The Oakmont Policy Statement requires a Conditional Use Permit for all uses.

The following Zoning Code sections are applicable to the project:

20-52.050 Conditional Use Permits and Minor Conditional Use Permits provide a process for reviewing land use activities to evaluate whether the use is suitable in the proposed location. The scope of review should also consider all other uses on the subject site. The required findings include:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff response: The addition of the sport courts is allowed within the PD zoning district, and is consistent with the General Plan land use designation. The Central Activities Center is the primary recreation site in Oakmont. As proposed, with inclusion of noise barriers and attractive landscaping, the design of the sport courts is compatible with surrounding land uses.

The project has been found in compliance with the CEQA, as discussed in the Environmental section of this report.

20-36 This Chapter establishes regulations to ensure that sufficient off-street parking facilities are provided for all uses and that automobile and bicycle parking facilities are properly designed.

20-36.050 allows that a reduction in parking may be granted for shared on-site parking for non-residential uses. Reductions greater than 25% require a Minor Conditional Use Permit. The required findings include:

1. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
2. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

Staff response: The parking requirement for the existing and proposed uses are as follows:

Berger Center: 268

Central Activities Center: 63

Proposed Sport Courts: 37

Due to the special circumstances at the location with various uses (i.e. meeting facilities, health and fitness facility, outdoor sports facilities, etc.), and varied peak hours of use, the parking demand differs from that required in Table 3-4 of the Zoning Code. The applicant conducted a parking survey, dated July 31, 2015, for the period of July 6 – 11, 2015. The survey provided that, in addition to the current parking demand, “A realistic maximum attendance [for the sport courts] would be 24 people.” Data was collected during peak hours of operation in terms of events offered at both the Central Activities Center and Berger Center. The survey found that there were no fewer than 40 available spaces during periods of peak use for the time periods the courts are anticipated to be in use. Therefore, the number of spaces provided will be sufficient for the inclusion of the sport courts.

4. Design Guidelines

N/A

5. Neighborhood Comments

Written correspondence received by staff has been included as an attachment with this report. The primary concerns voiced by the Oakmont community include elevated noise, lack of parking, aesthetics, and impacts to the small pond area located adjacent to the east side of the sport courts. These impacts are discussed in more detail in the Issues section of this report.

6. Public Improvements/On-Site Improvements

All private and public sidewalks shall be made ADA compliant. Refer to Condition #3 in the Engineering Development Services Exhibit A.

FISCAL IMPACT

N/A

ENVIRONMENTAL IMPACT

The Oakmont Village Central Park project has been reviewed and found in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 in that it is consistent with the City of Santa Rosa General Plan and complies with Zoning Code requirements. Pursuant to Section 15332, the project is also categorically exempt from CEQA as it meets the criteria for in-fill development. Pursuant to Section 15303, the project is again categorically exempt from CEQA in that it involves the addition of a small structure.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

N/A

NOTIFICATION

February 5, 2015 – A Notice of Pending Zoning Administrator Action was mailed.

November 24, 2015 - A notice of Planning Commission Hearing was sent to property owners within 400 feet of the project site.

November 29, 2015 - A notice was published in the Press Democrat.

November 25, 2015 – Public hearing signs were erected at the subject site.

ISSUES

As mentioned in the Neighborhood Comments section of this report, staff has received several comments from residents of Oakmont. Issues included:

Noise Impact – An Environmental Noise Assessment was conducted by Illingworth & Rodkin, Inc., dated May 11, 2015. The report concluded that as proposed “the incorporation of noise barriers ranging from 5- to 8-feet in height to protect residential [area] and swimming pool [area] receptors would reduce noise levels below the standards established by the Santa Rosa City Code.”

Parking Impact – A parking survey was conducted by the applicant, dated July 31, 2015, and concluded that there is adequate parking to facilitate the expansion of recreational use, as discussed in the Zoning section of this report.

Visual Impact – The project includes landscaping and a decorative sound barrier. Pictures taken from three angles coupled with superimposed landscaping and

screening have been provided. Based on these simulations, staff has concluded that visual impacts are minimal.

Impacts to habitat in the pond area – A Special-status Species Assessment of the Oakmont Golf Course Pond, produced by Ted Winfield & Associates, dated January 26, 2015, and a subsequent memorandum from Ted P. Winfield, Ph.D., dated July 27, 2015, which reviewed design changes, concluded that it is unlikely that the project, including construction thereof, will have an adverse effect on the pond.

There are no unresolved issues remaining regarding this project.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - Policy Statement
- Attachment 4 - Site Plan
- Attachment 5 - Existing Conditions (Aerial View)
- Attachment 6 - Memoranda from Ted Winfield & Associates, dated January 26, 2015, and July 27, 2015
- Attachment 7 - Noise Assessment & Sound Protection Project Features
- Attachment 8 - Noise Ordinance
- Attachment 9 - Parking Survey & Discussion
- Attachment 10 - Photo Simulations
- Attachment 11 - Determination to elevate review to Planning Commission
- Attachment 12 - Public Hearing Request
- Attachment 13 - Public Correspondence Resolution

CONTACT

Susie Murray, smurray@srcity.org, (707) 543-4348

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ATTACHMENT 3

PC DISTRICT NO. 63-051

Location: Sonoma Highway

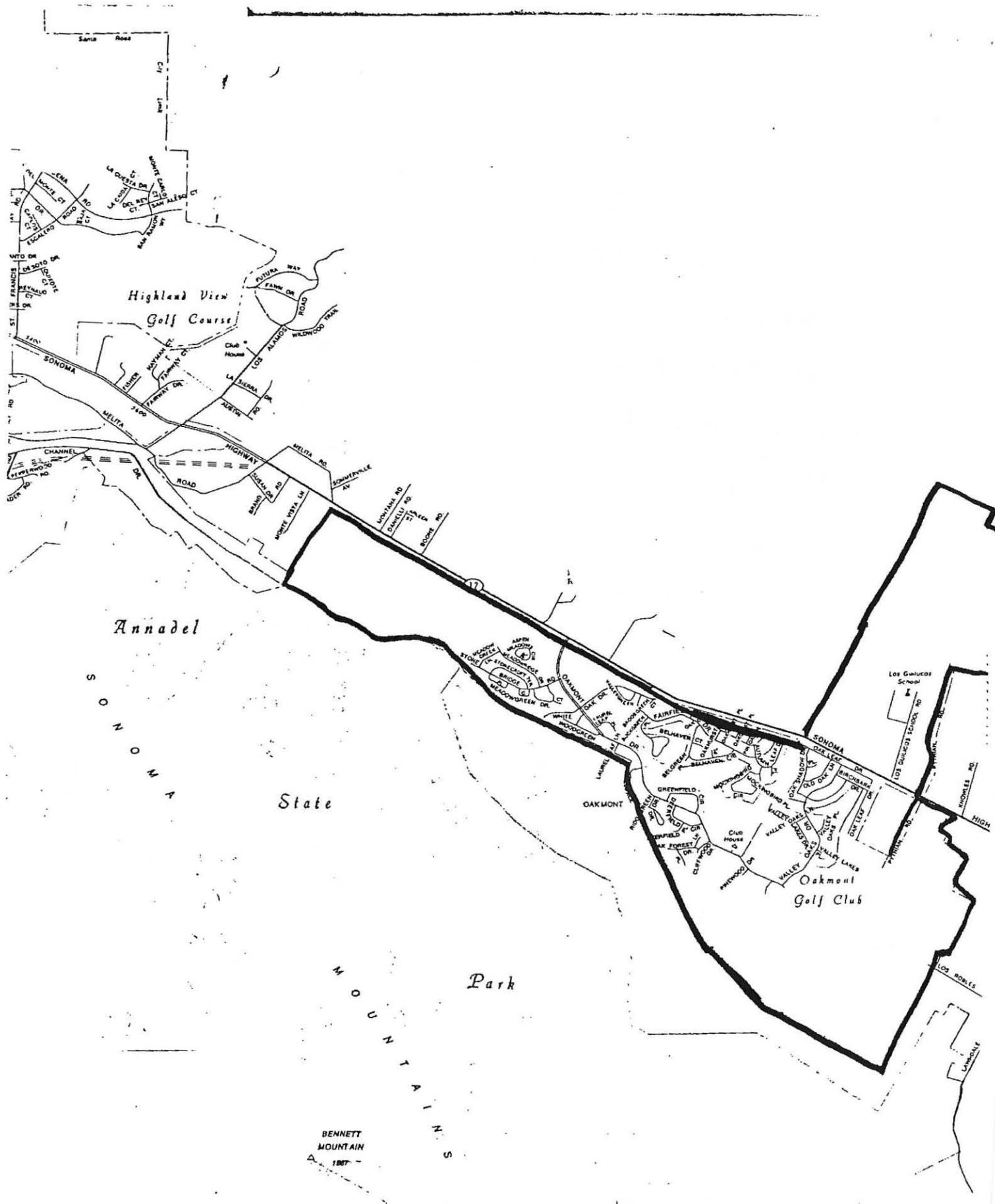
Project Name: Oakmont

Policy Statement Dated: _____ Attached None

Conditional Use Permit Date: _____ Attached None

Development Plan Dated: _____ Attached None

Project Description:



Highland View
Golf Course

Annadel

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MOUNTAIN
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Oakmont
Golf Club

Los Gualucos
School

LOS GUALUCOS SCHOOL RD

LOS ROBLES

LINDOLE

101

SONOMA

OAKMONT

HIGH

SONOMA

VALLEY

GREENFIELD

VALLEY

d) Off-street parking:

One garage or carport for each dwelling unit.

One parking space for each two (2) guest rooms in any boarding or lodging house.

One parking space for each 300 square feet of office space.

One parking space for each 200 square feet of floor sales space.

One parking space for each four (4) seats in any restaurant.

One parking space for each unit in any motel.

One parking space per six (6) seats in places of public assembly.

The Planning Commission may establish parking requirements for uses it determines to be similar under Section 481 d).

FROM 11-20-62 ZONING CODE

ARTICLE 9. PC OR PLANNED COMMUNITY DISTRICT

Section 490. PC Uses and Restrictions. The use of land, building and structures on any property classified PC is subject to this Article as well as to the general regulations and requirements of this Appendix. No uses are allowed in such district, except those specifically listed below in this Article, and then only as limited by the use permit, height limits, lot or site requirements, parking, and other restrictions listed in the following sections..

Section 491. Uses Allowed:

a) Uses Allowed Without Use Permit:

All uses require a use permit.

b) Uses Requiring Use Permits:

All uses permitted in the R-1, R-2, R-3, R-4, C-1, and C-2 Districts, when the area is of sufficient size to contain a planned community. Additional similar uses, including C-3 uses, which are, in the opinion of the Planning Commission, proper uses to be included in the total development within a particular PC District.

Applicant must furnish maps showing: topography of land; proposed street system and lot design; areas to be dedicated or reserved for public use; areas proposed for commercial uses, off-street parking and kind of residential uses; location and elevations of all buildings other than single family.

c) Allowed Accessory Uses:

All uses require a use permit.

d) Prohibited Uses:

Uses not specified above are prohibited unless determined by the Planning Commission to be similar in nature to those specified.

Sec. 492. Height Limit of Buildings and Structures: Thirty-five (35) feet for R-1 or R-2 uses; fifty-five (55) feet for all other uses, except that height limits of non-dwelling structures may be exceeded by use permit.

Sec. 493. Lot Requirements:

a) Minimum building site area:

Corner lots: 7,000 square feet.

Interior lots: 6,000 square feet.

b) Maximum coverage of lot by structures:

Same as that district in which the use is normally allowed.

R-16 standard - 1

c) Setbacks for main buildings and accessory buildings:
Same as that district in which the use is normally allowed.

d) Off-street parking:
One garage or carport per dwelling unit.
One square foot of parking space for each square foot of gross floor area for commercial uses.
Layout and location of parking spaces to be approved by the Planning Commission, which body may also establish parking requirements for uses it determines to be similar under Section 491(d).

ARTICLE 10. C-2 OR GENERAL COMMERCIAL DISTRICT

Section 500. C-2 Uses and Restrictions. The use of land, buildings and structures on any property classified C-2 is subject to this Article as well as to the general regulations and requirements of this Appendix. No uses are allowed in such district, except those specifically listed below in this Article, and then only as limited by the use permit, height limits, lot or site requirements, parking, and other restrictions listed in the following sections.

Section 501. Uses Allowed:

a) Uses Allowed Without Use Permit:

Retail stores, shops, or businesses conducted entirely within the building, including food stores, furniture stores, restaurants, bars, cafes, retail bakeries, auto sales, news stands. Personal service establishments, offices and clinics.

OAKMONT VILLAGE ASSOCIATION

ARCHITECTURAL GUIDELINES AND STANDARDS

Prepared by: The Oakmont Architectural Committee

Adopted: February 23, 1988

These Architectural Guidelines and Standards are the culmination of policies adopted by the Oakmont Architectural Committee over the years. It should be noted however, that this document is not retroactive in nature.

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OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL GUIDELINES AND STANDARDS

I. GENERAL

In order to maintain the architectural character of the Oakmont Community, it is necessary that modifications of structures, materials, and colors be compatible with the original design as required by Article III Section 3(a) of the Protective Restrictions. The Architectural Committee's desire is to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of every property.

Approval from the Oakmont Village Association Architectural Committee is required prior to construction for additions or alterations that meet any of the following criteria:

1. All exterior structures unless installed by the developer.
2. All mechanical equipment, air conditioners and spa/swimming pool equipment.
3. All landscaping and other exterior improvements.

Failure to obtain the necessary approvals prior to construction may constitute a violation of the Protective Restrictions and may require modification or removal of unauthorized work at the expense of the homeowner. In addition, a permit for such construction may be required from the City of Santa Rosa, Building Department, Public works, or other governmental agencies.

II. GUIDELINES

A. Submittal Procedure and Requirements

Approval of any project by the Oakmont Village Association Architectural Committee does not waive the necessity of obtaining the required city and/or county permits. Obtaining city and/or county permits does not waive the need for Oakmont Village Association Architectural Committee approval prior to construction.

1. Submittals
 - a. All applications shall be submitted to the Oakmont Village Association at 6637 Oakmont Drive, to the attention of the Architectural Committee.
 - b. All requests for architectural approval shall be made on the standard Oakmont Village Association Architectural Committee Home Improvement Application.
 - c. Three (3) complete sets of plans are required for submittal.

2. Construction Drawings: Plans must be prepared in accordance with applicable building codes, and with clarity and completeness. It is recommended that work involving major additions or work requiring variances be submitted at the preliminary drawing stage for review by both the Oakmont Village Association Architectural Committee and the City of Santa Rosa Building Department. Final drawings should not be prepared until preliminary plans have been reviewed.

3. Neighbor Awareness: The neighbor's approval is not a condition to your plans being approved by the Architectural Committee. The intent is to advise neighbors who own property adjacent to your lot of your proposed improvement by requiring their signature on the Home Improvement Application. No application will be considered complete until there is evidence that neighbors have been made aware of the application.

4. Right of Inspection (Article III, Section 3(d) of the Protective Restrictions): During reasonable hours, any member of the Architectural Committee or any agent of such committee or any representative of the Association or Declarant shall have the right to enter upon and inspect any portion of said property and the exterior of the buildings and improvements thereon for the purpose of ascertaining whether or not the provisions of the Protective Restrictions have been or are being complied with, and shall not become liable therefore or be deemed guilty of trespass nor any other tort by reason thereof.

5. Approval: Approved plans will receive a stamp indicating Oakmont Village Association Architectural Committee approval. Two (2) sets of plans along with a permit will be returned to the applicant and one (1) set will be retained in the applicant's homeowner file for future reference at the Oakmont office. The Homeowners Association shall be advised of actions taken by the Architectural Committee within the association.

6. Standards for Disapproval

The Architectural Committee shall have the right to disapprove any plans, specifications or details submitted to it if:

- a. said plans do not comply with all of the provisions of the Protective Restrictions
- b. the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of the Real Property or with the adjacent buildings or structures
- c. the plans and specifications submitted are incomplete
- d. the Architectural Committee deems the plans, specifications or details, or any part thereof, or to be contrary to the best interest, welfare or rights of all or any of the other Owners.

B. Construction

1. Time period: Work shall be completed within 90 days of the date of approval. If the scope of the job warrants more time, the Committee may extend the construction period as necessary.
2. Inspection: Upon completion of the work as indicated on "Approved" copy of the drawing and specification, the applicant shall notify the Oakmont Village Association Architectural Committee in writing for final inspection and approval. If the Committee chooses to inspect the job, inspection will be completed within 30 days after the homeowner's notification to the Committee requesting inspection.

C. General

1. APPEALS: In the event plans and specifications submitted to Oakmont Village Association Architectural Committee are disapproved, the party or parties making such submission may appeal, in writing, to the Oakmont Village Association Board of Directors. The written request must be received by the Board no later than thirty (30) days following the final decision of the Oakmont Village Association Architectural Committee.
2. ENFORCEMENT: Failure to obtain the necessary approval from the Oakmont Village Association Architectural Committee may constitute a violation of the Protective Restrictions and may require modification or removal of work at the expense of the homeowner. If necessary, the City of Santa Rosa will be contacted to assist with the enforcement of this policy.

III. ARCHITECTURAL STANDARDS

A. Fences

1. Fencing shall conform to the design, material and colors established by the Architectural Committee. The approved fencing specifications may be obtained from the Committee staff representative.
2. Fencing shall not be constructed or extend beyond the most forward portion of the dwelling.
3. Fence heights shall NOT exceed six (6) feet above the highest adjacent grade level, unless further restricted.
4. The following type of materials are unacceptable for fencing:
 - a. aluminum or sheet metal
 - b. chicken wire or chicken mesh
 - c. metal or plastic chain link
 - d. plastic webbing, reeded or straw like materials
 - e. corrugated or flat plastic or fiberglass sheets or panels.
 - f. rope or other fibrous strand elements
 - g. glass block
 - h. miniature type fencing*these materials are not all inclusive
5. On lots that border golf course properties fencing will not extend past rear of residence unless approved by Architectural Committee.
6. Maintained area fencing for patios shall be the same style as originally installed by the Developer.
7. Fences installed on retaining walls shall not exceed 6 feet in height measured from the highest adjacent grade.

B. Structural Additions; Patio Covers; Roof Surfaces

Structural or material additions or alterations of the exterior of any building shall conform to materials, colors, character and detailing as established on the existing dwelling. The Architectural Committee established the following standards with regard to application to construct additions to homes within the Oakmont Community. When, in the opinion of the Architectural Committee, there is excess adverse impact on the privacy of adjacent units, the approval of an application for this type of construction may not be given.

B. Structural Additions - Continued:

1. The ideal or most desirable roof for homes in Oakmont is the wood shingle or shake roof. The color and texture of these is most in keeping with the rustic design and atmosphere desired here.

When this material cannot be used, lifespan or lack of availability factors being considered, a composition shingle equal to or better than one of the following may be approved. They are: Pabco Hallmark Shingle, Celotex Dimensional shingle, Bird Architect 80 shingle, Elk 30+ Prestique all in the dark earth tones. Samples are held in our office.

All roofing material should be inconspicuous, harmonizing dark colors and have a non-glare surface, including that used for open or enclosed patio roofs.

All plumbing vent pipes, attic fan housings, ventilators, and skylight frames must be kept low and "painted out" with a non-streaking paint to match the color of the roof.

All roofing materials should be trimmed out at the edges in neatly finished, workman-like fashion.

Any cupolas, weather vanes and other roof adornments must be approved prior to installation.

2. Solid patio covers: All solid patio covers will be reviewed on an individual basis.

3. Patio Structures, Sunshades, Arbors, and Trellises
 - a. Structures in this section shall conform to the original architectural character of the existing dwelling.
 - b. Patio, sunshade, arbor, trellis and gazebo structural members shall be preferably of wood construction with the exception of vertical supports which may be of metal or masonry.
 - c. Structures under this section will be stained or painted to match a color on the home. Other colors will be subject to approval by the Architectural Committee. If Grade I natural redwood is used, it may remain in its natural state.
4. The following materials are unacceptable for roof or patio cover surfaces:
 - a. Metal (Aluminum patio covers may be approved depending on design and location)
 - b. Corrugated plastic (when visible by others)
 - c. Corrugated fiberglass (when visible by others)
 - d. Plastic webbing, split bamboo, reeded or straw-like materials
 - e. Colored rock on hot mopped asphalt

Note: These materials are not all inclusive

C. Awnings

1. General: Individual metal window awnings are NOT acceptable, unless they are a developer-established architectural characteristic.
2. Awnings not covered under Item 1 above, may be approved under the following conditions:
 - a. review will be done on an individual basis
 - b. awning material must match or blend with the existing architectural character and color scheme of the dwelling in open and/or retracted position.
 - c. Awning material will always be maintained in an aesthetic and unfaded condition.
3. The following is an acceptable awning material:
 - a. prefinished aluminum

D. Balconies and Decks

1. Balconies and decks shall be of wood construction unless specifically approved otherwise.
2. The foundation of decks shall be screened with lattice-type construction or other similar means of screening.
3. The shape and size of the proposed balcony or deck shall conform with the architectural features of the existing structure.

E. Exterior Painting

Exterior painting on any dwelling or structure will be subject to review and approval by the Oakmont Village Association Architectural Committee.

F. Landscaping and Other Related Improvements

All yards of homes must be landscaped within six (6) months from the NEWLY CONSTRUCTED close of escrow. In the case of a corner lot or equivalent, front yards will include any portion of the yard visible from the street which could include the side yard. The landscaping installed must in general present an attractive appearance for the property and include a reasonable combination of lawn and/or ground cover, shrubs and trees, depending on the property, although no specific percentages of the above landscaping materials are required. Any landscaping that does not meet the above standards, is subject to modification by the Architectural Committee. However, the following are NOT permitted within Oakmont WITHOUT PRIOR APPROVAL of the Architectural Committee:

1. Succulent or cacti plantings (desert planting schemes)
2. Rock or gravel ground cover in excess of 15% of total landscaped area. Rock samples shall be submitted for review prior to installation.
3. Statuaries or monuments in front yards
4. No hedge or continuous shrub planting is permitted along golf course property.
5. Gravel or chip dressing must be separated from golf course property with lawn or low planting material unless retained by wood or masonry border.

6. No tree with potential growth exceeding twenty five (25) feet height allowed, unless it can be controlled to this height limitation.

As provided in the Protective Restrictions, if the Association must enter upon a lot to install landscaping on the front and/or side yard property, the following minimum landscaping requirements will generally be accomplished:

1. 80% of the front and side yards planted in ground cover or lawn, or a combination of both.
2. 20% of the front yard planted with shrubs as follows:
 - a. one 1-gallon shrub for every ten (10) square feet.
 - b. one 5-gallon shrub for every fifty (50) square feet.
 - c. one 15 gallon tree planted
3. Sprinkler system installed.

G. Mechanical Equipment

1. Installation of mechanical equipment, including but not limited to air-conditioning, swimming pool and spa equipment and water softners, shall require approval by the Oakmont Village Association Architectural Committee.
2. All equipment shall be located as far as possible from neighboring properties and/or all pumps and blowers must be enclosed or buried to mitigate the noise factor.
3. Drawings must indicate the location of the equipment and, if exposed to view, the method of screening.
4. Pool construction, drainage, and fencing will be required to conform to city building codes and health ordinances.

H. Drainage and Fill

1. The original course of surface water flow shall not be disturbed or altered to adversely affect neighboring property.
2. Gutters and downspouts or scuppers shall be primed and painted to match adjacent surface colors.
3. All down spouts will be connected to street or assigned drainage area.

- I. Antennae
Antennae of any description installed outside of a dwelling or garage are prohibited.
- J. Flagpoles
Flagpoles require approval by the Architectural Committee.
- K. Weathervanes
Weathervanes require approval by the Architectural Committee.
- L. Window Tinting
Reflective materials which create a mirror effect from the outside, require approval by the Architectural Committee.
- M. Storage Sheds
Sheds require approval by the Architectural Committee.
- N. Signs
Only those signs approved by the Oakmont Village Association Architectural Committee are permitted.
- O. Exterior Security Doors and/or Window Bars/Grills
Exterior Security doors and/or window bars/grills require approval by the Architectural Committee.
- P. Skylights and Solar Energy Equipment
 - 1. Roof top solar energy equipment or skylights require approval by the Architectural Committee. Approval will be based to a great extent on the homeowners ability to design and accomodate the installation with the least amount of exposure to adjacent units.
 - 2. Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and any other related elements.
 - 3. Guidelines:
 - a. Equipment shall maintain as low a profile as functionally practical and efficient. All installations are to be mounted flush with the roof. No solar panel should extend above the plane of the roof more than 8 inches at any point.
 - b. Piping should go through the roof rather than on the face of the roof or dwelling.
 - c. Equipment on exterior of units must be enclosed and painted or stained to match the unit.
 - d. Where any common roofs are involved, all owners must agree to installation, location, etc.

- e. Equipment, panels, piping, brackets and skylights, must be anodized metal or painted a color to match the roofs.
- f. No reflective or mirrored surfaces will be permitted
- g. Skylights and glass panels are not allowed along golf course lots unless impact resistant materials are used.

Q. Other

Other exterior improvements, alterations and modifications not specifically described in the Guidelines or Architectural Standards shall nevertheless be subject to review and approval by the Oakmont Village Association Architectural Committees.

RESOLUTION NO. 722

RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA ROSA APPROVING THE TENTATIVE
MAP OF OAKMONT SUBDIVISION UNIT "A"

WHEREAS, the Tentative Map of Oakmont Subdivision Unit "A" was filed with the Planning Commission in accordance with the provisions of Section 3.1 of the Subdivision Ordinance of the City of Santa Rosa, and

WHEREAS, copies of said Tentative Map have been sent to the City Engineer, Pacific Gas & Electric, Pacific Telephone & Telegraph, Post Office, School District, Park & Recreation, Sonoma County Planning Commission and Sonoma County Flood Control, and

WHEREAS, said Tentative Map of the proposed subdivision has been studied and reported upon by the Engineering Advisory Committee, and

WHEREAS, the subdivision can be served with all city services and facilities, and the development would be in harmony with the future growth of the City.

NOW, THEREFORE, BE IT RESOLVED that the Tentative Map of Oakmont Subdivision Unit "A" filed in the office of the Planning Director on May 1, 1963, be and is hereby approved subject to conditions of the Engineering Advisory Committee report, except for future determination of sidewalk requirements; the requirements of the State Division of Highways; the condition that further subdivision of any area within the subdivision shall be subject to all requirements of the subdivision regulations of the City of Santa Rosa; and subject to all notations and revisions shown in red on the face of the map.

REGULARLY PASSED AND ADOPTED by the City Planning Commission on the 23rd day of May, 1963, by the following vote:

AYES:	(3)	Chairman Jones, Commissioners Askim, Bevan, Grosman, Maximov, McNair and Truslow
NOES:	(0)	None
ABSENT:	(2)	Commissioners Belden and Deck

APPROVED: GREGORY JONES, JR.
Chairman

ATTEST: LORENE ANTON
Acting Secretary

RESOLUTION NO. 750

RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA TO CONSIDER ZONING FOR UNINCORPORATED TERRITORY PROPOSED OR BEING CONSIDERED FOR ANNEXATION TO THE CITY OF SANTA ROSA AND SETTING THE TIME AND PLACE OF A PUBLIC HEARING THEREON AND GIVING NOTICE OF SUCH HEARING (Oakmont Annexation)

WHEREAS, the City Council of the City of Santa Rosa has referred to this Commission the matter of the zoning classification to be applied to certain unincorporated territory proposed or being considered for annexation to the City of Santa Rosa, in the event the same shall be annexed to the City, which territory is described as

Oakmont Annexation, located generally along the south side of Sonoma Highway between Lawson's corner and Lawndale Road, and including the following parcels:

AP 31-02-5, AP 31-02-6, AP 31-02-9, AP 31-02-10,
AP 50-02-2, AP 50-04-2, AP 50-14-5, AP 50-04-27,
AP 50-04-29, and a portion of each of AP 31-06-1,
AP 51-05-1, and AP 51-02-1.

BE IT RESOLVED, that it is the intention of the Planning Commission to consider the zoning classification to be applied to the said territory in the event that it shall be annexed to the City of Santa Rosa, and to report and make recommendation thereon to the City Council, in accordance with Article 14 of Chapter 1 of Appendix B of the Code of the City of Santa Rosa (City of Santa Rosa Zoning Ordina

BE IT FURTHER RESOLVED by the Planning Commission of the City of Santa Rosa that a public hearing shall be held before this Commission on the 25th day of July, 1963, at the hour of 8:00 p.m., in the Council Chambers, City Hall, Santa Rosa, California, (which hearing may be continued from time to time), at which time and place all persons interested in the zoning of the said land under the provisions of the City of Santa Rosa Zoning Ordinance may appear and be heard.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th of July, 1963, by the following vote:

AYES: (6) Chairman Askim, Commissioners Belden, Bevan, Grosman,
McNair and Truslow
NOES: (0) None
ABSENT: (3) Commissioners Deck, Jones and Maximov

ATTEST: GEORGE H. SMEATH
Secretary

APPROVED: CURTIS E. ASKIM
Chairman

FILE NO. A-63-12

RESOLUTION: 759

ORDINANCE: 1108

LOCATION: Generally along the southside of Sonoma Highway between the eastern City limits line and Lawndale Road.

ZONE DESIGNATION: from County "A" and County "PC" to City "A" and City "PC"

ADOPTED PLANS:

Proposed Land Use:

OAKMONT

OAKMONT

RESOLUTION NO. 759

RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL
THE PREZONING OF OAKMONT ANNEXATION

WHEREAS, the Planning Commission of the City of Santa Rosa has considered the matter of the zoning classification to be applied to certain unincorporated territory proposed or being considered for annexation to the City of Santa Rosa, in the event the same shall be annexed to the City, which territory is described as Oakmont Annexation, located generally along the south side of Sonoma Highway between the eastern City limits line and Lawndale Road, further described as

All of AP 31-02-5, AP 31-02-6, AP 31-02-9 and AP 31-02-10; AP 50-02-2, AP 50-03-1 and AP 50-03-3; AP 50-04-2, AP 50-04-5, AP 50-04-27, AP 50-04-29; and a portion of AP 31-06-1, AP 31-05-1 and AP 31-02-1,

and

WHEREAS, a public hearing on the proposed zoning classification has been held on the 25th day of July, 1963, in the Council Chambers, City Hall, Santa Rosa, California, and required notice of said hearing having been properly given by publication and posting of public notice as required by the City of Santa Rosa Zoning Ordinance, and factual evidence having been received and given due consideration.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Rosa that the Planning Commission recommends to the City Council that the above named parcels be rezoned from County "A" (agricultural) and County P-C (planned community) District to City "A" (agricultural) and City P-C (planned community) District as follows:

From County P-C to City P-C all of AP 31-02-5, AP 31-02-6, AP 31-02-9 and AP 31-02-10; AP 50-02-2, AP 50-03-1 and AP 50-03-3; AP 50-04-2, AP 50-04-5, AP 50-04-27, and AP 50-04-29;

From County "A" to City "A" a portion of AP 31-06-1, AP 31-05-1 and AP 31-02-1,

and

BE IT FURTHER RESOLVED, that the Planning Commission recommends to City Council that a policy statement be adopted requiring the development of the parcels herein rezoned to City P-C (planned community) District be developed in general harmony with the plan entitled "Community Development Plan - Oakmont" received and filed on May 1, 1963, in the Planning Department.

IT IS FURTHER RESOLVED that a copy of this resolution be transmitted to the City Council of the City of Santa Rosa as the report of the Planning Commission with respect to the said proposed rezoning.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 25th day of July, 1963, by the following vote:

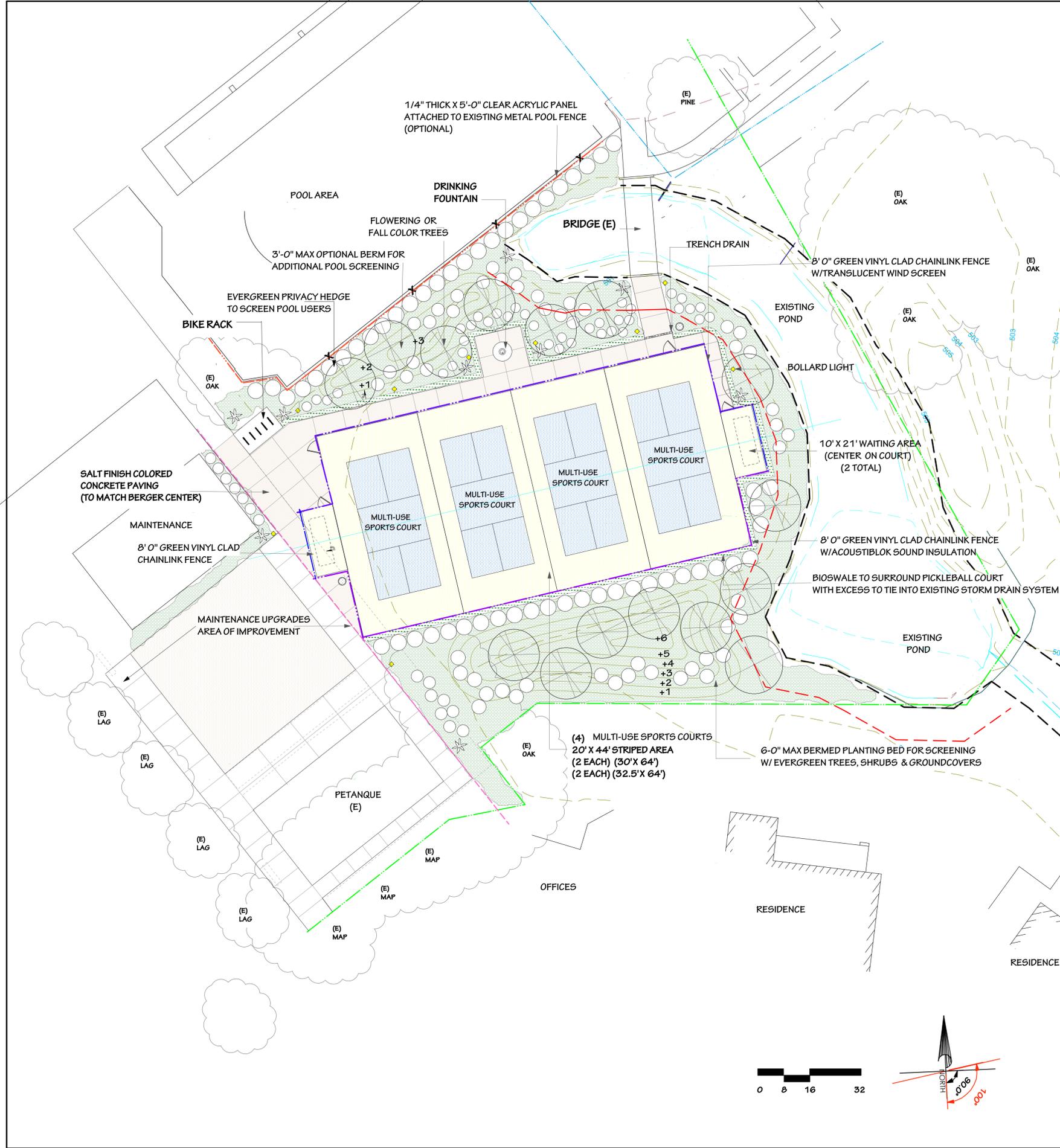
AYES:	(8)	Chairman Askim, Commissioners Belden, Bevan, Deck, Grosman, Maximov, McNair and Truslow
NOES:	(1)	Commissioner Jones
ABSENT:	(0)	None

APPROVED: CURTIS E. ASKIM
Chairman

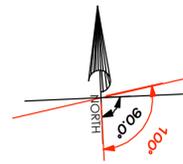
ATTEST: GEORGE H. SMEATH
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held on July 25, 1963.


Secretary



LAYOUT & CONSTRUCTION LEGEND			
KEY	QUANTITY	SIZE/UNIT	DESCRIPTION
	6	15 GALLON	SMALL FLOWERING TREES - Lagerstroemia 'Natchez White', Prunus 'Thundercloud', Malus 'Prarie Fire'
	2	15 GALLON	MEDIUM FLOWERING OR FALL COLOR TREES - Pistacia chinensis, Acer rubrum 'Scarlet Sentinel'
	7	15 GALLON	SMALL/MEDIUM EVERGREEN TREES - Olea 'Swan Hill', Magnolia 'Little Gem', Arbutus 'Marina'
	54	5 GALLON	TALL HEDGE SHRUBS - Pittosporum nigricans, Prunus c.'Compacta', Rhamnus alaternus
	102	5 GALLON	MEDIUM DROUGHT TOLERANT SHRUBS
	8	5 GALLON	ASSORTED PHORMIUM (ACCENT SHRUBS)
	300	1 GALLON	DROUGHT TOLERANT GROUNDCOVERS, PERENNIALS AND GRASSES
	9300	SF	3" DEPTH BARK MULCH
	2100	SF	COLORED CONCRETE PAVING (TO MATCH BERGER CENTER) (SCOFIELD CHROMIX 5234 - SUMMER BEIGE)
	8400	SF	MULTI-USE SPORTS COURT SURFACING
	1	EA	HAWS DRINKING FOUNTAIN
	1	EA	RIBBON RACK - 7 BIKE (RB 071G)
	2	EA	METAL TRASH RECEPTACLE (TO MATCH BERGER CENTER) URBANSCAPE TG3F33P - TEXTURED BRONZE)
	10	EA	KIM VRB3-20LED-3500 K BOLLARD LIGHT (TO MATCH BERGER CENTRAL PLAZA)
	188	LF	8'-0" GREEN VINYL CLAD CHAINLINK FENCE W/ACOUSTI-BLOK SOUND INSULATION
	188	LF	8'-0" GREEN VINYL CLAD CHAINLINK FENCE W/TRANSLUCENT WIND SCREEN
	44	LF	8'-0" GREEN VINYL CLAD CHAINLINK FENCE
	160	LF	1/4" X 5'-0" CLEAR ACRYLIC PANEL ATTACHED TO EXISTING METAL POOL DECK (OPTIONAL)
			PROPERTY LINE
			10' POND SETBACK
			MAINTENANCE UPGRADES SCOPE OF WORK LINE
			EXISTING STORM DRAIN SYSTEM
	124	LF	BIOSWALE SYSTEM (SEE CIVIL FOR FINAL GRADING & DRAINAGE)
	2700	SF	REPLACED CONCRETE SIDEWALKS TO MATCH BERGER CENTER PLAZA
	2400	SF	ARBOR MULCH TO REPLACE SHUFFLEBALL COURT



Date 11-12-15

Drawn By LC
 Job OAK714
 Sheet



6633 Oakmont Drive
MNP14-014



11/18/2015

Scale 1: 1,200

0 Miles 0.02

TED WINFIELD & ASSOCIATES

MEMORANDUM

Date: July 27, 2015

To: Cassie Turner (Oakmont Association Manager)

From: Ted P. Winfield, Ph.D.

RE: Comments on Project Design.

The purpose of this memorandum is to provide comments on the proposed design of the pickleball courts and related facilities (Project). The Project will be constructed adjacent to an existing decorative pond, which is a remnant of the original pond that was developed when the golf course and practice putting green were first constructed in the early 1960's.

The pond was partially filled prior to 2004 but the bridge was maintained along with the remaining portions of the pond to maintain the original visual aspects of this part of the golf course. The pond receives stormwater runoff during the rainy season, but is usually dry during the summer and fall months. The pond is not subject to the regulatory jurisdiction of both the U.S. Army Corps of Engineers and the Regional Water Quality Control Board, North Coast Region.

Although the pond currently received stormwater runoff from surrounding lands and was constructed as a decorative feature of the golf course, elements were incorporated into the Project design to minimize impacts of the Project on the pond. The footprint of the Project is at least 10 feet from the edge of the pond, which minimizes the possible inadvertent impacts to the pond during construction.

A bioswale has been incorporated into the design that will capture runoff from the pickleball courts and related features and treat the runoff water, which will tie into the existing storm drain system. Any excess water that happens to flow from the pickleball court toward the pond will flow across the vegetated 10-foot buffer area between the east end of the pickleball and the pond which will provide filtration of the runoff waters before reaching the pond.

It is unlikely that the use of the pickleball courts will have an adverse effect on any wildlife that may be using the pond area. The area is currently subject to presence of human activity on the golf course, the putting green and the nearby activity center.

TED WINFIELD & ASSOCIATES

MEMORANDUM

Date: January 26, 2015

To: Cassie Turner (Oakmont Association Manager)

From: Ted P. Winfield, Ph.D.

RE: Special-status Species Assessment of the Oakmont Golf Course Pond

The purpose of this memorandum is to assess the possible occurrence of special-status species of plants and wildlife in and around the pond at the northwest end of the golf course adjacent to the practice putting green that could be adversely affected by filling of the pond and converting it to a recreational facility. This assessment is based on a review of the California Natural Diversity Database (CNDDDB), which is a database of records on the occurrence of special-status species maintained by the California Department of Fish and Wildlife, and a site visit conducted August 20, 2014.

BACKGROUND

The project site is located at northwest end of the Oakmont Golf Course near the Central Recreation Complex buildings (Figure 1). The project will consist of construction of a recreational facility (Project) consisting of four pickleball courts surrounded by a chain link fence (Figure 2). The Project will be constructed adjacent to an existing decorative pond (Figure 3), which is a remnant of the original pond that was developed when the golf course and practice putting green were first constructed in the early 1960's.

The pond was partially filled prior to 2004 but the bridge was maintained along with the remaining portions of the pond to maintain the original visual aspects of this part of the golf course. The pond receives stormwater runoff during the rainy season, but is usually dry during the summer and fall months. The Project will not directly affect the pond.

During construction a silt fence will be erected around the Project construction area that will prevent the movement of sediment from the construction site into the pond.

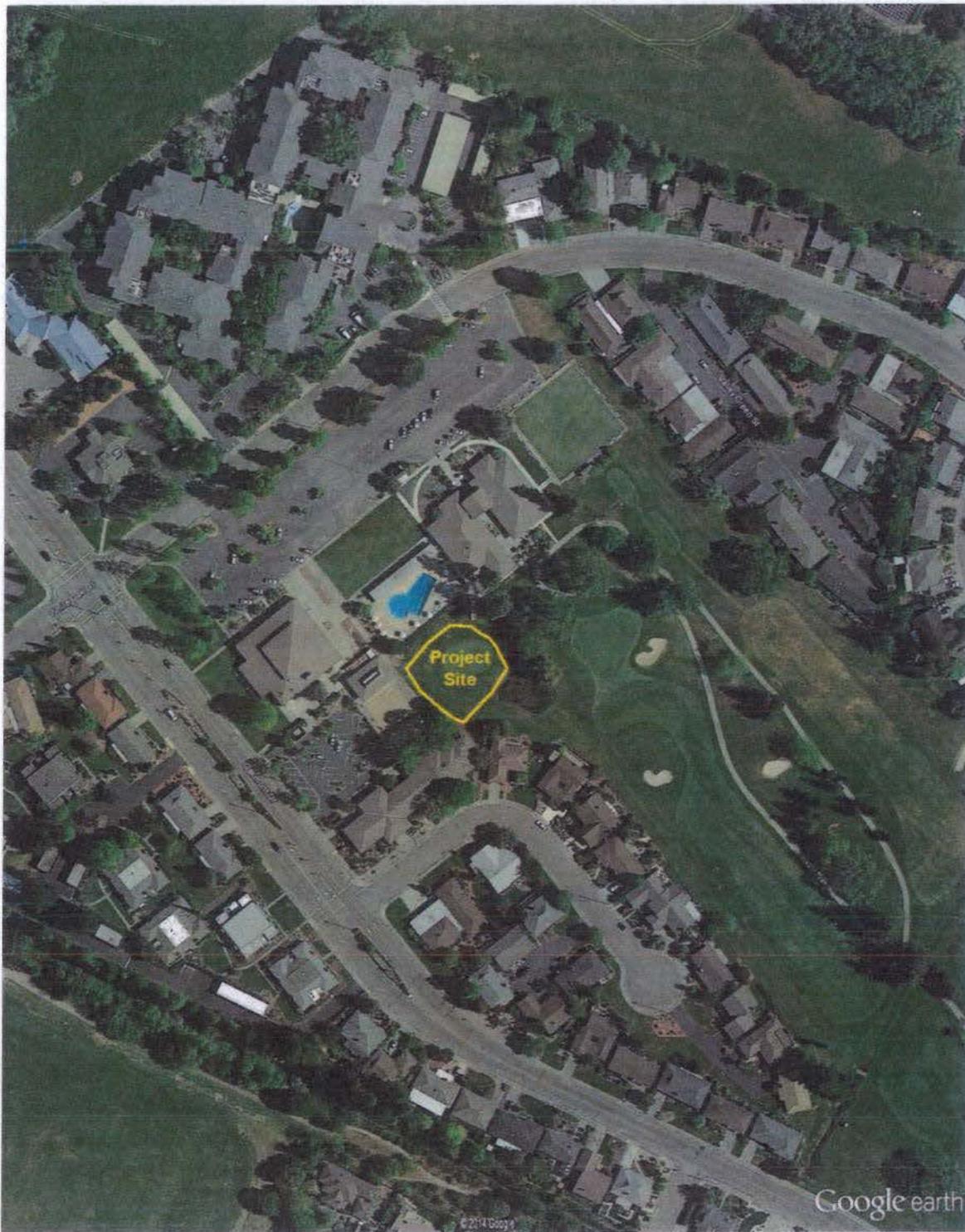
The soils reported to occur at the site are classified as Pleasanton-Haire complex, 0 to 9 percent slopes. These soils are moderately well drained gravelly loams, and are not listed as hydric soils in California. There is a small creek located approximately 700 feet southeast of the pond (Charlotte Creek) that appears to carry runoff from the nearby hill slopes north of the golf course, on the north side of the surrounding development and Highway 12, but this feature is not shown on the U.S.G.S. topographic map of the site.



Figure 1. Site location map.



Figure 2. Site plan for pickleball courts.



Google Earth Pro
Figure 3. Aerial photograph of Project site.

PROJECT SITE DESCRIPTION

The project site consists of a practice putting green, maintained lawn surrounding the putting green, and a decorative pond that was initially constructed in the early 1960's (Figure 4). The pond supports an array of species commonly found in and on the margins of emergent freshwater marsh, including cattails (*Typha* sp.), bulrush (*Schoenoplectus acutus*), smartweed (*Persicaria ?lapathifolia*), rush (*Juncus* sp.), tall umbrella sedge (*Cyperus eragrostis*), dallisgrass (*Paspalum dilatatum*), Bermudagrass (*Cynodon dactylon*), prickly oxtongue (*Helminthotheca echioides*), annual hairgrass (*Deschampsia danthonioides*), prickly lettuce (*Lactuca serriola*), and Himalayan blackberry (*Rubus armeniacus*).



Figure 4. Photograph of the emergent marsh/pond.

DEFINITION OF SPECIAL-STATUS SPECIES

Special-status plant species are defined to include all plant species that meet one or more of the following criteria¹:

- Listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (FESA) or candidates for possible future listing as threatened or endangered under FESA (50 CFR §17.12).
- Listed or candidates for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (Fish and Game Code §2050 *et seq.*).
- Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 *et seq.*). A plant is **rare** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens (Fish and Game Code §1901).
- Meet the definition of rare or endangered under the California Environmental Quality Act (CEQA) §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
 - ♦ Species considered by the California Native Plant Society (CNPS) to be “rare, threatened or endangered in California” (Lists 1A, 1B and 2);
 - ♦ Species that may warrant consideration on the basis of local significance or recent biological information;
 - ♦ Some species included on the CNDDDB *Special Plants, Bryophytes, and Lichens List* (California Department of Fish and Game 2008).

Considered a **locally significant species**, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

Special-status species of invertebrates and wildlife include those species listed as *threatened* or *endangered*, proposed for listing as *threatened* or *endangered*, or candidates for listing as *threatened* or *endangered* under the FESA or CESA; or identified as *fully protected species* or *species of special concern* by the CDFW. Additional protections are extended to certain bird species through the Migratory Bird Treaty Act of 1918, which makes it unlawful to destroy active bird nests, eggs, and young. Section 3503.5 of the California Fish and Game [Wildlife] Code also makes it unlawful to take, possess or destroy birds in the Falconiformes (birds of prey, vultures, eagles, falcons) and Strigiformes (owls) families, which can include nest disturbance from construction and other activities.

¹ California Department of Fish and Game (CDFG). Protocols for surveying and evaluating impacts to special status native plant populations and natural communities. November 24, 2009.

POTENTIAL OCCURRENCE OF SPECIAL-STATUS PLANTS

The CNDDDB records² for the Kenwood, Santa Rosa and Glen Ellen USGS quadrangle maps were searched to obtain information on the occurrence of special-status plants in the region of the project. The results of the database search is presented in Table 1 along with the regulatory status of each species, its habitat affinity and the likelihood of occurrence at the project site based on the habitats present at the project site.

Table 1. List of special-status plant species reported to occur in the region and their regulatory status.

COMMON NAME SCIENTIFIC NAME	STATUS FEDERAL/ STATE/ CNPS	HABITAT AFFINITY	POTENTIAL OCCURRENCE
Franciscan onion <i>Allium peninsulare</i> var. <i>franciscanum</i>	-/1B.2	•Cismontane woodland •Valley and foothill grassland /clay, volcanic, often serpentinite	Unlikely. Suitable habitat not present at project site.
Sonoma alopecurus <i>Alopecurus aequalis</i> var. <i>sonomensis</i>	E-/1B.1	•Marshes and swamps •Riparian scrub	Low likelihood. Marginally suitable habitat present along edge of artificially created pond.
Napa false indigo <i>Amorpha californica</i> var. <i>napensis</i>	-/1B.2	•Broadleafed upland forest (openings) •Chaparral •Cismontane woodland	Unlikely. Suitable habitat not present at project site.
bent-flowered fiddleneck <i>Amsinckia lunaris</i>	-/1B.2	•Coastal bluff scrub •Cismontane woodland •Valley and foothill grassland	Unlikely. Suitable habitat not present at project site.
Sonoma canescent manzanita <i>Arctostaphylos canescens</i> ssp. <i>sonomensis</i>	-/1B.2	•Chaparral •Lower montane coniferous forest, sometimes serpentinite	Unlikely. Suitable habitat not present at project site.
Rincon Ridge manzanita <i>Arctostaphylos stanfordiana</i> ssp. <i>decumbens</i>	-/1B.1	•Chaparral (rhyolitic) •Cismontane woodland	Unlikely. Suitable habitat not present at project site.
Clara Hunt's milk-vetch <i>Astragalus claranus</i>	E/T/1B.1	•Chaparral (openings) •Cismontane woodland •Valley and foothill grassland/serpentinite or volcanic, rocky, clay •Chaparral	Unlikely. Suitable habitat not present at project site.
big-scale balsamroot <i>Balsamorhiza macrolepis</i>	-/1B.2	•Cismontane woodland •Valley and foothill grassland/sometimes serpentinite	Unlikely. Suitable habitat not present at project site.
Sonoma sunshine <i>Blennosperma bakeri</i>	E/E/1B.1	•Valley and foothill grassland (mesic) •Vernal pools	Unlikely. Suitable habitat not present at project site.
narrow-anthered California brodiaea <i>Brodiaea leptandra</i>	-/1B.2	•Broadleafed upland forest •Chaparral •Cismontane woodland •Lower montane coniferous forest •Valley and foothill grassland/volcanics	Unlikely. Suitable habitat not present at project site.

² CNDDDB, dated November 30, 2014.

COMMON NAME SCIENTIFIC NAME	STATUS FEDERAL/ STATE/ CNPS	HABITAT AFFINITY	POTENTIAL OCCURRENCE
Rincon Ridge ceanothus <i>Ceanothus confusus</i>	-/1B.1	•Closed-cone coniferous forest •Chaparral •Cismontane woodland/volcanic or serpentinite	Unlikely. Suitable habitat not present at project site.
Calistoga ceanothus <i>Ceanothus divergens</i>	-/1B.2	•Chaparral (serpentinite or volcanic, rocky) •Chaparral	Unlikely. Suitable habitat not present at project site.
holly-leaved ceanothus <i>Ceanothus purpureus</i>	-/1B.2	•Cismontane woodland/volcanic, rocky	Unlikely. Suitable habitat not present at project site.
Sonoma ceanothus <i>Ceanothus sonomensis</i>	-/1B.2	•Chaparral (sandy, serpentinite or volcanic)	Unlikely. Suitable habitat not present at project site.
dwarf downingia <i>Downingia pusilla</i>	-/2.2	•Valley and foothill grassland (mesic) •Vernal pools	Unlikely. Suitable habitat not present at project site.
fragrant fritillary <i>Fritillaria liliacea</i>	-/1B.2	•Cismontane woodland •Coastal prairie •Coastal scrub •Valley and foothill grassland/often serpentinite	Unlikely. Suitable habitat not present at project site.
seaside tarplant <i>Hemizonia congesta</i> ssp. <i>congesta</i>	-/1B.2	•Valley and foothill grassland/sometimes roadsides	Unlikely. Suitable habitat not present at project site.
Burke's goldfields <i>Lasthenia burkei</i>	E/E/1B.1	•Meadows and seeps (mesic) •Vernal pools	Unlikely. Suitable habitat not present at project site.
Colusa layia <i>Layia septentrionalis</i>	-/1B.2	•Chaparral •Cismontane woodland •Valley and foothill grassland/sandy, serpentinite	Unlikely. Suitable habitat not present at project site.
legenere <i>Legenere limosa</i>	-/1B.1	•Vernal pools	Unlikely. Suitable habitat not present at project site.
Jepson's leptosiphon <i>Leptosiphon jepsonii</i>	-/1B.2	•Chaparral •Cismontane woodland/usually volcanic	Unlikely. Suitable habitat not present at project site.
Sebastopol meadowfoam <i>Limnanthes vinculans</i>	E/E/1B.1	•Meadows and seeps •Valley and foothill grassland •Vernal pools /vernally mesic	Unlikely. Suitable habitat not present at project site.
Baker's navarretia <i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	-/1B.1	•Cismontane woodland •Lower montane coniferous forest •Meadows and seeps •Valley and foothill grassland •Vernal pools/mesic	Unlikely. Suitable habitat not present at project site.
Sonoma beardtongue <i>Penstemon newberryi</i> ssp. <i>bakeri</i>	-/1B.3	•Chaparral (rocky)	Unlikely. Suitable habitat not present at project site.
Kenwood Marsh checkerbloom <i>Sidalcea oregana</i> ssp. <i>valida</i>	E/E/1B.1	•Meadows and seeps •Riparian forest/mesic	Unlikely. Suitable habitat not present at project site.
showy rancheria clover <i>Trifolium amoenum</i>	E-/1B.1	•Coastal bluff scrub •Valley and foothill grassland (sometimes serpentinite)	Unlikely. Suitable habitat not present at project site.

COMMON NAME SCIENTIFIC NAME	STATUS FEDERAL/ STATE/ CNPS	HABITAT AFFINITY	POTENTIAL OCCURRENCE
saline clover <i>Trifolium hydrophilum</i>	-/-1B.2	<ul style="list-style-type: none"> •Marshes and swamps •Valley and foothill grassland (mesic, alkaline) •Vernal pools 	Unlikely. Suitable habitat (alkaline soils) not present at project site.
coastal triquetrella <i>Triquetrella californica</i>	-/-2.3	<ul style="list-style-type: none"> •Coastal bluff scrub •Coastal scrub/soil 	Unlikely. Suitable habitat not present at project site.
oval-leaved viburnum <i>Viburnum ellipticum</i>	-/-2.3	<ul style="list-style-type: none"> •Chaparral •Cismontane woodland •Lower montane coniferous forest 	Unlikely. Suitable habitat not present at project site.

* Federal Status: E = Endangered; State Status: E = Endangered, R = Rare, T = Threatened
 CNPS Designations: List 1A = Species presumed extinct in California. List 1B = Species rare and endangered in California and elsewhere. List 2 = Species rare and endangered in California but more common elsewhere. List 3 = Species for which additional data are needed.

Suitable habitat for most of the special-status species listed in Table 1 is not present at the project site. The site occurs within a golf course setting and the areas outside the pond are subject to regular maintenance to maintain the playing surface. The pond, which was constructed as part of the golf course in the early 1960's, is perennial in most years as evidenced by the species present in the pond.

One species of special-status plants, Sonoma alopecurus (*Alopecurus aequalis* var. *sonomensis*), has a low likelihood of occurring in the pond. Sonoma alopecurus is a federally endangered species that occurs in freshwater marsh and riparian habitats. It flowers between May and July. The Project will not have a direct impact on the pond and, therefore, will not have adversely affect marginally suitable habitat for this species.

POTENTIAL OCCURRENCE OF SPECIAL-STATUS INVERTEBRATES AND WILDLIFE

The CNDDDB records³ for the Kenwood, Santa Rosa and Glen Ellen USGS quadrangle maps were searched to obtain information on the occurrence of special-status invertebrates and wildlife in the region of the project. The results of the database search is presented in Table 2 along with the regulatory status of each species, its habitat affinity and the likelihood of occurrence at the project site based on the habitats present at the project site.

³ CNDDDB, dated November 30, 2014.

Table 2. List of special-status invertebrate and wildlife species reported to occur in the project region and likelihood of occurring at the project site.

COMMON NAME SCIENTIFIC NAME	FESA/CESA/ CDFW STATUS**	HABITAT AFFINITY	POTENTIAL OCCURRENCE
INVERTEBRATES			
California freshwater shrimp <i>Syncaris pacifica</i>	E/E/-	Shallow pools away from main streamflow; during winter found in undercut banks with exposed roots; summer found in areas with leafy branches of nearby trees touching water	Unlikely. Suitable aquatic habitat not present at project site.
REPTILES AND AMPHIBIANS			
western pond turtle <i>Emys marmorata</i>	-/-/SC	Permanent or nearly permanent aquatic habitat with basking sites and suitable upland habitat nearby for eggs	Low probability. Suitable habitat not present at project site. Surrounding uplands maintained for golf course and not suitable as nesting habitat for turtle.
California tiger salamander <i>Ambystoma californiense</i>	E/T/SC	Annual grass habitat, but also occurs in grassy understory of valley-foothill hardwood habitats, and uncommonly along stream courses in valley-foothill riparian habitats	Unlikely. Suitable upland habitat present but project site has been isolated from any known breeding site for many decades.
foothill yellow-legged frog <i>Rana boylei</i>	-/-/SC	Shallow, flowing waters in small to moderately-sized stream with some cobble-sized substrate	Unlikely. Suitable aquatic habitat not present at project site.
California red-legged frog <i>Rana draytonii</i>	T/-/SC	Aquatic habitat, including ponds and pools in intermittent streams; adults prefer areas with vegetation structure with nearby deeper water areas	Unlikely. Suitable aquatic habitat present in pond but surrounding golf course area does not provide suitable upland refugia/habitat.
FISH			
steelhead - central California coast DPS <i>Oncorhynchus mykiss irideus</i>	T/-/-	Anadromous species found in coastal waterways, including rivers, streams, creeks	Unlikely. Suitable aquatic habitat not present at project site.
BIRDS			
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	T/E/-	Nests in riparian thickets of willows often mixed with cottonwoods, with dense understory dominated by shrubby species, and adjacent slow-moving watercourses, backwater areas or seeps.	Unlikely. Suitable habitat not present at project site.
White-tailed kite <i>Elanus leucurus</i>	-/-/FP	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Unlikely. The golf course is routinely maintained and does not constitute suitable foraging habitat for the white-tailed kite due to the lack of habitat for its prey and presence of regular human activity.

COMMON NAME SCIENTIFIC NAME	FESA/CESA/ CDFW STATUS**	HABITAT AFFINITY	POTENTIAL OCCURRENCE
northern spotted owl <i>Strix occidentalis caurina</i>	T/-/SC	Dense, old-growth, multi-layered mixed conifer, redwood, and Douglas fir habitats.	Unlikely. Suitable habitat not present at the project site or surrounding area. Nearest reported northern spotted owl activity center (SON0014) is approximately 2.1 miles south southeast of the project site.
Bank swallow <i>Riparia riparia</i>	-/T/-	Colonial nesting species that nests primarily in riparian and other lowland habitats west of the desert; requires vertical banks/cliffs with fine-textured/sandy soils near stream, rivers, lakes, and the ocean to dig nesting holes.	Unlikely. Suitable habitat not present at the project site or surrounding area.
MAMMALS			
pallid bat <i>Antrozous pallidus</i>	-/SC	Grasslands, shrublands, woodlands, and forests; common in open, dry habitats with rocky areas for roosting; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging	Unlikely. Suitable roosting habitat not present at project site, although the nearby oak trees could provide roosting habitat.

** Status: Federal (FESA) - E = Endangered, T = Threatened, C = Candidate for listing;
 State (CESA) - E = Endangered; CDFW Status - FP = Fully Protected

Suitable habitat for all but the western pond turtle (*Emys marmorata*) is lacking at the Project site. The pond contains water as the result of stormwater runoff during the rainy season but is usually dry during the summer and fall months. Further, the golf course surrounding the pond does not provide suitable upland habitat for the western pond turtle due to the lack of appropriate ground cover, continual maintenance of the ground surface, and presence of human activity.

The Project will not have a direct impact on the pond thus avoiding any direct impact on the western pond turtle should they occur in the pond. Although it is unlikely that western pond turtles occur in the pond the installation of the silt fencing around the Project site during construction would prevent possible movement of turtles onto the Project site during construction. Following construction, the presence of the chain link fence would prevent most wildlife from accessing the pickleball courts.

The pond could provide suitable habitat for the California red-legged frog (*Rana draytonii*), a federally threatened species, but its presence is deemed unlikely since the pond was constructed as part of the golf course in the early 1960's, and the surrounding area was already developed when the golf course was constructed. Further, the surrounding upland areas do not provide suitable upland habitat used by the frog during periods when its primary aquatic habitat dries up. The nearest sighting of the California red-legged frog is approximately 2.2 miles north of the project site.

The pallid bat could possible roost in the trees surrounding the pond but these trees are to remain and not be directly affected by the project.

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May 11, 2015

Oakmont Village Association Board of Directors
Oakmont Village Association
6575 Oakmont Drive, Suite 7
Santa Rosa, CA 95409

c/o: Mr. Noel Lyons and Ms. Anita Easland

VIA E-MAIL: noel@2ofus.org; dianita@mcn.org

SUBJECT: **Central Park Pickleball Courts Project, Santa Rosa, CA --
Environmental Noise Assessment**

Dear Mr. Lyons:

This report summarizes Illingworth & Rodkin, Inc.'s (I&R) evaluation of potential noise impacts that may result from the operation of four pickleball courts proposed at the Oakmont Central Activity Area in Santa Rosa, California. Included in the report are the fundamentals of environmental noise, a summary of noise-related guidelines applicable to the project's noise assessment, and a description of existing noise levels at noise-sensitive land uses that border the site. The report then summarizes the calculations of future noise levels at existing noise-sensitive receptors in the project vicinity and describes measures to control operational noise levels to acceptable levels.

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels

are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA)*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq} . The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level (CNEL)* is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level (DNL or L_{dn})* is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max} , L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01} , L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, DNL or L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet fly-over at 1,000 feet	110 dBA	Rock band concert
Locomotive horn at 100 feet	100 dBA	
Gas lawn mower at 3 feet	90 dBA	Loud stereo
Diesel truck at 50 feet at 50 mph	80 dBA	Food blender
Noisy urban area, daytime	70 dBA	Garbage disposal
Gas lawn mower, 30 feet	60 dBA	Vacuum cleaner
Commercial area	50 dBA	Normal speech face to face
Heavy traffic at 300 feet	40 dBA	Large business office
Quiet urban daytime	30 dBA	Dishwasher in next room
Quiet urban nighttime	20 dBA	Theater, large conference room
Quiet suburban nighttime	10 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall
Threshold of hearing		Broadcast/recording studio

Source: Technical Noise Supplement (TeNS), Caltrans, September 2013.

Regulatory Background

City of Santa Rosa General Plan

The City of Santa Rosa establishes policies in the Noise and Safety Element of the General Plan in order to achieve the goal of maintaining an acceptable community noise level. The following policies are applicable to the proposed project:

- NS-B-3 Prevent new stationary and transportation noise sources from creating a nuisance in existing developed areas. Use a comprehensive program of noise prevention through planning and mitigation, and consider noise impacts as a crucial factor in project approval.
- NS-B-4 Require new projects in the following categories to submit an acoustical study, prepared by a qualified acoustical consultant:
- All new projects proposed for areas with existing noise above 60 dBA DNL. Mitigation shall be sufficient to reduce noise levels below 45 dBA DNL in habitable rooms and 60 dBA DNL in private and shared recreational facilities. Additions to existing housing units are exempt.
 - All new projects that could generate noise whose impacts on other existing uses would be greater than those normally acceptable (as specified in the Land Use Compatibility Standards).
- NS-B-5 Pursue measures to reduce noise impacts primarily through site planning. Engineering solutions for noise mitigation, such as sound walls, are the least desirable alternative.
- NS-B-6 Do not permit existing uses to generate new noises exceeding normally acceptable levels unless:
- Those noises are mitigated to acceptable levels; or
 - The activities are specifically exempted
- NS-B-14 Discourage new projects that have potential to create ambient noise levels more than 5 dBA DNL above existing background, within 250 feet of sensitive receptors.

Santa Rosa City Code

The City of Santa Rosa has adopted a quantitative noise ordinance in Chapter 17-16 of the Santa Rosa City Code. The ambient base noise levels for residential, office, commercial, and industrial areas are established in Section 17-16.030. The applicable ambient noise level criteria are shown in Table 3.

TABLE 3 Santa Rosa City Code Ambient Base Noise Levels

Land Use Zone	Daytime Level (7am to 7pm)	Evening Level (7pm to 10pm)	Nighttime Level (10pm to 7am)
Single-Family Residential (R1 and R2)	55 dBA	50 dBA	45 dBA
Multi-Family Residential	55 dBA	55 dBA	50 dBA
Office and Commercial	60 dBA	60 dBA	55 dBA
Intensive Commercial	65 dBA	65 dBA	55 dBA
Industrial	70 dBA	70 dBA	70 dBA

Source: Santa Rosa City Code 17-16.030

The Noise Ordinance defines ambient noise as follows:

“Ambient noise is the all-encompassing noise associated with a given environment usually a composite of sounds from many sources near and far. For the purpose of this chapter, ambient noise level is the level obtained when the noise level is averaged over a period of 15 minutes without inclusion of noise from isolated identifiable sources at the location and time of day near that at which a comparison is to be made.”

The L_{eq} is the average noise level. Therefore, the noise descriptor, L_{eq} , is used in the noise assessment for the purposes of determining noise levels with respect to these limits.

Existing Noise Environment

The project site is located within the Oakmont Central Activity Center, south of the swimming pool and east of the shuffleboard and petanque courts. Figure 1 shows the landscape plan overlain on an aerial photo of the site and vicinity. The four pickleball courts proposed by the project would occupy a portion of the Oakmont Central Activity Center that is currently used as a putting green. The westernmost, lone pickleball court is no longer proposed as part of the project and is denoted with a red “X”. The closest noise sensitive uses to the project site are the swimming pool, located approximately 80 feet from the center of the four pickleball courts, and Laurel Leaf Place residences located 105 feet from the center of the pickleball courts. The center of the four pickleball courts would represent the acoustic center of proposed pickleball noise sources assuming that all four courts were played on simultaneously.

Ambient Noise Survey

An ambient noise monitoring survey was conducted by I&R to quantify the existing noise environment within the Oakmont Central Activity Center and adjoining commercial and residential areas between Wednesday, April 29, 2015 and Friday, May 1, 2015. The noise monitoring survey also included measurements of the noise generated by existing pickleball activities occurring at the Oakmont East Recreation Center.

Long-term noise measurement LT-1 was made within the Oakmont Central Activity Center near the existing swimming pool to document the trend in ambient noise levels over a 24-hour period.

The noise levels documented at this location were representative of ambient noise conditions throughout the Oakmont Central Activity Center and at nearby commercial and residential land uses. Hourly average noise levels between the hours of 8:00 a.m. and 5:00 p.m. (proposed pickleball play hours) ranged from about 45 to 55 dBA L_{eq} . The arithmetic average noise level during proposed pickleball play hours was 51 dBA L_{eq} at LT-1. Maximum instantaneous noise levels during proposed pickleball play hours ranged from about 49 to 78 dBA L_{max} at LT-1, and the arithmetic average maximum instantaneous noise level was 62 dBA L_{max} . The calculated day-night average noise level on April 30, 2015 was 53 dBA DNL. Figures 2, 3, and 4 graphically summarize the ambient noise data collected at LT-1. Table 4 summarizes the noise data collected in 15-minute intervals between 8:00 a.m. and 5:00 p.m.; the hours of the day proposed for pickleball play.

A short-term noise measurement was made at site ST-1 on the afternoon of May 1, 2015 to complete the ambient noise monitoring survey. ST-1 was located just east of the petanque courts and adjacent to nearby commercial and residential land uses. The average noise level measured between 1:20 p.m. and 1:40 p.m. was 49 dBA L_{eq} . Maximum instantaneous noise levels resulting from traffic along Oakmont Drive ranged from 58 to 62 dBA L_{max} . The short-term data collected at site ST-1 confirmed that the noise environment throughout the Oakmont Central Activity Center and adjoining commercial and residential areas is equivalent to the noise environment documented at LT-1.

TABLE 4 Summary of Ambient Noise Levels at LT-1, dBA

Date/Time of Measurement	Range of Maximum Instantaneous Noise Levels (L_{max})	Range of Average Equivalent Noise Levels (L_{eq})	Range of Minimum Instantaneous Noise Levels (L_{min})
April 29, 2015 10:00 a.m. to 5:00 p.m.	58-69	47-54	41-48
April 30, 2015 8:00 a.m. to 5:00 p.m.	49-78	45-55	41-46
May 1, 2015 8:00 a.m. to 1:45 p.m.	52-72	46-54	43-47

Pickleball Noise Survey

A series of short-term noise measurements were made on April 29, 2015 to quantify source noise levels attributable to existing pickleball matches at the Oakmont East Recreation Center. These data were collected to represent the noise levels expected from similar activities at the proposed project site. During the short-term noise measurements, both pickleball courts were in use and eight players total were on the pickleball courts. Six spectators were also present throughout the noise measurements. The measurement location was approximately 120 feet from the center of the two pickleball courts, the acoustic center of the pickleball noise sources, on a walking path overlooking the existing tennis/pickleball courts. This measurement site was the best available site at the Oakmont East Recreation Center to measure reference pickleball noise levels. The reference data

collected at this site was then adjusted¹ to reflect project site characteristics. Figure 5 shows a view of the pickleball activities from the noise monitoring position. Table 5 summarizes the noise data collected in 15-minute intervals between 9:45 a.m. and 10:45 a.m. during pickleball play.

TABLE 5 Noise Levels at 120 feet from the Center of the Pickleball Courts

Measurement Condition	Maximum Instantaneous Noise Level (L _{max})	Average Equivalent Noise Level (L _{eq})	Minimum Instantaneous Noise Level (L _{min})
8 players, 6 spectators, Dura Fast 40 Pickleball (yellow)	65	51	41
8 players, 6 spectators, Dura Fast 40 Pickleball (yellow)	67	52	41
8 players, 6 spectators, "Quiet" Pickleball (green)	70	52	42
8 players, 6 spectators, "Quiet" Pickleball (green)	67	52	41

Based on observations made during the noise measurements, pickleball sounds primarily consist of players' and spectators' voices and laughter, clapping and cheering, the squeaking of players' tennis shoes, and the sound produced by the pickleball racquet when a player strikes the pickleball. At a distance of 120 feet from the center of the pickleball courts, voices, laughter, clapping, and cheering typically produced noise levels ranging from 42 to 59 dBA. The sound of a pickleball racquet striking a Dura Fast 40 Pickleball (yellow) typically ranged from 52 to 63 dBA. Similar noise levels were noted when the players switched to the "quiet" pickleball (green). No additional noise reduction benefit was noted due the use of the "quiet" pickleballs.

Alternative Pickleball Sites

Two alternative pickleball sites were also visited during the noise monitoring survey. The first alternative site for the project is at the Oakmont East Recreation Center where pickleball is currently played. The second alternative site for the project is at the Oakmont West Recreation Center. The site visits revealed that at each of the alternative sites, ambient noise levels were generally lower than the ambient noise environment at the Oakmont Central Activity Area because of less activity in the area and the additional distance from these locations to major sources of ambient noise such as vehicle traffic. The site visits also revealed that adjacent residential receptors typically overlooked the areas proposed for pickleball making noise barriers infeasible. Based on I&R's review of these alternative locations for the pickleball courts, it is

¹ Sound from a localized source (approximating a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops off at a rate of 6 dBA for each doubling of the distance from the noise source. This decrease, resulting from the geometric spreading of the energy over an ever-increasing area, is referred to as the inverse square law. The same calculation methodology was applied to noise levels measured at 120 feet to predict noise levels at distances of 80 feet and 105 feet from the noise source.

apparent that the proposed site at the Oakmont Central Activity Area is the best available site from a noise control perspective.

Noise Assessment

Pickleball is proposed at the project site between the hours of 8:00 a.m. and 5:00 p.m., and up to four courts would be used for pickleball at any given time. Under worst-case conditions, the noise produced by pickleball activities on four courts would be approximately 3 dBA higher than the noise produced by pickleball activities on two courts (measured conditions) because of the doubling of equivalent noise sources. Based on the above, proposed pickleball activities would generate average noise levels ranging from 54 to 55 dBA L_{eq} at a distance of 120 feet from the center of the four courts.

The center of the four pickleball courts would be located approximately 80 feet from the swimming pool area. The nearest Laurel Leaf Place residence would be approximately 105 feet from the center of the four pickleball courts. Predicted noise levels from pickleball, adjusted for distance from the acoustic center of the noise source, would range from 57 to 58 dBA L_{eq} and 68 to 73 dBA L_{max} at a distance of 80 feet (swimming pool area) and from 55 to 56 dBA L_{eq} and 66 to 71 dBA L_{max} at a distance of 105 feet (nearest residence).

The Santa Rosa City Code limits noise levels at single-family residential land uses to 55 dBA L_{eq} . The City Code does not specify a noise limit for swimming pools; therefore, this analysis applies the residential noise standard at the boundary of the pool area. Predicted noise levels at the swimming pool would exceed the City Code limit of 55 dBA L_{eq} by 2 to 3 dBA and ambient noise conditions by 6 to 7 dBA. The Santa Rosa City Code does not limit maximum instantaneous noise levels; however, predicted maximum instantaneous noise levels from pickleball would exceed typical ambient L_{max} noise levels by 7 to 14 dBA. The unmitigated pickleball noise level, assuming continuous play between the hours of 8:00 a.m. and 5:00 p.m., would be 54 dBA DNL at the boundary of the swimming pool.

Pickleball noise levels at the nearest Laurel Leaf Place residence would exceed the City Code noise limit of 55 dBA L_{eq} by 1 dBA and ambient noise conditions by 4 to 5 dBA. Predicted maximum instantaneous noise levels from pickleball would exceed typical ambient L_{max} noise levels by 5 to 12 dBA. The unmitigated DNL noise level from pickleball between the hours of 8:00 a.m. and 5:00 p.m. is calculated to reach 52 dBA DNL.

Mitigation

The project proposes an 8-foot high noise barrier (Acoustifence by Acoustiblok) along the south boundary of the four pickleball courts to reduce noise levels at the nearest commercial and residential land uses. An 8-foot high noise barrier, constructed at the south boundary of the four pickleball courts is calculated to provide approximately 10 dBA noise reduction at the nearest residential land use (the receptor's ear height is assumed to be 5-feet above ground to represent a person standing in their backyard) resulting in mitigated noise levels of 45 to 46 dBA L_{eq} and 56 to 61 dBA L_{max} . Operational noise levels assuming the attenuation provided by the 8-foot high noise barrier would comply with the Santa Rosa City Code noise limit of 55 dBA L_{eq} and would

be similar to existing ambient noise levels. The 8-foot high noise barrier should return past southernmost benches in order to reduce the potential for sounds to flank the end of the noise barrier.

Taller noise barriers constructed along the south boundary of the four pickleball courts would provide about 1 dBA of additional noise reduction per 2-feet of additional noise barrier. For example, a 10-foot noise barrier would be expected to provide 11 dBA of noise reduction, a 12-foot noise barrier would be expected to provide 12 dBA of noise reduction, and a 14-foot noise barrier would be expected provide 13 dBA of noise reduction in this source-barrier-receptor geometry. The noise reduction provided by other barrier types, such as earth berms and fences, or a berm/fence combination, can be investigated once the approximate berm location and height is defined.

A similar noise barrier would be required to shield users of the swimming pool. Because pool users are normally either in the pool with their heads just above the waterline or sitting/laying in a lounge chair near the pool, the pool receptor's ear height is assumed to be 4-feet above the pool deck. An 8-foot noise barrier located at the north boundary of the four pickleball courts would provide approximately 11 dBA noise reduction at the nearest receptor at the pool. Mitigated noise levels assuming an 8-foot high noise barrier would be 46 to 47 dBA L_{eq} and 57 to 62 dBA L_{max} . Operational noise levels assuming the attenuation provided by the 8-foot high noise barrier would comply with the Santa Rosa City Code noise limit of 55 dBA L_{eq} and would be similar to existing ambient noise levels measured near the pool. The 8-foot high noise barrier should return past the northernmost benches in order to reduce the potential for sounds to flank the end of the noise barrier.

As noted previously, taller noise barriers constructed along the north boundary of the four pickleball courts would provide about 1 dBA of additional noise reduction per 2-feet of additional noise barrier. A 10-foot noise barrier would be expected to provide 12 dBA of noise reduction, a 12-foot noise barrier would be expected to provide 13 dBA of noise reduction, and a 14-foot noise barrier would be expected provide 14 dBA of noise reduction in this source-barrier-receptor geometry.

Alternatively, pool users could be shielded by a lower height Acoustifence or ¼-in. plexiglass noise barrier attached to the existing metal railing surrounding the pool area. A 5-foot noise barrier constructed along the south pool boundary would provide approximately 5 dBA noise reduction at the nearest pool receptor². Mitigated noise levels under this scenario would be 52 to 53 dBA L_{eq} and 63 to 68 dBA L_{max} . Operational noise levels assuming the attenuation provided by the 5-foot high noise barrier would also comply with the Santa Rosa City Code noise limit of 55 dBA L_{eq} , but maximum instantaneous noise levels from pickleball would exceed existing typical maximum instantaneous noise levels by 2 to 7 dBA.

² When comparing the two barrier options for the swimming pool, a noise level 6 dBA higher (or lower) would be a readily noticeable change in noise level. For reference, a 3 dBA change in noise levels is just detectable, a 5 dBA change is readily perceptible, and a 10 dBA change is perceived as twice as loud if the noise is 10 dBA higher (or half as loud if the noise is 10 dBA lower).

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In all cases, the mitigated DNL noise level from pickleball between the hours of 8:00 a.m. and 5:00 p.m. would not exceed 60 dBA DNL or exceed existing DNL noise levels (53 dBA DNL) by more than 5 dBA DNL.

Proposed barrier locations are shown on Figure 6.

Conclusion

The operation of the four proposed pickleball courts would generate noise levels exceeding the Santa Rosa City Code noise limits and ambient noise conditions at the nearest sensitive receptors. The incorporation of noise barriers ranging from 5 to 8-feet in height to protect residential and swimming pool receptors would reduce noise levels below the standards established by the Santa Rosa City Code.



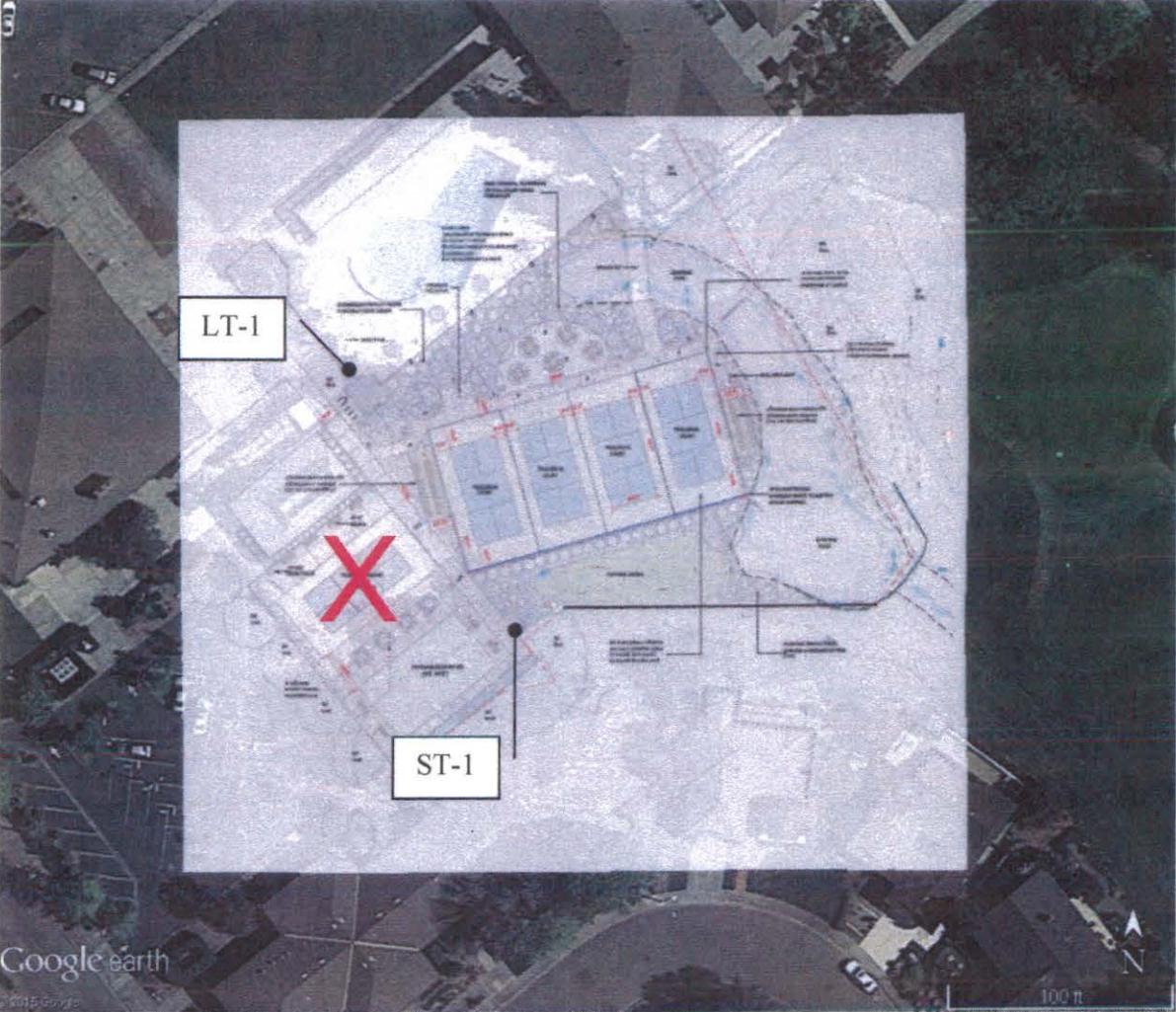
This concludes our noise analysis for the Central Park Pickleball Courts project. If you have any questions, or if we can be of additional service, please do not hesitate to call.

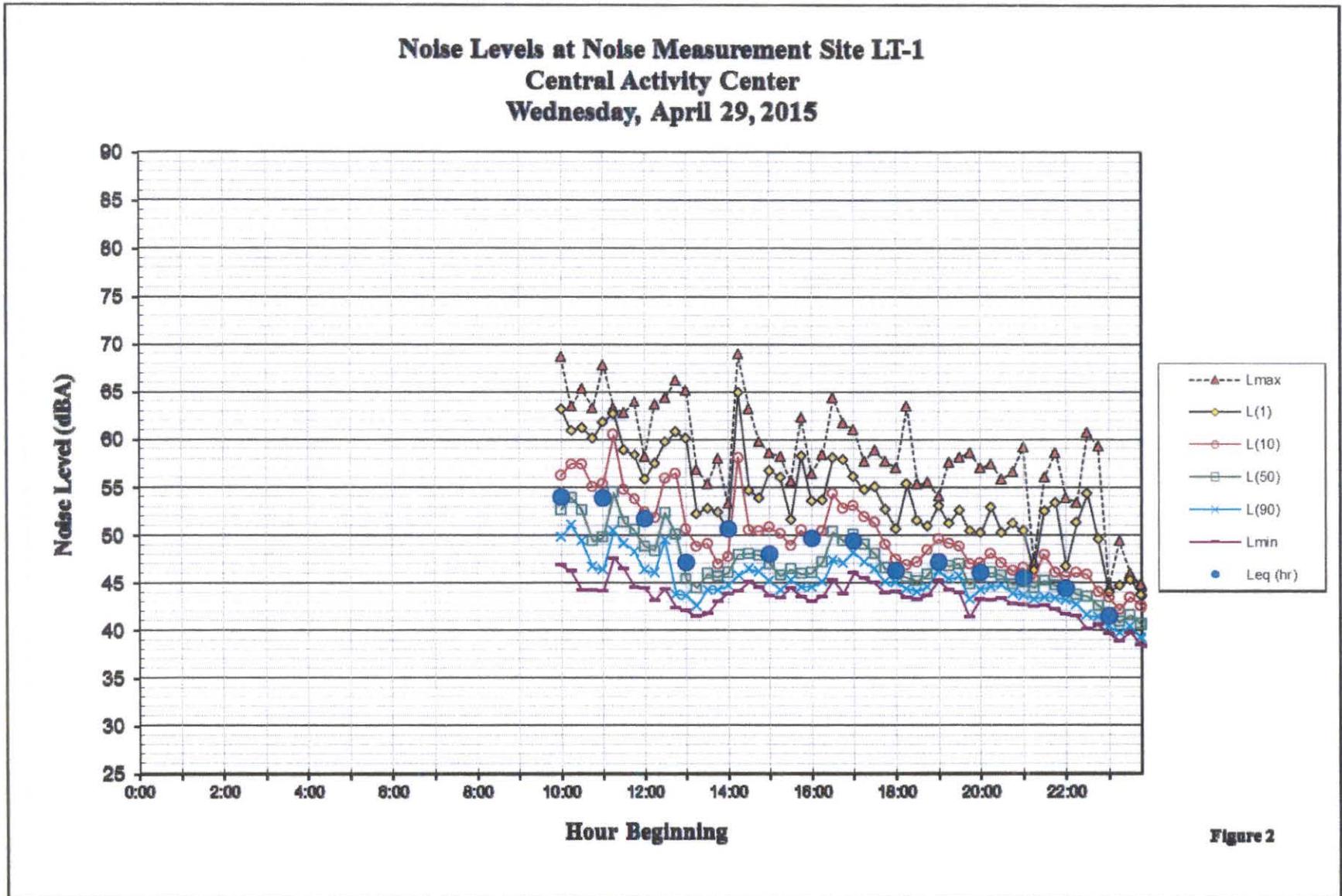
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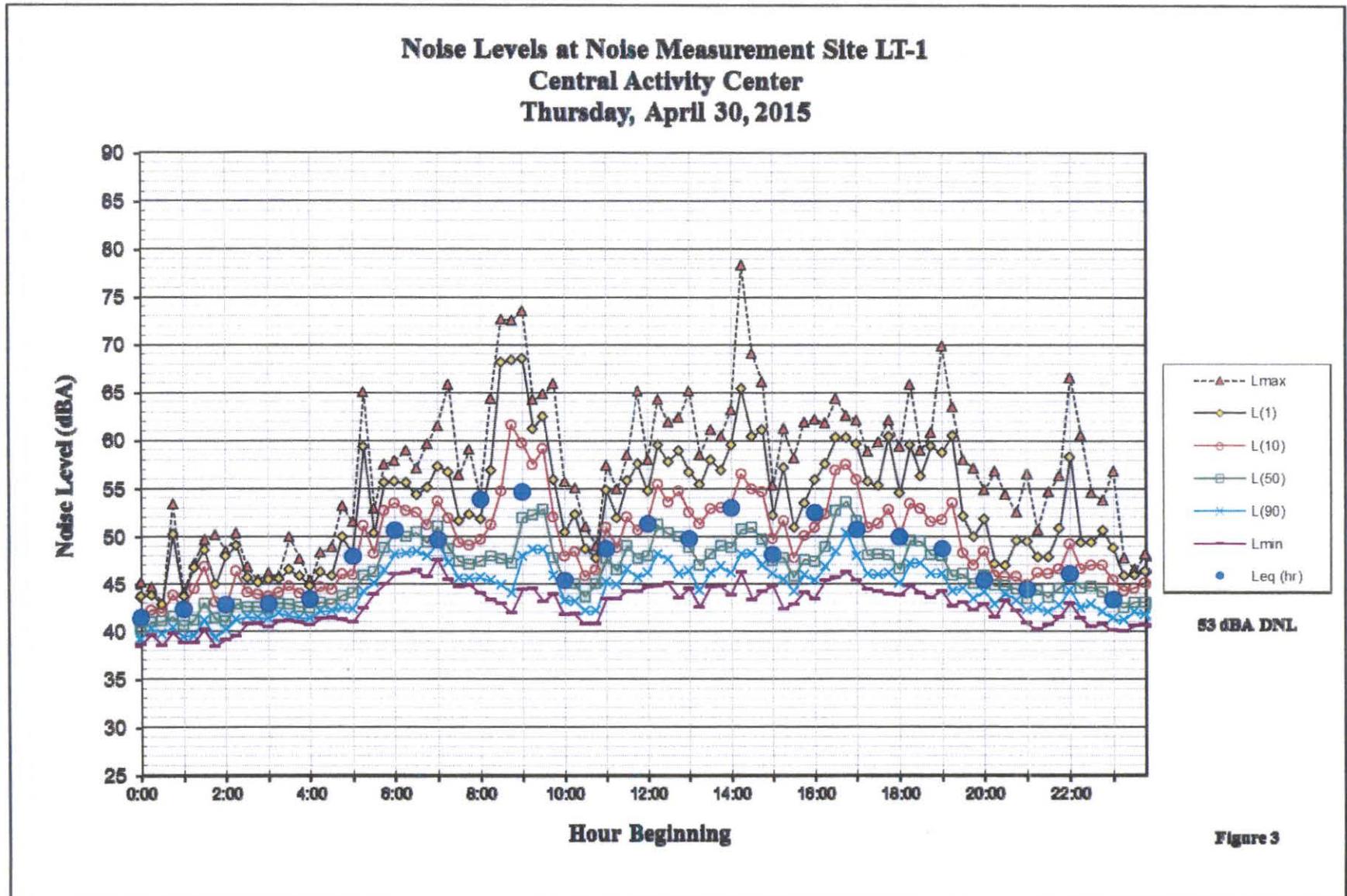
Handwritten signature of Michael S. Thill.

Michael S. Thill
Principal Consultant
ILLINGWORTH & RODKIN, INC.

FIGURE 1 Landscape Plan and Vicinity







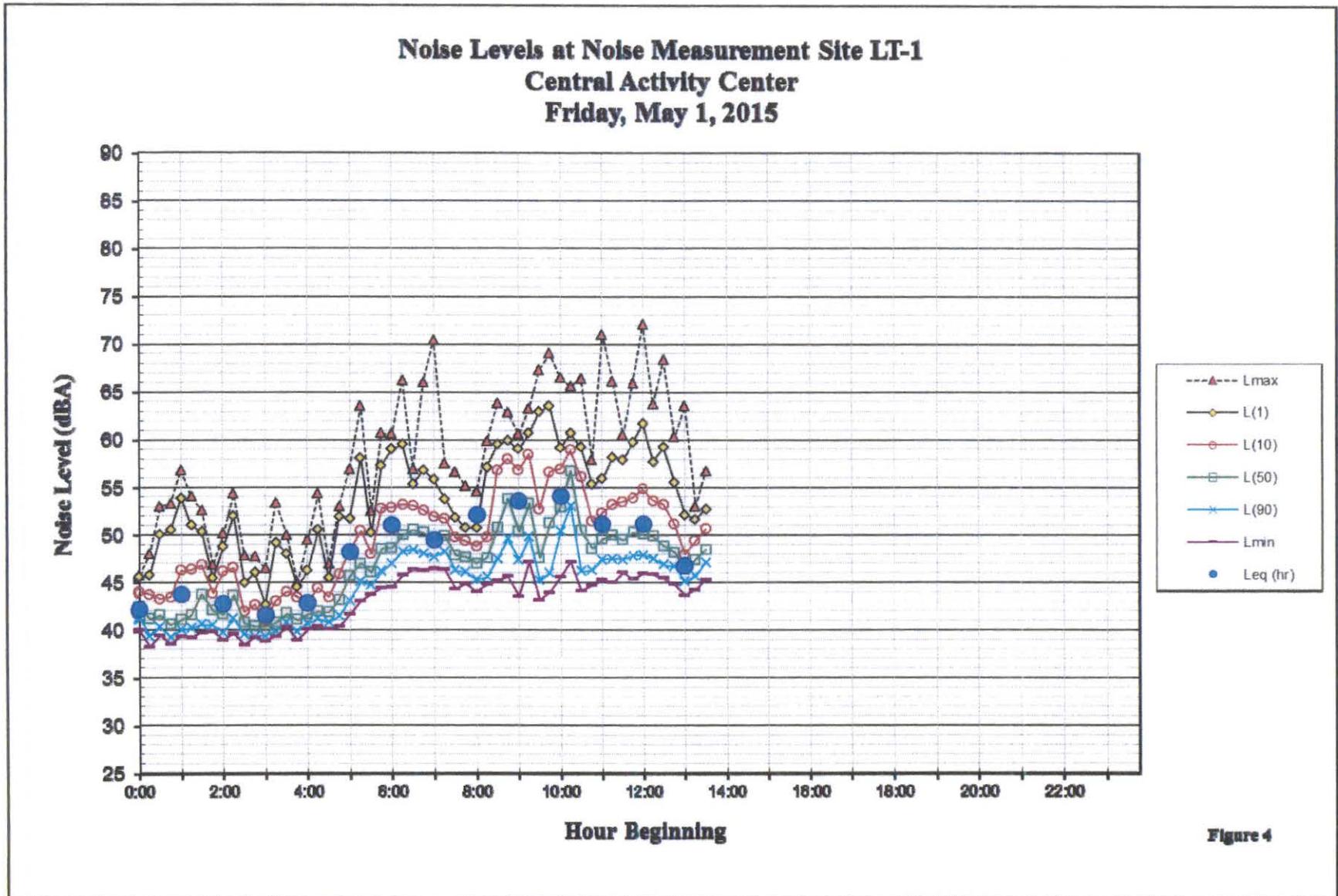


Figure 4

FIGURE 5 Photo of Existing Pickleball Activities at East Recreation Center



Site Selection and Noise Mitigation

Information for

Oakmont Pickleball Complex

6633 Oakmont Drive

File number MNP 14-014

Prepared by Oakmont Ad Hoc Pickleball Committee

Anita Easland, co-chair

Submitted: July 28, 2015

Contents:

Description of Acoustic Study findings and mitigation measures to be incorporated in Project Plan	Pages 1-2
Photos of underutilized putting green Central Rec	Pages 3-4
Photo of house above East Rec Tennis Courts	Page 5
Photo of houses above West Rec Tennis Courts	Page 6
Pickleball Plan diagram with Acoustifence/Acoustiblok	Page 7
Acoustifence Specifications	Pages 8-9
Photo of Acoustifence application on chainlink	Page 10
Addendum: Illingworth & Rodkin, Inc. "Central Park Pickleball Courts Project, Santa Rosa, CA- Environmental Noise Assessment" May 11, 2015 (Addendum pages 1- 16)	

Site Selection and Noise Mitigation

Public comments ask about the process for choosing the location of the Central Recreation area as the site for pickleball courts with concerns regarding noise. Also, there are questions about converting tennis courts to pickleball courts.

Ad Hoc Committee findings: On 8/8/13 the OVA Board of Directors voted to form an Ad Hoc committee with the goal of making recommendations for a site and a plan for permanent pickleball courts with the goal of construction by May of 2015. The committee has been meeting since 11/25/13. All land deeds of property owned by the OVA were examined for appropriateness. The underutilized putting green (see attached photo, page 3) in the Central Recreation Area near the central pool was considered the best available site because of proximity to restrooms, other recreational facilities and parking. Also, because the land is level which is the best for noise mitigation measures.

Acoustic Study findings: On May 12, 2015 Michael S. Thill, Principle Consultant for Illingworth & Rodkin, Inc. (I&R) conducted an Acoustic Study for the Oakmont Village Association which resulted in three principle findings:

Converting Tennis Courts: "Alternative Pickleball Sites" pages 8 & 9. The consultant visited the tennis court facilities at East and West recreation centers. He found the ambient noise levels were lower at each of these sites than at the Central Activity area. "The site visits also revealed that adjacent residential receptors typically overlooked the areas proposed for pickleball making noise barriers infeasible. (See attached photos, pages 4 & 5) Based on I&R's review of these alternative locations for the pickleball courts, it is apparent that the proposed site at the Oakmont Central Activity Area is the best available site from a noise control perspective."

Conclusion: "The incorporation of noise barriers ranging from 5 to 8 feet in height to protect residential and swimming pool receptors would reduce noise levels below the standards established by the Santa Rosa City Code."

Mitigation: On page 9, the report describes the 8' high noise barrier of Acoustifence/Acoustiblok along the south boundary of the proposed courts to reduce the noise levels at the nearest commercial and residential land uses, "is calculated to provide approximately 10 dBA noise reduction." "Operational noise levels assuming the attenuation provided by the 8' noise barrier would comply with the Santa Rosa code noise limit of 55 dBA Leq and would be similar to existing ambient noise levels." Pool users could be shielded by 1/4-in. plexiglass

noise barrier attached to the existing metal railing surrounding the pool area. "A 5-foot noise barrier constructed along the south pool boundary would provide approximately 5 dBA noise reduction at the nearest pool receptor. Operational noise levels assuming the attenuation provided by the 5-foot high noise barrier would also comply with the Santa Rosa City Code noise limit of 55 dBA Leq..."

Our plan incorporates the use of recommended Acoustifence/Acoustiblok along the south boundary of the courts with a return past the southern most benches. Acoustifence/Acoustiblok will be attached to 8' high chainlink fencing (see plan diagram, page 6). Acoustifence comes in 3' x 30' and 6' x 30', to get the 8' height there will be a one foot overlap when hung on the fence. There will also be a dirt berm along parts of this fencing. Our plan also incorporates 5' high by 1/4" plexiglass on the pool fence on the south side facing the courts. There will also be a dirt berm between the pool and the courts.

Please find attached a sample of green Acoustifence and Acoustifence Specifications (see pages 7-9).



Underutilized putting green facing pool



**Underutilized putting green facing commercial
and residence**

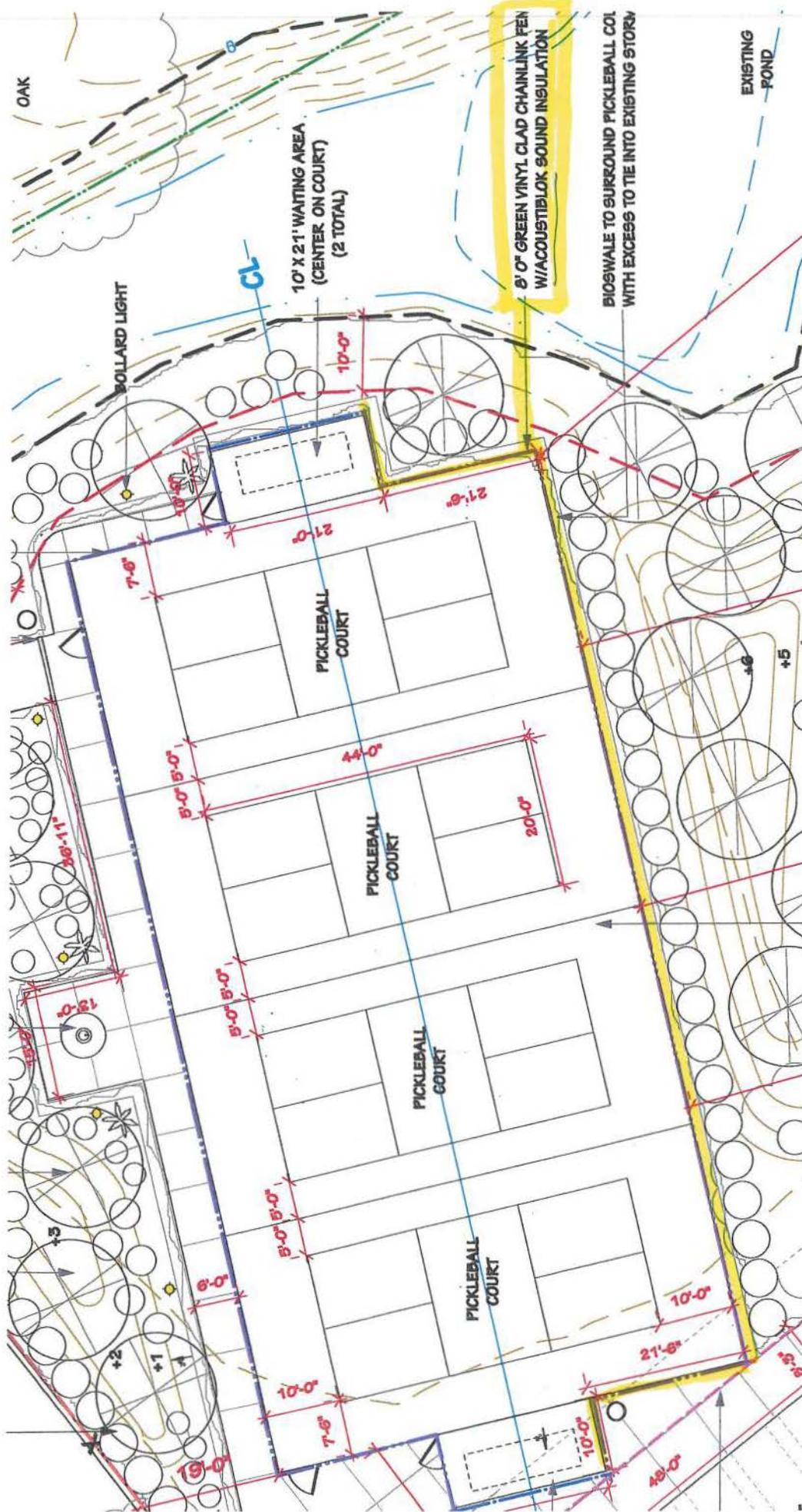


Houses above East Recreation tennis courts



Houses above West Recreation tennis courts

Pool ↑



OAK

BOLLARD LIGHT

CL

10' X 21' WAITING AREA
(CENTER ON COURT)
(2 TOTAL)

6" GREEN VINYL CLAD CHAINLINK FENCE
W/ACOUSTIBLOK SOUND INSULATION

BIOSWALE TO SURROUND PICKLEBALL COURT
WITH EXCESS TO TIE INTO EXISTING STORM

EXISTING
POND

↓
RESIDENCE

Acoustifence® Information

- The material itself is lab tested STC value of 28 which represents over an 80% reduction in sound to the human ear. (Your results will be less as sound reflects off all surrounding materials or structures, i.e., buildings, etc.)
- Works extraordinarily well at blocking sound.
- Far less sound reflected than solid walls.
- Installed or removed in less than one hour.
- UV tolerant and does not support mold.
- Virtually indestructible, very resilient material.
- 100% recyclable
- Comprised of 100% recycled materials.
- Will accept most paint finishes.
- Includes qty. 70, 11 in. heavy duty 120 lb. (black) nylon wire ties
- To store, Acoustifence easily rolls up like a carpet.
- Surface scratches easily minimized with a quick wipe of WD-40.



Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in. (3mm)
Weight	180 ft ² (16.72m ²) 185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	



Acoustifence® Installation

Number of people: 2
 Time required: 20/30 min.
 Items: Utility Knife, Pliers, 70 lb. wire ties (included with purchase)

1. Cut and remove the plastic wrap around the roll.
2. Lean the roll against the fence as vertical as possible with the grommet edge to the top. Line up the top of the roll to the top of the fence or at the desired height.
3. Begin unrolling the Acoustifence material along the fence. Have one person slowly unroll the material while the second person inserts the ties in each grommet as the material is unrolled. Insure that the material is kept taught as you install the wire ties to prevent it from sagging.
4. Remove the tape and roll core.
5. Pull each cable tie (included in fence purchase) so that the Acoustifence is properly lined up at the desired height. DO NOT make the cable tie tight! It must be loose enough to allow the eyelet to pivot freely. Try to distribute weight equally.
6. Do not trim off end of cable tie until you are sure weight is distributed equally.
7. Any scuffing or blemishes sometimes resulting from shipping may be addressed by using WD-40 and a rag.
8. Very cold temperature will reduce flexibility when installing.

Date: 05/25/2008

Specimen: Acoustifence Sound Barrier Material

Specimen Area: 6.0 Sq. Ft.

Filler Area: 134.0 Sq. Ft.

Operator: Benjamin W. Green

	Bkgd	Absorp	Source	Receive	Filler	Specimen
Temp F	79.9	74.0	73.1	73.9	73.1	73.7
R. H. %	65.7	65.7	63.3	66.7	61.4	65.1

Freq (Hz)	Bkgd SPL (dB)	Absorp (Sabines / Sq. Ft.)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Deficiencies	Trans Coef Diff
80	43.0	52.5	84.2	63.7	36.3	11	2.54	0	11.7
100	39.2	59.1	87.7	62.9	40.3	15	3.77	0	12.0
125	47.4	55.9	91.5	63.7	47.5	18	2.02	0	15.9
160	43.4	60.4	94.2	68.8	46.2	16	1.06	0	16.5
200	43.0	54.9	97.9	73.5	49.6	15	0.80	3	21.3
250	35.8	53.0	99.3	72.2	51.0	16	1.12	3	19.8
315	33.7	57.2	95.7	67.5	54.0	18	0.53	6	22.1
400	33.3	56.0	95.0	64.6	58.4	21	0.78	6	24.3
500	31.6	56.3	98.6	65.4	60.5	24	0.30	4	23.4
630	25.1	57.7	101.5	66.9	65.2	25	0.53	4	26.9
800	25.2	59.9	101.3	63.8	67.4	27	0.54	3	26.4
1000	23.2	62.6	101.0	61.9	72.2	29	0.49	2	29.8
1250	23.8	69.4	105.1	63.7	78.0	31	0.28	1	33.8
1600	20.1	70.2	111.4	68.6	81.8	32	0.22	0	36.9
2000	15.0	75.3	107.4	63.2	79.9	33	0.22	0	33.2
2500	7.5	86.9	105.9	59.3	74.8	35	0.23	0	28.3
3150	8.4	102.0	106.6	58.0	77.8	36	0.33	0	28.0
4000	7.7	124.9	105.6	55.0	81.1	37	0.33	0	30.2
5000	8.1	162.8	104.1	51.0	81.0	38	0.36	0	28.7

STC Rating = 28 (Sound Transmission Class)
 Deficiencies = 32 (Number of deficiencies versus contour curve)
 OITC Rating = 22 (Outdoor / Indoor Transmission Class)



**Acoustifence/Acoustiblok application on
chainlink fencing**

ATTACHMENT 8

Santa Rosa City Code							
Up	Previous	Next	Main	Collapse	Search	Print	No Frames
Title 17 ENVIRONMENTAL PROTECTION							

Chapter 17-16 NOISE**Article I General Provisions****17-16.010 Definitions.**

As used in this chapter, unless the context otherwise clearly indicates, the words and phrases used in this chapter are defined as follows:

(A) "Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of this chapter, ambient noise level is the level obtained when the noise level is averaged over a period of 15 minutes without inclusion of noise from isolated, identifiable sources, at the location and time of day near that at which a comparison is to be made.

(B) "Decibel" means a unit of level when the base of the logarithm is the 10th root of 10 and the quantities concerned are proportional to power.

(C) "Emergency work" means work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger or work by private or public utilities when restoring utility service.

(D) "Frequency" of a function periodic in time means the reciprocal of the primitive period. The unit is the hertz and shall be specified.

(E) "Hertz" means the complete sequence of values of a period quantity which occurs during a period.

(F) "Microbar" means a unit of pressure commonly used in acoustics and is equal to one dyne per square centimeter.

(G) "Period" of a periodic quantity means the smallest increment of time for which the function repeats itself.

(H) "Periodic quantity" means oscillating quantity, the values of which recur for equal increments of time.

(I) "Person" means a person, firm, association, copartnership, joint venture, corporation or any entity, public or private in nature.

(J) "Sound level" (noise level), in decibels (dB) is the sound measured with the "A" weighting and slow response by a sound level meter.

(K) "Sound level meter" means an instrument including a microphone, an amplifier, an output meter and frequency weighting networks for the measurement of sound levels which satisfies the pertinent requirement in American Standard Specifications for sound level meters, S1. 4-1971 or the most recent revision thereof.

(L) "Motor vehicles" include all-terrain vehicles including minibikes, go-carts, motorbikes, motorcycles and other such vehicles.

(M) "Sound amplifying equipment" means any machine or device for the amplification of the human voice, music or any other sound. Sound amplifying equipment shall not include standard automobile radios when used and heard only by the occupants of the vehicle in which the automobile radio is installed. "Sound amplifying equipment," as used in this chapter, shall not include warning devices on authorized emergency vehicles or horns or other warning devices on any vehicle used only for traffic safety purposes.

(N) "Sound truck" means any motor vehicle, or any other vehicle regardless of motive power, whether in motion or stationary, having mounted thereon, or attached thereto, any sound amplifying equipment.

(O) "Commercial purpose" means and includes the use, operation or maintenance of any sound amplifying equipment for the purpose of advertising any business, or any goods, or any services, or for the purpose of attracting the attention of the public to, or advertising for, or soliciting patronage or customers to or for any performance, show, entertainment, exhibition or event, or for the purpose of demonstrating such sound equipment.

(P) "Noncommercial purpose" means the use, operation or maintenance of any sound equipment for other than a commercial purpose. "Noncommercial purpose" means and includes, but is not limited to, philanthropic, political, patriotic and charitable purposes.

(Q) "Intensive commercial" means those office and commercial zones within the City which exhibit ambient noise levels in excess of the "Office and Commercial" areas defined in Section 17-16.030. (Prior code § 27.1)

17-16.020 Sound level measurement criteria.

Any sound level measurement made pursuant to the provisions of this chapter shall be measured with a sound level meter using the "A" weighting. (Prior code § 27.2)

17-16.030 Ambient base noise level criteria.

The following criteria will be used as a base (ambient noise level) from which noise levels can be compared.

Zone	Time	Sound Level A (decibels) Community Environment Classification
R1 and R2	10 p.m. to 7 a.m.	45
R1 and R2	7 p.m. to 10 p.m.	50
R1 and R2	7 a.m. to 7 p.m.	55
Multi-family	10 p.m. to 7 a.m.	50
Multi-family	7 a.m. to 10 p.m.	55
Office & Commercial	10 p.m. to 7 a.m.	55
Office & Commercial	7 a.m. to 10 p.m.	60
Intensive Commercial*	10 p.m. to 7 a.m.	55
Intensive Commercial	7 a.m. to 10 p.m.	65

Zone	Time	Sound Level A (decibels) Community Environment Classification
Industrial	Anytime	70

* See Appendix B as set forth on a map on file in the office of the City clerk. (Prior code § 27.3)

17-16.040 Standards for determining violations.

Notwithstanding any other provision of this chapter, and in addition thereto, it is unlawful for any person to wilfully make or continue, or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to the following:

- (A) The level of noise;
- (B) The intensity of the noise;
- (C) Whether the nature of the noise is usual or unusual;
- (D) Whether the origin of the noise is natural or unnatural;
- (E) The level and intensity of the background noise, if any;
- (F) The proximity of the noise to residential sleeping facilities;
- (G) The nature and zoning of the area within which the noise emanates;
- (H) The density of the inhabitation of the area within which the noise emanates;
- (I) The time of the day or night the noise occurs;
- (J) The duration of the noise;
- (K) Whether the noise is recurrent, intermittent or constant;
- (L) Whether the noise is produced by a commercial or noncommercial activity. (Prior code Ch. 27, Art. I, Div. 5)

17-16.050 Violation.

Every person who violates any provision of this chapter is guilty of a misdemeanor. Each day a violation is committed, or permitted to continue after notification to desist, is a separate offense. (Ord. 3238 § 28(b), 1996; prior code § 27.4)

17-16.060 Violation—Other remedies.

As an additional remedy, the operation or maintenance of any device, instrument, vehicle or machinery in violation of any provision of this chapter, which operation or maintenance cause discomfort or annoyance to reasonable persons of normal sensitiveness or which endangers the comfort, repose, health or peace of residents in the area, shall be deemed and is declared to be, a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction. (Prior code § 27.5)

Article II Special Noise Sources

17-16.070 Radios, television sets and similar devices.

(A) Use Restricted. It is unlawful for any person within any residential zone of the City to use or operate any radio receiving set, musical instrument, phonograph, television set or other machine or device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet and comfort of neighboring residents or any reasonable person of normal sensitiveness residing in the area.

(B) Prima Facie Violation. Any noise level exceeding the ambient base level at the property line of any property (or, if a condominium or apartment house, within any adjoining apartment) by more than five decibels shall be deemed to be prima facie evidence of a violation of this section. (Prior code § 27.15)

17-16.080 Hawkers and peddlers.

It is unlawful for any person within the City to sell anything by outcry within any area of the City zoned for residential uses. The provisions of this section shall not be construed to prohibit the selling by outcry of merchandise, food and beverages at licensed sporting events, parades, fairs, circuses and other similar licensed public entertainment events. (Prior code § 27.16)

17-16.090 Drums and other instruments.

(A) Use Restricted. It is unlawful for any person to use any drum or other instrument or device of any kind for the purpose of attracting attention by the creation of noise within the City. This section shall not apply to any person who is a participant in a school band or duly licensed parade who has been otherwise duly authorized to engage in such conduct. (Prior code § 27.17)

17-16.100 Schools, hospitals and churches.

It is unlawful for any person to create any noise on any street, sidewalk or public place adjacent to any school, institution of learning or church while the same is in use or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital; providing conspicuous signs are displayed in such streets, sidewalk or public place indicating the presence of a school, church or hospital. (Prior code § 27.18)

17-16.110 Animals.

No person shall keep or maintain, or permit the keeping of, upon any premises owned, occupied or controlled by such person any animal or fowl otherwise permitted to be kept which, by any sound, cry or behavior, causes annoyance or discomfort to a reasonable person of normal sensitiveness in any residential neighborhood. (Prior code § 27.19)

17-16.120 Machinery and equipment.

It is unlawful for any person to operate any machinery, equipment, pump, fan, air-conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any property to exceed the ambient base noise level by more than five decibels. (Prior code § 27.20)

17-16.125 Leaf blowers.

(A) Offense. It is unlawful for any person to operate any gas-powered leaf blower or lawn broom in a residential district between the hours of eight p.m. and eight a.m. on weekdays or between the hours of eight p.m. and nine a.m. on Saturdays and Sundays.

(B) Penalty. A violation of this section shall constitute an infraction with a maximum penalty of a fine not to exceed \$100.00. (Ord. 2773 § 1, 1989)

Article III Vehicles

17-16.130 Pandemoniac vehicles defined—Prohibited—Violation—Penalty.

(A) Defined. A “pandemoniac motor vehicle” is a motor vehicle of any appearance, performance or capability, designed, constructed or operated in such a manner as to create audible noise related to tire friction by accelerating said vehicle.

(B) Prohibited. It is unlawful for any person to operate a pandemoniac motor vehicle on any street or in any other place within the City.

(C) Exemption. This section shall not apply to an area expressly designated by ordinance or resolution as a “raceway” or “dragstrip.”

(D) Penalty. A first violation of this section shall constitute an infraction with a maximum penalty of \$25.00. Upon execution by the suspect of a written promise to appear, said suspect may be released from custody. A second and subsequent violation of this section shall be a misdemeanor. (Prior code § 27.24)

17-16.140 Vehicle repairs.

It is unlawful for any person within any residential area of the City to repair, rebuild or test any motor vehicle in such manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance. (Prior code § 27.25)

17-16.150 Motor-driven vehicles—Noise.

It is unlawful for any person to operate any motor-driven vehicle within the City in such a manner that a reasonable person of normal hearing sensitivity residing in the area is caused discomfort or annoyance. Motor vehicles shall not exceed the noise levels set forth and provided for in Section 23130 of the California Vehicle Code. (Ord. 3238 § 29, 1996; prior code § 27.26)

Article IV Amplified sound

17-16.160 Purpose of article.

The Council enacts this legislation for the sole purpose of securing and promoting the public health, comfort, safety and welfare of its citizenry. While recognizing that the use of sound-amplifying equipment is protected by the constitutional rights of freedom of speech and assembly, the Council nevertheless feels obligated to reasonably regulate the use of sound-amplifying equipment in order to protect the correlative constitutional rights of the citizens of this community to privacy and freedom from public nuisance of loud and unnecessary noise. (Prior code § 27.30)

17-16.170 Regulations generally.

The commercial and noncommercial use of sound-amplifying equipment shall be subject to the following regulations.

(A) The only sounds permitted shall be either music or human speech, or both.

(B) The operation of sound-amplifying equipment shall only occur between the hours of nine a.m. and six p.m. each day except on Sundays and legal holidays. No operation of sound-amplifying equipment for commercial purposes shall be permitted on Sundays or legal holidays. The operation of sound-amplifying equipment for noncommercial purposes on Sundays and legal holidays shall only occur between the hours of 10 a.m. and six p.m. The City Manager or his or her designee may waive the provisions of this subsection upon a determination that a particular event will not cause an unreasonable disturbance to neighboring uses.

(C) Sound level emanating from sound-amplifying equipment shall not exceed 15 decibels above the ambient base noise level.

(D) Notwithstanding the provisions of subsection (C), sound-amplifying equipment shall not be operated within 200 feet of churches, schools or hospitals (see Section 17-16.100).

(E) In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, jarring, disturbing or a nuisance to reasonable persons of normal sensitiveness within the area of audibility. (Ord. 3238 § 30, 1996; Ord. 2472 § 1, 1985; prior code § 27.35)

17-16.180 Registration—Required.

It is unlawful for any person, other than personnel of law enforcement or governmental agencies, to install, use or operate within the City a loudspeaker or sound-amplifying equipment in a fixed or movable position or mounted upon any sound truck for the purposes of giving instructions, directions, talks, addresses, lectures or transmitting music to any persons or assemblages of person in or upon any street, alley, sidewalk, park, place or public property without first filing a registration statement and obtaining approval thereof as set forth in this article. (Prior code § 27.31)

17-16.190 Registration—Requirements—Approval or disapproval.

(A) Registration Statements—Filing. Every user of sound-amplifying equipment shall file a registration statement with the Police Department three days prior to the date on which the sound-amplifying equipment is intended to be used, which statement shall contain the following information:

- (1) The name, address and telephone number of both the owner and user of the sound-amplifying equipment;
- (2) The maximum sound-producing power of the sound-amplifying equipment, which shall be the wattage to be used, the volume in decibels of sound which will be produced, and the approximate distance for which sound will be audible from the sound-amplifying equipment;
- (3) The license and motor number if a sound truck is to be used;
- (4) A general description of the sound-amplifying equipment to be used;
- (5) Whether the sound-amplifying equipment will be used for commercial or noncommercial purposes.

(B) Registration Statements—Approval. The Police Department shall return to the applicant an approved certified copy of the registration statement unless he finds that:

- (1) The conditions of the motor vehicle movement are such that in the opinion of the Police Chief or his representative use of the equipment would constitute a detriment to traffic safety; or
- (2) The conditions of pedestrian movement are such that the use of the equipment would constitute a detriment to traffic safety; or
- (3) The registration statement required reveals that the applicant would violate the provisions set forth in Section 17-16.170 or any other provisions of this code.

(C) Disapproval. In the event the registration statement is disapproved, the Police Chief or representative shall endorse upon the statement his or her reasons for disapproval and return it forthwith to the applicant. (Prior code § 27.32)

17-16.200 Appeals.

Should any applicant for a permit pursuant to this chapter be dissatisfied with the action of the City Police Department not to grant a permit or for the revocation of a permit, then the applicant may make written objection to the Council of the City, setting up the grounds of dissatisfaction. Upon receipt of such objection, the Council shall set the matter for hearing at its next regular meeting, giving written notice thereof to the applicant. Upon such hearing, the City Council may sustain, suspend or overrule the decision of the Police Department and its decision shall be final and conclusive. Pending the hearing before the Council, the decision of the Police Department shall remain in full force and effect and any reversal thereof by the City Council shall not be retroactive, but shall take effect as of the date of the Council's decision. (Prior code § 27.33)

17-16.210 Fees.

Prior to the issuance of the registration statement, a fee in the amount of five dollars per day, or any portion thereof, shall be paid to the City if the loudspeaker or sound-amplifying equipment is to be used for commercial purposes. No fee shall be required for the operation of a loudspeaker or sound-amplifying equipment for noncommercial purposes. (Prior code § 27.34)

View the [mobile version](#).

**Parking Analysis for
Oakmont Pickleball Complex
6633 Oakmont Drive**

File number MNP 14-014

Prepared by Oakmont Ad Hoc Pickleball Committee

Noel Lyons & Anita Easland, co-chairs

Prepared: July 31, 2015

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Parking Availability by Day	Page 3
Parking Lot Photos	Pages 4 through 23

Parking study for Proposed Pickleball Courts

Public comments about the proposed project have raised concerns about parking. A study conducted by Oakmont volunteers during the first week of July reveals that there is more than sufficient parking for the expected usage.

Expected Usage: Four pickleball courts accommodate 16 players. Spectators are not normally anticipated, but during the most popular times there can be additional players waiting to play. A realistic maximum attendance would be 24 people -- 16 playing and eight waiting. Since we always have some players who arrive by golf cart, bicycle, or on foot, we should anticipate needing parking for 20 cars. The primary times for play are weekdays between 9:00 am and noon; with negligible play in the afternoons.

Counting: During the first week of July, volunteers counted the number of cars using the Berger/CAC parking lot at the times that are most popular for pickleball play. Car counts were conducted in the parking lot three times each day (at 9:30, 11, and 1:30) for six days. In addition, spot checks were performed during Sunday morning services (July 26, 10:45 am) and line dancing in the Berger (July 27, 6:30 pm).

Results: There were always at least 40 empty standard parking spaces available, in addition to one ADA space. At 12 of the 18 counts, there were 80 or more empty standard parking places, and 3 or more ADA spaces.

Larger Events: Occasional large attendance events (music concerts and life-long learning classes) were not represented in this study. These events are not scheduled during the summer months, so none occurred during this study. However, these events occur in the afternoon when pickleball courts are lightly used. Thus the proposed courts will not burden the parking lots during those times.

The attached spreadsheet shows the number of available standard and handicap parking spaces during the three daily counts, as well as whether or not events were going on in the Berger, CAC, or Central Pool areas. Photographs of the lot were taken by the volunteer counters and these are also included in the project packet.



July 6, 2015 at 9:31:32 AM



July 6, 2015 at 9:31:38 AM



July 6, 2015 at 9:32:10 AM



July 6, 2015 at 9:32:15 AM



July 6, 2015 at 11:13:25 AM



July 6, 2015 at 11:13:37 AM



July 6, 2015 at 11:14:11 AM



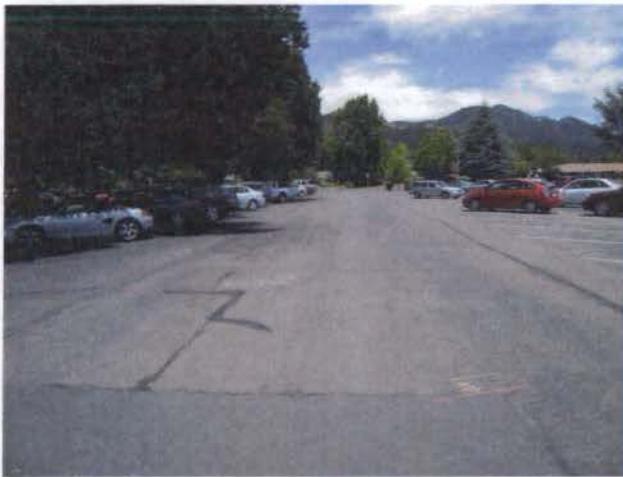
July 6, 2015 at 11:14:27 AM



July 6, 2015 at 1:32:53 PM



July 6, 2015 at 1:33:00 PM



July 6, 2015 at 1:33:25 PM



July 6, 2015 at 1:33:35 PM



July 7, 2015 at 9:40:20 AM



July 7, 2015 at 9:40:24 AM



July 7, 2015 at 9:40:43 AM



July 7, 2015 at 9:40:50 AM



July 7, 2015 at 11:08:01 AM



July 7, 2015 at 11:08:07 AM



July 7, 2015 at 11:08:24 AM



July 7, 2015 at 11:08:28 AM



July 7, 2015 at 1:26:40 PM



July 7, 2015 at 1:26:45 PM



July 7, 2015 at 1:27:03 PM



July 7, 2015 at 1:27:08 PM



July 8, 2015 at 9:27:24 AM



July 8, 2015 at 9:27:34 AM



July 8, 2015 at 9:27:55 AM



July 8, 2015 at 9:28:12 AM



July 8, 2015 at 11:01:02 AM



July 8, 2015 at 11:01:23 AM



July 8, 2015 at 11:01:56 AM

Note, camera malfunction;
only 3 views available



July 8, 2015 at 1:29:21 PM



July 8, 2015 at 1:29:33 PM



July 8, 2015 at 1:30:05 PM



July 8, 2015 at 1:30:13 PM



July 9, 2015 at 9:32:49 AM



July 9, 2015 at 9:32:56 AM



July 9, 2015 at 9:33:20 AM



July 9, 2015 at 9:33:30 AM



July 9, 2015 at 10:58:06 AM



July 9, 2015 at 10:58:12 AM



July 9, 2015 at 10:58:39 AM



July 9, 2015 at 10:58:46 AM



July 9, 2015 at 1:24:43 PM



July 9, 2015 at 1:24:49 PM



July 9, 2015 at 1:25:10 PM



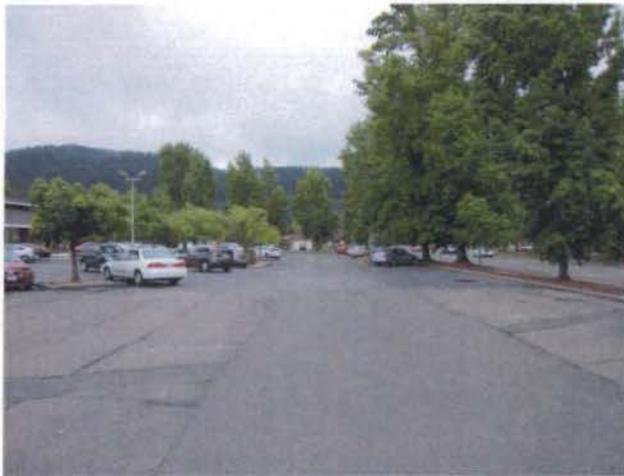
July 9, 2015 at 1:25:19 PM



July 10, 2015 at 9:33:25 AM



July 10, 2015 at 9:33:30 AM



July 10, 2015 at 9:33:46 AM



July 10, 2015 at 9:33:52 AM



July 10, 2015 at 11:03:52 AM



July 10, 2015 at 11:03:56 AM



July 10, 2015 at 11:04:13 AM



July 10, 2015 at 11:04:17 AM



July 10, 2015 at 1:37:54 PM



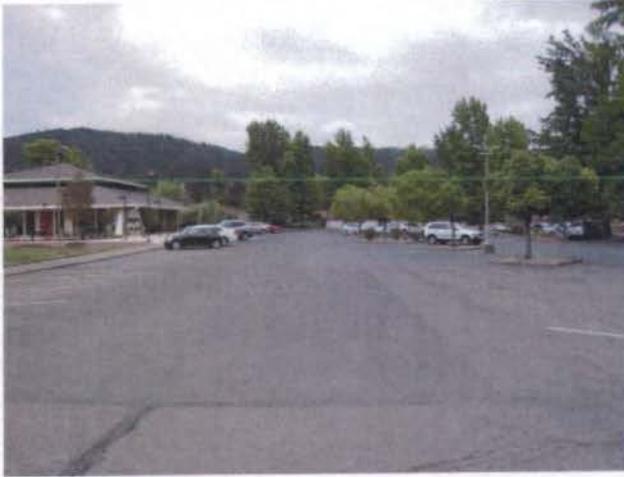
July 10, 2015 at 1:37:59 PM



July 10, 2015 at 1:38:16 PM



July 10, 2015 at 1:38:21 PM



Note, camera
malfunction; only one
view available

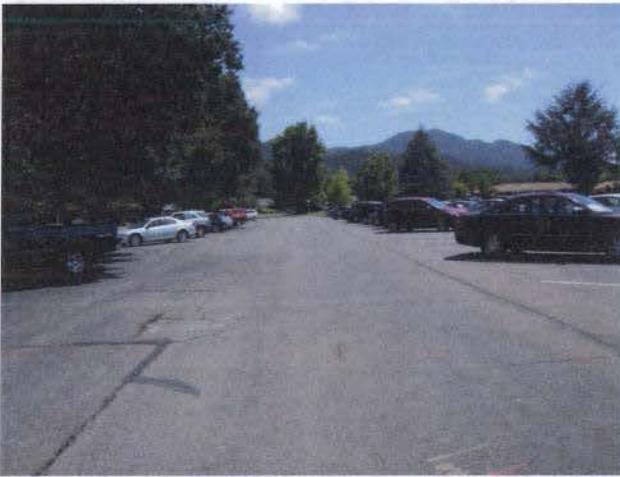
July 11, 2015 at 9:29:20 AM



July 11, 2015 at 11:02:22 AM



July 11, 2015 at 11:02:26 AM



July 11, 2015 at 11:02:43 AM



July 11, 2015 at 11:02:47 AM



July 11, 2015 at 1:30:41 PM



July 11, 2015 at 1:30:47 PM



July 11, 2015 at 1:31:04 PM



July 26, 2015 at 10:44:36 AM



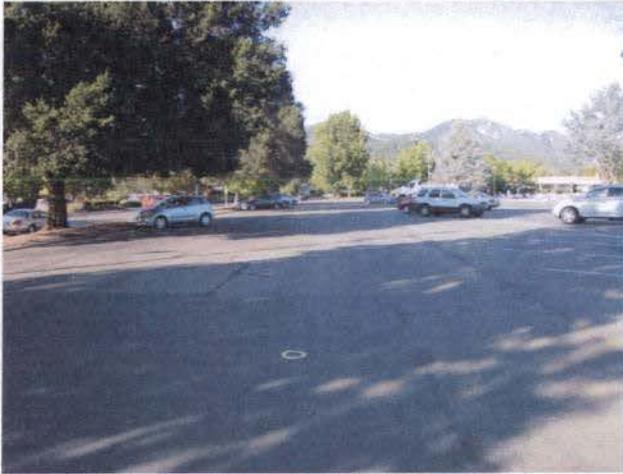
July 26, 2015 at 10:44:53 AM



July 26, 2015 at 10:45:26 AM



July 26, 2015 at 10:45:40 AM



July 27, 2015 at 6:35:20 PM



July 27, 2015 at 6:35:47 PM



July 27, 2015 at 6:36:13 PM



July 27, 2015 at 6:36:43 PM

Hours of Play and Events
Information for
Oakmont Pickleball Complex

6633 Oakmont Drive

File number MNP 14-014

Prepared by Oakmont Ad Hoc Pickleball Committee

Anita Easland, co-chair

Submitted: July 28, 2015

Contents:

Description of plans for play and events	Page 1
Description of Pickleball events at Finley park	Page 2
Description of Tennis events in Oakmont	Page 3

Hours of Play and Events

Public comments have raised concerns about pickleball hours and average number of players during those hours. Also, there are concerns about “tournaments” and numbers of guests. And, there has been the concern raised about what restrooms will be used by players and guests.

Hours of play: 8:00 a.m. to 7:00 p.m. is somewhat consistent with the play hours for Oakmont tennis except they can play until dusk. None of the Oakmont Tennis courts have lights. The only lights in our plan are path lights. Play times will vary between winter usage due to shorter hours of daylight and summer hours due to midday heat.

Expected usage: Four pickleball courts accommodate 16 players. Spectators are not normally anticipated, but during the most popular times there can be additional players waiting to play. A realistic maximum attendance would be 24 people—16 playing and eight waiting.

Interclub visits and Round Robin play: 14 players from our club and 14 player visitors would be a high number based on the information from Ken Kerst, (see page 2) who manages play at Finley park. He states in the attached e-mail, “we generally have 3 or 4 “Interclub visits” wherein 8-12 individuals from another club (Sacramento, Martinez, Walnut Creek) come to participate in a round robin. Usually they do car pool.” The only “tournaments” Finley does host are the Wine Country Senior Games and they are able to make temporary use of adjacent tennis courts to accommodate the increased number of players since their 4 pickleball courts would not be adequate. Oakmont will not have adjacent tennis courts and will not be hosting “tournaments”. President of the Oakmont Tennis Club, Neil Linneball, describes matches they have with visiting clubs as “typically 6 players from another team competing with 6 players from our team. These players always car pool...” (see page 3).

Restroom usage: Access is available in the Central pool bathrooms and the Central Activities Center patio restrooms. Also, there are restrooms available in the Berger Center. Only the Central pool bathrooms require an electronic access card.

From: "Ken Kerst" <kakerst@gmail.com>
To: "Anita or Diane" <dianita@mcn.org>
Cc: "Frank Batchelor" <ova.bod.batchelor@sonic.net>; <cassie@oakmontvillage.com>; "tom Kendrick" <tomkendrick57@gmail.com>; "Noel Lyons" <Noel.Lyons@comcast.net>; <arleneknu@aol.com>
Sent: Monday, June 22, 2015 9:34 AM
Subject: RE: Gathering info for our Public Hearing

Hello everyone,

I wish you luck in your quest. Now to your questions. Apart from the Wine Country Games in May/June every year we generally have 3 or 4 "Interclub visits," wherein 8-12 individuals from another club (Sacramento, Martinez, Walnut Creek) come and participate in a round robin. Usually they do car pool. We also have ladder matches amongst ourselves 2-3 times a week involving groups of 4. Last fall we did have a second tournament for the Senior Games, but that was a one-off and won't happen again.

I hope that answers your questions. On a different note, we are seeing a boomlet in new people wanting to play pickleball at Finley recently. As pickleball becomes more mainstream, I'm certain Oakmont will also feel pressure to provide the membership with the facilities that contribute to their health and wellbeing. Again, keep fighting the good fight and let us know if you need anything.

Ken Kerst

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

From: Anita or Diane [mailto:dianita@mcn.org]
Sent: Saturday, June 20, 2015 12:01 PM
To: ken kerst
Cc: Frank Batchelor; cassie@oakmontvillage.com; tom Kendrick; Noel Lyons
Subject: Gathering info for our Public Hearing

Hi Ken,

The City Planner for our project, Susie Murray, wants us to gather info for our presentation packet. Pickleball is new in Santa Rosa and they don't have anything in their codes for outdoor Pickleball. There are some of our Oakmont opponents who are concerned that we are going to have "Tournaments" and bring too many people to Oakmont and use too much parking, etc, etc. Susie asked what does the word "Tournament" mean to us? She suggested we communicate with you. I know you host the Senior Games, but how often do you have other clubs come and compete? Do you call them "fun matches" or social matches or Tournaments? Do you have ladder matches or Round Robin matches among members of your group? If you have out of town players (No. Calif.) like Sacto or Del Webb or East Bay how many players usually come?

7/9/2015

From: Neil Linneball <nl@oakmont.tennis.org>
Subject: Re: BACKGROUND INFO REGARDING TENNIS "TOURNAMENTS"
Date: July 15, 2015 at 4:18 PM
To: Anita Eastland <anita@oakmont.tennis.org>

page 3 of 3

Anita,

I spoke with Terri Somers who has all the info on number of matches using Oakmont courts(ie, home matches) etc since March 2014. I think her write-up is difficult to read and could easily be misinterpreted by those who like to do that sort of thing. Even then there is no way that anyone's interpretation can show that the impact is anything but insignificant. I will forward her email to you for your perusal.

Instead, here is what I would say:

To whom it may concern:

My name is Neil Linneball and I am the president of the Oakmont Tennis Club. With respect to usage of the Oakmont tennis courts for USTA home(Oakmont) matches we have averaged about two matches a month over the last fifteen months since USTA started at Oakmont. These matches involve typically six players from the other team competing with six from our team. . These players almost always carpool and typically arrive in two cars. The number of supporters or fans is typically zero, but at most is 2 to 3 people(typically one car).

The matches utilize two courts for about 2 hours. Also, we have never held a National competition here and it is highly unlikely that we ever will considering the fierce competition nationally.

Thus it should be apparent that the impact or load on the Oakmont courts is very low(and at least half of the players are Oakmonters).

Similarly the impact on parking at the courts is insignificant.

We have further data and statistics to back up these statements if needed. Thank you.

Neil Linneball



VI-1: Pool View - existing



VI-2: Pool View – Visualization



VI-3: View from 309 Laurel Leaf – Existing



VI-4: View from 309 Laurel Leaf – Visualization



VI-5: View from 313 Laurel Leaf – Existing



VI-6: View from 313 Laurel Leaf – Visualization

September 15, 2015

Oakmont Village Association
Attn: Cassie Turner
6675 Oakmont Drive, Suite 7
Santa Rosa, CA 95409

OAKMONT VILLAGE CENTRAL PARK (MNP14-014) - DETERMINATION TO FORWARD THE CONSIDERATION OF A MINOR USE PERMIT TO THE PLANNING COMMISSION

Based on the whole of the record to date, it has been determined that the review authority for the Minor Use Permit regarding the installation of pickle ball courts as part of the Oakmont Village Central Park project shall be the Planning Commission. Below is the basis for this decision:

- Section 20-12.030 allows the Zoning Administrator to forward any interpretation or determination directly to the Planning Commission for consideration.
- The City has received considerable public interest surrounding this project, the project has received publicity over its controversy, and a substantial number of people are anticipated to attend the hearing. As such, the seven-member City Council-appointed Planning Commission is better suited than a singularly-designated staff member (Zoning Administrator) to receive and balance the wide range and volume of comments anticipated during public testimony.
- Room 7 is of insufficient size to accommodate the large number of people that are expected to attend the public meeting for this project. Room 7 does not allow members of the public to actively participate in the proceedings in that they may have to alternate positions between the meeting room proper, and waiting areas in the vicinity.
- The physical configuration of Room 7 is not conducive to managing a large and spirited crowd. Accordingly, the Zoning Administrator may be placed in a physically uncomfortable setting which may compromise the Zoning Administrator's ability to efficiently manage the meeting.



- There is a high probability for this project to be appealed. The burden of the City's primary action should not fall on a singularly-designated staff member (Zoning Administrator) but should instead be associated with a seven-member City Council-appointed Planning Commission.

Should you have any further questions or comments, I can be reached at (707) 543-3185 or at Chartman@srcity.org

Sincerely,

A handwritten signature in blue ink that reads "Clare Hartman". The signature is written in a cursive, flowing style.

CLARE HARTMAN
Deputy Director – Community Development - Planning

cc: File

ATTACHMENT 12

From: Linne L. McAleer
307 Laurel Leaf Place
Santa Rosa, CA 95409
Email: linnemca@comcast.net
Mobile: 415-847-4420

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

FEB 17 2015

DEPARTMENT OF
COMMUNITY DEVELOPMENT

To: Zoning Administrator
Community Development
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

February 17, 2015

Zoning Administrator –

As a neighboring property owner, I received from Santa Rosa's Department of Community Development a "Notice of Pending Zoning Administrator Action" regarding the Oakmont Village Central Park, 6633 Oakmont Drive, Santa Rosa. File Number(s): MNP14-014. That notice was dated February 5, 2015.

I am writing to request a **formal public hearing** regarding the decision to approve or disapprove the application for a permit for the Oakmont Village Central Park. That project proposes to "redesign the recreation area located south of the swimming pool area and install four pickle-ball courts."

Opposition to this project has been expressed by many Oakmont residents. They deserve to have an opportunity to state their concerns in a public forum, prior to approval of a permit to construct the Oakmont Village Central Park.

Sincerely,

