Public Comment - Opposition to Resolution 626

Sarah Larsen

Dear Members of the Board,

I am writing to express my strong opposition to Resolution 626, scheduled for consideration at the 10/24 Board meeting, and to urge the Board to defer any decision to permanently accommodate pickleball at the Del Mar tennis courts until the impacts on residents have been adequately evaluated and addressed.

My family owns a home adjacent to the Del Mar facility, and The Sea Ranch has been a special place for our family for many years. The peaceful, natural setting is central to what makes this community so unique, and I am deeply concerned that the proposed changes would permanently compromise that character.

I have several concerns with the proposed resolution:

- Noise impacts and inadequate mitigation: Pickleball produces a distinct, repetitive sound that can travel considerable distances. Despite the proximity of neighboring homes, the Board is proposing permanent court modifications without first conducting a site-specific acoustic assessment. More concerning, Resolution 626 makes noise mitigation measures dependent on "staff time and resources," while directing permanent striping to proceed. Residents should not be expected to accept permanent changes based on the possibility of future mitigation.
- Existing pickleball capacity: The Sea Ranch already has dedicated pickleball courts at Moonraker, and recent reservation data indicate that approximately 68% of available court hours remain unbooked when checked in advance. The Board's own proposal acknowledges that court capacity is generally not an issue.
- Removal of mature cypress trees: Last year's removal of mature cypress trees near the Del Mar facility has already significantly altered the landscape and eliminated natural screening between the courts and surrounding homes. Advancing a proposal that could introduce additional noise impacts before addressing the consequences of that removal is troubling.
- Transparency and consideration of neighboring homeowners: The Board has heard repeated concerns from residents about noise, neighborhood character, and the potential impacts of permanent pickleball use. Moving forward with permanent modifications before resolving these concerns raises serious questions about whether affected homeowners are being given meaningful consideration in the decision-making process.

The Sea Ranch is a special place precisely because of the care taken to preserve its natural setting and peaceful character. I struggle to understand why the Board would prioritize expanding an amenity that already has substantial unused capacity over the legitimate concerns of neighboring homeowners. What is the justification for making a

permanent change with potentially significant impacts when the need for it has not been demonstrated?

I urge the Board to reconsider whether this decision truly serves the broader Sea Ranch community. Consider deferring Resolution 626 until an independent acoustic assessment has been completed, effective mitigation measures and their funding have been established, and alternatives utilizing existing facilities have been thoroughly evaluated.

Unfortunately, I am unable to attend Saturday's meeting in person, but I ask that this email be included in the meeting's public record and considered by the Board before any vote on Resolution 626.

Respectfully,

Sarah Larsen