Date: August 31, 2026

To: TSRA Board Members, Planning Staff, and Planning Committee Members

From: Concerned Sea Ranch Homeowners

Re: Current Professional Guidance on Court Conversions for Pickleball

This letter summarizes and transmits current professional planning and acoustical literature concerning pickleball noise, particularly as it relates to the conversion of existing tennis courts.

We are submitting the attached materials because what we found is directly relevant to the Board's and Planning Committee's consideration of Del Mar.

There is a substantial body of professional guidance specifically addressing pickleball siting, proximity to residences, tennis-to-pickleball conversions, acoustic impacts, mitigation, and the circumstances in which a site-specific acoustic analysis is warranted. Of particular relevance are the attached materials from the American Planning Association and the National Task Force on Pickleball Noise, a multidisciplinary group bringing together expertise in acoustics, planning, public health, law, and parks and recreation.

The guidance is remarkably specific to the situation we are considering at Del Mar. Among other things, it addresses the distinctive repetitive and impulsive character of pickleball sound; identifies conversion of existing tennis courts near residences as a recurring source of land-use conflict; recommends site-specific acoustic study for court locations within 1,000 feet of residences; identifies substantially greater concerns at closer distances; and cautions that noise mitigation measures do not necessarily resolve an incompatible location.

We have also included an aerial distance exhibit illustrating the relationship between the Del Mar courts and surrounding residences. Numerous residences are located within the distance ranges identified in the professional guidance. As a simple illustration of the siting issue, we used Google Earth to plot the principal distance ranges identified in the professional guidance around the Del Mar courts. The exercise took only about ten minutes and immediately showed how many residences fall within the 350-, 800-, and 1,000-foot areas discussed in the professional literature

In our view, this type of basic planning and acoustic screening should have occurred when Resolution 616 was being proposed and evaluated. That was the point at which TSRA moved from an interim shared-use arrangement to a formal pickleball designation at Del Mar. Before making that change, staff and the Board should have had at least a basic understanding of the proximity of surrounding residences, the recognized acoustic characteristics of pickleball, and an understanding of the current professional guidance concerning tennis-to-pickleball conversions. This is not a substitute for a professional acoustic analysis, but it demonstrates how readily the basic site issues can be understood and why a site-specific review is warranted.

This information demonstrates that acoustic compatibility is a recognized planning issue, that proximity and site conditions matter, and that there are established professional methods for evaluating those questions. We hope these materials will help all of us get smarter about this issue

and move the discussion away from competing assumptions about noise and toward objective information.

We respectfully ask that these materials be distributed to the full Board and Planning Committee and included in the record concerning Del Mar. We also ask that the Board and Planning Committee consider this professional guidance before taking further action on permanent changes to the courts.

Thank you for taking the time to review this information.

Here are the specific links where the attached materials can be viewed:

https://pickleballnoise.org/assets/pdfs/ZONING-PRACTICE.pdf

https://romitoresearch.org/

https://www.pickleballnoise.org/

**Attachments:**

Memorandum: Current Professional Guidance on Court Conversions for Pickleball — August 31, 2026

American Planning Association, Managing Pickleball Noise Through Zoning — Zoning Practice, November 2025

National Task Force on Pickleball Noise — Current Siting and Acoustic Recommendations for Court Conversions

Del Mar Google Earth Distance Exhibits — 350-, 800-, and 1,000-foot distances from the courts