

# Exhibit C

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**From:** [herman C](#)  
**To:** [Alameda, Joseph](#)  
**Subject:** PLN240107-please respond  
**Date:** Monday, March 17, 2025 12:57:20 PM

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Joseph Alameda  
County of Monterey  
Re: File PLN 240107

Dear Mr Alameda,

We are writing regarding the above-mentioned action. We live in a rural residential area and pickleball is an extremely noisy sport. Pickleball uses equipment which is louder than tennis and puts multiple times the number of players on the area of each tennis court. It is the antithesis of the quiet enjoyment of our property. Because of public pushback and lawsuits, most governing bodies locally (and nationally) have reduced and restricted pickleball activities, not expanded them.

For years, Chamisal Tennis Club (CTC) has hosted numerous pickleball tournaments and we have experienced many traffic issues due to the lack of available parking at the facility. In fact, the proposed site for 3 pickleball courts is routinely used by CTC for parking for these tournaments. Where will those cars go? Even when that area is used for parking, the lack of spaces results in attendees searching the neighborhood and parking off road in unpaved areas on private property. Not only is this a fire hazard but there has been damage to roadside utility boxes.

What is the plan for lighting the new courts? Is CTC in compliance with use permit 2140 with its current lighting or parking requirements? Has this been considered?

Besides traffic, noise and lighting, there is a concern regarding water. We have 15 users, including CTC on our water system. The water table from our single well has dropped significantly over time and is now within 60 feet of the pump depth. Additional activities means additional showers, toilets, restaurant water use and an overall strain on our water system which may not be sustainable.

After 37 years living here, we believe the increase in noise, traffic, parking and water use are more than what the county of Monterey envisioned when CTC was granted a use permit over 50 years ago and that a full review of the existing situation would be appropriate before any expansion should be considered.

Please confirm receipt of this correspondence by return email.

Regards,  
Herman and Robin Campos

**From:** [Holger Kappler](#)  
**To:** [Alameda, Joseph](#)  
**Cc:** [Meike Kappler](#)  
**Subject:** Formal Objection to Minor Amendment PLN240107 – Chamisal Tennis and Fitness Club  
**Date:** Saturday, March 15, 2025 11:18:20 AM

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Dear Mr. Alameda,

I am writing to **formally object** to the proposed **Minor Amendment PLN240107** for the **Chamisal Tennis and Fitness Club**, which seeks to convert existing tennis courts into additional pickleball courts. As a **neighbor to the facility**, I have **serious concerns** about the ongoing and increasing noise issues caused by pickleball play, which significantly impact our quality of life and the character of our neighborhood.

This is not the first time I have raised this issue. On **May 5, 2024**, I sent an email outlining these concerns regarding noise pollution and parking issues related to the pickleball courts at **185 Robley Road, Salinas** (Parcel Number **416-321-017-000**). In that communication, I formally requested clarification on whether the previous pickleball courts had been approved and highlighted the **severe noise disturbances already caused by the existing courts**.

### **Fundamental Change to Neighborhood Character**

This neighborhood was chosen by residents **because of its peaceful and quiet environment**—a place where we can enjoy the outdoors, nature, and a **high quality of life** without the disruptions of urban noise pollution. The expansion of pickleball courts will fundamentally **alter the character of our community** by:

- **Introducing constant, disruptive noise** that prevents residents from enjoying their own outdoor spaces.
- **Increasing traffic and parking congestion**, making the area less safe and accessible.
- **Creating a commercial, high-impact recreational zone** in a residential setting.

The very reason why people **move to and invest in this area**—the **tranquility and peaceful surroundings**—is being destroyed by this expansion. With the continued **increase in pickleball courts and loud special events**, the ability to enjoy a **quiet residential lifestyle** is disappearing entirely.

### **Noise Impact on Residents**

The noise generated by the current pickleball courts frequently **exceeds 50 dB**, making it nearly impossible for residents to enjoy their own properties. Expanding to **5 additional pickleball courts** will

only **worsen this issue**, leading to:

- **Increased and prolonged exposure to disruptive noise levels** from 6:00 AM to 9:00 PM daily.
- **Negative mental health effects** due to constant noise pollution.
- **Significant decline in the quality of life** for residents who already struggle with existing noise levels.

Despite prior **direct communication with the Chamisal Tennis and Fitness Club ownership**, including Michael (one of the owners), **no effective noise reduction measures have been implemented**. This lack of action demonstrates that further expansion of pickleball courts will **only amplify the existing problem** without proper mitigation.

### **Existing Pickleball Courts Were Never Approved**

It is important to note that the **current pickleball courts at Chamisal Tennis and Fitness Club have not been officially approved**. The club was originally permitted as a **tennis facility**, and pickleball was never part of the original **land use approval**. Given this, the County should **not even consider additional pickleball courts** until a full **review of the existing unapproved courts** is completed.

Allowing further expansion without first addressing the **unauthorized use** of the existing courts would be highly inappropriate and set a dangerous precedent for land use violations. The County must carefully evaluate whether pickleball should even be permitted at this location, rather than **rubber-stamping an expansion** that only worsens the current issues.

### **Extreme Noise from Special Events (Up to 38 Pickleball Courts & Loud Parties)**

According to the **Chamisal Tennis and Fitness Club's website**, they currently have **11 permanent pickleball courts** but **expand up to 38 courts** during special events. These events occur **every second weekend between April and November**, and the club **converts additional tennis courts into pickleball courts** using temporary markings.

These events take place between **5:00 PM and 9:00 PM**, generating **excessive noise that extends well into the evening**. The problem is not just the **extreme noise from up to 38 active pickleball courts**, but also **loud parties held at the club during these events**, which further disrupt the peace and quiet of the neighborhood.

For nearby residents, this means that every **second weekend for more than half the year**, it is nearly **impossible to enjoy any outdoor time at home** due to:

- **Continuous pickleball noise from an excessive number of courts.**
- **Loud event music, voices, and crowd noise.**
- **Extended disturbance until late evening hours (9:00 PM).**

This is completely **unacceptable for a residential area**, and any additional expansion will only **worsen an already intolerable situation**.

### **Additional Concern: Parking Issues**

Beyond noise concerns, the **conversion of existing parking space into additional courts** will create further **parking congestion and traffic issues**, especially during special events. This will significantly impact **residents and visitors**, making it more difficult to access the area safely and conveniently.

### **Requested Actions Before Approval:**

Given these serious concerns, I **strongly urge the County to impose the following conditions** before approving the Minor Amendment:

1. **Mandatory Noise Reduction Measures** – Require **sound-dampening walls, acoustic fencing, or alternative noise reduction solutions** before additional courts are approved.
2. **Independent Noise Study** – Conduct an **independent, third-party noise impact assessment** to evaluate the true effect of the expansion.
3. **Restricted Hours for Pickleball Play** – Limit pickleball hours to a more reasonable timeframe, such as **8:00 AM to 7:00 PM**, to minimize early morning and late evening disruptions.
4. **Prohibition of Temporary Pickleball Court Expansions** – Restrict the **conversion of tennis courts into additional pickleball courts** for special events to prevent extreme noise levels.
5. **Limitations on Special Event Noise & Hours** – Impose **strict noise limits** and require the club to **end all events by 7:00 PM** to minimize residential disturbances.
6. **Parking Impact Assessment** – Evaluate how the loss of parking space will affect congestion and safety in the area before approving any court conversions.
7. **Full Review of Existing Unapproved Pickleball Courts** – Require the Chamisal Tennis and Fitness Club to **apply for proper approval of the current courts** before considering any expansion.

This matter is of **serious concern** to me and **many other neighbors** who have already **expressed dissatisfaction with the current noise levels**. The failure to address these issues before expanding the pickleball facilities would be highly irresponsible.

I urge the County of Monterey to **prioritize the well-being of the surrounding residents** and ensure that effective mitigation measures are in place before allowing any further development of pickleball courts at the Chamisal Tennis and Fitness Club.

Please confirm receipt of this objection and inform me of any further actions I may need to take.

Best regards

K A P P L E R  
The Solutions Company

Holger Kappler  
-CEO-

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