

Notice of Exemption

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Rm. 212
Sacramento, CA 95812-3044

From: City of Vista
200 Civic Center Drive
Vista, CA 92084-6275

☒ County Clerk
County of: San Diego

Project Title: CIP 8403 Breeze Hill Park Phase I Pickleball Court Improvement Project

Project Applicant: City of Vista
(i.e., recipient of entitlement)

Project Location – Specific: 795 Breeze Hill Road

Project Location – City: Vista

Project Location – County: San Diego

Description of Nature, Purpose and Beneficiaries of Project: The project consists of converting an existing parking lot into a public parking and replacing a portion of the impervious area into a landscaped Pickleball court. Improvements including installing accessible stalls, sidewalk and ramps, new landscaping and irrigation, new fenced pickleball courts, solar lighting, and any associated work.

Name of Public Agency Approving Project: City of Vista

Name of Person or Agency Carrying out Project: City of Vista, 200 Civic Center Drive, Vista, CA 92084-6275
Daniel Carns, Capital Project Manager, (760) 643-5434

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number:

Class 32, Section 15332 – In-fill Development Projects

☐ Statutory Exemption. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15332 **In-Fill Development Projects (Class 32)**. Section 15332 establishes the following conditions for application of the exemption:

"(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services."

The project is located within city limits at an existing 1.3-acre developed parking lot served by existing utility and public services. The property is zoned C-A (Civic Activity) and meets general plan designation for a municipal park. The project is in a developed parking lot which has no value on any known habitat and would not result in any significant increase to traffic, noise, air quality or water quality effects. According to the noise study prepared by Veneklasen Associates dated August 2026, The future pickleball court may lead to an increase in noise to the community, which will be mitigated by the use of 8-foot high acoustic panels around the entire court fence.

The proposed project satisfies each of the conditions for the Class 32 exemption. The project is located within city limits on an approximately **1.3-acre, previously developed site consisting of an existing parking lot** that is substantially surrounded by existing urban development. The site is served by existing utilities and public services.

The property is zoned **C-A (Civic Activity)** and is designated for Municipal Park use under the General Plan. The proposed project is consistent with the applicable General Plan designation and applicable General Plan policies and is consistent with the applicable zoning designation and regulations.

The project site consists of an existing developed parking lot and does not contain natural habitat areas. Based on available site information and existing site conditions, the site has **no known value as habitat for endangered, rare, or threatened species**.

The project would not result in significant effects relating to traffic, air quality, or water quality. The project would utilize an existing developed site and existing utility and public-service infrastructure, and the proposed use is not anticipated to generate a substantial increase in traffic or result in significant air quality or water quality impacts.

With respect to noise, a noise study prepared by **Veneklasen Associates**, dated August 2026, evaluated potential noise associated with the proposed pickleball courts. The study determined that operation of the future pickleball courts could result in an increase in noise levels at surrounding sensitive receptors. The project incorporates **8' high acoustic panels** affixed to the perimeter court face, which is identified in the report as a sufficient **noise-reduction measures** to reduce operational noise from the pickleball courts. With incorporation of these measures, project-related noise would not result in a significant noise effect.

Based on the foregoing, the project meets all applicable conditions of State CEQA Guidelines Section 15332 and qualifies for the **Class 32 In-Fill Development Projects exemption**.

Lead Agency Contact Person: Patsy Chow Area Code/Telephone/Ext.: (760) 643-5390

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: 9/9/2026 Title: Assistant Community Development Director

☒ Signed by Lead Agency ☐ Signed by Applicant Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

ATTACHMENT A: NOISE STUDY

August 25, 2026

IDS Group

1 Peters Canyon Rd., Ste.130
Irvine, CA 92606

Attention: John Silber, AIA | Principal Architect

Subject: **Vista Pickleball Courts; Vista City, CA**
Pickleball Court – Acoustical Study
Veneklasen Project No. 8830-001

Dear John:

At your request and authorization, Veneklasen Associates (VA) has prepared this report to summarize the acoustical measurements conducted at the proposed Vista pickleball courts vicinity in Vista, California in order to assess the impact of pickleball noise on neighboring residential properties and to recommend any mitigation methods if needed.

1.0 INTRODUCTION

This study was conducted to assess the acoustical impact of the proposed pickleball courts potentially affecting the residential areas near the courts within the Breeze Hill Rd in Vista, California.

The proposed pickleball courts are surrounded by residential houses to south-west through south, residential buildings to the east through south-east, and commercial buildings towards north. Residential properties towards south-west through south are main priority.

1.1 NOISE CRITERIA

1.1.1 City of Vista Noise Ordinance

Vista Municipal Code Chapter 8.32, Section 040 (Sec. 8.32.040 (A)) prohibits sound levels exceeding the limits below, as measured at receiving residential property lines which are under Multi-Family Residential zone (R-M) as shown in Figure 1 below which shows City of Vista Zoning Plan.

- **55 dBA**, Leq 1 hour during daytime hours (7:00 AM to 10:00 PM)
- **50 dBA** Leq 1 hour during nighttime hours (10:00 PM to 7:00 AM)

Section 8.32.040 (B) further provides for a 5-decibel reduction to these limits for noise determined by the noise control officer to constitute a repetitive noise. Because pickleball activities generate repetitive ball/paddle impact noise, the potential applicability of this provision is considered. Hence revised prohibited sound levels exceeding at receiving residential property lines are as follows.

- **50 dBA**, Leq 1 hour during daytime hours (7:00 AM to 10:00 PM)
- **45 dBA** Leq 1 hour during nighttime hours (10:00 PM to 7:00 AM)

Figure 1 - City of Vista Zoning Plan



The proposed pickleball courts are not anticipated to operate between 10:00 PM and 7:00 AM. Accordingly, nighttime noise thresholds are not applicable to the proposed operations and have been excluded from this analysis.

2.0 EXISTING NOISE CONDITIONS AND MEASUREMENTS

Between August 11th and August 12th, 2026, Veneklasen performed sound measurements at two locations within the residential properties' vicinity to Breeze Hill Rd, Vista to capture the existing ambient noise levels.

Vehicular movement on Breeze Hill Rd, and La Tortuga Dr appears to be the main source of noise controlling the ambient levels in the area for the most part.

Measurement locations S1 and S2 positions were selected to monitor ambient noise levels as they are sensitive receptors due to being residential properties of noise from proposed pickleball courts.

Figure 2 shows the measurement locations and Table 1 presents the measurement results.

Measurements were performed with NTi XL2 sound level meters which comply with the ANSI S.14-2014 requirements for Type 1 precision sound level meters. The equipment was field calibrated before and after the measurements using a Larson Davis CAL200 acoustical calibrator.

Figure 2 - Noise Measurement Locations



Table 1 - Measured Ambient Noise Levels

Time	Location	Hourly Average Measured Ambient Noise Level Leq (dBA)
15:00	S1 (2+ Hours)	49
14:00	S2 (4+ Hours)	56

3.0 NOISE MODELING METHOD

Veneklasen developed a noise model of the planned pickleball courts to represent the noise emission from activities within the proposed pickleball courts. For conservative purposes, Veneklasen used historic sound data from the busiest and noisiest time of several similar pickleball court projects. The model was conducted using the noise modelling software package iNoise version V2024.2.1 by DGMR Software.

iNoise is an advanced noise propagation model that considers geometric spreading, atmospheric sound propagation, ground effects, site topography and environmental conditions. The calculations performed in iNoise were conducted with ISO 9613-2:2024 which is followed for environmental noise assessments.

The noise model evaluated the simultaneous operation of four standard-sized pickleball courts as a conservative worst-case condition. Each court was modeled with dimensions of 20 feet by 44 feet, consistent with the proposed layout. The combined court activity was represented by a sound level of 77 dBA at the center of the court area.

4.0 NOISE MODELING RESULTS

Based on the proposed plans and measured pickleball data, Veneklasen has modeled the future noise conditions to comply with the city code.

4.1 FUTURE NOISE IMPACT – (Without any Mitigation)

Figure 3 below predicts the noise propagation in case of all four pickleball courts are running simultaneously. Table 2 shows the predicted pickleball levels in comparison with noise criteria.

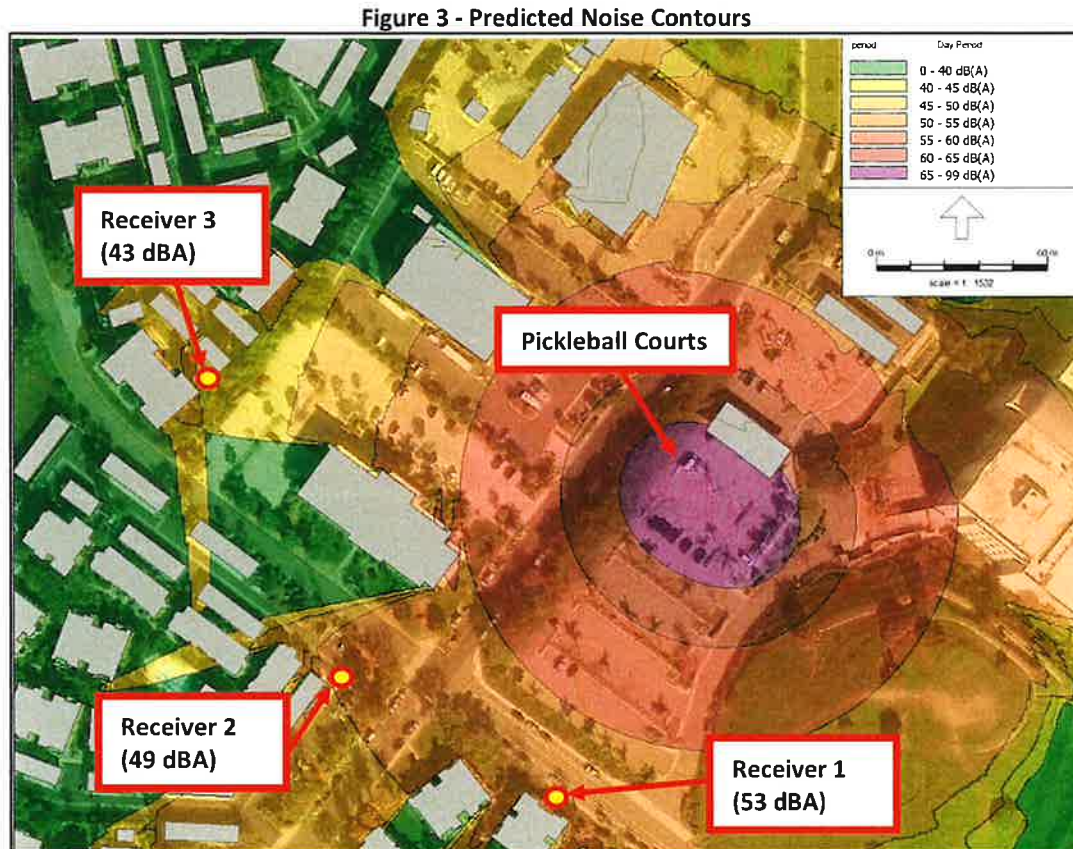


Table 2 - Calculated Noise Levels

Receiver Tag	Receiver Height from Grade (ft)	Estimated Noise Level (dBA)	Complies with Noise Criteria?
			Daytime (50 dBA)
1	6	53	No
2	6	49	Yes
3	18	43	Yes

4.2 FUTURE NOISE IMPACT – (WITH 8' high Caltrans B15-1 soundwall on the south side)

Figure 4 below predicts the noise propagation in case of all four pickleball courts are running simultaneously and with 8' Caltrans B15-1 soundwall on the south side. Table 3 shows the predicted pickleball levels in comparison with noise criteria.

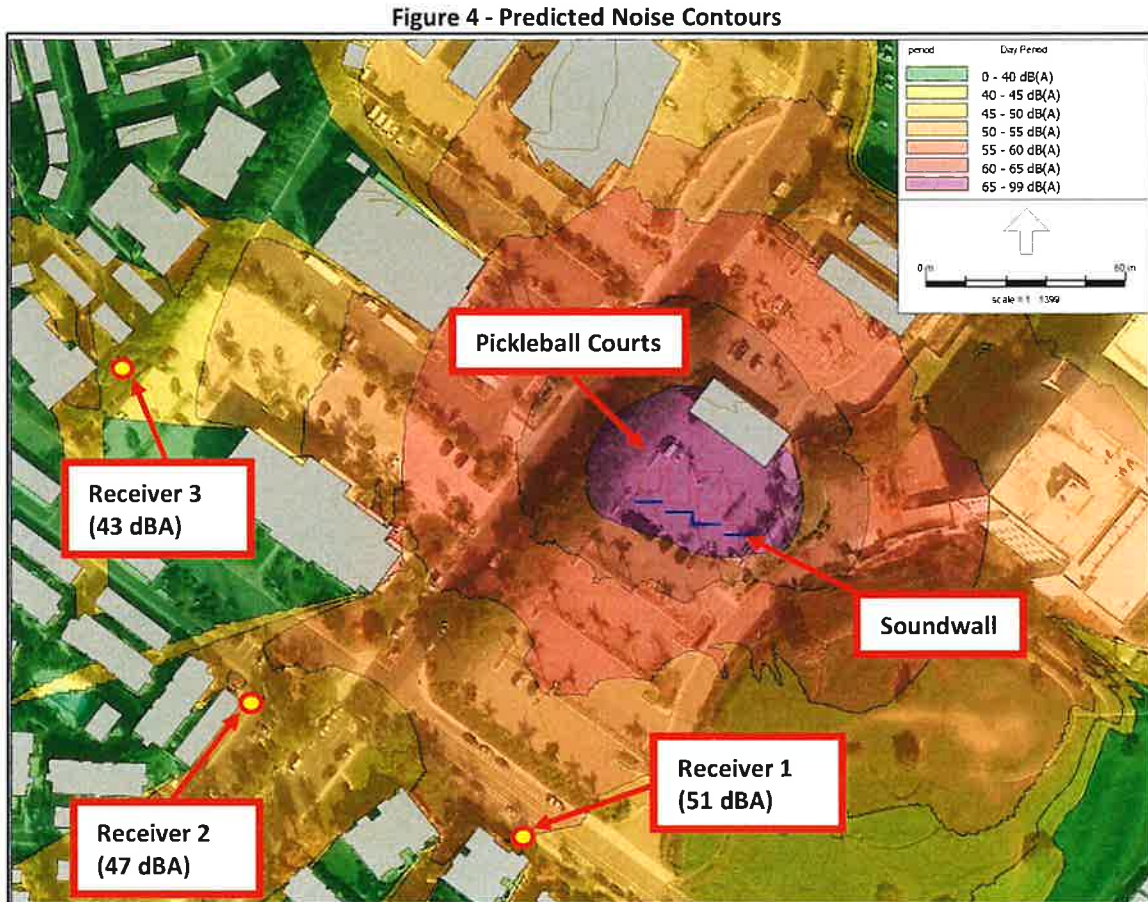


Table 3 - Calculated Noise Levels

Receiver Tag	Receiver Height from Grade (ft)	Estimated Noise Level (dBA)	Complies with Noise Criteria?
			Daytime (50 dBA)
1	6	51	No
2	6	47	Yes
3	18	43	Yes

4.3 FUTURE NOISE IMPACT – (WITH 8' high Sound Insulating Plants)

Figure 5 below predicts the noise propagation in case of all four pickleball courts are running simultaneously and with 8' high sound insulating plants on the south side. Table 4 shows the predicted pickleball levels in comparison with noise criteria.

Sound-Insulating Vegetation: Sound-insulating vegetation refers to areas of sufficiently dense trees, shrubs, and other vegetation that may provide limited acoustic attenuation through sound absorption, scattering, and increased propagation path length. In the noise model, these vegetated areas are represented as “sound-insulating plants” to account for their potential contribution to sound propagation attenuation.

Figure 5 - Predicted Noise Contours

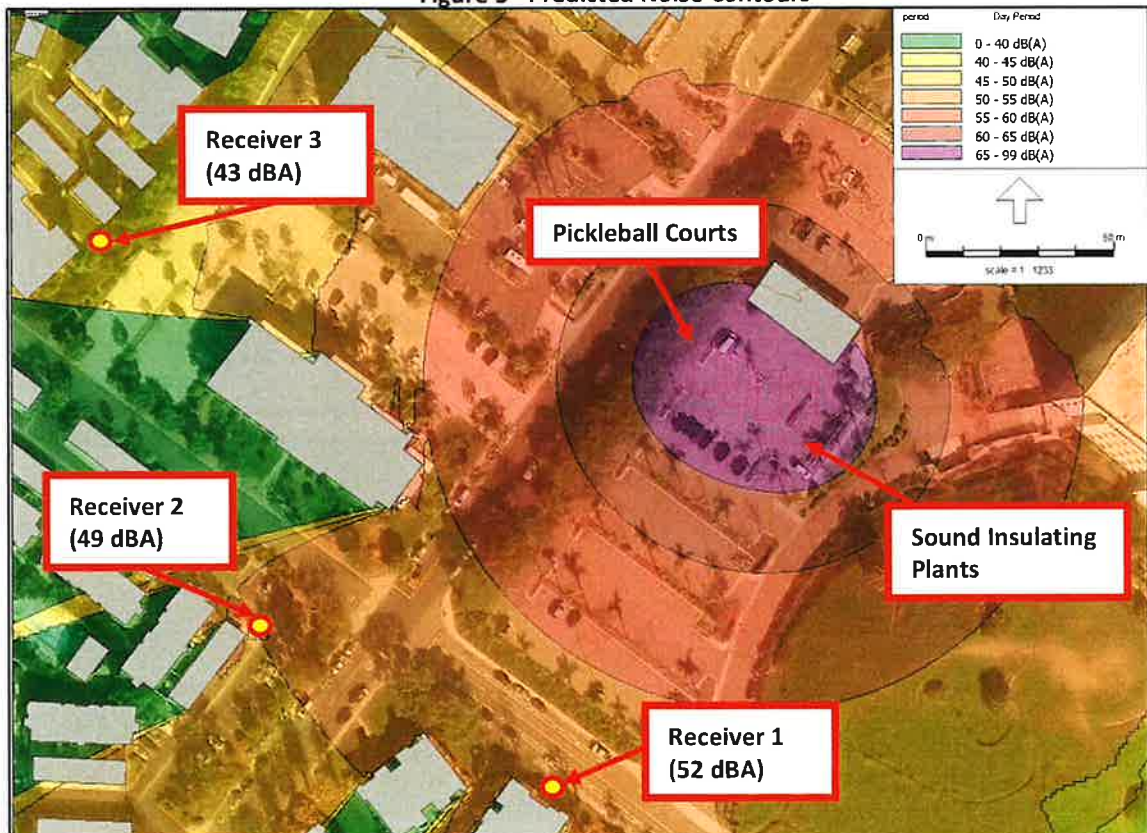


Table 4 - Calculated Noise Levels

Receiver Tag	Receiver Height from Grade (ft)	Estimated Noise Level (dBA)	Complies with Noise Criteria?
			Daytime (50 dBA)
1	6	52	No
2	6	49	Yes
3	18	43	Yes

4.4 FUTURE NOISE IMPACT – (WITH 8' height acoustic panels around entire court fence)

As is shown in section 4.1, pickleball noise will be audible at several residential locations during. Therefore, noise mitigation measures are required to maintain the typical exterior levels within a reasonable range and comply with noise criteria.

This section predicts noise levels during a pickleball game for each receiver location if mitigation included absorption panels in addition to the 8-foot-tall noise barrier as per layout.

Figure 6 below predicts the noise propagation in case of mitigation while all four pickleball courts running simultaneously. Table 5 shows the predicted pickleball levels in comparison with noise criteria.

Figure 6 - Predicted Noise Contours

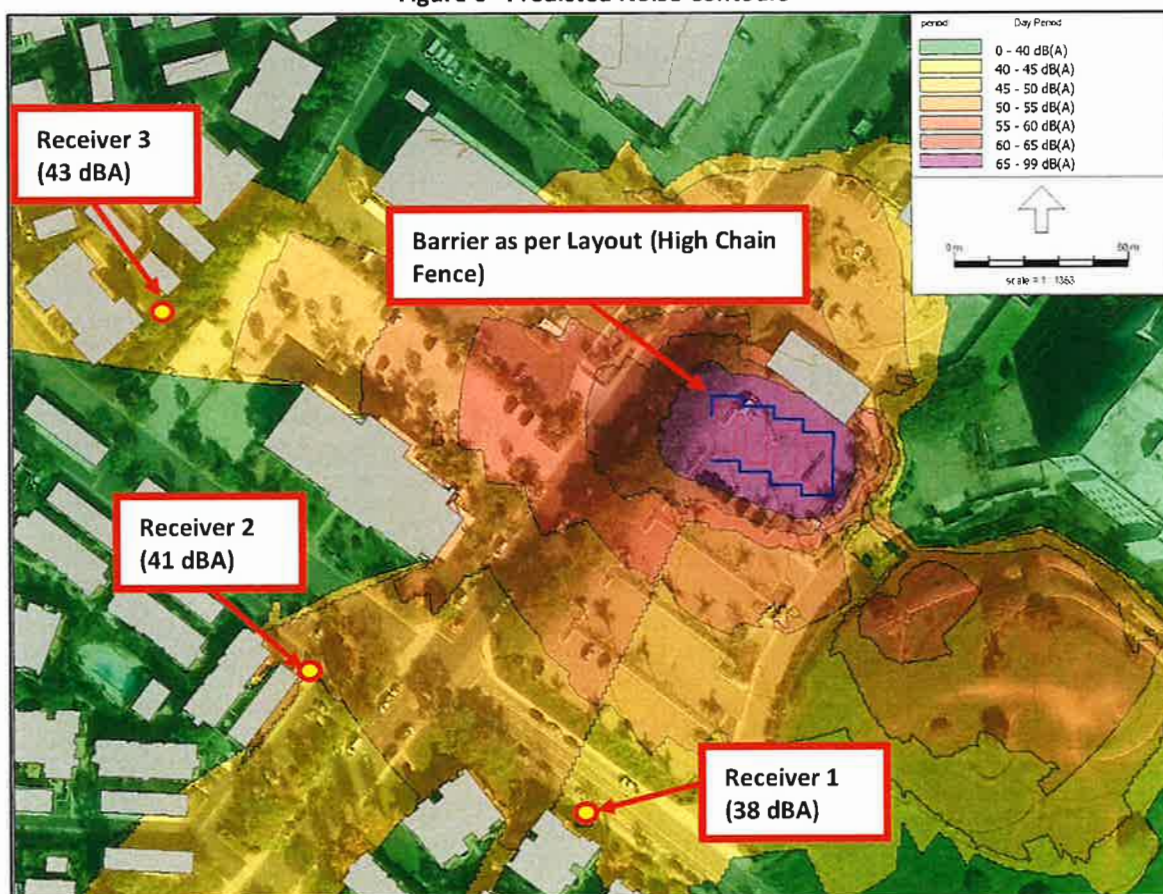


Table 5 - Calculated Noise Levels

Receiver Tag	Receiver Height from Grade (ft)	Estimated Noise Level (dBA)	Complies with Noise Criteria?
			Daytime (50 dBA)
1	6	38	Yes
2	6	41	Yes
3	18	43	Yes

5.0 MITIGATION MEASURES

In case of proceeding with acoustic sound panel option the acceptable products and specifications are as follows:

- The barrier shall have a minimum transmission loss as shown in Table 6 below and be continuous without gaps or holes is an acceptable product.

Table 6 - Minimum Recommended Transmission Loss for Barrier

Minimum Transmission Loss						Min.
Octave Band Center Frequency (Hz)						STC
125	250	500	1000	2000	4000	Rating
6	12	17	27	38	46	23

- Products such as [KINETICS Noise Control Curtains](#) or equivalent are acceptable options. Note that the minimum noise absorption coefficient (NRC) of the panels shall be as shown in Table 7.

Table 7 - Minimum Recommended Absorption for Barrier

Minimum Absorption Coefficient						NRC
Octave Band Center Frequency (Hz)						
125	250	500	1000	2000	4000	
0.12	0.47	0.85	0.84	0.64	0.62	0.7

- The barrier we used for barrier in modeling is KINETIC's KNC-50RBQ – Q1 product.

Sincerely,
Veneklasen Associates, Inc.



Pablo H. Cantero
Senior Associate



Aravind Swamy
Associate

APPENDIX I – GLOSSARY OF ACOUSTICAL TERMS

<u>Term</u>	<u>Definition</u>
Absorption	A property of material referring to how much sound it absorbs (as opposed to reflecting). In the context of this report, absorption refers to the total quantity of absorption within the receiving space. Absorption is measure in sabins.
A-weighting (dBA)	The sound pressure level in decibels as measured in an A-weighting filter network. The A-weighting de-emphasizes the low 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.
Decibel (dB)	A unit describing the amplitude of sound equivalent to 20 times the logarithm, to the base 10, of the ratio of the pressure of the sound to the reference pressure of 20 μ Pa. Used to quantify sound pressure levels.
Equivalent Sound Level (Leq)	The time-weighted average noise level during the stated measurement period.
Sound Pressure Level (SPL)	The amplitude of sound when compared to the reference sound pressure level of 20 μ Pa. SPL is measured in dB.
Sound Transmission Class (STC)	A single-number metric used to describe the transmission loss performance of a material or assembly across the frequency spectrum. It is intended for use primarily when speech is the noise source.
Transmission Loss (TL)	A measure of the reduction in sound level as a sound wave passes through a material. The higher the transmission loss, the better the material's sound insulating properties.