

Johnson Ranch Sports Club – South Property
Operations Plan – Conversion of Tennis Courts to Pickleball Courts
February 16, 2022

Overview of Facilities

Johnson Ranch Sports Club operates two facilities across the street from each other – 2501 Eureka Road (North property) and 2600 Eureka Road (South property). These facilities consist of the following:

1. North property (original club property) – 21,584 square foot facility on approximately 11.9 acres with fitness, racquetball, squash, locker rooms, swimming pool, wading pool, hot tub, 25 tennis courts and 4 pickleball courts. Most fitness, adult swimming, tennis and other court sports activities take place at the North property.
2. South property (annex property built in 2000) – 24,311 square foot facility on approximately 11.3 acres built to expand and compliment the facilities at the North property. Includes fitness, a group exercise studio, a group cycle studio, gymnasium, Kids' Club recreation room, babysitting room, locker rooms, swimming pool, wading pool, hot tub, 7 tennis courts, an outdoor basketball court and an open grass field. Most family activities (swimming, babysitting and children's activities), group exercise classes and basketball take place at the South property. Fitness and tennis at the South property are secondary to the activities at the North property and are fairly limited.

The proposed change with this application for modification of the club's conditional use permit is to convert the 7 tennis courts at the South property to 24 pickleball courts. The rationale for this change is outlined below.

1. Johnson Ranch Sports Club is and has always been a multi-recreational sports club offering a variety of recreational and sports activities for our members.
2. Pickleball is a rapidly growing sport, and it has been demonstrated that it has sustainability into the future. Pickleball is currently being played primarily in park facilities that are not adequate, either in number of courts or amenities provided, to meet public demand.
3. Pickleball is a sport that is very compatible with our club's current recreation and sports activities. With 25 tennis courts at our North property, most of the club's organized tennis programs and most play occurs at that facility.
4. The 7 tennis courts at the South property are utilized for recreational play, but they are significantly under-utilized. The South facility is well-suited to operate a pickleball program with ample outdoor space, and adding 24 pickleball courts on the existing 7 tennis courts provides an appealing facility to meet the increasing demand for pickleball courts in the community.
5. The club's facilities are significantly under-utilized as we have been operating at approximately 50% of planned capacity. We have sufficient facilities, court space, parking and amenities to operate the planned pickleball courts, and this plan represents an opportunity to better utilize club facilities to meet a substantial demand for pickleball in the community.

South Property Operations

1. Hours of operation – the South property's normal hours of operation are 5:00 am to 10:30 pm Monday through Friday and 7:00 am to 10:00 pm Saturday and Sunday. Outdoor activities are

limited to 7:00 am – 10:00 pm under our conditional use permit. During the COVID-19 pandemic, hours of operation have been reduced, but we anticipate returning to normal hours of operation at some point when pandemic conditions have eased.

2. The main ingress/egress from the South property is a right-in, right-out only driveway on Eureka Road to a parking lot with 190 parking spaces. At the southwest corner of the parking lot, there is access for Roseville Electric Department in connection with the electricity easement. A secondary fire access has been provided through a gate on Ashland Drive, which also serves as a service entrance for pool maintenance.
3. Swimming pool and spa – the pool complex consists of a 25-yard, 8-lane swimming pool, a children’s wading pool and a hot tub. The pools are serviced by a pool equipment building located on the east side of the swimming pool, which includes pool equipment, storage and restrooms. Swimming activities include recreational swimming, lap swimming, water fitness classes and swim lessons. The swimming pool is also used for organized youth swim clinics and swim team activities.
4. Special events are occasionally held at the South property. These special events include 4 home swim meets for our recreational swim team during the spring/summer swim season and an annual member party utilizing outdoor facilities. Our conditional use permit includes restrictions relating to the public address system used at such events.
5. Parking for special events includes the South property’s 190 parking spaces, the 168 parking spaces at the North property, and street parking along Ashland and Wringer Drives. The Club will canvass the perimeter of the Club property on Ashland and Wringer Drives at the end of special events to pick up trash left behind.

Proposed Changes

Four pickleball courts can fit on a standard tennis court. Our plan provides for the conversion of the 7 tennis courts at the South property to 24 pickleball courts. We will have 4 pickleball courts on each of 5 converted tennis courts. We will have 2 pickleball courts on each of the other 2 converted tennis courts to provide additional space around those courts.

Pickleball activities will take place on the existing court spaces. The closest point on the existing tennis courts to the west property line where neighbors reside is approximately 75 feet and the distance from the west property line to the courts ranges from 75 – 310 feet. An 8 foot masonry wall on the west property line and a grass berm on the west side of the closest court were constructed when the South property was built to mitigate sound impacts. As part of this project, we plan to replace the windscreens on the western and southern perimeters of the courts nearest the neighbors on the west property line with 10-foot AcoustiFence panels, which look similar to the windscreens but have sound reduction qualities that reduce noise by 5 – 10 decibels. As part of our efforts to be good neighbors, the club plans to use/assign the courts further from the neighbors first and the court closest to the neighbors last.

There is an existing patio on the east side of the courts. This patio has been used as a gathering/social area for players when they are not on the courts, and it will continue to be used as such for pickleball. It is on the opposite side of the courts from the residential neighbors, approximately 300 feet from the west property line.

Pickleball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues and occasional tournaments. The peak times for play would be expected to be from 9:00 am to 12:00 pm and 5:30 – 7:30 pm on weekdays and from 9:00 am – 12:00 pm on weekends.

We anticipate hosting 2 – 5 tournaments per year at the South property. The tournaments would include smaller local or regional tournaments as well as 2 – 3 larger regional or national tournaments. These tournaments would take place from 7:30 am to 8:30 pm. Parking for the larger tournaments would be handled on the same basis as our other occasional special events.