



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of May 27, 2025

From: Brad McKinney, City Manager

Prepared by: Scott Wasserman, Director of Parks & Recreation

Subject: Discussion of the Potential Conversion of Tennis Courts into Pickleball Courts at Lone Hill Park and the San Dimas Sports Plex.

SUMMARY

The City Council requested a discussion regarding the potential construction of pickleball courts at Lone Hill Park and the San Dimas Sports Plex.

RECOMMENDATION

Staff recommends the City Council receive the report and provide direction as appropriate.

GOVERNMENT CODE §84308 APPLIES:

<https://leginfo.legislature.ca.gov>

No

FISCAL IMPACT

The fiscal impact is dependent on City Council action. The cost to convert one tennis court into four pickleball courts is between \$29,500 - \$49,500, depending on the equipment selected. At its meeting of January 28, 2025, the City Council allocated \$49,900 to convert one tennis court at Lone Hill Park into four pickleball courts. Truline Construction submitted the lowest responsible bid for \$34,087. However, the construction contract has not been executed, pending additional City Council direction.

It is generally more cost effective to convert existing tennis courts into pickleball courts than to construct new courts, due to some of the infrastructure already being in place (i.e. chain link fences, court lighting, concrete pad, windscreens, etc.) Anticipated costs to convert one tennis court into four pickleball courts are summarized as follows:

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Court Re-Surfacing	\$22,000
Net Posts Purchase and Installation	\$3,500
Chain link Fencing	\$4,000
Acoustic Panels	\$20,000
TOTAL PROJECT COST	\$49,500

BACKGROUND

The City maintains an inventory of sixteen (16) tennis courts that include two (2) courts at Marchant Park, two (2) courts at Pioneer Park, two (2) courts at Ladera Serra Park, two (2) courts at Lone Hill Park and eight (8) courts at the San Dimas Sports Plex. All tennis courts are lighted and are open until 10:00 p.m., per Section 13.16.190 of the San Dimas Municipal Code.

The tennis courts at the San Dimas Sports Plex are maintained by the City as part of a Joint Use Agreement (JUA) between the City and the Bonita Unified School District (BUSD) that dates back to 1987. Per the terms of the JUA, recreation amenities at the Sports Plex, including the tennis courts, are programmed exclusively by the BUSD between the hours of 8:00 a.m. - 4:00 p.m. Monday - Friday and become available for public use 4:00 p.m. - 10:00 p.m. during the school week. The tennis courts are also available for public use on weekends between sunrise to 10:00 p.m. However, in practice, the BUSD has been allowing public use of the tennis courts during the day provided that the use does not interfere with the San Dimas High School Tennis Program.

Past City Council action is summarized as follows:

December 10, 2024 - The City Council first considered the construction of pickleball courts in San Dimas at its meeting of December 10, 2024. Staff provided aerial diagrams of each park noting the location of tennis courts that belong to the City and the distance of courts from the nearest homes. Staff recommended converting the inner most tennis court at Lone Hill Park into pickleball courts due its location 123 feet from the nearest home. Among tennis courts in City parks, this particular tennis court is situated the farthest from homes of any other tennis court. However, the City Council expressed interest in potentially converting a tennis court at the San Dimas Sports Plex. Staff advised that the tennis courts at the Sports Plex are the property of the BUSD and that staff would need to consult with the District for permission to convert one of the eight tennis courts on site into pickleball courts. The City Council asked staff to return at a future date to discuss the potential to convert a tennis court at the Sports Plex.

January 28, 2025 - Staff returned to the City Council on January 28, 2025, to report that the BUSD opposed converting one tennis court at the Sports Plex due to the negative impact it would have on the San Dimas High School Tennis Program. The City Council subsequently approved a motion to allocate \$49,900 to convert one pickleball court at Lone Hill Park and directed staff not to purchase the acoustic sound panels unless needed, after 12 months of operation. The City Council also directed staff to complete community outreach within a 500-foot radius of the proposed pickleball court and to report back to the City Council if staff received any negative comments. If no negative comments were received, the City Council directed staff to proceed with the conversion of the tennis court.

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Staff subsequently mailed outreach postcards on February 13, 2025, to 47 homes that are within 500 feet of the proposed pickleball court at Lone Hill Park. Staff did not receive any complaints or negative feedback from the households that received the outreach postcard. Staff released the Request for Proposal for the project on March 6, 2025, and received four (4) bids on April 1, 2025. The low bid for the project was received from Truline Construction in the amount of \$34,087. A contract with Truline Construction has not been executed and is pending new direction from the City Council.

April 22, 2025 - At its meeting of April 22, 2025, the City Council asked staff to agendize a future discussion for the City Council to further discuss the potential conversion of tennis courts at the Sports Plex and Lone Hill Park.

Subsequently, the BUSD scheduled a pickleball demonstration at the tennis courts at the Sports Plex on May 12, 2025, to evaluate the noise level of pickleball compared to tennis. The demonstration consisted of approximately 10 students playing pickleball on three of the eight tennis courts, simultaneously. After observing the activity for approximately 20 minutes, BUSD authorities determined that the students playing pickleball did not produce more noise than the same number of students playing tennis. However, the BUSD is concerned about its exposure related to legal action that potentially could be taken against the District as a result of public pushback to the construction of pickleball courts on its property. The BUSD is amenable to moving forward with the construction of pickleball courts at the SPLEX once the City and District have had time to develop an agreement to address these concerns. On this basis, the BUSD is receptive to the potential conversion of the easterly-most tennis court into four pickleball courts.

DISCUSSION/ANALYSIS

While the JUA explicitly enumerates limited hours for public use of recreation amenities at the Sports Plex, in practice, the BUSD has been allowing the public use of the tennis courts throughout the day, provided that they are not needed for the high school's tennis program or for physical education classes. If the City Council wishes to convert one tennis court into four (4) pickleball courts, the BUSD has indicated that it similarly would allow public use of the pickleball court during the school day, without additional restrictions.

The City Council may wish to consider the following issues as it evaluates the best location(s) for pickleball courts:

Noise/Proximity to Homes - As noted in Attachment 1 (Aerial Maps), there are eight (8) tennis courts at the Sports Plex. The westerly-most court is 26 feet from the nearest home. The easterly-most court is 213 feet from the nearest home and directly across the street from the McKinley Children's Center. While it is generally considered best practice to locate a pickleball court at least 500 feet from homes, the easterly-most tennis court's distance of 213 feet from the nearest home is the greatest distance from residences of any public tennis court in the City. In comparison, the inner-most tennis court at Lone Hill Park is 184 feet from the nearest residence.

Long-Term Maintenance and Ownership- The City bears 100% of the costs associated with the maintenance of the tennis courts at Lone Hill Park. The tennis courts at the Sports Plex are owned by the BUSD and maintained by the City.

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As previously discussed, the City and BUSD maintain a joint use agreement that dates back to 1987. The purpose of the agreement was to facilitate the cooperative development, use and maintenance of recreation amenities at the Sports Plex for community use. Amenities constructed through this agreement are located on the campus of San Dimas High School and are the property of the BUSD. Recreation amenities include tennis courts, ball fields, dugouts, batting cages and restrooms. The City has continued to maintain these amenities over the past 38 years. The City also maintains appurtenant irrigation systems, electrical lighting systems and pays for the cost of electricity. The BUSD is responsible for paying the cost of water for irrigation.

The City maintains these amenities through contracted services that cost approximately \$54,000 and the BUSD reimburses the City for half the cost of the contract (\$27,000). The BUSD bears 100% of the cost to maintain the varsity baseball field. The stadium and basketball courts are not covered by the JUA and are used and maintained exclusively by the BUSD.

ALTERNATIVES

1. Proceed with Lone Hill Pickleball Court Only - The City Council could direct staff to proceed with the conversion of one tennis court at Lone Hill Park. As previously discussed, staff completed the outreach on February 13, 2025, for the conversion of one tennis court at this location and did not receive any negative feedback. Staff received a low bid of \$34,087 to complete this work and could proceed quickly if directed to do so. The City Council allocated \$49,900 to complete this project at its meeting of January 28, 2025. No additional funds would be required for this option.
2. Proceed with Sports Plex Pickleball Court Only – Under this scenario, staff would need time to develop an agreement with the BUSD to address legal concerns raised by the school district. Once this agreement is finalized and approved by the City Council and the Bonita Unified School Board, staff would need to release a new Request for Proposal (RFP) for the conversion of one tennis court at this location. It is anticipated that the cost to convert one tennis court at the Sports Plex would exceed the cost to convert a tennis court at Lone Hill park (\$34,087), due to additional fencing required and a larger area to be resurfaced. The City Council also may wish to direct staff to conduct outreach within a 500-foot radius of the proposed pickleball courts.

Under this scenario, the City Manager could exercise his signing authority to approve a construction contract to complete the project at the Sports Plex, provided that the low bid is below the City Manager's \$50,000 signing authority. The City Council could approve a motion to apply the funding of \$49,900 that it allocated for the construction of the pickleball courts at Lone Hill Park to the construction of the desired courts at the Sports Plex, which would eliminate the need to return to the City Council to allocate funding at a future date. Staff anticipates that this funding would be sufficient to complete the project, and no additional funding would be required.

3. Proceed with Pickleball Courts at Lone Hill Park and the Sports Plex- As previously discussed, the conversion of one tennis court at Lone Hill Park can begin immediately. However, staff would need to develop an agreement with the BUSD to address legal concerns raised by the school district before the conversion of a tennis court could begin at the Sports Plex. The agreement would need to be approved by the City Council and

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Bonita Unified School Board. If the City Council wishes to convert tennis courts at both locations, it would need to allow time for staff to complete the RFP process for the proposed pickleball courts at the Sports Plex. The City Council would need to allocate additional funds for the conversion of a second tennis court at this location.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,

Scott Wasserman
Director of Parks & Recreation

Attachments:

1. Aerial Maps of Lone Hill Park and the San Dimas Sports Plex