



PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

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924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

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TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Evan Mattes, Senior Planner

DATE: March 19, 2025

RE: TUP24-0006/ Blossom Hill TUP
Temporary Use Permit
Assessor's Parcel Number: 043-030-041

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Temporary Use Permit TUP24-0006 Blossom Hill TUP (Attachment A), be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

The applicants are requesting the following:

Temporary Use Permit to allow for special events (weddings) occurring on October 3, 4, 5, 17, 18 and 19, 2025. Each event would occur between 2 PM and conclude at 9:55 PM, with a maximum attendance of 200 people per event. Approximately 4 to 5 vendors would be utilized for each event, with the first vendors arriving at 9 AM day of event and the last vendor leaving by 10:30 PM day of event. Parking would occur within an existing gravel area located on the southern portion of the property, with the events primarily occurring within the central portion of the property. An acoustical study (Attachment B) has been submitted analyzing the potential event and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

The applicant's parcel, APN 043-030-041, is located on the north side of Carson Road, approximately 500 feet west of the US Highway 50 entrance/exit in the Camino area, Supervisorial District 3. The subject parcel is approximately 11.43 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Land Use Designation of Agricultural Lands-Agricultural District (AL-A). The parcels to the northeast, north and west are also zone PA-20, with parcels to the south zoned Single-unit Residential 20K (R20K). Pursuant to Table 130.21.020 of the El Dorado County Zoning Ordinance Special Events, Temporary Special Events are an allowable use

pursuant to approval of a Temporary Use Permit (TUP). Pursuant to Section 1305.060.D, the Planning Director shall have the review authority of original jurisdiction for a TUP. The procedure shall be staff-level without public notice. Notice of approval may be requested through the Special Request for Notice on Future Discretionary Actions form, pursuant to California Government Code Section 65092. TUP decisions are appealable to the Planning Commission with 10 working days of project decision.

Attachment A: Application Packet
Attachment B: Acoustic Study

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Temporary Use Permit

ASSESSOR'S PARCEL NO.(s) 043-030-041

PROJECT NAME/REQUEST: (Describe proposed use) Special Occasion
Outdoor events - Oct 3rd, 4th, 5th, 17th, 18th, 19th 2025

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Beth Smith

Mailing Address 885 Halidan Way #1111, Folsom Ca 95630

Phone (916) 757-8464 FAX ()

PROPERTY OWNER Chris Baldivid

Mailing Address 548 Market St. #91071, San Francisco CA 94104

Phone (530) 748-5530 FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE **RECEIVED**

ENGINEER/ARCHITECT _____

Mailing Address _____

Phone () FAX ()

DEC 27 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

LOCATION: The property is located on the North side of Carson
N/E/W/S street or road

730' (feet/miles) West of the intersection with HWY 50 off ramp
N/E/W/S major street or road

in the Camino <or pick from list> area. PROPERTY SIZE 11.43
acres/square footage

x [Signature] signature of property owner or authorized agent Date 12-24-24

FOR OFFICE USE ONLY

Date 12-27-2024 Fee \$ 1958.54 Receipt # R57187 Rec'd by [Signature] Census _____

Zoning PA-20 GPD AL Supervisor Dist 3 Sec/Twn/Rng 12/10/11

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS
Hearing Date _____

Hearing Date _____

Approved Denied (findings and/or conditions attached)

Approved Denied (findings and/or conditions attached)

APPEAL: Approved Denied

Executive Secretary _____

Executive Secretary _____

Revised 07/02)

Temporary Use Permit Application

Applicant Information

Owner: Chris Baldivid - Walker Land Company

Property Address: 3350 Blossom Hill Rd, Placerville, CA

Parcel Number: APN #043-030-041

Subject

Request for Temporary Use Permit for Two Three-Day Weekend Events

Purpose of Application

This application requests approval of a Temporary Use Permit for additional events in 2025. These events were already scheduled before the updated Ranch Farm Ordinance was approved, reducing the annual allowable events from 24 to 18.

Agricultural Commissioner recommended we apply for a TUP for these additional events.

Event Details

The requested additional events are wedding ceremonies scheduled for the following dates:
- October 3rd, 4th, 5th, 17th, 18th, and 19th, 2025.

Each event will occur between 2:00 PM and 9:55 PM, ensuring all activities conclude before 10:00 PM in compliance with local noise ordinances. Attendance will be capped at 200 guests per event.

4-5 vendors will be utilized for each event. The first vendor will arrive on-site at approximately 9-10am to drop off rentals and will return at 10pm to pick up rentals. Photographer arrives at approx. 1pm, Caterer at approx 2-2:30pm, DJ at 2:30pm, Bakery to drop off cake at approx. 5:30pm and to leave immediately. All other vendors will be offsite by 10:30pm.

Site Infrastructure and Operational Plan

1. Sound Management:

- A Sound Study has been conducted and implemented to minimize noise impacts on surrounding areas and submitted to the Agricultural Department.

2. Parking and Traffic:

- Onsite parking is already established to accommodate up to 100 vehicles.
- Existing ingress and egress points on Carson Rd and Blossom Hill Rd ensure smooth traffic flow with no additional roadway modifications required.

3. Facilities:

- A portable restroom trailer will be onsite for all events, eliminating the need for sewer

connections.

- EID potable water already on site with existing EID meter.

4. Event Setup:

- Existing sidewalks and roads provide the necessary infrastructure to host these events safely and efficiently.

Commitment to Community

For many years, this property has successfully hosted events while adhering to local regulations and maintaining positive relationships with neighbors. All activities have been conducted in a manner that respects the surrounding community, and we remain committed to upholding this standard.

Measures in place include:

- Concluding events by 9:55 PM to minimize noise disturbance.
- Maintaining communication with neighbors and addressing concerns promptly.
- Ensuring all events are organized to have minimal impact on local traffic and public resources.

-On-site management will be onsite during all events. Onsite management assists with parking, traffic control and monitor sound to ensure compliance.

Request Justification

The requested events reflect commitments made to clients. Allowing these events ensures we can honor these agreements without disrupting our established operations or exceeding the facility's proven capacity.

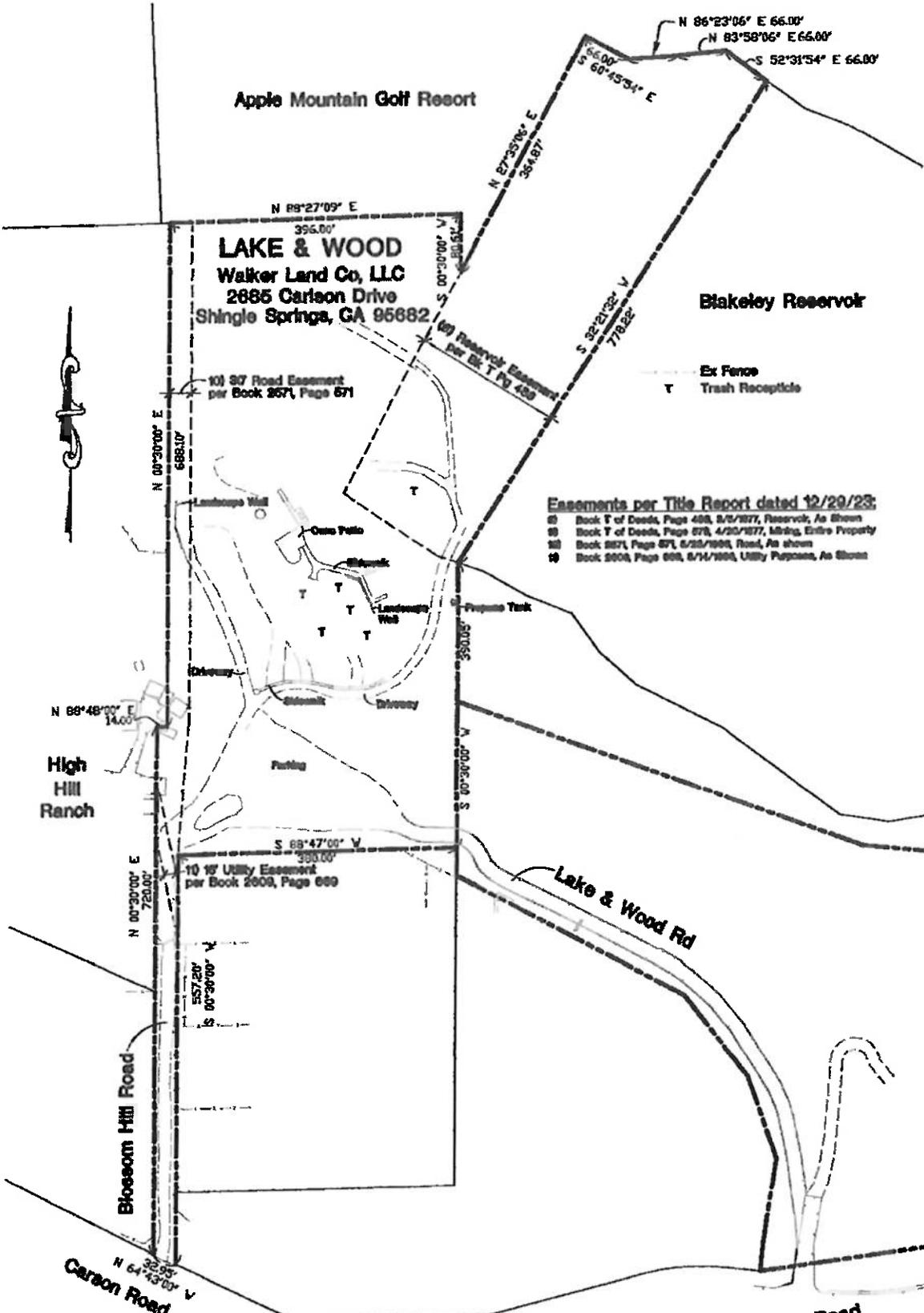
Conclusion

We respectfully request approval of this Temporary Use Permit to host these additional events in 2025. The proposal complies with all operational and safety requirements, aligns with community standards, and enables us to fulfill our obligations to clients.

Thank you for your time and consideration. We are happy to provide any additional information required to support this application.

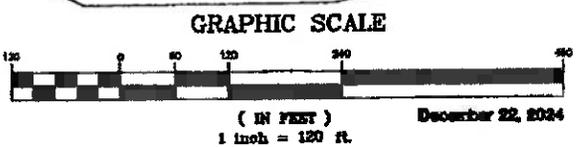
Sincerely,

Chris Baldivid

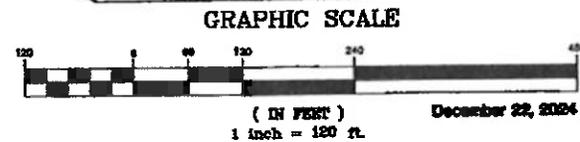
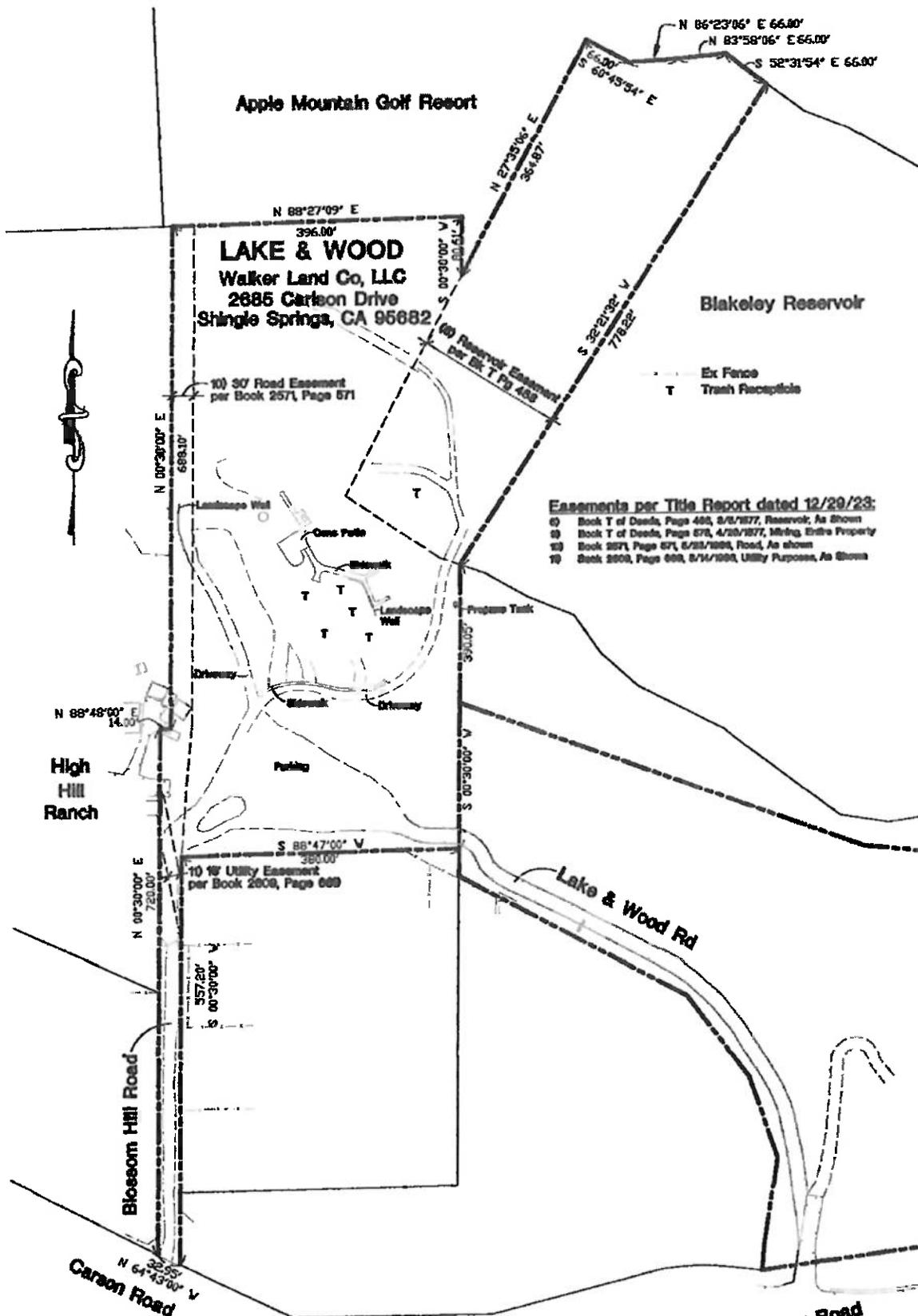


Easements per Title Report dated 12/29/23:

- 01 Book T of Deeds, Page 488, 9/5/1977, Reservoir, As Shown
- 02 Book T of Deeds, Page 673, 4/25/1977, Mining, Entire Property
- 03 Book 267, Page 671, 6/25/1998, Road, As Shown
- 04 Book 2008, Page 688, 6/14/1998, Utility Purpose, As Shown



December 22, 2024



December 22, 2024

← To Placerville

Carson Road
US Highway 50
To Tahoe →

Temporary Use Permit Application

Applicant Information

Owner: Chris Baldivid - Walker Land Company

Property Address: 3350 Blossom Hill Rd, Placerville, CA

Parcel Number: APN #043-030-041

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- Existing ingress and egress points on Carson Rd and Blossom Hill Rd ensure smooth traffic flow with no additional roadway modifications required.

3. Facilities:

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connections.

- EID potable water already on site with existing EID meter.

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- Existing sidewalks and roads provide the necessary infrastructure to host these events safely and efficiently.

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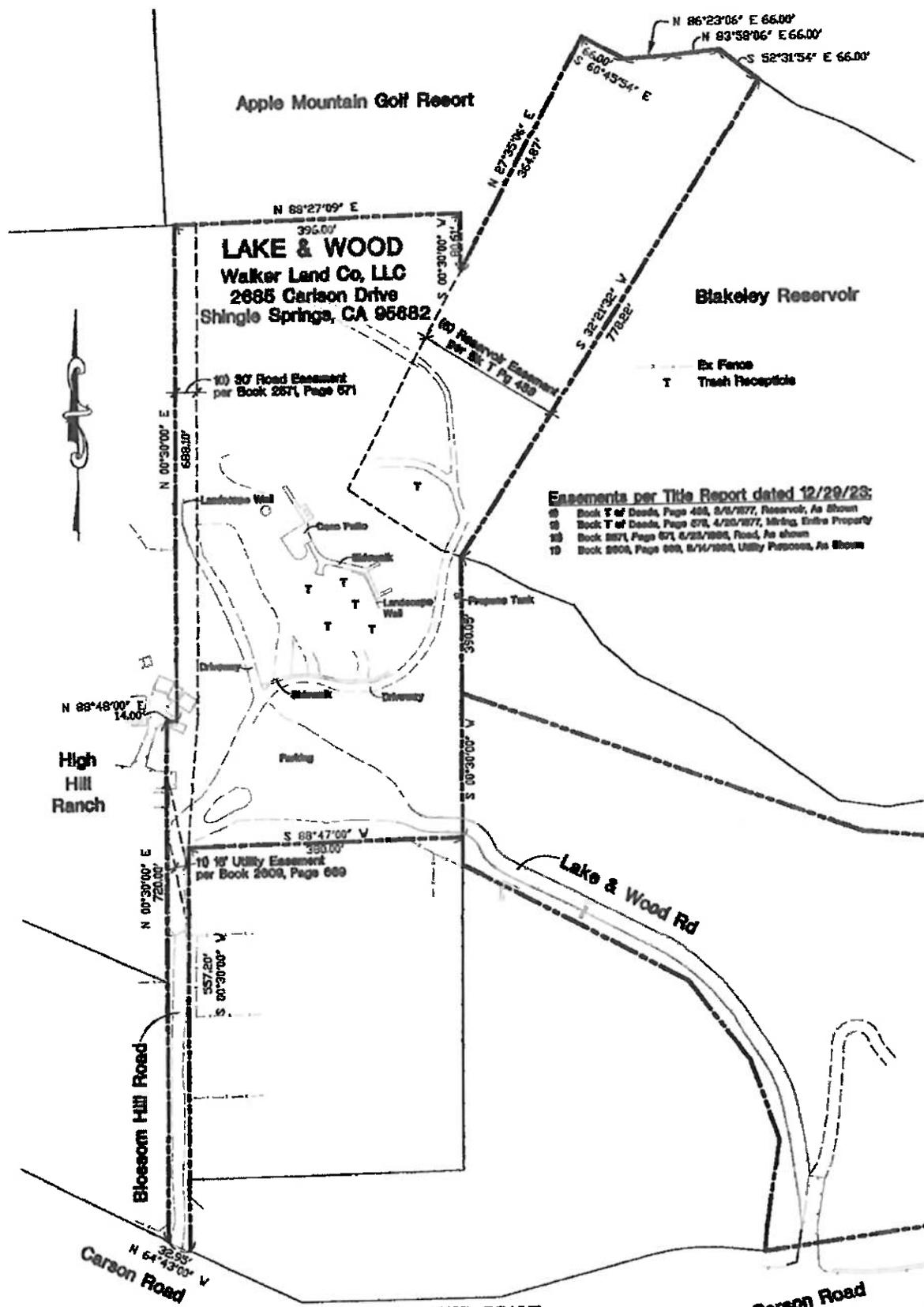
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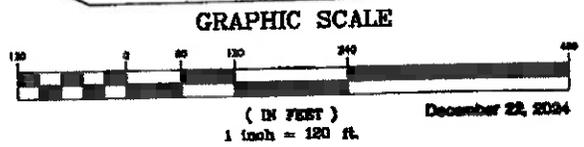
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Sincerely,

Chris Baldivid

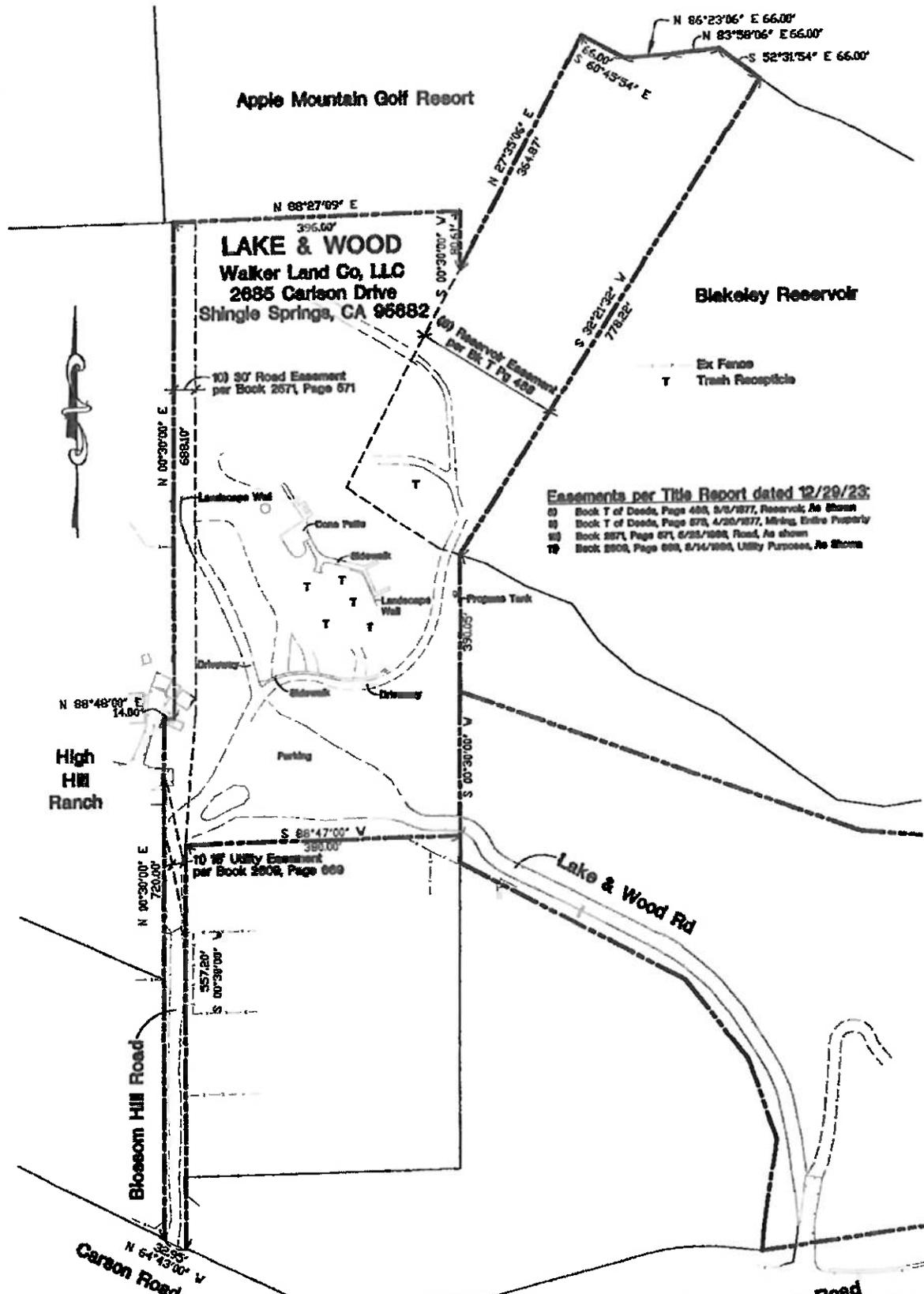


Easements per Title Report dated 12/29/23:
 10' Book T of Deeds, Page 488, 8/6/2017, Reservoir, As Shown
 10' Book T of Deeds, Page 678, 4/25/2017, Mining, Entire Property
 10' Book 2671, Page 671, 4/25/2005, Road, As shown
 10' Book 2009, Page 689, 8/14/2009, Utility Purposes, As Shown



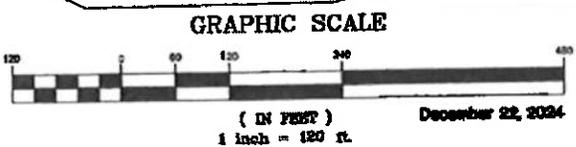
← To Placerville

US Highway 50
To Tahoe →



Easements per Title Report dated 12/29/23:

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- 02** Book T of Deeds, Page 570, 4/25/1977, Mining, Entire Property
- 03** Book 2571, Page 571, 6/25/1984, Road, As Shown
- 10** Book 2508, Page 609, 6/14/1984, Utility Purposes, As Shown



← To Placerville

Carson Road
US Highway 60
To Tahoe →

September 5, 2024
Revised October 23, 2024

Jen Baldivid
2795 East Bidwell Street
Folsom, CA 95630

RE: **Code Compliance Noise Study**
The Lake at Apple Hill Wedding Venue – Placerville, CA

Dear Jen:

The following report summarizes our environmental noise measurements and analysis of maximum allowable levels to align with local Code compliance with respect to live event noise at The Lake at Apple Hill Wedding Venue in Placerville, California.

Executive Summary

The Lake at Apple Hill Wedding Venue is located at 3350 Blossom Hill Road in Placerville, California. RNS has been contacted to assess the event noise (specifically from live music for events like weddings) emanating from this property. The findings of our testing and measurements are to be used to determine a maximum allowable sound level at the DJ booth to comply with local Code limits at the property lines.

To quantify the noise environment at surrounding properties both under normal/ambient conditions and during these events, we conducted continuous noise monitoring at three locations around the vicinity of the property both before and throughout the duration of an event on 15 June 2024. This study analyzes the measured data for compliance with the requirements of the El Dorado County General Plan Noise Element (Chapter 6) and Noise Ordinance (County Code of Ordinances, Chapter 130.37) which contain maximum allowable hourly and instantaneous sound levels which are presented in subsequent sections of this report.

The Lake property and neighboring properties are considered "Rural Region" with respect to El Dorado County zoning, land-use, noise element, and noise ordinance regulations. In rural areas, the exterior noise level standard shall be applied either at a point 100 feet from sensitive receptors (i.e., footprints of occupied buildings), OR simply at their property lines, whichever distance is less.

A note provided within the Noise Element indicates that each of the maximum allowable noise levels specified in the following table shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Similarly, a note within the Noise Ordinance indicates that these noise levels shall be lowered by 5 dB for the noise sources described above with the caveat of unamplified speech or music. The reference to unamplified sources is likely due to the increased directionality of sound generated by amplification systems.

The 5 dB reduction of the allowable levels within the Noise Element has been incorporated into our analysis to reflect the most stringent County requirements. The following table contains the sound level requirements with the adjustment from the 5 dB reduction for speech and music. Refer to the following section for the unadjusted Code requirements.

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Speech/Music Adjusted Hourly L_{eq} , dB	50	45	45	40	40	35
Speech/Music Adjusted Maximum Level L_{max} , dB	65	55	55	50	50	45

Our measurements indicate that a maximum level of approximately 84 dBA at roughly 20 feet in front of the DJ booth will comply with the local Code Requirements at the western property line. As all other property lines to the north, east, and south have limited line of sight due to geographical features or are physically further from the DJ booth than the western property line, the specified decibel limit is expected to result in Code compliance at all property lines.

Regulatory Environment

The following section briefly summarizes the most relevant points of the applicable noise regulations, to the best of our current knowledge. Note that the interpretation and application of the regulations may include some discretion by the Authorities Having Jurisdiction. Wherever the same Code item differs between multiple regulations, we have applied the more stringent Code requirement in our analysis.

El Dorado County General Plan – Noise Element

The El Dorado County General Plan includes a Noise Element (Chapter 6 – Public Health, Safety, and Noise Element), attached. The maximum allowable A-weighted hourly equivalent and instantaneous sound levels in the county noise ordinance are either equivalent or more stringent to those in the county noise ordinance (130.37.060.1), and have therefore been referenced as the applicable “Code” throughout this report (as indicated in the Executive Summary above). The relevant sections of the Noise Element are excerpted below.

NOISE

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses

and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

Policy 6.5.1.1 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

... (Non-relevant clauses omitted for brevity)

Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

**TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND
USES AFFECTED BY NON-TRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L _{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Notes:

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

El Dorado County Noise Ordinance

The El Dorado County Municipal Code of Ordinances includes noise regulations under Section 130.37 – Noise Standards. The relevant sections of the Code are excerpted below.

Sec. 130.37.040 - Definitions.

The following definitions shall apply to this Chapter:

"Acoustic Specialist" means a person trained in acoustic sampling that is qualified to measure sound levels consistent with criteria contained within this article.

"Ambient Sound Level" means the composite of normal or existing sound from all sources, measured at a given location for a specified time of the day or night.

"A-weighting" means the scale for measuring sound that de-emphasizes low and high frequencies in order to simulate human hearing; indicated as dBA.

"Community Noise Equivalent Level (CNEL)" means a weighted average hourly noise level over a 24 hour day used specifically for airport and aircraft noise assessment.

"Day-Night Average Sound Level (Ldn)" means the dBA for a given area during a 24-hour day with a 10dB weighting applied to nighttime sound levels.

"Decibel" means a unit of relative loudness on a logarithmic scale that runs from zero for the least perceptible sound to 140 for sound that causes pain.

"Equivalent Noise Level (Leq)" means the average energy noise level determined by averaging the cumulative noise event levels during a specific period of time and expressing it in A-weighted decibels, or dBA.

"Fixed Sound Source" means a device or machine which creates sounds while fixed or stationary, including but not limited to residential, agricultural, industrial, and commercial machinery and equipment, pumps, fans, compressors, air conditioners and refrigeration equipment, and motor vehicles operated on private property.

"Maximum Sound Level (Lmax)" means the maximum instantaneous noise level measured on a sound level meter.

"Non-Transportation Noise Source" means industrial operations, commercial land uses, outdoor recreation activities and facilities, Heating, Ventilation and Air Conditioning (HVAC) units, schools, hospitals, and other outdoor land use.

This excerpt provides definitions for acoustical metrics relevant to our analysis such as "maximum sound level" and "ambient noise level".

Sec. 130.37.060 - Noise Standards.

The following standards shall apply to all development projects for which an acoustic analysis is required:

- A. Noise sensitive land uses affected by non-transportation noise sources shall not exceed standards set forth in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources) below in this Section:

Table 130.37.060.1—Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources

NOISE LEVEL PERFORMANCE STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES						
Noise Level Descriptor	Daytime 7 a.m.—7 p.m.		Evening 7 p.m.—10 p.m.		Night 10 p.m.—7 a.m.	
	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum level, dBA	70	60	60	55	55	50

1. Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of unamplified speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses, such as caretaker dwellings.
2. The Director can impose noise level standards which are up to five dBA less than those specified above, based upon a determination of existing low ambient noise levels in the vicinity of the project site.
3. The exterior noise level standard shall be applied as follows:
 - a. In Community Regions, at the property line of the receiving property;
 - b. In Rural Centers and Regions, at a point 100 feet away from a sensitive receptor or, if the sensitive receptor is within the Platted Lands Overlay (-PL) where the underlying land use designation is consistent with Community Region densities, at the property line of the receiving property or 100 feet away from the sensitive receptor, whichever is less; or
 - c. In all areas, at the boundary of a recorded noise easement between affected properties.

The above excerpts define performance standards for various land uses within El Dorado County, which are entirely consistent with those from the general plan.

Section 130.37.020 of the Municipal Code contains exemptions for noise sources that are not required to meet the sound levels in the table above. These exemptions do not include music noise or noise from events held on the property. Therefore, it is our understanding that the project site falls within the "Rural Regions" category and must adhere to the maximum allowable sound level limits set forth in the Table 130.37.060.1. A representative from the

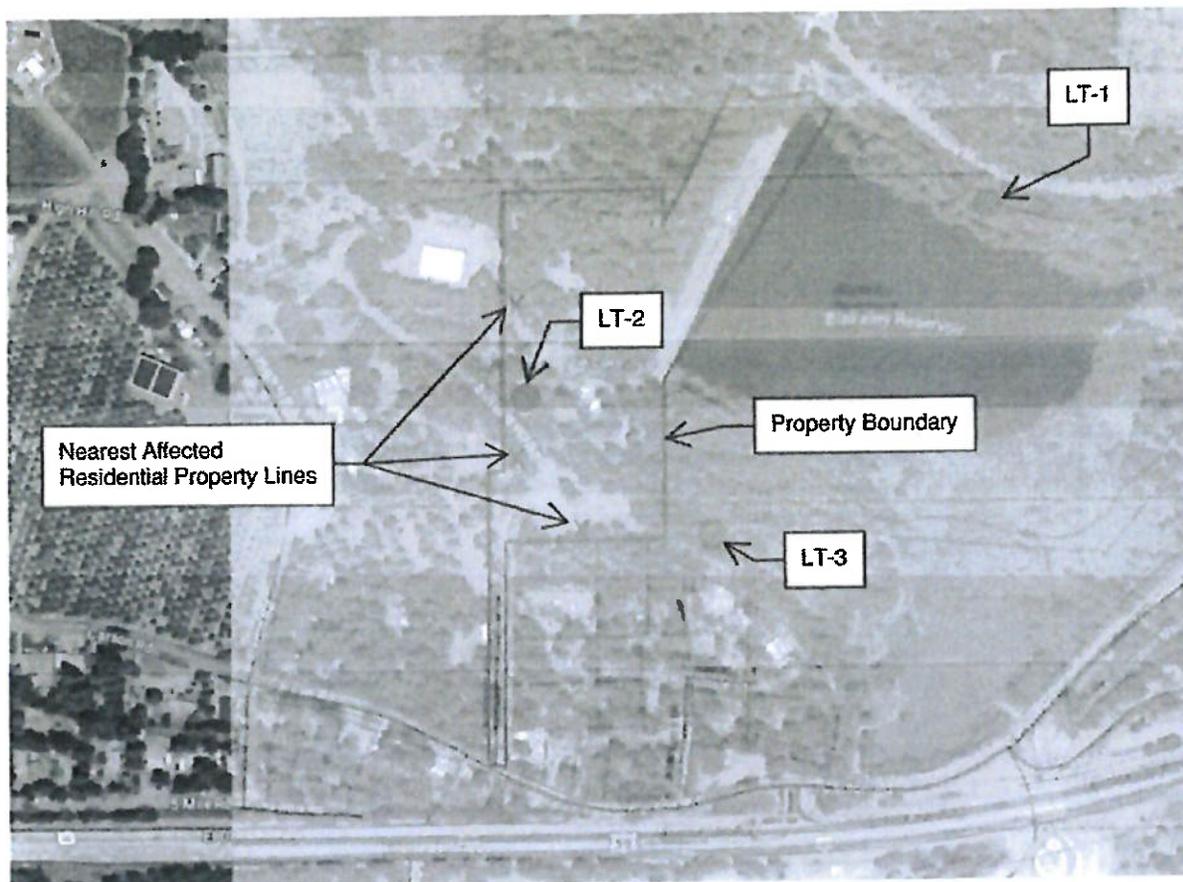
County should be contacted for more information or to confirm the regulatory requirements for the project site regarding noise at the property lines.

Caveats

The above information is a high-level summary of the most relevant sections of the county noise regulations. We recommend reviewing this report and the complete regulations in detail with qualified legal counsel or planning authorities to verify interpretation and compliance with all regulations. In some situations, the Authorities Having Jurisdiction may have discretion to interpret, modify, or apply the regulations in a manner different from our understanding.

Noise Measurements and Analysis

RNS Acoustics conducted long-term property line noise measurements and short-term spot measurements throughout the entirety of a wedding event at the venue on 15 June 2024. The long-term measurement locations (LT) are shown in a geographical map of the project site below.



Environmental Noise

Typical background (ambient) noise at the project site is generally controlled by vehicular traffic along CA-50, occasional aircraft flyovers, and natural sources (e.g., wildlife). We noted instances in which aircraft noise was present, though this was typically for less than a minute and does not meaningfully impact the resulting equivalent sound levels. Our data indicates that typical background (ambient) noise levels are around ~40 dBA during afternoon hours.

Music-Generated Noise Impact at LT Measurement Locations

Before event processions at around 3:15 PM, a ~10-minute music-only testing period was conducted where crowd-generated noise was not a significant contributing factor at one of the three measurement locations (LT-2, Lake West). At the other LT locations, LT-1 (Lake East) and LT-3 (Lake South), extraneous crowd-generated noise occurred during the music testing period, which contaminating the measured data at those locations.

Short-term attended measurements near the loudspeakers were conducted concurrently with the long-term monitor recordings to determine the impact of the sound amplification equipment along the property line with varying source levels. The table below presents the measured data from approximately 20 feet in front of the DJ booth and the resulting sound levels at the western property line:

Source Level (Measured from ~20-feet)	Sound Level at LT-2	Satisfies Code?
95 to 97 dBA	53 to 57 dBA	No
88 to 92 dBA	51 to 53 dBA	No
80 dBA	46 to 47 dBA	Yes

The measured data and projected sound levels indicate that noise levels from the amplified music equipment should be held to a maximum level of 84 dBA at 20-feet to achieve the applicable El Dorado County Code limits at the western property line. One can further deduce that if the Code limit is met at the western property line, it will also be met at the other property lines as the other property lines are further from the DJ equipment, resulting in greater sound reduction over distance.

Event-Generated Noise Impact at LT Measurement Locations

Event processions occurred approximately between the hours of 4:00 PM and 9:00 PM. During the event we note that sound levels were higher than typical for an event of this type. The sound levels were not reduced at the DJ booth to accurately measure the propagation of sound from the loudspeakers to the relevant property lines. Sound levels and audio recordings were captured to verify the sources of the measured sounds at the long-term measurement locations. Music and crowd-generated noise (e.g., applause, cheering, and cumulative chatter) was audible throughout the event period and was noted as the main contributing noise source for the duration of the event at each measurement location and was clearly audible over the typical ambient conditions/background sound levels.

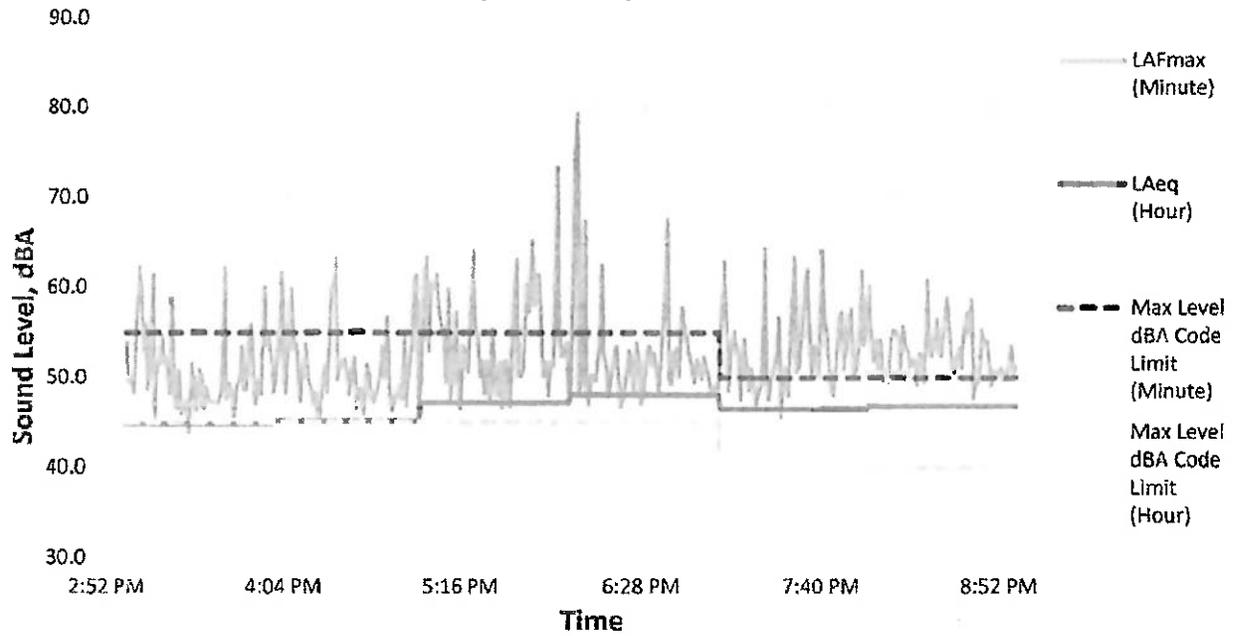
The following figures depict A-weighted one-hour equivalent sound levels ($LA_{eq,1 \text{ hour}}$) and A-weighted one-minute maximum sound levels ($LAF_{max,1 \text{ min}}$) measured during the event at LTs -1 to -3. We note that the sound levels presented within these figures are not indicative of typical event sound levels but are included for reference regarding the elevated DJ sound levels maintained during our testing.

While the Code requirement does not indicate a time weighting for the maximum sound levels, the measured levels generated by the events are presented in one-minute averages to reflect the music noise and mitigate the influence of instantaneous noise sources near the long-term measurement positions at the property lines.

For reference, the maximum permissible evening dBA levels stated within the Code requirements are provided in purple and the maximum hourly LA_{eq} evening levels are provided in yellow. Both Code limits incorporate the 5 dB adjustment to account for the speech/music sources consideration stated within the Code.

LT-1: Lake East

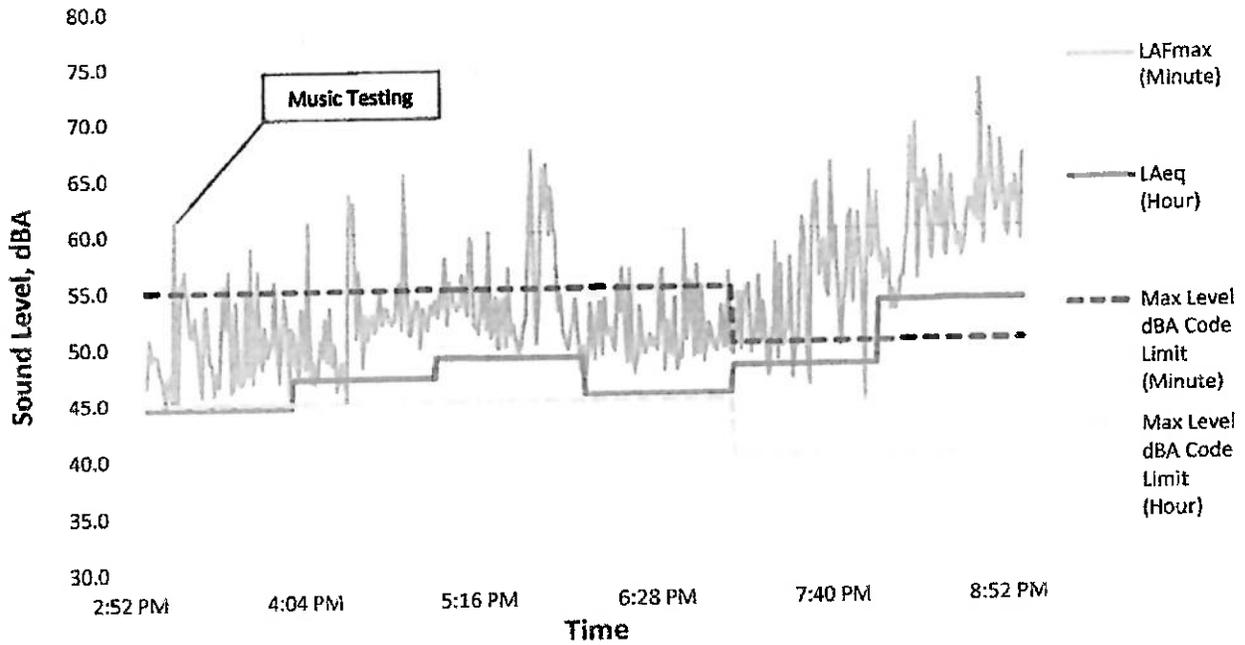
The Lake LT-1 (Lake East) – 15 June 2024 Event



- The hourly equivalent sound levels ranged from approximately 45 to 48 dBA.
- The maximum (one-minute Lmax) sound levels measured per minute ranged from 44 to 79 dBA.

LT-2: Lake West

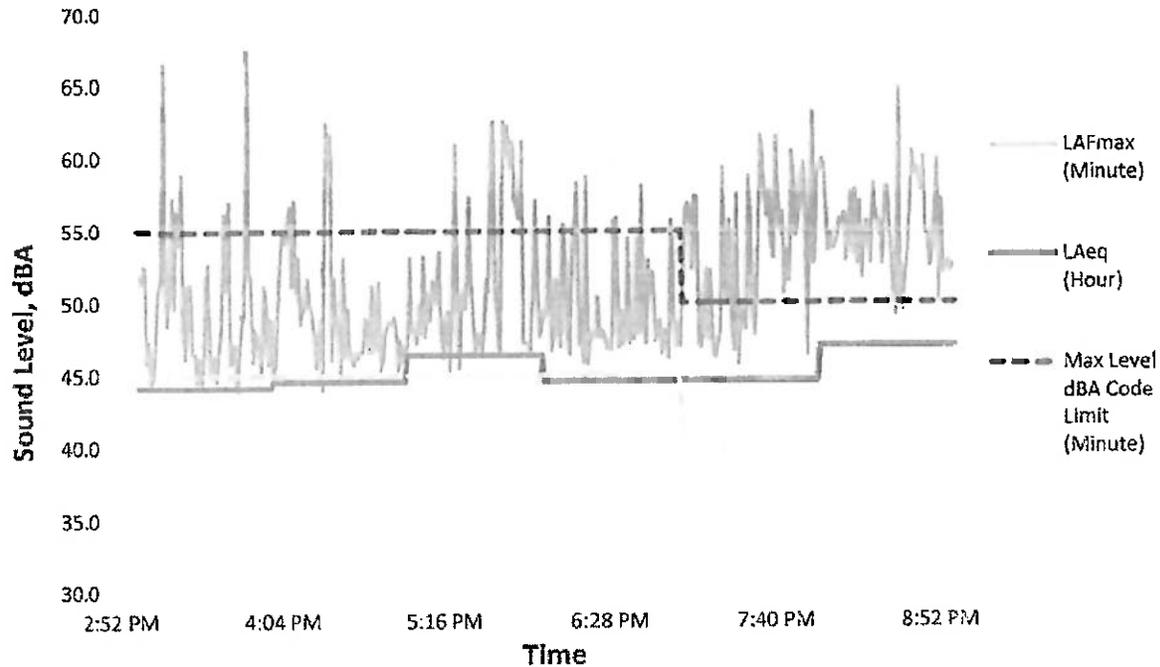
The Lake LT-2 (Lake West) – 15 June 2024 Event



- The hourly equivalent sound levels ranged from approximately 45 to 54 dBA.
- During event processions, the maximum (one-minute Lmax) sound levels measured per minute ranged from 45 to 73 dBA, generally exceeding the 50 dBA Lmax limit.
- We note that the peaks at approximately 5:40pm to 5:45pm were caused by crowd cheering and no music was played during this time. Limits to the DJ booth sound levels are not expected to reduce the elevated sound levels caused by crowd noise such as cheering and clapping.

LT-3: Lake South

The Lake LT-3 (Lake South) – 15 June 2024 Event



- The hourly equivalent sound levels ranged from approximately 44 to 47 dBA.
- During the event processions, the maximum (one-minute Lmax) sound levels measured per minute ranged from 44 to 67 dBA.
- We note that the southern location was mainly controlled by the DJ speech and crowd cheering.
- Background noise was notable at this location, with frequent bird calls throughout the event.

Conclusion and Recommendations

To ensure that the applicable El Dorado County Code criteria regarding one-minute Lmax noise levels is achieved with respect to noise generated by amplified music equipment, we recommend limiting the DJ Booth sound levels to approximately 84 dBA as measured from 20-feet away from the front of the sound sources (i.e., loudspeaker).

Additional monitors may be considered along the western and southern property line (areas of highest sensitivity) to continually monitor sound levels during events. Trigger warnings and alerts can be set to notify the management team when maximum level exceedances occur and will allow them to take action to reduce the sound levels to mitigate the potential for noise complaints as the event continues.

Equipment

The following table lists the acoustical test equipment used for our measurements. The equipment was calibrated before starting the measurement and checked again at the end of the measurement.

Type	Manufacturer	Model	Serial
Sound Level Meter	NTI	XL3	A3A-01004-D1
Sound Level Meter	NTI	XL3	A3A-01067-D1
Sound Level Meter	NTI	XL3	A3A-01071-D1
Sound Level Meter	NTI	XL3	A3A-00767-D1

Terminology

Decibels (dB) – “A unit of level which denotes the ratio between two quantities that are proportional to the power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.” In acoustics, decibels most commonly refer to Sound Pressure Level (dB SPL), but decibels can also be used to characterize electrical signals, vibration, and other quantities. Decibels are used to simplify the characterization of levels that have a very large range of magnitude. For example, a Sound Pressure Level of 0 dB is typically referenced to 20 micropascals, and 100 dB equals 2,000,000 micropascals.

Sound Pressure Level – Sound pressure levels characterize the magnitude of fluctuations in air pressure, which are perceived as sound.

Frequency refers to the speed of air pressure fluctuations, measured in cycles per second, or Hertz (Hz). For example, the human ear can hear sounds from ~20 Hz to ~20,000 Hz, and a piano ranges from ~30 Hz to ~4000 Hz. Low-frequency sounds range from ~20 Hz to ~200 Hz (subwoofers, bass, kick drum). Mid-frequency sounds range from ~200 to ~2,000 Hz (human voice). High-frequency sounds range from ~2,000 Hz to ~20,000 Hz (snare drum, cymbals, birds chirping, etc).

A-weighting is a method of interpreting the frequency content of sound. A-weighting reduces the influence of low-frequency sound, similar to how the human ear perceives loudness. A-weighting is commonly used in noise ordinances and is indicated by dB(A), dBA, LA_{x,y} (where “x” indicates the metric and “y” (optional) indicates the time period).

Equivalent Level – “The level of a steady sound which, in a stated time period and at a stated location, has the same sound energy as the (A-weighted) time-varying sound.” This is sometimes also called the Equivalent Continuous Noise Level, and commonly said to indicate the average sound level over a given measurement period. For purposes of environmental noise analysis, the A-weighted Hourly Equivalent Level (LA_{EQ,1hr}) is most commonly used.

Decibels and Loudness

The loudness of sound is most commonly indicated by A-weighted decibels (dBA). Human perception of loudness is a complicated and somewhat subjective phenomenon. However, for a simplified comparison, consider the following table of descriptions:

Reduction or Improvement	Subjective Description
1 dB	Not noticeable or barely noticeable to most individuals "One click on a car radio volume dial"
2 - 3 dB	Just noticeable difference "Minor improvement"
5 dB	Clearly noticeable "Moderate improvement"
10 dB	Significant change Commonly said to be "half as loud"
20 dB	Very Significant change "One quarter as loud"

Comments

This report is based on our best understanding of the current design intent and project goals. If any of the project conditions or design goals change significantly, we reserve the right to modify our analysis and recommendations. Feel free to call if you have any questions or comments.

Sincerely,



RNS Acoustics
Prepared by:
Michael Sterner
Acoustical Engineer



Reviewed By:
Ryan Sema
Principal

Enclosed:

El Dorado County General Plan – Noise Element
El Dorado County Code of Ordinances – Chapter 130.37 (Noise Ordinance)

- Policy 6.4.1.2 The County shall identify and delineate flood prone study areas discovered during the completion of the master drainage studies or plans.
- Policy 6.4.1.3 No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.
- Policy 6.4.1.4 Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.
- Policy 6.4.1.5 New parcels which are partially within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County must have sufficient land available outside the FEMA or County designated 100-year floodplain or the dam inundation areas for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain and identified dam failure inundation areas on the subject property.

OBJECTIVE 6.4.2: DAM FAILURE INUNDATION

Protect life and property of County residents below dams.

- Policy 6.4.2.1 Apply a zoning overlay for areas located within dam failure inundation zones as identified by the State Department of Water Resources Division of Safety of Dams.
- Policy 6.4.2.2 No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified by the State Department of Water Resources Division of Safety of Dams.

NOISE

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses

and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

Policy 6.5.1.1 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.4 Existing dwellings and new single-family dwellings on legal lots of record, as of the date of adoption of this General Plan, are not subject to County review with respect to satisfaction of the standards of the Public Health, Safety, and Noise Element except in areas governed by the Airport Land Use Compatibility Plan for applicable airports. (See Objective 6.5.2.)

As a consequence, such dwellings may be constructed in other areas where noise levels exceed the standards of the Public Health, Safety, and Noise Element. It is not the responsibility of the County to ensure that such dwellings meet the noise standards of the Public Health, Safety, and Noise Element, or the noise standards imposed by lending agencies such as HUD, FHA and Cal Vet. If homes are located and constructed in accordance with the Public Health, Safety, and Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

Policy 6.5.1.5 Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.

- Policy 6.5.1.6 New noise-sensitive uses shall not be allowed where the noise level, due to non-transportation noise sources, will exceed the noise level standards of Table 6-2 unless effective noise mitigation measures have been incorporated into the development design to achieve those standards.
- Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.
- Policy 6.5.1.8 New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1.
- Policy 6.5.1.9 Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.
- Policy 6.5.1.10 To provide a comprehensive approach to noise control, the County shall:
- A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
 - B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.
 - C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single-family residential building permits if not in areas governed by the Airport Land Use Compatibility Plan. (See Objective 6.5.2.)

**TABLE 6-1
MAXIMUM ALLOWABLE NOISE EXPOSURE FOR TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL, dB	Interior Spaces	
		L _{dn} /CNEL, dB	L _{eq} dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60 ³	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

Notes:

¹ In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L_{dn} shall be applied at the building facade, in addition to a 60 dB L_{dn} criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L_{dn} shall be applied at a 100 foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L_{dn} may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Notes:
 Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
 The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
 In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.
 *Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.

Land Use Designation ¹	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
Higher-Density Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am–7 pm	70	90
	7 pm–7 am	65	75
Industrial (I)	Any Time	80	90

Note:
¹ Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development.

Land Use Designation	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
All Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	40	55
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Industrial (I)	Any Time	70	80
Open Space (OS)	7 am–7 pm	55	75
	7 pm–7 am	50	65

Land Use Designation	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
All Residential (LDR)	7 am–7 pm	50	60
	7 pm–10 pm	45	55
	10 pm–7 am	40	50
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Rural Land, Natural Resources, Open Space, and Agricultural Lands (RR, NR, OS, AL)	7 am–7 pm	65	75
	7 pm–7 am	60	70

- Policy 6.5.1.12** When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.
- A. Where existing or projected future traffic noise levels are less than 60 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 5 dBA L_{dn} caused by a new transportation noise source will be considered significant;
 - B. Where existing or projected future traffic noise levels range between 60 and 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 3 dBA L_{dn} caused by a new transportation noise source will be considered significant; and
 - C. Where existing or projected future traffic noise levels are greater than 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA L_{dn} caused by a new transportation noise will be considered significant.
- Policy 6.5.1.13** When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration:
- A. In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 5 dBA shall be considered significant; and
 - B. In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 3 dBA shall be considered significant.
- Policy 6.5.1.14** The County will adopt a noise ordinance to resolve neighborhood conflicts and to control unnecessary noise in the County. Examples of the types of noise sources that can be controlled through the use of a quantitative noise ordinance include noisy mechanical equipment (e.g., swimming pool pumps, HVAC units), and amplified music in commercial establishments.
- Policy 6.5.1.15** The County will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.

OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES

The County shall recognize the Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport as the applicable guidelines for development within the Airport Noise Zones for these airports. Where there is a conflict between the County noise standards and the noise standards of the ALUCP, the standards of the ALUCP shall take precedence.

Policy 6.5.2.1 All projects, including single-family residential, within the Airport Noise Zones of the Cameron Airpark, Georgetown, and Placerville airports shall be evaluated against the applicable policies in the ALUCP.

Policy 6.5.2.2 The County shall develop and apply a combining zone district for areas located within the Airport Noise Zones in the ALUCP.

HAZARDOUS MATERIALS

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.

OBJECTIVE 6.6.1: REGULATION OF HAZARDOUS MATERIALS

Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.

Policy 6.6.1.1 The Hazardous Waste Management Plan shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.

Policy 6.6.1.2 Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other person experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by the State of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.

Policy 6.6.1.3 Provision must be made for disposal of aviation generated petroleum, oils, lubricants, and solvents at the County airports.

CHAPTER 130.37. - NOISE STANDARDS**Sec. 130.37.010 - Content.**

This Chapter complies with General Plan Goal 6.5 (Acceptable Noise Levels), and supplements County Code Chapter 9.16 (Noise) by establishing standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses.

Sec. 130.37.020 - Exemptions.

The following noise sources shall be exempt from the standards of this Chapter:

- A. Activities conducted in public parks, public playgrounds, and public or private school grounds, including but not limited to school athletic and school entertainment events, providing an amplified sound system is not required or used.
- B. The use of any mechanical device, apparatus, or equipment related to or connected with emergency activities or emergency work to protect life or property.
- C. Safety signals, warning devices, and emergency pressure relief valves properly operated and in good working order.
- D. Noise sources associated with property maintenance, such as lawn mowers, trimmers, snow blowers, power tools in good working order, and cutting of firewood for non-commercial personal use, provided that the activities take place between the hours of eight a.m. and nine p.m. on weekdays and nine a.m. to nine p.m. on weekends and federal holidays.
- E. Noise sources associated with agricultural uses listed in Section 130.21.020 (Agricultural Zones: Matrix of Allowed Uses) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title that are performed consistent with the standards and practices of the agricultural industry.
- F. Noise sources associated with work performed by public or private utilities in the maintenance or modification of its facilities.
- G. Noise sources associated with public holidays, or other commonly celebrated occasions.
- H. Traffic on public roadways, railroad line operations, aircraft in flight, and any other activity where regulation thereof has been preempted by state or federal law.
- I. Construction (e.g., construction, alteration or repair activities) during daylight hours provided that all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order.

Sec. 130.37.030 - Applicability.

Subject to the exemptions in Section 130.37.020 (Noise Standards, Exemptions) above in this Chapter, noise standards established in this Chapter shall apply to all noise generating uses requiring discretionary review or ministerial permits, with the exception of existing and new single-unit residential dwellings on legal lots that are not within areas governed by an Airport Comprehensive Land Use Plan. (General Plan Policy 6.5.1.4, Acceptable Noise Levels, Protection of Noise-Sensitive Development).

Sec. 130.37.040 - Definitions.

The following definitions shall apply to this Chapter:

"Acoustic Specialist" means a person trained in acoustic sampling that is qualified to measure sound levels consistent with criteria contained within this article.

"Ambient Sound Level" means the composite of normal or existing sound from all sources, measured at a given location for a specified time of the day or night.

"A-weighting" means the scale for measuring sound that de-emphasizes low and high frequencies in order to simulate human hearing; indicated as dBA.

"Community Noise Equivalent Level (CNEL)" means a weighted average hourly noise level over a 24 hour day used specifically for airport and aircraft noise assessment.

"Day-Night Average Sound Level (Ldn)" means the dBA for a given area during a 24-hour day with a 10dB weighting applied to nighttime sound levels.

"Decibel" means a unit of relative loudness on a logarithmic scale that runs from zero for the least perceptible sound to 140 for sound that causes pain.

"Equivalent Noise Level (Leq)" means the average energy noise level determined by averaging the cumulative noise event levels during a specific period of time and expressing it in A-weighted decibels, or dBA.

"Fixed Sound Source" means a device or machine which creates sounds while fixed or stationary, including but not limited to residential, agricultural, industrial, and commercial machinery and equipment, pumps, fans, compressors, air conditioners and refrigeration equipment, and motor vehicles operated on private property.

"Maximum Sound Level (Lmax)" means the maximum instantaneous noise level measured on a sound level meter.

"Non-Transportation Noise Source" means industrial operations, commercial land uses, outdoor recreation activities and facilities, Heating, Ventilation and Air Conditioning (HVAC) units, schools, hospitals, and other outdoor land use.

"Sensitive Receptor" means a land use in which there is a reasonable degree of sensitivity to noise. Such uses include single- and multi-unit residential dwellings including frequently inhabited outbuildings, schools, hospitals, churches, rest homes, cemeteries, public libraries, and other sensitive uses as determined by the Director.

"Sound Level Meter" means an instrument meeting American National Standard Institute (ANSI) Standard S1.4A-1985 for Type 1 or Type 2 sound level meters, or an instrument and associated recording and analyzing equipment that will provide equivalent data.

"Transportation Noise Source" means traffic on public or private (non-county maintained) roadways, railroad line operations, and aircraft in flight.

Sec. 130.37.050 - Acoustic Analysis Requirements.

An acoustic analysis prepared by an acoustic specialist shall be required prior to discretionary authorization or permit approval for the following uses:

- A. New noise-generating land uses likely to exceed the performance thresholds in the Tables in Section 130.37.060 (Noise Standards) below in this Chapter when proposed in areas adjacent to sensitive receptors. Noise sources may include industrial operations, outdoor recreation facilities, outdoor concerts and events utilizing amplified sound systems, commercial land uses, fixed sound sources, and other similar uses; or
- B. New noise-sensitive land uses proposed in areas exposed to existing or projected exterior noise levels likely to exceed the thresholds in the Tables in Section 130.37.060 (Noise Standards) below in this Chapter.

Sec. 130.37.060 - Noise Standards.

The following standards shall apply to all development projects for which an acoustic analysis is required:

- A. Noise sensitive land uses affected by non-transportation noise sources shall not exceed standards set forth in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources) below in this Section:

Table 130.37.060.1—Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources

<p>NOISE LEVEL PERFORMANCE STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES</p>
--

Noise Level Descriptor	Daytime 7 a.m.—7 p.m.		Evening 7 p.m.—10 p.m.		Night 10 p.m.—7 a.m.	
	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum level, dBA	70	60	60	55	55	50

1. Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of unamplified speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses, such as caretaker dwellings.
 2. The Director can impose noise level standards which are up to five dBA less than those specified above, based upon a determination of existing low ambient noise levels in the vicinity of the project site.
 3. The exterior noise level standard shall be applied as follows:
 - a. In Community Regions, at the property line of the receiving property;
 - b. In Rural Centers and Regions, at a point 100 feet away from a sensitive receptor or, if the sensitive receptor is within the Platted Lands Overlay (-PL) where the underlying land use designation is consistent with Community Region densities, at the property line of the receiving property or 100 feet away from the sensitive receptor, whichever is less; or
 - c. In all areas, at the boundary of a recorded noise easement between affected properties.
- B. Transportation noise shall not exceed thresholds set forth in Table 130.37.060.2 (Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources) below in this Section:

Table 130.37.060.2—Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources

NOISE LEVEL STANDARDS FOR NOISE-SENSITIVE LAND USES AFFECTED BY TRANSPORTATION NOISE SOURCES			
Sensitive Receptor	Outdoor Activity Areas	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq, dB¹
Residential	60	45	-
Transient Lodging	60	45	-
Hospitals, Nursing Homes	60	45	-
Theaters, Auditoriums, Music Halls	-	-	35
Churches, Meeting Halls, Schools	60	-	40
Office Buildings	-	-	45
Libraries, Museums	-	-	45
Playgrounds, Neighborhood Parks	70	-	-

Notes
¹ As determined for a typical worst-case hour during periods of use.

1. In Community Regions and Rural Centers:

(a) Where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied at the property line of the sensitive receptor.

(b)

For residential uses with front yards facing the identified noise source, an exterior noise level threshold of 65 dBA Ldn shall be applied at the dwelling facade in addition to the required threshold at the outdoor activity area.

2. In Rural Regions: An exterior noise level threshold of 60 dBA Ldn shall be applied at a 100-foot radius from the dwelling on lots five acres and larger. Those lots less than five acres shall have the noise level standards applied at the property line.
 3. Where it is not possible to reduce noise levels in those outdoor activity areas limited to 60 dBA Ldn/CNEL thresholds using a practical application of the best-available noise reduction measures, an exterior noise threshold of up to 65 dBA Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
- C. Construction-related noise shall allow for exceptions to the evening and night time standards or other temporary exceedances of noise standards as may be approved by the Director, where necessary to alleviate traffic congestion and safety hazards, or where authorized by an approved permit.

Sec. 130.37.070 - Noise Reduction Measures.

Noise reduction measures shall be incorporated into the project design to reduce noise levels at or below the thresholds set forth in Tables in Section 130.37.060 (Noise Standards) above in this Chapter. Where applicable, the following specific requirements shall also apply:

- A. To meet noise threshold standards under Table 130.37.060.2 (Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources) above in this Chapter, where feasible, setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.
- B. For outdoor concerts and events utilizing amplified sound system(s), a discretionary permit shall be required in the form of a Temporary or Conditional Use Permit, except for special events and marketing events that are allowed by right or with an administrative permit consistent with Chapter 130.44 (Ranch Marketing) or 130.40.400 (Wineries). Self-monitoring shall be performed to ensure that sound system levels are in compliance with those specified in the conditions of approval based on the acoustic analysis. As a standard condition of approval for such use permits, failure to comply with sound system levels shall result in termination of the event for the duration of the period approved under the use permit and a moratorium on future events for the applicant or the property owner of two calendar years

from the date of noncompliance. A second violation after such time shall result in revocation of the Conditional Use Permit, if applicable, and a permanent moratorium on future events for the applicant and property owner whether on that site or any other within the County.

(Ord. No. 5177, § 3, 6-20-2023)

Sec. 130.37.080 - Noise Level Measurements.

For the purpose of evaluating conformance with the standards of this Chapter, noise levels shall be measured as follows:

- A. **Use of Meter.** Any noise measurement shall be made with a sound level meter using the A-weighted scale. Calibration of the measurement equipment utilizing an acoustical calibrator shall be performed immediately prior to recording any noise data.
- B. **Ambient Sound Levels.** Compliance with the above standards shall be determined by measuring the existing noise level with a sound level meter using slow response, with the sound source at issue remaining silent. The ambient sound level shall be determined based on the mean average of not less than three 20-minute measurements for any given time period. Additional noise measurements may be necessary to ensure that the ambient sound level is adequately determined.
- C. **Measuring Exterior Noise Levels.** Except as otherwise provided in this Chapter, exterior noise levels shall be measured at the property line of the affected noise-sensitive land use. Where practical, the microphone shall be positioned five feet above the ground and away from reflective surfaces.
- D. **Measuring Interior Noise Levels.** Interior noise levels shall be measured within the sensitive receptor, as defined in Section 130.37.040 (Noise Standards, Definitions) above in this Chapter, at points at least four feet from the wall, ceiling, or floor nearest the noise source, with windows in the normal seasonal configuration. The reported interior noise level shall be determined by taking the arithmetic average of the readings taken at the various microphone locations.