

7/20/2021

Edcgov.us Mail - Fwd: Heritage Park Noise Surveys and Analyses



Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: Heritage Park Noise Surveys and Analyses

1 message

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**Gina Hamilton** <gina.hamilton@edcgov.us> Sat, Jul 17, 2021 at 8:01 AM  
To: Julie Saylor <julie.saylor@edcgov.us>  
Cc: Robert Peters <robert.peters@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Julie, please see Mr. Pospisil's request below to have his email comments considered for the current Heritage BOS item.

Thank you,

**Gina Hamilton**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
[2850 Fairlane Court, Bldg C](#)  
[Placerville, CA 95667](#)  
Main Line (530) 621-5355  
Direct Line (530) 621-5980  
Fax (530) 642-0508  
[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)

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----- Forwarded message -----  
From: **Neal Pospisil** <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)>  
Date: Fri, Jul 16, 2021 at 4:18 PM  
Subject: RE: Heritage Park Noise Surveys and Analyses  
To: Gina Hamilton <[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)>  
Cc: Sean MacDiarmid <[Sean.MacDiarmid@lennar.com](mailto:Sean.MacDiarmid@lennar.com)>

Hi Gina,

Since I don't have the hearing notice or email address, could you please submit this comment on my behalf.

Thanks, Neal

**From:** Gina Hamilton <[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)>  
**Sent:** Friday, July 16, 2021 2:05 PM  
**To:** Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)>  
**Cc:** Sean MacDiarmid <[Sean.MacDiarmid@lennar.com](mailto:Sean.MacDiarmid@lennar.com)>  
**Subject:** Re: Heritage Park Noise Surveys and Analyses

Hi, Neal:

Is this comment being submitted in the context of the upcoming Board of Supervisors hearing? If so, it should be submitted to the County via the email address in the hearing notice to make sure it is properly tracked by the Clerk.

Best regards,

**Gina Hamilton**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
[2850 Fairlane Court, Bldg C](#)  
[Placerville, CA 95667](#)  
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On Fri, Jul 16, 2021 at 1:56 PM Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)> wrote:

Hi Gina,

As you may or may not be aware, the Heritage El Dorado Hills can be generalized as an early to bed and early to rise age-restricted community where residents purchased their homes for peace, quiet and security. This is a unique case of where a *public* sports complex park is being developed in almost the center of an age-restricted or protected population community where the minimum age to live in the homes that surround the park is 55 years old with many residences being senior citizens, 65 years old and older, and some with health conditions. The following was taken from the Lennar home sales brochure which shows the location of the *public* park.

**Lennar Heritage Brochure – *Public* Park Location**



By means of measuring walking steps and using an estimation of where the proposed tennis and pickle ball courts will be located, it is estimated that they will be around 100 or so yards from the existing model homes fence line that will someday be occupied by permanent residences in the future.

My interpretation of the EDH County noise standards that apply to the park are as follows:

EDH County noise standards are exterior standards that are generally applied to property lines of sensitive receptors such as protected population residences. The following table was taken directly from the EDH Ordinance 5090, since it deals with noise sensitive land uses affected by non-transportation sources.

**Table 130.37.060.1- 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.
Hourly Leq, dBA	55	50	45
Maximum level, dBA	70	60	55

“1. Each of the noise levels specified above shall be lowered by 5 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 5 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;”

As shown in the table above the exterior hourly Leq, generally applied to a property line, cannot exceed 50 dB during the evening hours from 7 PM to 10 PM and also cannot exceed a maximum noise level of 60 dB at any time during evening hours. The footnotes also state that maximum noise levels can be lowered by 5 dBA for recurring impulsive noises and/or based upon a determination of existing low ambient noise levels in the vicinity of the project site. Pickleball will produce impulsive noise and it’s pretty clear that the existing ambient background noise level is very low in the daytime and evening hours when construction activities are not present. Below is Table 130.37.060.1- Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources revised to reflect recurring impulsive noises and an existing low ambient noise levels.

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.	Evening 7 p.m. - 10 p.m.	Night 10 p.m. - 7 a.m.
Hourly Leq, dBA	<b>50</b>	<b>45</b>	<b>40</b>
Maximum level, dBA	<b>65</b>	<b>55</b>	<b>50</b>

As shown in the table above the exterior hourly Leq, applied to residential property lines due to impulsive noise and an existing low ambient background noise level would not be allowed to exceed 50 dBA during the daytime hours from 7 AM to 7 PM and also cannot exceed a maximum noise level of 65 dBA during this same time frame. Additionally during evening hours the exterior hourly Leq from 7 PM to 10 PM would not be allowed to exceed 50 dBA and not exceed at any time a maximum noise level of 55 dBA.

In section 130.37.050 of EDH County Ordinance 5090, acoustical analysis requirements are discussed. The following was taken directly from that section:

“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”

As stated above, an acoustical analysis is required for new noise generating land uses such as outdoor recreation facilities that are likely to exceed the performance thresholds in the tables in Section 130.37.060, which is where Table 130.37.060.1- Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources is located.

To date, I have yet to see an acoustical analysis associated with the park that establishes existing ambient daytime and evening noise levels nor have I seen a projected noise level analysis showing the noise level impacts from the *public* park to the nearest residential receptors that would include noise sources such as pickleball and perhaps other known activities that would occur at a typical public park. At your earliest convenience, could you please send me these required noise analyses.

If you have any questions or need additional information please contact me directly.

Sincerely,

Neal Pospisil – Heritage Resident

**From:** Gina Hamilton <[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)>  
**Sent:** Thursday, May 20, 2021 10:18 AM  
**To:** Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)>  
**Cc:** Sean MacDiarmid <[Sean.MacDiarmid@lennar.com](mailto:Sean.MacDiarmid@lennar.com)>  
**Subject:** Re: Heritage Park Noise Surveys and Analyses

Neal,

It looks like your initial emails had a typo in Sean's email address. I'm adding him here.

**Gina Hamilton**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court, Bldg C  
Placerville, CA 95667  
Main Line (530) 621-5355

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On Thu, May 20, 2021 at 9:58 AM Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)> wrote:

Hi Gina,

Thanks for the quick response. I'll take a look at the hyperlink that you sent me, but I have yet to find a noise analysis that specifically dealt with the park, both ambient and projected noise levels.

Neal

**From:** Gina Hamilton <[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)>  
**Sent:** Thursday, May 20, 2021 9:56 AM  
**To:** Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)>  
**Cc:** [Sean.McDiarmid@lennar.com](mailto:Sean.McDiarmid@lennar.com)  
**Subject:** Re: Heritage Park Noise Surveys and Analyses

Hi, Neal:

Noise-generating activities for existing communities in the Carson Creek Specific Plan (CCSP), in which the existing Heritage communities are located, would have been analyzed in the EIR for the CCSP.

You can find the CCSP and the EIR for the Specific Plan here:

[https://www.edcgov.us/Government/planning/pages/zoning\\_ordinances\\_for\\_specific\\_plans.aspx#carson%20creek](https://www.edcgov.us/Government/planning/pages/zoning_ordinances_for_specific_plans.aspx#carson%20creek)

Best regards,

**Gina Hamilton**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
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On Thu, May 20, 2021 at 9:39 AM Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)> wrote:

Hi Gina,

The park I'm referring to is the Heritage Village Park:

[https://www.eldoradohillscsd.org/programs\\_and\\_amp\\_activities/park\\_improvement\\_projects\\_updates/heritage\\_village\\_park\\_project.php](https://www.eldoradohillscsd.org/programs_and_amp_activities/park_improvement_projects_updates/heritage_village_park_project.php)

That is located between phase I and phase II of the Heritage Community. Please let me know if this suffices or not.

Thanks, Neal

**From:** Gina Hamilton <[gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)>  
**Sent:** Thursday, May 20, 2021 9:34 AM  
**To:** Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)>  
**Cc:** [Sean.McDiarmid@lennar.com](mailto:Sean.McDiarmid@lennar.com)  
**Subject:** Re: Heritage Park Noise Surveys and Analyses

Hi, Neal:

Would you please let me know what project your inquiry is related to?

Thank you.

**Gina Hamilton**  
Senior Planner

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On Thu, May 20, 2021 at 9:27 AM Neal Pospisil <[nealpospisil@gmail.com](mailto:nealpospisil@gmail.com)> wrote:

Hi Gina and Sean,

I made the following request to the EDHCSD:

“All noise surveys and analyses conducted prior to this request for both existing ambient and future projected noise levels generated by sports activities during park opening hours”

Their response was as follows:

“All of the requested analyses were conducted between the developer and the county. CSD was not part of those and therefore does not have info to provide”

Could one of you please provide all noise surveys and analyses conducted for both existing ambient and future projected noise levels generated by sports activities at residential property lines during park opening hours or daytime or evening hours used in the analyses. In addition to the surveys and analyses, could you also please provide the contact of EDH county that was responsible for approval of this topic.



Thanks,

Neal Pospisil

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