PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Evan Mattes, Senior Planner

DATE: October 24, 2024

RE: CUP22-0013/ Black Oak Mountain Vineyard Event Expansion Conditional Use Permit
Assessor's Parcel Number: 074-042-002

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Conditional Use Permit CUP22-0013 Black Oak Mountain Vineyards Events Expansion, 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:

Conditional Use Permit to expand upon the amount of special facility rental events allowed under the Winery Ordinance (130.40.400) from 24 days per year to 150 days per year with a maximum 150 guests. Pursuant to section 130.40.400.E.3 special events are allowed as an accessory use, with wine production being the primary use.

The applicant's parcel, APN 074-090-031, is located on the south side of California State Route (SR) 193, approximately 3 miles east of the intersection with SR 49 in the Cool area, Supervisorial District 4. The subject parcel is approximately 145 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Land Use Designation of Rural Residential (RR). The parcel to the east is also zone PA-20, with parcels to the north and south zoned Agricultural Grazing 40-Acres (AG-40) and parcels to the west being zoned Rural Lands 10-Acres (RL-10). The project site is not located within an Agricultural District.

BLACK OAK MOUNTAIN VINEYARD

CONDITIONAL USE PERMIT

OWNER

BLACK OAK MOUNTAIN VINEYARD
2480 STATE HIGHWAY 193
COOL, CA 95614

ARCHITECT

SYNDICATE ARCHITECTS
P.O. BOX 87
GEORGETOWN, CA 95634

Syndicate Architects

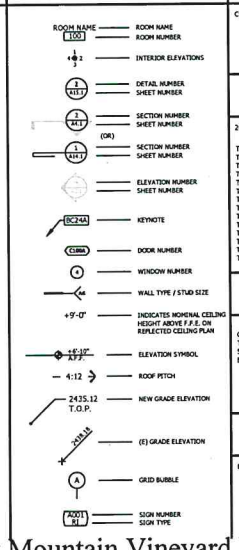
CONSULTANTS

INDEX TO DRAWINGS

ABBREVIATIONS

A.B.	AGGREGATE BASE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A.C.	ASPHALT CONCRETE	FTG	FOOTING		
A/C	AIR CONDITIONING			Q.T.	QUARRY TILE
ACC	ACCESSIBLE	GA.	GAUGE		
A.D.	AREA DRAIN	GALV	GALVANIZED	RAD	RADIUS
ADJ.	ADJUSTABLE	G.B	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISH FLOOR	G.S.M.	GALVANIZED SHEET METAL	REINF	REINFORCE
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	REQ'D	REQUIRED
ALUM	ALUMINUM			RM	ROOM
APPROX	APPROXIMATE	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
A.T.	ACOUSTIC TILE	H.C.	HOLLOW CORE	RWD	REDWOOD
		HDWR	HARDWARE	RWL	RAIN WATER LEADER
BLDG	BUILDING	HDWD	HARDWOOD	R.H.W.S.	ROUND HEAD WOOD SCREW
BLKG	BLOCKING	H.M.	HOLLOW METAL		
B.O.	BOTTOM OF	HORIZ	HORIZONTAL	SAF	SELF-ADHERED FLASHING
BOT	BOTTOM	HT	HEIGHT	S.C.	SOLID CORE
B.U.R.	BUILT UP ROOFING			SDE	SIDE DRAINAGE EASEMENT
		I.D.	INSIDE DIAMETER	SHT	SHEET
CAB	CABINET	INSUL	INSULATION	SIM	SIMILAR
CBC	CALIFORNIA BUILDING CODE	INT	INTERIOR	S.M.S.	SHEET METAL SCREW
C.J.	CONSTRUCTION JOINT			SPEC	SPECIFICATION
CLG	CEILING	JAN	JANITOR	SQ	SQUARE
CLR	CLEAR	JT	JOINT	S.S.	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT			STD	STANDARD
C.O.	CLEAN OUT	L	LENGTH	S.T.S.	SELF-TAPPING SCREW
COL	COLUMN	LAM	LAMINATED	STL	STEEL
COMP	COMPOSITION	LAV	LAVATORY	STOR	STORAGE
CONT	CONTINUOUS	LB.	POUND	STRUCT	STRUCTURAL
CONC	CONCRETE	L.S.	LAG SCREW	SUSP	SUSPENDED
CTSK	COUNTERSUNK	LT	LIGHT	SYM	SYMMETRICAL
D	DEPTH	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
DTL	DETAIL	MAX	MAXIMUM	TEL	TELEPHONE
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	THK	THICK
DIA	DIAMETER	MIN	MINIMUM	T.O.	TOP OF
DIM	DIMENSION	MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DN	DOWN	MPE	MULTI-PURPOSE EASEMENT	TYP	TYPICAL
DS	DOWNSPOUT	M.O.	MASONRY OPENING		
DW	DISHWASHER	M.R.	MOISTURE RESISTANT	U.O.N.	UNLESS OTHERWISE NOTED
DWG	DRAWING			UNREINF	UNREINFORCED
		(N)	NEW	UR	URINAL
(E)	EXISTING	N.I.C.	NOT IN CONTRACT		
EA	EACH	NO.	NUMBER	VCT	VINYL COMPOSITION TILE
E.J.	EXPANSION JOINT	NOM	NOMINAL	VERT	VERTICAL
ELEC	ELECTRICAL			VEST	VESTIBULE
ELEV	ELEVATION	OBSC	OBSCURE	VWC	VINYL WALL COVERING
EQ	EQUAL	O.C.	ON CENTER		
EQUIP	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W	WIDTH
EXT	EXTERIOR	OPP	OPPOSITE	WC	WATER CLOSET
		OZ.	OUNCE	WD	WOOD
(F)	FUTURE	O.F.C.I.	OWNER PURNISHED, CONTRACTOR INSTALLED	W.H.	WATER HEATER
F.D.	FLOOR DRAIN	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	WSCT	WAINSCOT
F.E.	FIRE EXTINGUISHER			WT	WEIGHT
F.E.C.	FIRE EXTINGUISHER CABINET				
F.F.E.	FINISH FLOOR ELEVATION	PERF	PERFORATED	CHARACTER SYMBOLS	
F.G.	FINISH GRADE	PL	PLATE	&	AND
F.H.	FIRE HYDRANT	PLAS	PLASTIC	∠	ANGLE
F.H.W.S.	FLAT HEAD WOOD SCREW	PLUMB	PLUMBING	@	AT
FIN.	FINISH	PLYWD	PLYWOOD	℄	CENTER LINE
FLR	FLOOR	PMF	PRESSED METAL FRAME	ø	DIAMETER
FLUOR	FLUORESCENT	PR	PAIR	#	NUMBER
F.O.F.	FACE OF FINISH	PSI	POUNDS PER SQUARE INCH	O/	OVER
F.O.M.	FACE OF MASONRY			W/	WITH

SYMBOLS



PROJECT SCOPE

CONDITIONAL USE PERMIT FOR SPECIAL EVENTS AT PROPERTY

APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2023:

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
TITLE 24 CCR, PART 2.5 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2022 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 7 - 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
TITLE 24 CCR, PART 8 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 10 - 2022 EXISTING BUILDING CODE
TITLE 24 CCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS

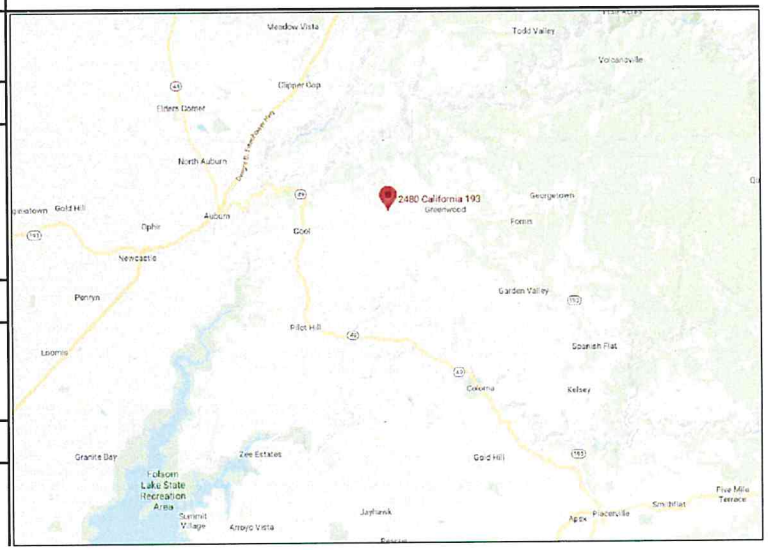
BLDG INFORMATION

OCCUPANCY:	A-2 / S-1 / U
TYPE OF CONSTRUCTION:	V-B
SPRINKLED:	NO
BUILDING AREA:	3,590 SF

DEFERRED SUBMITTALS

NONE

PROJECT LOCATION



Syndicate Architects

LICENSED ARCHITECT
BRADLEY CRAIG BRADLEY
C36481
REN. 08.31.2023
STATE OF CALIFORNIA

CLIENT
BLACK OAK MOUNTAIN VINEYARD
CURTIS VAN WINKLE
2480 STATE HIGHWAY 193
COOL, CA 95614
530.344.3076
maintenance@blackoak.pool

BLACK OAK MOUNTAIN VINEYARD
CONDITIONAL USE PERMIT
2478 HWY. 193
COOL, CA 95614
APN# 074-042-002

REVISIONS

ARCHITECT CONTACT INFORMATION
SYNDICATE ARCHITECTS
P.O. BOX 87
GREENWOOD, CA 95635
(530) 306-3706
BBRADLEY@SYNDICATEARCHITECTS.COM

DATE: 12.28.2023
PROJECT #: 23-046

COVER SHEET

SHEET #
CVR

24-2141 B - Planning Request Black Oak 2 of 37

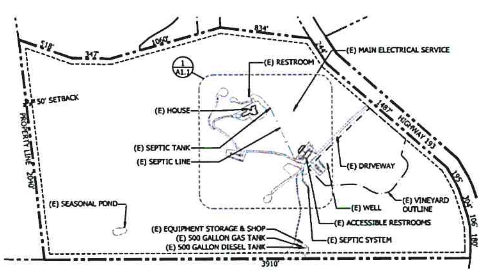
CUP22-0013 Black Oak Mountain Vineyard Exhibit E: Site Plan

LOT INFORMATION:

APN	-	074-042-02
LOT SIZE	-	160.15 AC
ZONING DESIGNATION	-	LA-20
FRONT SETBACK	-	50'
SIDE SETBACK	-	50'
HEIGHT LIMITS	-	50' MAX

LEGEND

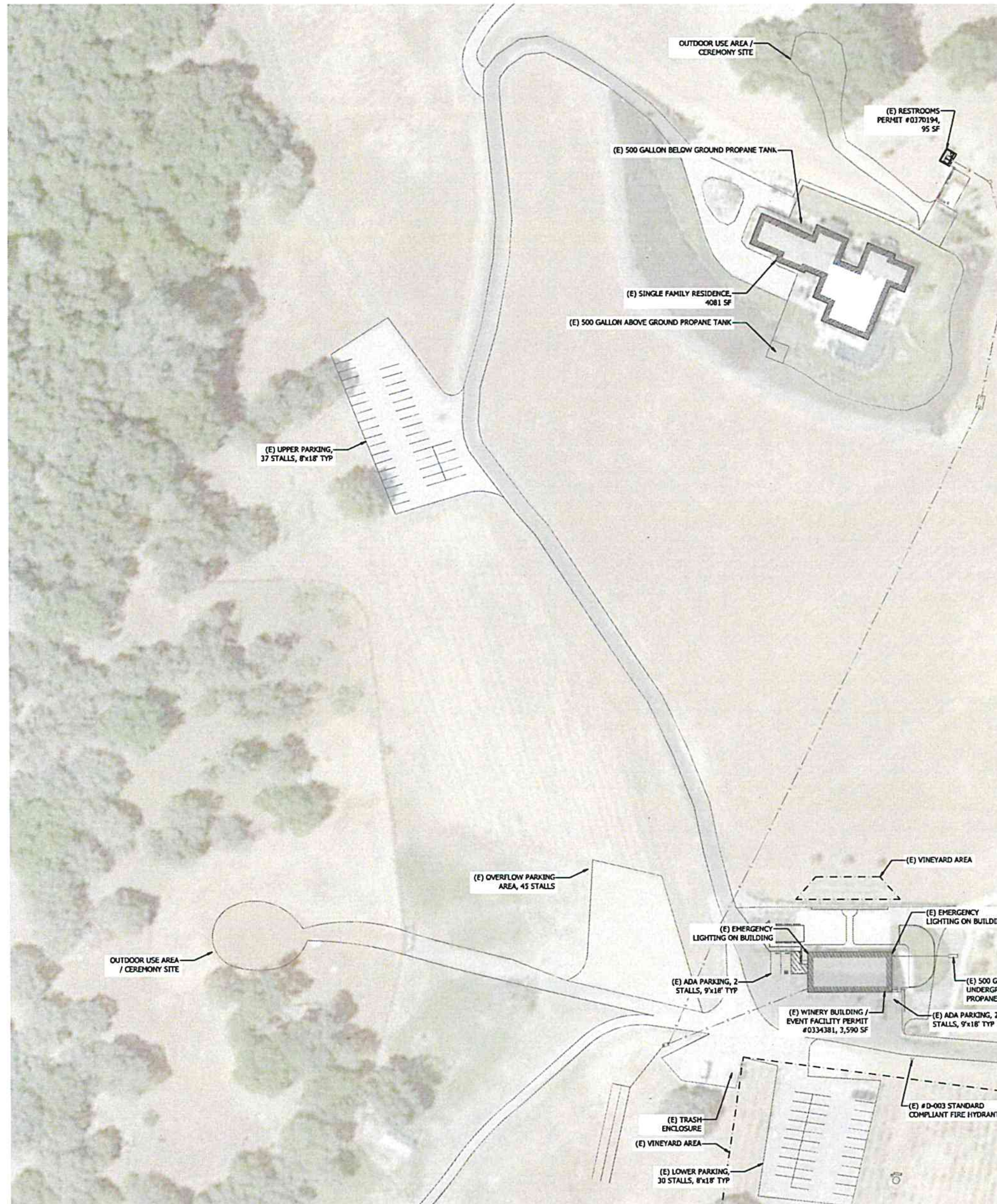
(E) BUILDING
PROPERTY LINE
SETBACK



2 SITE PLAN
A1.1 1" = 500'

0 250' 500' 1,000' 1,500' 2,500'

TRUE NORTH



1 ENLARGED SITE PLAN
A1.1 1" = 50'

0 25' 50' 100' 150' 300'

TRUE NORTH

Syndicate Architects

BLACK OAK MOUNTAIN VINEYARD
CURTIS VAN WINKLE
2480 STATE HIGHWAY 193
COOL, CA 95614
530.344.3078

BLACK OAK MOUNTAIN VINEYARD
CONDITIONAL USE PERMIT
2478 HWY. 193
COOL, CA 95614
APN# 074-042-002

SYNDICATE ARCHITECTS
P.O. BOX 87
GREENWOOD, CA 95635
(530) 306-3796
SBRADLEY@SYNDICATEARCHITECTS.COM

12.26.2023
23-056

OVERALL SITE & ENLARGED SITE PLAN

A1.1

CUP22-0013 Black Oak Mountain Vineyard Exhibit E: Site Plan

Project Description / Conditional Use Permit for Black Oak Mountain Vineyards

Date: 1/4/24, updated 10/3/24

APN: 074042002

Applicant: Brad Christian (owner), Curtis Van Winkle (authorized agent)

Request: A special use permit CUP request to allow the use of the project area, an existing winery facility (permit #0334381) and 2 remote ceremony sites for up to 150 special events per year. The Zoning Code maximum number of attendees for special events is 250 persons. The special events as proposed would include events which ordinarily include 150 persons maximum. No increase in the allowance of attendees is being proposed. All outdoor operations will cease by 10pm. Events would primarily take place on Thursday-Sunday with occasional mid-week events. Events will primarily take place during the months of March-November with a majority of events taking place in April-October.

Background / Project Description: The Black Oak Mountain Vineyards/Winery includes one parcel totaling 146.52 acres. The 146.52-acre parcel contains one SFR, one 2,400 sq ft winery building / winery production facilities (winery, tasting room, storage building and event center), approximately 4,200 sq. ft. outdoor assembly area, 2 remote ceremony sites / outdoor use areas and outdoor restroom facility (permit# 0370194). This parcel also contains over 5 acres of planted vineyards properly maintained for commercial crop production.

The existing uses and structures are allowed by winery ordinance and the AE/PA zone for the 146.52-acre parcel. The special use permit is required because the applicant seeks to hold more special events/facility rentals than is allowed by right of the winery ordinance for parcels within the zone.

Camping / camp ground is not proposed

Landscaping is not proposed

Grading is not proposed

Construction / additional development is not proposed

The following events/activities are proposed:

Facility rentals for weddings and celebrations, silent
disco, charitable events, corporate events, art shows, live music, meetings and mixers.

Addendum to Project Description / Conditional Use Permit for Black Oak Mountain Vineyards

Date: 10/3/2024

APN: 074042002

In an effort to further mitigate sound impacts on our community and neighboring agricultural operations, we are proposing that 90% of special events / facility rentals will NOT include outdoor amplified sound.

Amplified sound at these events will be fully contained either indoors or through utilization of "silent disco" headphones. We are asking for no more than 15 events per year (10%) that would include outdoor amplified sound but will adhere to all current county noise ordinances. CHAPTER 130.37.

We will continue to monitor and document decibel level data for all events with outdoor amplified sound and are agreeable to utilize the equipment and methods that the county recommends if they deem our current methods inadequate.

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

RECEIVED
NOV 28 2022
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: CONDITIONAL/MINOR USE PERMIT **FILE #** CUP22-0013

ASSESSOR'S PARCEL NO.(s) 074-042-002

PROJECT NAME/REQUEST: (Describe proposed use) SEE project description

APPLICANT/AGENT LORI GROSSBECK

Mailing Address 2480 State Highway (P.O. Box or Street) CODL (City) CA (State) 95614 (Zip)

Phone (916) 870-6435 EMAIL: LORI@BLACKOAK.CODL

PROPERTY OWNER BRAD CHRISTIAN

Mailing Address 2480 State Highway (P.O. Box or Street) CODL (City) CA (State) 95614 (Zip)

Phone (415) 250-7919 EMAIL:

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address (P.O. Box or Street) (City) (State & Zip)

Phone ( ) EMAIL:

LOCATION: The property is located on the South (N/E/W/S) side of STATE Highway 193 (street or road)

3.8 miles East (N/E/W/S) feet/miles of the intersection with STATE Highway 49 CODL CA 95614 (major street or road)

in the CODL area. PROPERTY SIZE 146.52 acres (acreage / square footage)

X Lori Grossbeck (signature of property owner or authorized agent) Date 11/23/22

FOR OFFICE USE ONLY

Date 11/23/22 Fee $ 2683.00 Receipt # R43673 Rec'd by TP Census

Zoning PA-20 GPD RR Supervisor Dist 4 Sec Twn Rng

ACTION BY ____PLANNING COMMISSION ____ZONING ADMINISTRATOR

Hearing Date

Approved Denied
findings and/or conditions attached

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Revised 11/2017

Project Description / Conditional Use Permit for Black Oak Mountain Vineyards

Date: 1/4/24, updated 10/3/24

APN: 074042002

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disco, charitable events, corporate events, art shows, live music, meetings and mixers.

RECEIVED

NOV 2 8 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT
2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355

EL DORADO COUNTY PLANNING SERVICES

ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed 11/23/22

Project Title _____ Lead Agency _____

Name of Owner BRAD CHRISTIAN Telephone 415-250-7919

Address 2480 STATE HIGHWAY 193, CODL CA 95614

Name of Applicant LORI GROESBECK Telephone 916-870-6435

Address 2480 STATE HIGHWAY 193, CODL CA 95614

Project Location 2480 STATE HIGHWAY 193, CODL CA 95614

Assessor's Parcel Number(s) 074-042-02 Acreage 146.52 Zoning PA 20+

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: SEE project description

2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
   If so, which one? —
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 7.6 Miles Name of the water body? NORTH FORK AMERICAN RIVER
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
    Over 5.27 acres of vineyards and vegitation in the undevel portions is dominated by annual grassland with indigenous oak trees.
12. How many trees of 6-inch diameter will be removed when this project is implemented? NONE

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EL DORADO Co
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant + 4 (5K) gallon holding tanks
15. What is the distance to the nearest fire station? ~~Hydrant~~ 3.8 miles to Cool CA fire station.
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? NO
    If so, how far? —
19. What types of noise would be created by the establishment of this land use, both during and after construction? NO CONSTRUCTION

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source ☐ public or ☒ private, ☐ treated or ☐ untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Residential & agricultural

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NONE- SEE Records Search Results

SEWAGE

25. What is the proposed method of sewage disposal? ☒ septic system ☐ sanitation district
Name of district: _____

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO - Commercial Redesign completed - SEE permit #0334381
(owner Septic)

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
NO

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO

36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: [signature] Date: 11/23/22

EL DORADO COUNTY
COMMUNITY DEVELOPMENT AGENCY

AGREEMENT FOR PAYMENT OF PROCESSING FEES

Black Oak Land Holdings LLC. (Brad- Owner - (415) 250-7919, Jenna- Accounting - (530) 368-2540)
Business or Name of Financially Responsible Party — Project/Facility Number

the FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agrees as follows:

1. This project/facility is subject to time and materials method of billing or raises issues that may require significant staff and/or consultant time which might not be covered by the initial processing deposit/fee detailed in the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and other County department fee schedules as applicable, as amended from time to time. Therefore, the FRP for this project will be billed at the approved rate for time and materials for the processing of this project. The fee initially collected will be a deposit toward subsequent billings.

2. Accounting of time spent on the project and/or applicable fees will be detailed in a statement/invoice sent to the FRP.

3. The FRP is responsible for payment of all permit processing costs and/or applicable fees associated with this project/facility. If payment is not received within 90 days of the date of an invoice, the County may elect to stop work and close the file. The County may require a new application and/or new deposit before resuming processing of the project. Projects with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator, or Board of Supervisors agenda will not proceed until after any balance due is paid.

4. If during the course of processing, the FRP changes, the new FRP must complete an Agreement for Payment, which will release the previous FRP from further financial obligations and designate the new FRP.

5. The FRP understands and agrees that if the FRP owes any overdue balance for processing a project/permit of more than 90 days, Community Development Agency will not accept any subsequent applications from the FRP until the outstanding balance due is paid.

6. FRP agrees to pay any and all remaining fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and any other fees associated with the processing of the project that may be charged by County Departments outside of the Community Development Agency, prior to map clearance for recordation or clearance for record of survey or issuance of any building or grading permits or any other permits under authority of the Community Development Agency. No clearances or permits will be issued without receipt of full payment of fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, or any other fees associated with the processing of the project that may be charged by County Departments outside of the Community Development Agency, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.

Project/Facility No._____

7. If the FRP appeals a decision on this project/facility, the costs of processing the appeal will be charged to the FRP pursuant to the fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, and other County department fee schedules as applicable, at the time of Appeal.

8. If payment is not received within 90 days of said statement/invoice, collection will be initiated. Unpaid balances turned over to County Revenue Recovery will be assessed an additional fourteen percent (14%).

9. A processing fee will be charged for any check returned for insufficient funds, up to the maximum allowed by the State of California.

Executed this _____ day of _____ 20 _____

FINANCIALLY RESPONSIBLE PARTY

Business/ Name: Black Oak Land Holdings LLC. Representative Name: Lori Groesbeck

2480 State Highway 193
Street Address

Cool CA 95614
City State Zip

FINANCIALLY RESPONSIBLE PARTY/Representative: Lori Groesbeck
Signature

Reviewed by: _____
CDA Representative

CHANGE OF FINANCIALLY RESPONSIBLE PARTY (FRP)

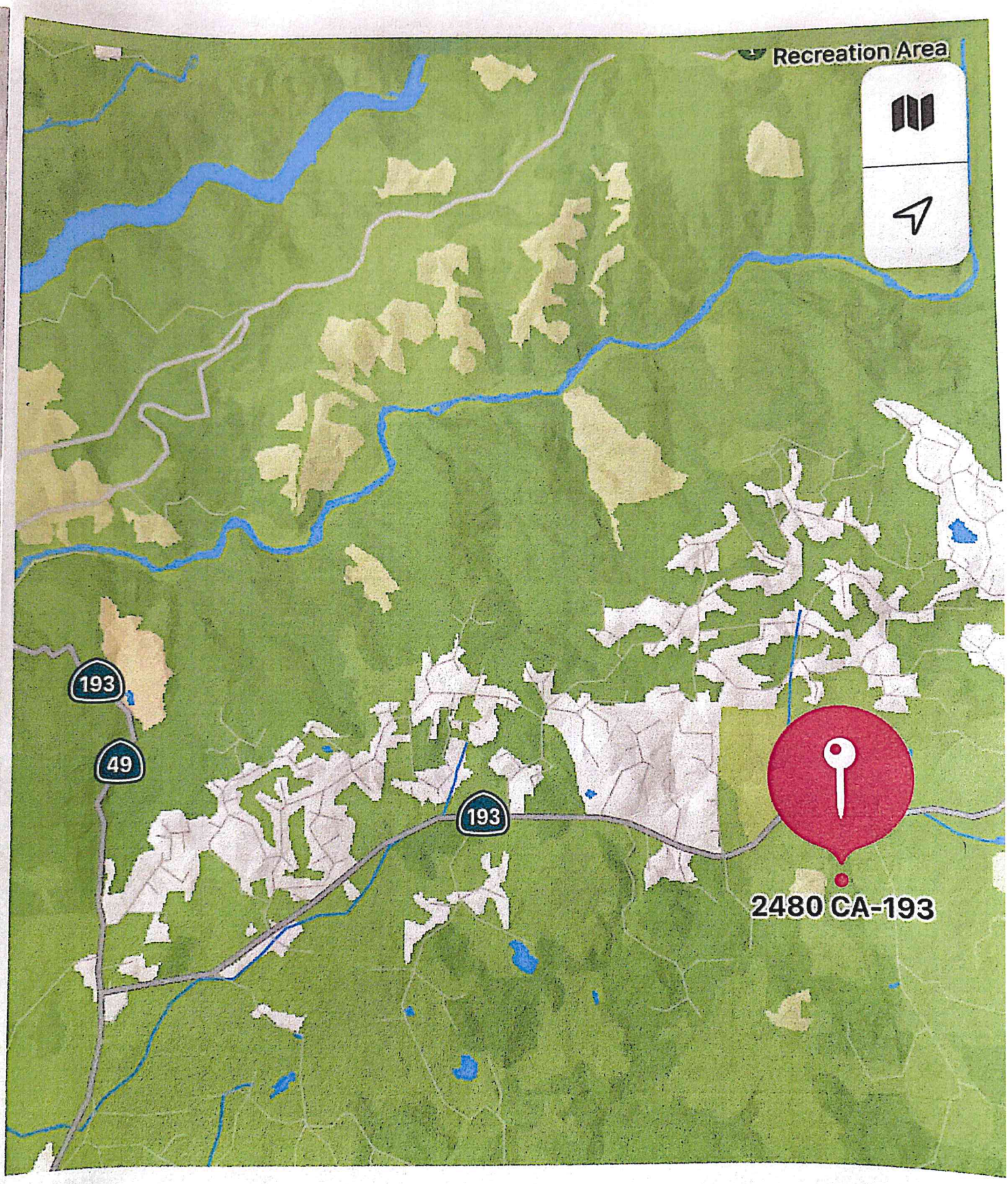
If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY:

_____ _____
Print Name Signature

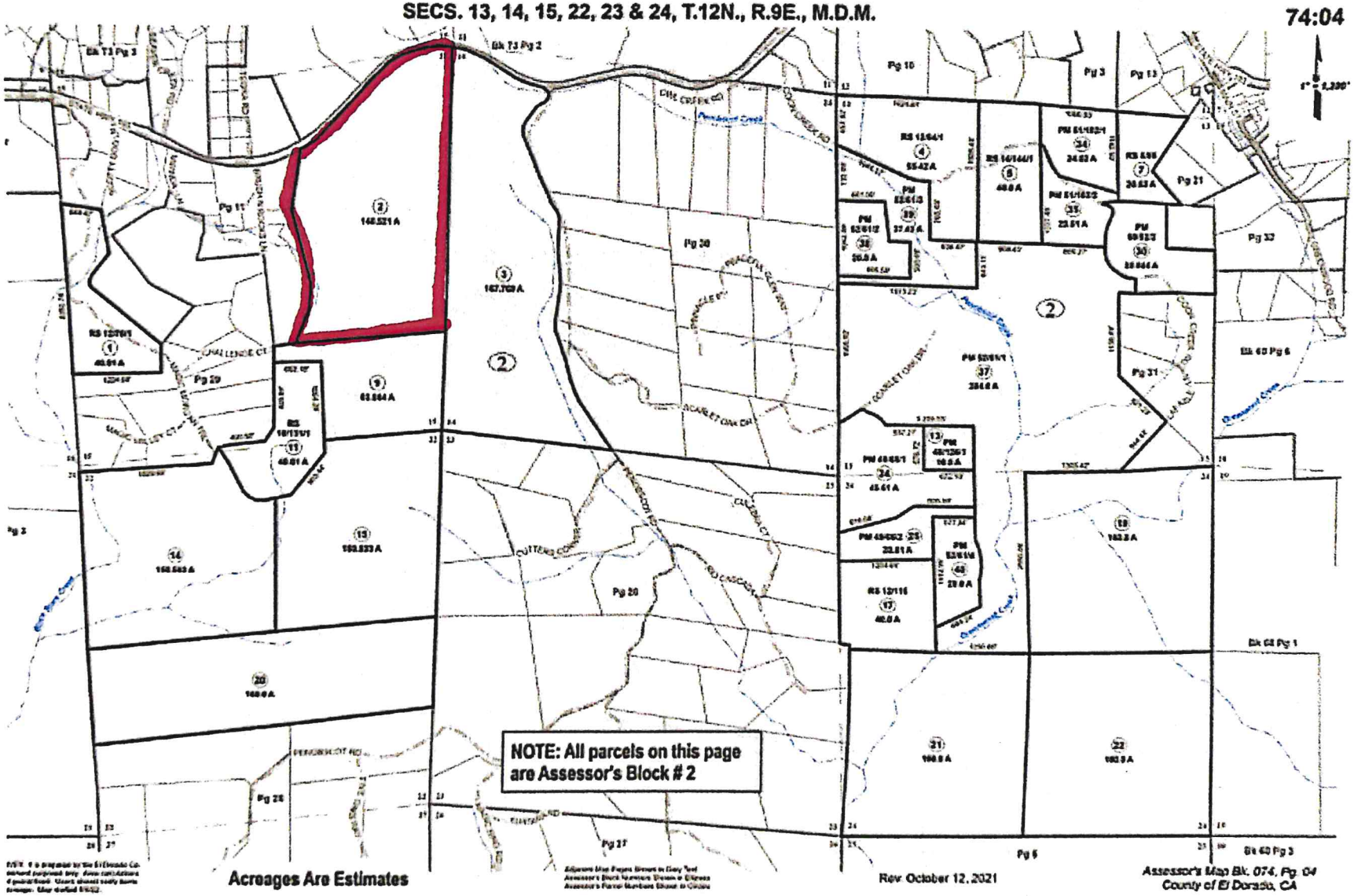
_____
Street City State Zip

Date of release of financial responsibility: _____


Recreation Area
193
49
193
2480 CA-193

bing maps

2480 State Highway 193, Cool, CA 95614
Location: 38.89488, -120.956331



24-2141 B - Planning Request Black Oak 16 of 37

SECS. 13, 14, 15, 22, 23 & 24, T.12N., R.9E., M.D.M.

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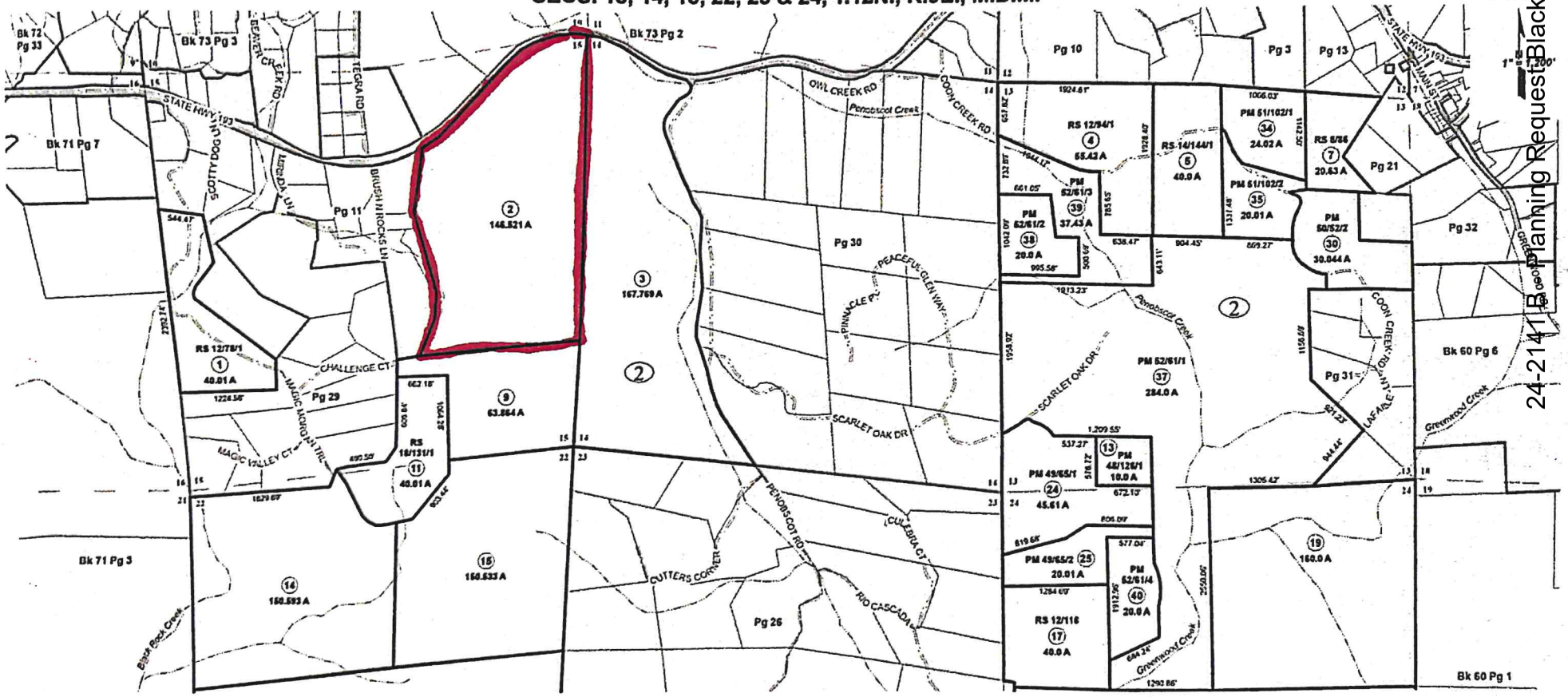

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Environmental Noise Assessment

Black Oak Mountain Vineyard Events

El Dorado County, California

December 15, 2020

Project #201201

Prepared for:

Black Oak Mountain Vineyard
2480 State Highway 193
Cool, CA 95614

Prepared by:

Saxelby Acoustics LLC

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INTRODUCTION

Saxelby Acoustics was retained by Black Oak Mountain Vineyard to perform a noise study for proposed outdoor activities which may include the use of amplified sound or live music (i.e. wedding receptions, etc.). The project is located at 2480 State Highway 193 in El Dorado County, California. This study analyzes two potential locations where amplified sound or live music could occur.

Figure 1 shows an aerial photo of the project and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Black Oak Mountain
Vineyard
El Dorado County, California
Figure 1
Noise Measurement Sites
LT-1
LT-2
Hwy 193
Legend
Project Site
Noise Measurement - Long Term
250 ft
750 ft
1250 ft
Projection: State Plane (California Zone 2) / NAD83 / meters
Rev. Date: 12/08/2020
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Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. The Community Equivalent Noise Level (CNEL) is similar to L_{dn}, but also includes an evening (7:00 a.m. to 7:00 p.m.) with a +5 dB penalty applied to noise occurring during this timeframe.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

EFFECTS OF NOISE ON PEOPLE

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

REGULATORY CONTEXT

El Dorado County General Plan

The El Dorado County General Plan establishes maximum allowable noise exposure for sensitive land uses affected by transportation noise sources. **Table 2** below shows the El Dorado County Land Use Compatibility Chart.

TABLE 2: 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.

The El Dorado County General Plan also establishes noise level performance standards for noise sensitive land uses affected by non-transportation noise sources. **Table 3** shows the County standards. The Rural Region noise standards apply to the Project. The standards listed in **Table 3** shall be lowered by 5 dBA as Project generated noise will consist of amplified speech and/or music.

TABLE 3: NOISE LEVEL PERFORMANCE STANDARDS FOR 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 L_{eq}, dBA	55	50	50	45	45	40
Maximum Level (L_{max}), dBA	70	60	60	55	55	50

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; or
   c. In all areas, at the boundary of a recorded noise easement between affected properties.

EXISTING NOISE AND VIBRATION ENVIRONMENT

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses located north, south, east, and west of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

The existing noise environment in the project area is primarily defined by traffic on Highway 193.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site. Noise measurement locations are shown on **Figure 1**. A summary of the noise level measurement survey results is provided in **Table 4**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a B&K Model 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 4: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Site	Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1	Northeastern Boundary	Friday, 12/4/2020	54	52	47	67	47	37	63
		Sunday, 12/6/2020	51	50	44	66	42	34	62
LT-2	Western Boundary	Friday, 12/4/2020	46	43	37	61	39	30	54
		Sunday, 12/6/2020	59	42	35	59	53	25	59

Notes:
- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics 2020

EVALUATION OF PROJECT NOISE EXPOSURE

Saxelby Acoustics prepared noise contour graphics showing average (L_{eq}) noise contours for the proposed Project at both of the potential activity areas. Noise contours were prepared using the SoundPLAN noise prediction model. Inputs to the model included sound system typical output, existing buildings, topography, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. Noise levels are predicted at the outdoor activity areas of sensitive receptors according to the requirements of El Dorado County for stationary noise sources.

Figure 2 shows the average (L_{eq}) noise contours for daytime noise at Event Area 1 (Barn). **Figure 3** shows the average (L_{eq}) noise contours for daytime noise at Event Area 2 (House).

Due to the number of potential activity areas and the different times of day that activities may occur, noise contour graphics are not shown for each potential operating scenario. However, noise levels for each operating scenario are shown in **Tables 5 and 6** for the closest noise-sensitive receptor to the project site.

Black Oak Mountain Vineyard
El Dorado County, California
Figure 2
Daytime Project Noise Contours (dBA L_{eq})
Event Area 1 (Barn)
Noise Level, dB(A)
<= 45
45 < <= 47
47 < <= 49
49 < <= 51
51 < <= 53
53 < <= 55
55 <
Legend
Parcel Lines
Building
Scale 1:550
0 150 300 600 900 1200 feet
N
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R1
R2
R3
R4
R5
R6
HWY 193
Sound System Speakers and Aiming Direction

Black Oak Mountain Vineyard
El Dorado County, California
Figure 3
Daytime Project Noise Contours (dBA L_{eq})
Event Area 2 (House)
Noise Level, dB(A)
<= 45
45 < <= 47
47 < <= 49
49 < <= 51
51 < <= 53
53 < <= 55
55 <
Legend
Parcel Lines
Building
Scale 1:550
0 150 300 600 900 1200 feet
N
SAXELBY ACOUSTICS
Acoustics · Noise · Vibration
R1
R2
R3
R4
R5
R6
HWY. 193
Sound System Speakers and Aiming Direction

Based upon the SoundPLAN noise model, **Table 5** shows the predicted project noise levels at the adjacent noise-sensitive receptors for Event Area 1. Noise levels for Event Area 2 are shown in **Table 6.**

TABLE 5: PROJECT NOISE LEVELS AT ADJACENT RECEPTORS – EVENT AREA 1 (BARN)

Location	Time	Predicted Noise Levels	Noise Standard	Complies with Standards?
R1	Night	30.3 dBA L_{eq} 40.3 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	35.3 dBA L_{eq} 45.3 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	40.3 dBA L_{eq} 50.3 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R2	Night	29.4 dBA L_{eq} 39.4 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	34.4 dBA L_{eq} 44.4 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	39.4 dBA L_{eq} 49.4 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R3	Night	6.3 dBA L_{eq} 16.3 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	11.3 dBA L_{eq} 21.3 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	16.3 dBA L_{eq} 26.3 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R4	Night	14.2 dBA L_{eq} 24.2 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	22.7 dBA L_{eq} 32.7 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	22.7 dBA L_{eq} 32.7 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R5	Night	19.4 dBA L_{eq} 29.4 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	24.4 dBA L_{eq} 34.4 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	29.4 dBA L_{eq} 39.4 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R6	Night	25.3 dBA L_{eq} 35.3 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	30.3 dBA L_{eq} 40.3 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	35.3 dBA L_{eq} 45.3 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes

TABLE 6: PROJECT NOISE LEVELS AT ADJACENT RECEPTORS – EVENT AREA 2 (HOUSE)

Location	Time	Predicted Noise Levels	Noise Standard	Complies with Standards?
R1	Night	26.7 dBA L_{eq} 36.7 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	31.7 dBA L_{eq} 31.7 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	36.7 dBA L_{eq} 46.7 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R2	Night	30.7 dBA L_{eq} 40.7 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	35.7 dBA L_{eq} 45.7 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	40.7 dBA L_{eq} 50.7 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R3	Night	28.3 dBA L_{eq} 38.3 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	33.3 dBA L_{eq} 43.3 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	38.3 dBA L_{eq} 48.3 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R4	Night	10.7 dBA L_{eq} 20.7 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	15.7 dBA L_{eq} 25.7 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	20.7 dBA L_{eq} 30.7 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R5	Night	6.9 dBA L_{eq} 16.9 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	11.9 dBA L_{eq} 21.9 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	16.9 dBA L_{eq} 26.9 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes
R6	Night	6.1 dBA L_{eq} 16.1 dBA L_{max}	35 dBA L_{eq} 45 dBA L_{max}	Yes
	Evening	11.1 dBA L_{eq} 21.1 dBA L_{max}	40 dBA L_{eq} 50 dBA L_{max}	Yes
	Day	16.1 dBA L_{eq} 26.1 dBA L_{max}	45 dBA L_{eq} 55 dBA L_{max}	Yes

As shown in **Tables 5 and 6**, the project noise levels are predicted to comply with the County General Plan Noise Element standards. This conclusion is based upon the following assumptions for project-generated noise:

Event Area 1 (Barn)

- Sound system speakers shall be oriented towards the southwest, away from building façades;
- Nighttime (past 10:00 p.m.) sound system output shall not exceed 85 dBA L_{eq} and 95 dBA L_{max} at a distance of 50 feet;
- Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 90 dBA L_{eq} and 100 dBA L_{max} at a distance of 50 feet;
- Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 95 dBA L_{eq} and 105 dBA L_{max} at a distance of 50 feet.

Event Area 2 (House)

- Sound system speakers shall be oriented towards the east, away from building façades;
- Nighttime (past 10:00 p.m.) sound system output shall not exceed 80 dBA L_{eq} and 90 dBA L_{max} at a distance of 50 feet;
- Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 85 dBA L_{eq} and 95 dBA L_{max} at a distance of 50 feet;
- Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 90 dBA L_{eq} and 100 dBA L_{max} at a distance of 50 feet.

Conclusions

The proposed project is predicted to comply with the El Dorado County exterior noise standards assuming the following project noise limits at each event area:

Event Area 1 (Barn)

- Sound system speakers shall be oriented towards the southwest, away from building façades;
- Nighttime (past 10:00 p.m.) sound system output shall not exceed 85 dBA L_{eq} and 95 dBA L_{max} at a distance of 50 feet;
- Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 90 dBA L_{eq} and 100 dBA L_{max} at a distance of 50 feet;
- Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 95 dBA L_{eq} and 105 dBA L_{max} at a distance of 50 feet.

Event Area 2 (House)

- Sound system speakers shall be oriented towards the east, away from building façades;
- Nighttime (past 10:00 p.m.) sound system output shall not exceed 80 dBA L_{eq} and 90 dBA L_{max} at a distance of 50 feet;
- Evening (7:00 p.m. to 10:00 p.m.) sound system output shall not exceed 85 dBA L_{eq} and 95 dBA L_{max} at a distance of 50 feet;
- Daytime (7:00 a.m. to 7:00 p.m.) sound system output shall not exceed 90 dBA L_{eq} and 100 dBA L_{max} at a distance of 50 feet.

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

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Appendix B: Continuous Ambient Noise Measurement Results

Appendix B1: Continuous Noise Monitoring Results

Site: LT-1
Project: Black Oak Mountain Vineyard
Location: Northeastern Project Boundary
Coordinates: 38.89853°, -120.95462°
Meter: LDL 820-3
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, December 4, 2020	0:00	41	59	34	33
Friday, December 4, 2020	1:00	38	58	34	33
Friday, December 4, 2020	2:00	41	63	34	33
Friday, December 4, 2020	3:00	42	63	34	33
Friday, December 4, 2020	4:00	45	64	34	34
Friday, December 4, 2020	5:00	51	70	44	34
Friday, December 4, 2020	6:00	52	67	49	35
Friday, December 4, 2020	7:00	54	69	51	37
Friday, December 4, 2020	8:00	53	67	50	37
Friday, December 4, 2020	9:00	50	64	46	36
Friday, December 4, 2020	10:00	51	67	47	37
Friday, December 4, 2020	11:00	51	70	47	38
Friday, December 4, 2020	12:00	51	68	47	38
Friday, December 4, 2020	13:00	50	65	47	38
Friday, December 4, 2020	14:00	51	66	48	38
Friday, December 4, 2020	15:00	52	68	50	40
Friday, December 4, 2020	16:00	53	69	52	43
Friday, December 4, 2020	17:00	53	67	51	40
Friday, December 4, 2020	18:00	52	66	50	37
Friday, December 4, 2020	19:00	51	68	46	34
Friday, December 4, 2020	20:00	49	65	38	34
Friday, December 4, 2020	21:00	48	70	35	34
Friday, December 4, 2020	22:00	45	62	35	34
Friday, December 4, 2020	23:00	43	63	35	34

Statistics	Leq	Lmax	L50	L90
Day Average	52	67	47	37
Night Average	47	63	37	34
Day Low	48	64	35	34
Day High	54	70	52	43
Night Low	38	58	34	33
Night High	52	70	49	35
Ldn	54	Day %		85
CNEL	54	Night %		15

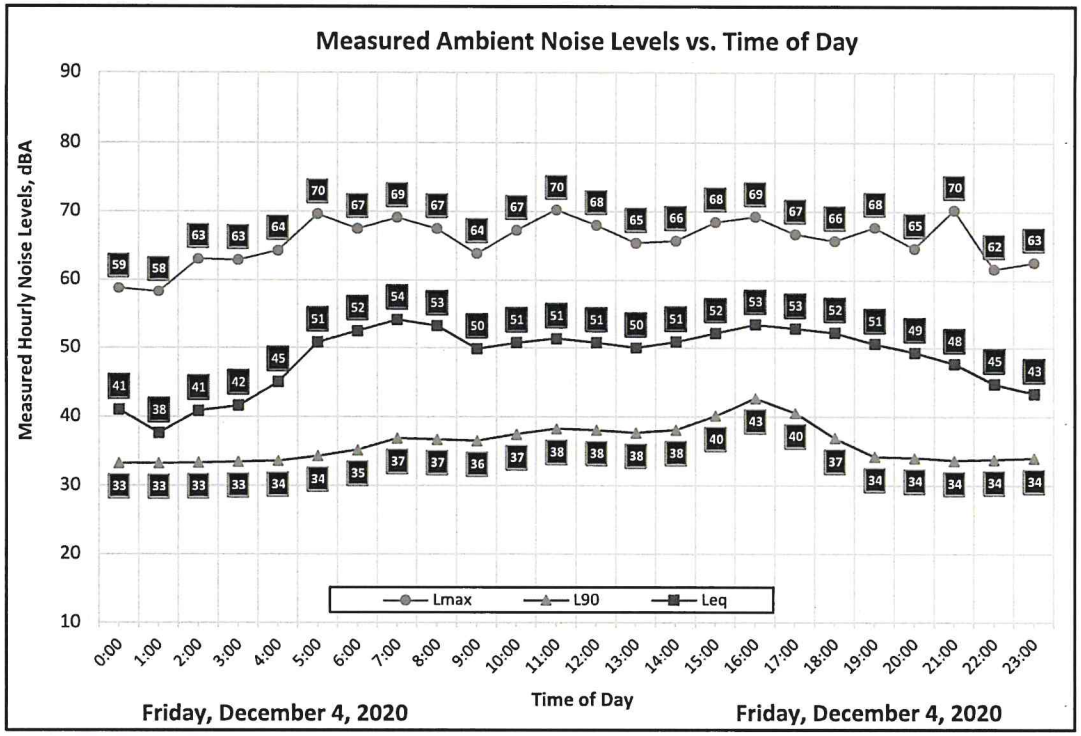


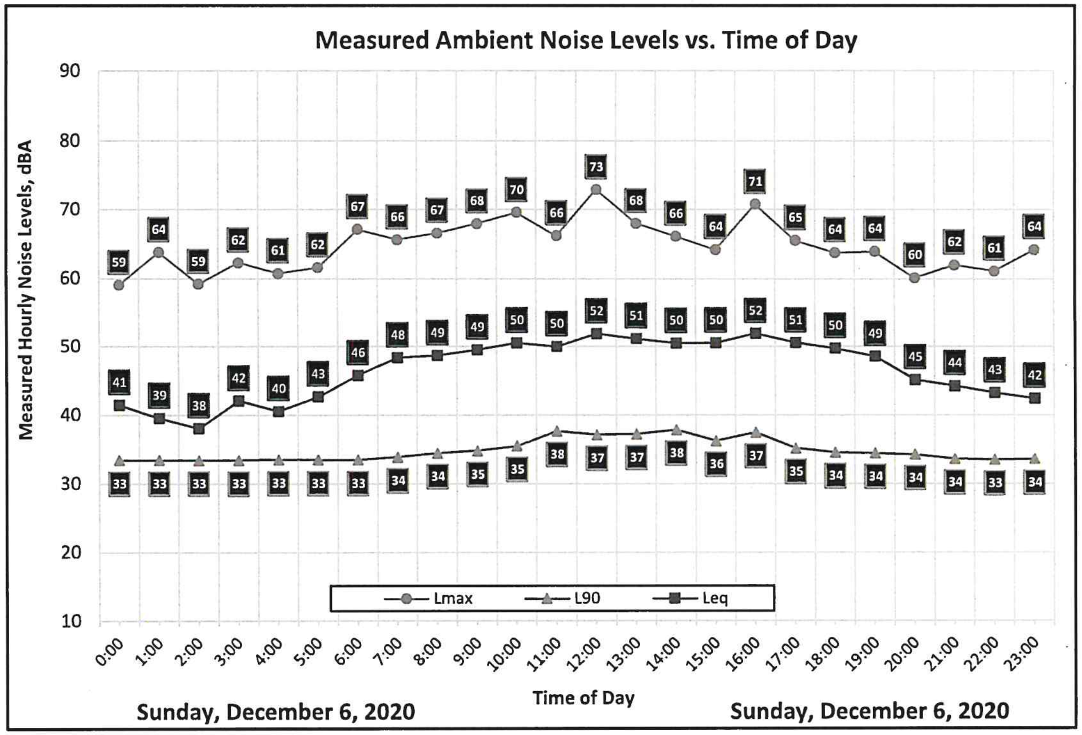
Exhibit F: Acoustical Analysis

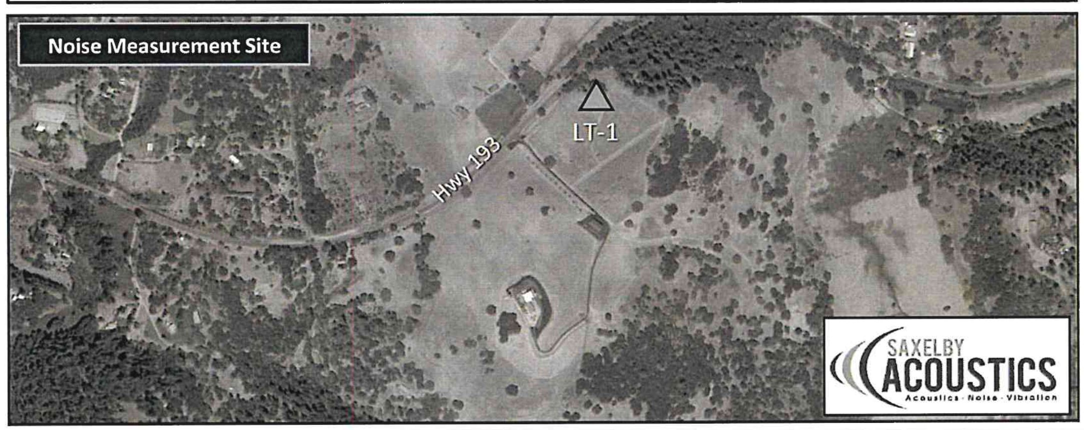
Appendix B2: Continuous Noise Monitoring Results

Site: LT-1
Project: Black Oak Mountain Vineyard
Location: Northeastern Project Boundary
Coordinates: 38.89853°, -120.95462°
Meter: LDL 820-3
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, December 6, 2020	0:00	41	59	34	33
Sunday, December 6, 2020	1:00	39	64	34	33
Sunday, December 6, 2020	2:00	38	59	34	33
Sunday, December 6, 2020	3:00	42	62	34	33
Sunday, December 6, 2020	4:00	40	61	34	33
Sunday, December 6, 2020	5:00	43	62	34	33
Sunday, December 6, 2020	6:00	46	67	34	33
Sunday, December 6, 2020	7:00	48	66	36	34
Sunday, December 6, 2020	8:00	49	67	42	34
Sunday, December 6, 2020	9:00	49	68	45	35
Sunday, December 6, 2020	10:00	50	70	47	35
Sunday, December 6, 2020	11:00	50	66	46	38
Sunday, December 6, 2020	12:00	52	73	47	37
Sunday, December 6, 2020	13:00	51	68	47	37
Sunday, December 6, 2020	14:00	50	66	47	38
Sunday, December 6, 2020	15:00	50	64	47	36
Sunday, December 6, 2020	16:00	52	71	49	37
Sunday, December 6, 2020	17:00	51	65	47	35
Sunday, December 6, 2020	18:00	50	64	45	34
Sunday, December 6, 2020	19:00	49	64	42	34
Sunday, December 6, 2020	20:00	45	60	37	34
Sunday, December 6, 2020	21:00	44	62	35	34
Sunday, December 6, 2020	22:00	43	61	34	33
Sunday, December 6, 2020	23:00	42	64	34	34

Statistics	Leq	Lmax	L50	L90
Day Average	50	66	44	36
Night Average	42	62	34	33
Day Low	44	60	35	34
Day High	52	73	49	38
Night Low	38	59	34	33
Night High	46	67	34	34
Ldn	51	Day %		92
CNEL	51	Night %		8



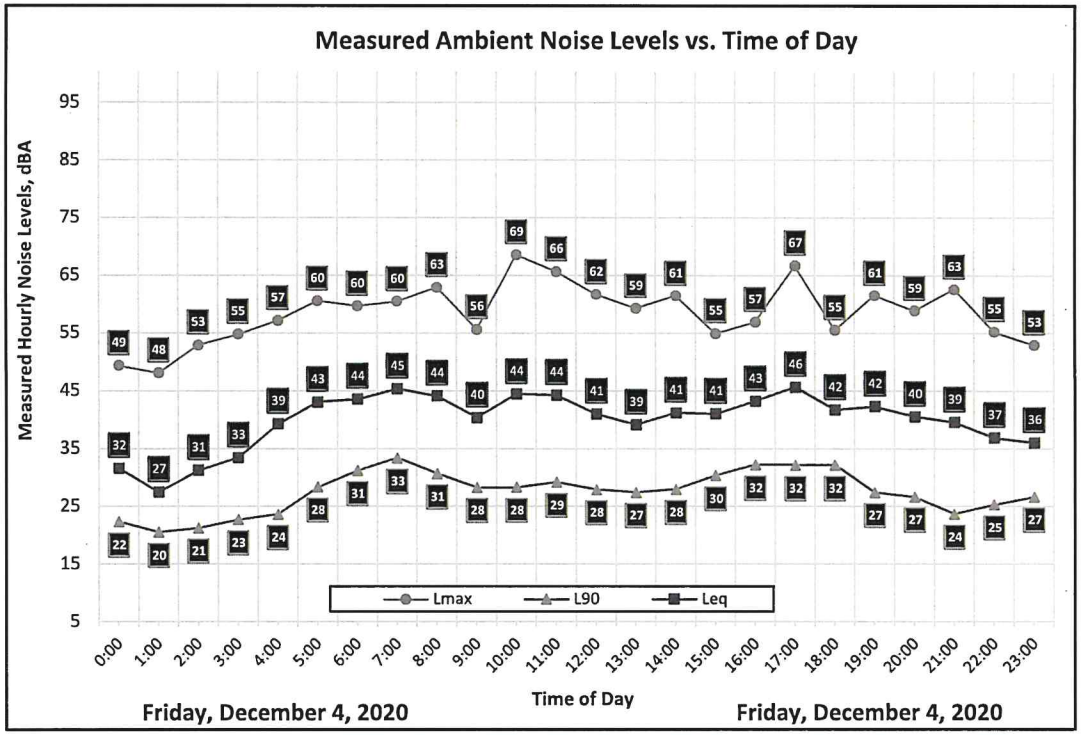


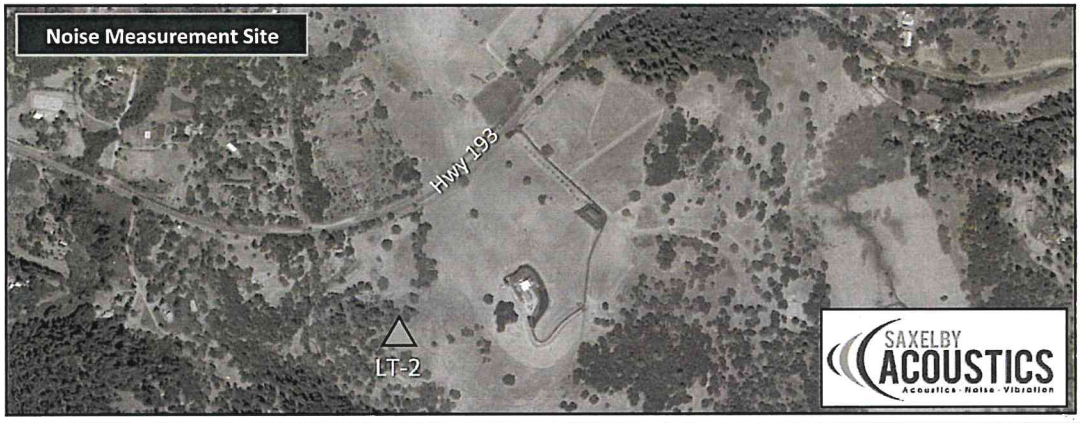
Appendix B3: Continuous Noise Monitoring Results

Site: LT-2
Project: Black Oak Mountain Vineyard
Location: Southwestern Project Boundary
Coordinates: 38.89400°, -120.95897°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, December 4, 2020	0:00	32	49	26	22
Friday, December 4, 2020	1:00	27	48	22	20
Friday, December 4, 2020	2:00	31	53	23	21
Friday, December 4, 2020	3:00	33	55	27	23
Friday, December 4, 2020	4:00	39	57	28	24
Friday, December 4, 2020	5:00	43	60	37	28
Friday, December 4, 2020	6:00	44	60	39	31
Friday, December 4, 2020	7:00	45	60	42	33
Friday, December 4, 2020	8:00	44	63	40	31
Friday, December 4, 2020	9:00	40	56	35	28
Friday, December 4, 2020	10:00	44	69	37	28
Friday, December 4, 2020	11:00	44	66	39	29
Friday, December 4, 2020	12:00	41	62	36	28
Friday, December 4, 2020	13:00	39	59	35	27
Friday, December 4, 2020	14:00	41	61	36	28
Friday, December 4, 2020	15:00	41	55	37	30
Friday, December 4, 2020	16:00	43	57	40	32
Friday, December 4, 2020	17:00	46	67	40	32
Friday, December 4, 2020	18:00	42	55	39	32
Friday, December 4, 2020	19:00	42	61	36	27
Friday, December 4, 2020	20:00	40	59	34	27
Friday, December 4, 2020	21:00	39	63	30	24
Friday, December 4, 2020	22:00	37	55	31	25
Friday, December 4, 2020	23:00	36	53	32	27

Statistics	Leq	Lmax	L50	L90
Day Average	43	61	37	29
Night Average	39	54	30	25
Day Low	39	55	30	24
Day High	46	69	42	33
Night Low	27	48	22	20
Night High	44	60	39	31
Ldn	46	Day %		82
CNEL	46	Night %		18





Appendix B4: Continuous Noise Monitoring Results

Site: LT-2
Project: Black Oak Mountain Vineyard
Location: Southwestern Project Boundary
Coordinates: 38.89400°, -120.95897°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, December 6, 2020	0:00	31	48	26	22
Sunday, December 6, 2020	1:00	62	92	27	24
Sunday, December 6, 2020	2:00	30	50	24	20
Sunday, December 6, 2020	3:00	30	50	21	20
Sunday, December 6, 2020	4:00	30	50	22	20
Sunday, December 6, 2020	5:00	32	52	24	21
Sunday, December 6, 2020	6:00	36	55	28	22
Sunday, December 6, 2020	7:00	40	57	32	25
Sunday, December 6, 2020	8:00	43	70	36	29
Sunday, December 6, 2020	9:00	41	56	35	27
Sunday, December 6, 2020	10:00	41	58	36	28
Sunday, December 6, 2020	11:00	40	56	36	29
Sunday, December 6, 2020	12:00	45	68	36	29
Sunday, December 6, 2020	13:00	41	56	36	29
Sunday, December 6, 2020	14:00	41	61	37	30
Sunday, December 6, 2020	15:00	40	56	35	29
Sunday, December 6, 2020	16:00	42	60	38	32
Sunday, December 6, 2020	17:00	42	55	38	30
Sunday, December 6, 2020	18:00	42	59	36	27
Sunday, December 6, 2020	19:00	43	58	37	28
Sunday, December 6, 2020	20:00	38	55	33	28
Sunday, December 6, 2020	21:00	39	57	29	26
Sunday, December 6, 2020	22:00	50	75	27	24
Sunday, December 6, 2020	23:00	34	55	29	26

Statistics	Leq	Lmax	L50	L90
Day Average	42	59	35	28
Night Average	53	59	25	22
Day Low	38	55	29	25
Day High	45	70	38	32
Night Low	30	48	21	20
Night High	62	92	29	26
Ldn	59	Day %		11
CNEL	59	Night %		89

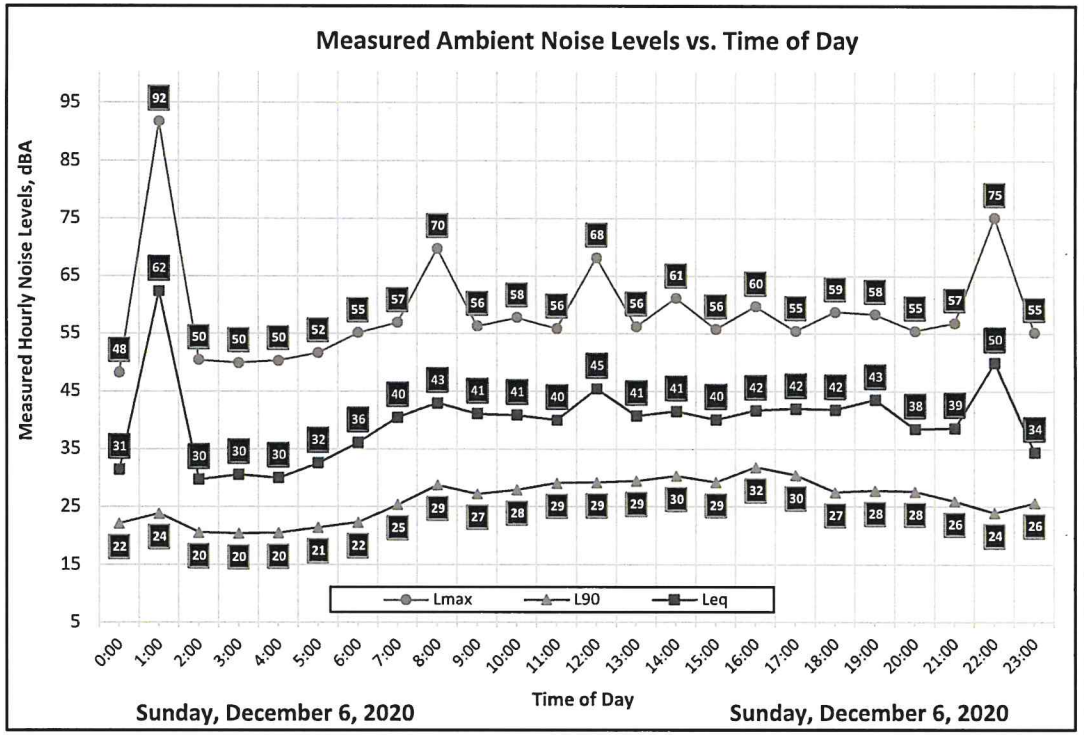


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Exhibit F: Acoustical Analysis
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