

Pete and Sharon Tipshus
Pilot Hill, CA
Re: S10-0009 Villa Florentina Bed and Breakfast BOS March 20, 2018

Dear Board of Supervisors,

Before the first planning commission hearing on 3/23/17, we sent a letter sharing our experiences visiting our friend Robin Smay at her house during weddings held at Villa Florentina. Concerns at that time were noise so loud we couldn't sit on the porch and visit (we saw the decibel readings showing how loud it was), guests that seemed drunk wandering on Carvers Rd. on more than one occasion, and people standing in the middle of Carvers smoking, reluctant to disperse so we could drive thru. We live in a similar neighborhood in Pilot Hill and would not sit still if our weekends were disrupted the way they are during weddings in the Carvers Rd. neighborhood. The noise has not stopped since we wrote the last letter.

We have seen continuous evidence of violations over two years and plenty of witnesses, but the planning commission did not stop the events at the most recent hearing to protect the neighborhood. We understand that the owners have even admitted that they cannot meet the sound rules for events. Why not? Simply turn the volume down, redirect the speakers, police yourself and others won't have to. If you don't or can't you don't get to hold weddings at your "Bed and Breakfast". You get shut down, period. We don't understand how there are laws and rules in place to prevent this, but a decision was made to allow these events to continue anyways. How can the rights of everyone else in the neighborhood be ignored, and how can officials allow a business to continually break the rules set up to protect regular people like Robin and communities like ours. To hear the owner is appealing the new rules, even when he has read letters from most of his neighbors around him talking about how their windows shake and they can't put their children to bed, shows that he truly doesn't care about his neighbors. I understand a business can contribute monies to a community, but it can also compromise property values. These complaints would have to be disclosed to potential buyers if anyone decided to sell to avoid the issues. It isn't like the homes were built after the Villa and now they are trying to change what is, but merely trying to preserve what once was.

Something that has bothered me since the first hearing is that the owner claimed the business installed a sound wall to mitigate the noise. I know for fact that Robin paid entirely for the vinyl fencing to do what she could to reduce the noise from the events and stop the peering into her residence by attendees. The wall was designed, permitted, and paid for by Robin. Furthermore, the wall sits back from the property line completely on Robins parcel yet the owner of Villa Florentina claimed credit and ownership. To me this is where the dishonesty became as offensive as the code violations.

How would you feel if this happened in your neighborhood? Or to your home? We know our friend isn't the only neighbor who is having these bad experiences. We've read the letters from other close neighbors as well. Please don't let the business continue the way it is at the expense of everyone around it. Act to preserve the peaceful ambiance that existed for generations before the Villa came to violate business license parameters, county noise regulations, and common neighborly decency. I have yet to witness a single neighbor mowing, weed eating, running a chainsaw, or cleaning their property with a leaf blower during an event at the Villa out of respect to the bride and groom. If they can modify a lifestyle to be polite even though its not a regulation, couldn't the Villa modify an event to 1)adhere to existing written regulations and 2) be polite and respectful.

Sincerely, Pete and Sharon Tipshus

4/1/18

Robin Smay

6641 Carvers Rd.

Coloma CA 95613

Agenda item: S10-0009 Villa Florentina Bed and Breakfast BOS April 10, 2018

To Supervisors Ranalli, Veerkamp, Frentzen, Novasel, and Hidahl,

Thank you for taking time to consider public comment concerning the appeal filed over Villa Florentina's Special Use Permit. It is discouraging to have to write yet another letter regarding the ongoing permit violations of Villa Florentina, and to once again have to advocate for the rights of residents in the neighborhood near this business. I recognize that the Board has had an opportunity to review all previously submitted documentation for the last three hearings on this topic, so I will not rehash every detail of testimony, data, and evidence that has irrefutably established ongoing noncompliance by this business, nor the years of effort by neighbors and Planning Department that have gone into trying to gain its compliance. A brief collection of samples and documents is attached for persons interested in an overview of the concerns and events that have led us to the current appeal. Testimony and evidence submitted by the owners themselves at multiple hearings has confirmed violations, including but not limited to excessive noise and prohibited use of the unpermitted expansion of the property. Sound data previously submitted, including multiple sound studies conducted by professional acoustical engineers, establishes significant noncompliance at almost every event over the last two years. Letters and testimonies of many neighbors confirm that events hosted by this business are a nuisance to those living nearby, and prevent us from the reasonable use and enjoyment of our property.

I ask that you implement the recommendation of the Planning Department to remove events from the conditions of this business's SUP. This is a reasonable recommendation, based on the owners' repeated failures to meet rules governing event operations despite promise after promise that they would. For two years Planning Commission mandates have been continuously ignored, and at this point ending events seems the only way to assure that the neighborhood's interests are defended. Simply changing the event rules will just give the owners *another* set of rules to violate, and the neighborhood will have to continue to spend time and energy defending our interests. At minimum, if events are allowed to continue despite considerable neighborhood objections, please consider increasing restrictions on the event portion of the SUP. The number of patrons permitted at an event should be further reduced from 130 as adopted at the recent hearing, since events hosting only 75 patrons have been regularly found to violate noise limits. Amplified sound should be completely prohibited, since it has been well proven that amplified sound is not kept within the limits for our neighborhood during either day or evening portions of the events. I strongly request you add a specific and written prohibition against use of the unpermitted lawn expansion for both ceremonies and receptions. The property was significantly expanded without Planning Commission approval, and was not sound studied even when the owners were granted an opportunity to establish compliant use parameters for this space. As the homeowner

located only about fifty feet from this unpermitted expanded space, I ask that you prohibit the use of it for events per the SUP.

I have spent two years documenting violations on behalf of the neighborhood, at the expense of both my personal time and avocations, because I thought facts and rules would guarantee a fair outcome. In my professional experience, establishing the facts of a case and violation of the rules is enough to convince a governmental body to take action in support of those facts and the law. At the recent Planning Commission hearing on February 20th, 2018, I was disappointed and surprised that the recommendations of the Planning Department and rules of the general plan were not upheld in defense of residents, even despite clear, long term, and egregious violations. How is this possible when the owners have violated repeatedly, been given multiple chances over more than two years, and has made repeated apologies and promises to comply, only to break those promises over and over again? When he has been given multiple chances to study and modify his operation to comply with the SUP, and has instead chosen for forego those additional opportunities? At what point are the rights of many neighbors considered as important as those of a single business owner? At the Planning Commission hearing on August 24th, 2018, the El Dorado County Attorney stated that there had been clear recommendations from the Planning Commission on options for this business to mitigate noise, and noted that none had been taken by the owners. It should be a concern to all residents and property owners in Coloma and El Dorado County that their right to peaceful enjoyment of their property may be impeded by a single noncompliant business, and that the Board of Supervisors should need to intervene, even in the case of long-term and ongoing significant disruption.

The current owners have acknowledged noncompliance on multiple occasions both privately and in hearings, and made repeated promises to improve. They have made a myriad of justifications for their noncompliance. Some of them are listed below. At some point though, the business needs to be held accountable for its impact, and now is that time.

- At the most recent hearing on February 20th, 2018, the owners stated that noise limits were not possible to follow because ambient noise in the neighborhood alone exceeds limits. Evidence disproving this claim was submitted a year ago at the very first hearing (and is attached to this letter), when Bollard Acoustical established the ambient noise levels of the neighborhood on a typical weekend.
- The owners have stated that ending events would negatively impact other area businesses, though no data has been submitted to quantify this purported impact. In fact, with a high number of other wedding venues in El Dorado County, several within a mile or two of this venue, many other opportunities for local related businesses to exist and flourish.
- In previous hearings, the owners and their supporters have defended noise levels at Villa Florentina by comparing it to similar venues in commercially zoned areas rather than Rural Residential ones, such our neighborhood. These are not valid comparisons.
- The owners have repeatedly credited their ongoing noncompliance over a two year period to a "learning curve," saying they learn more at every event. How much learning needs to be done?! The initial owner had not owned a wedding venue prior to opening Villa Florentina, yet managed the decibel levels during receptions in the permitted staging area much better when

the exact terms of the SUP were followed, as several other neighbors have previously testified. Additionally, The current owners already ran another business when they purchased this one. As such, they should be very aware that rules govern business operation, and of the consequences of not following them.

- At the most recent hearing, the owners stated that events should not be removed from the SUP due to their significant investment in the property. First, this business will still have value as a bed and breakfast, and even as a large home in our highly valued area. Second, it should be noted that the owners' primary business is a *wealth investment firm*. As such, they know better than almost anyone the risks that accompany investment, particularly those with a potential for high returns. The neighborhood should not be made to continue to suffer to guarantee a high rate of return to the business owners.

Ultimately, the ability of this business to operate in compliance with the County General Plan and the terms of its revised SUP depend upon the problem solving of the owners and adaptability of the business model. The owner's underlying interest is to make a profit, while the neighborhood's underlying interest is to secure the reasonable use and enjoyment of our property. These interests do *not* have to be mutually exclusive, and do not mandate the demise of this business. No one is asking that the business be closed, just that it fit into the neighborhood. Unfortunately, the owners have taken an intractable position in which they refuse to deviate from their current business model, one which allows them to win while all the neighbors lose. They are even proceeding as though such a proposition, at the expense of a large number of neighbors, is reasonable. This does not need to be a zero sum game where one party wins at the expense of another! Other business models exist in which the business is able to continue operation profitably, while allowing the surrounding neighborhood to regain the peace for which we moved here.

Allowing the business to continue to operate as a bed and breakfast, without events and amplified sound, is such a model / solution. Please adopt the Planning Department recommendations to modify the SUP to do exactly that.

Thank you for your consideration,

Robin Smay
Carvers Rd. Resident

The attached documents provide a summary of permit parameters, sound studies, correspondence, and permit violations over the last two years. My full data submissions and records are posted in Legistar for the previous three planning commission hearings. Please be aware this is only a small sample of the sound data that has been collected. Previous submissions show **substantial noise violations in 33 of 36** events held to date.

- Page 1: Minutes from the original permit hearing showing conditions of operation to include:

- Events would be sited at the center of the property
 - Noise equipment only located within covered patio
 - Closest neighbor 200-400 feet away
- Page 2: Project as presented to Bollard Acoustical for study indicated staging to be located “within the outdoor patio areas and the west side of project residence. (expanded lawn area is to the North)”
- Page 3: Original project plat: Lawn area in its small original state, and not flagged for any staging purposes
- Page 4: Google photo of originally proposed and studied site. Notice lawn area is very small (undeveloped), and was not studied for acoustical impact, as it was not a proposed portion of staging space for the business.
- Page 5: Note from planning commission minutes 3/24/2011: “Any deviation from project description, exhibits, or Conditions of Approval set forth below shall be reviewed and approved....for conformity....Deviations may require approved changes to the permit and/or further environmental review. **Deviations without the above described approval will constitute a violation of permit approval.**”
- Page 6:
 - “The grading, development, use...of the property, the size, shape, arrangement, and location of structures...and landscape areas...shall conform to the project description above and ...conditions of approval...” Expansion does not conform to project description.
 - “All amplified outdoor sound systems shall be place (sic) in the covered patio area to take advantage of the acoustical shielding provided by the project buildings.” Ongoing amplification from lawn area and piazza violates these conditions.
- Page 7: Proposed sound impact on neighborhood, including my home, from the **center of the property**, as determined by Bollard Acoustical. Impact from lawn area not studied.
- Page 8: Again notes that it is critical to locate the sound system within the covered patio. Suggests no live drums or brass to be permitted. Musicians to be located in the covered patio only. This provision has been repeatedly violated by horns, bands with amplifications, mariachi, etc.
- Page 9: Advertisement that business allows speakers in the Piazza, even after the DJ has shut down (after 9:30), despite mandated shutdown time and speakers in violation of mandated location.
- Page 10: Advertised use for the unpermitted and unstudied lawn expansion for wedding ceremonies.
- Page 11: General Plan page noting that maximum decibels should be reduced 5 decibels for speech, music, and recurrent impulsive noises, which are the sources of noise for this venue. Therefore, **averages during daytime should not exceed 45, and during the evening shall not exceed 40.**
- Page 12: Aerial photo of business after **being almost doubled in size due to unpermitted and unstudied expansion of lawn area.**

- Page 13: When I asked the owners to remove a speaker from the illegal lawn on **6/9/2016**, this is the text reply. Responded that they will simply have the permit revised rather than comply with the terms of the SUP.
- Page 14: Letter to neighborhood the day after the wedding during which owners denied my request to comply with the permit, saying they are approachable and willing to work with the neighbors, having just denied my request to do so only the day prior.
- Page 15: Email apology to me acknowledging owners have not policed decibel levels, and promise to improve.
- Page 16: **6.18.18** violation log. The very week after apology and promised to improve, decibels were in the 80s and 90s. Patron noise that evening continued until 10:30pm.
- Page 17: Email from Paul Bollard confirming event monitored by his company on 7/25 had multiple noise exceedences.
- Page 18: Violation log from **September**. Violations still occurring, with decibels in the 80s.
- Page 19: Violation log from **October**. Use of lawn for ceremony with decibel levels in the 80s.
- Page 20: Letter to owner from my personal attorney in **October** requesting they start operating in compliance with the SUP.
- Page 21: Owners sent neighbors an event calendar with one wedding scheduled outside the April-October permit window. I pointed it out, and they said it was a mistake and would move the date. They didn't.
- Page 22: On the **11/5/16** event that was held outside April October window, and which owners promised would be moved, Bollard Acoustical conducted a sound study. Levels were 20 decibels above maximums throughout the event.
- Page 23: Bollard Acoustical ambient noise study, confirming **ambient noise in the neighborhood is within limits**. At 2.8.18 hearing, owners claimed ambient noise violates limits for the area, which is proven untrue with this study.
- Page 24-25: Conclusions by Bollard Acoustical on their sound study. Business is in violation.
- Page 26: Prior to first hearing on **3.23.17**, the business, despite having received three letters from the planning department demanding compliance, **filed for a business expansion**, to **increase number of events** and add spa facility to the venue, to extend **operating hours later into the night**, and to **operate year round**. This page shows the spa they have been promising guests even while operating in chronic noncompliance.
- Page 27: Powerpoint from owners showing limited season as a reason to allow them to continue, even after having sought to expand it two months prior.
- Page 28: Powerpoint presented by owners at 3.23.17 hearing showed the equipment of my sound consultant, Bollard Acoustical, *claiming they had contracted to study and control sound for neighbors' benefit*. Also noted the white "sound wall" (my fence), the *business* had installed for *my* benefit.
- Page 29: **Permit that I obtained to install a privacy fence, which the owners told the commission the business had installed for my benefit. This fence cost me \$8,000** and was my attempt to mitigate the visual (not sound) impact of the unpermitted lawn expansion.

- Page 30: After 3.23.17 hearing, an offer (the 4th) to buy my home rather than working on operating compliantly.
- Page 31: **4.22.17**: At very first event after 3.23.17 hearing, violations continue in terms of both noise peaks and averages.
- Page 32: **6.10.17**: Violations consisted after 7:00pm due to amplified music. Graph shows high average, which is due to music, not the occasional woo-hoo (those are the peaks). One owner has acknowledged that music violates ongoing after 7:00pm (at hearing on 2.8.18), but the other denies.
- All events after this date planning commission *prohibited lawn use. Nevertheless, it continued* for all ceremonies and parts of receptions.
- Page 33: **9.16.17**: Music played until 10pm, all noise after 7:00pm in significant violation (**ten times louder than allowable** per logarithmic decibel scale)
- Page 34: **10.7.17**: Music substantially violates continuously after 7:00pm. Music played around Piazza until 10pm.
- Page 35: Photo of Villa Florentina from the middle of my backyard to show how close the business is to my home. Not a problem as a home or bed and breakfast, but very close for an event center!

FROM THE PLANNING COMMISSION MINUTES OF MARCH 24, 2011

8. SPECIAL USE PERMIT

a. **S10-0009/Villa Florentina Bed and Breakfast Inn** submitted by LOREN SPERBER for a Bed and Breakfast within an existing single-family dwelling, with a maximum occupancy of six people. Special Events, including amplified music, would be held at the site for up to 189 guests for a maximum of 20 events per calendar year. The property, identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, is located on the northeast side of Carvers Road, approximately 1,750 feet north of the intersection with Mt. Murphy Road, in the Coloma area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines)**

Gina Paolini presented the item to the Commission with a recommendation of approval.

Loren Sperber/applicant indicated that he would not be an absentee landlord as he lives in the community and has a good relationship with the neighbors. He understood the neighbors' issues regarding traffic, noise and safety, but felt that this proposal met these concerns. Mr. Sperber made the following comments:

- 1 • ~~Events would be sited in the center of the property;~~
- 2 • House has a covered patio which includes a roof and three walls;
- 3 • ~~All noise-making equipment would be located within the covered patio and the sound would be directed away from the other properties;~~
- 4 • Closest neighbor is approximately 200ft – 400ft with ~~an abundance of foliage in-between the two locations;~~
- 5 • Loudest noise in the area is the road noise coming from State Hwy 49;
- 6 • Chose to include amplified music in permit so as to provide more business opportunities; and
- 7 • Special events would primarily be weddings and there will be no live percussion.

Chair Heflin confirmed that Mr. Sperber was aware of the Staff Memo dated March 23, 2011 deleting Condition #10 and revising current Condition #11.

Larry Cottingham voiced concern regarding the single-lane bridge/road which currently becomes congested from tourists in the area. He also stated that music from the campground is already an issue for the neighborhood.

Robert Smay stated that he lives approximately 400-500ft from the project and is concerned with the noise the special events would bring since there are already issues with noise from other surrounding businesses. He explained that due to the area's topography, the noise is channeled and localized in the river valley. Mr. Smay indicated that he did not have any issues with the Bed and Breakfast and that it was the special events he was concerned about, particularly the road issues due to the blind curves on this country lane. He referenced a letter submitted by his daughter, Robin Smay, who recently purchased the house next door to this project and would be

INTRODUCTION

Bollard Acoustical Consultants, Inc. has completed an environmental noise assessment for the proposed Villa Florentina Bed & Breakfast and Special Event facility at 6673 Carvers Road in Coloma, California (El Dorado County). The project applicant wishes to host daytime/evening (until 10 p.m.) receptions (e.g., wedding) within the outdoor patio areas on the west side of the project residence. Sound from the patio entertainment, which may include music from a DJ, should satisfy the County's noise exposure criteria at the closest residential receivers to the north, west, and east of the project facility. Please see the site aerial graphic presented as Appendix A.

Lacoh area is north

Please refer to Appendix B for definitions of acoustical terminology used in this report.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The El Dorado County Noise Element of the General Plan establishes hourly noise exposure limits for non-transportation (stationary) noise sources affecting rural residential land uses. These limits are summarized in Table 1. In this case, the noise level criteria have been reduced by 5 dB to account for the speech/music content of the project noise.

Table 1

**Exterior Noise Exposure Criteria
Applied at Rural Residential Property Lines Adjacent to the Project
El Dorado County, California Noise Element of the General Plan**

Noise Level Descriptor	Noise Level (dB)	
	Day (7 a.m.-7 p.m.)	Evening (7 p.m.-10 p.m.)
Hourly L_{eq}	45	40
L_{max}	60	50

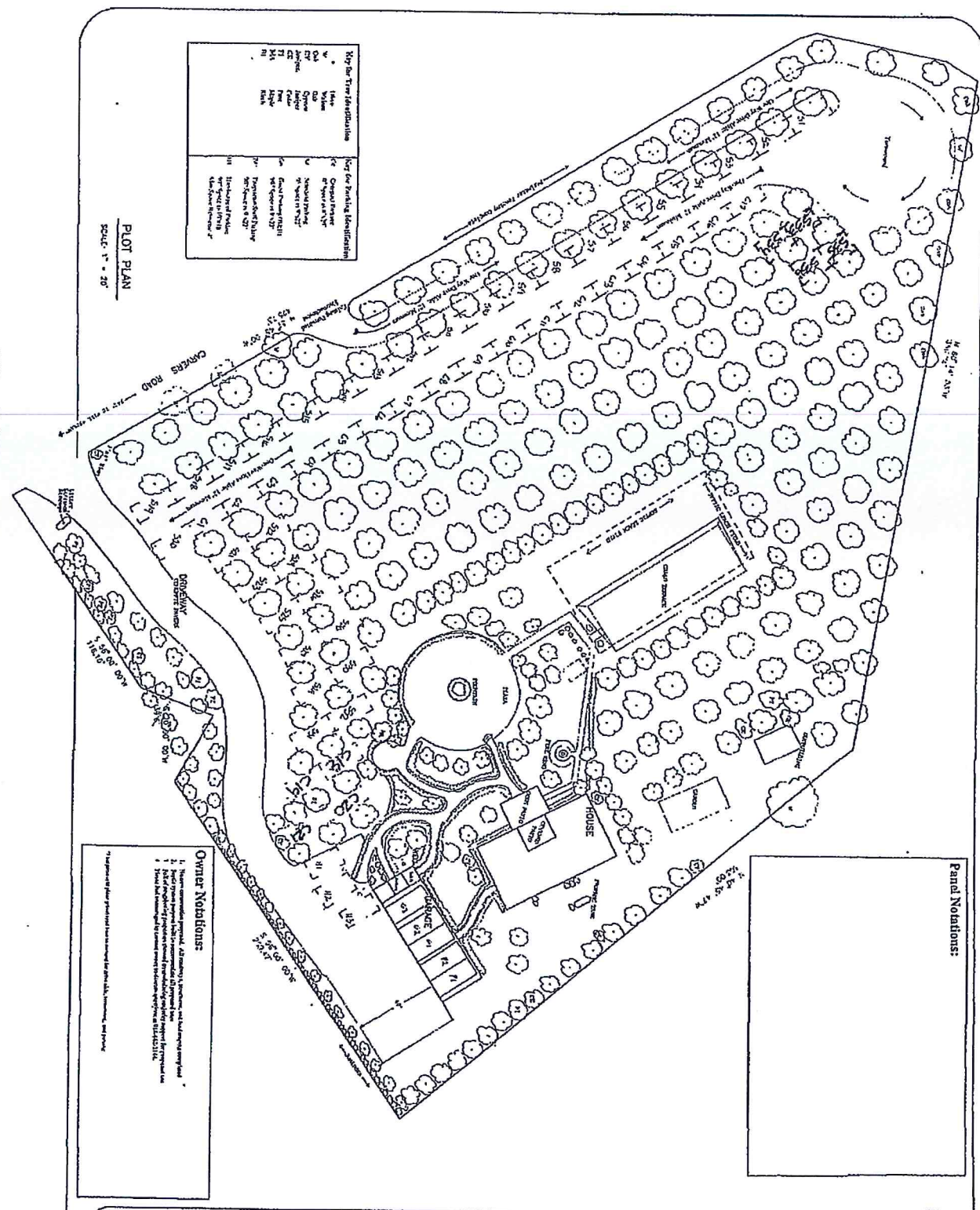
Note: Levels have been reduced by 5 dB to account for the speech/music nature of the project noise.

SOUND SYSTEM (DJ) NOISE EXPOSURE

Noise Measurement Equipment and Atmospheric Conditions

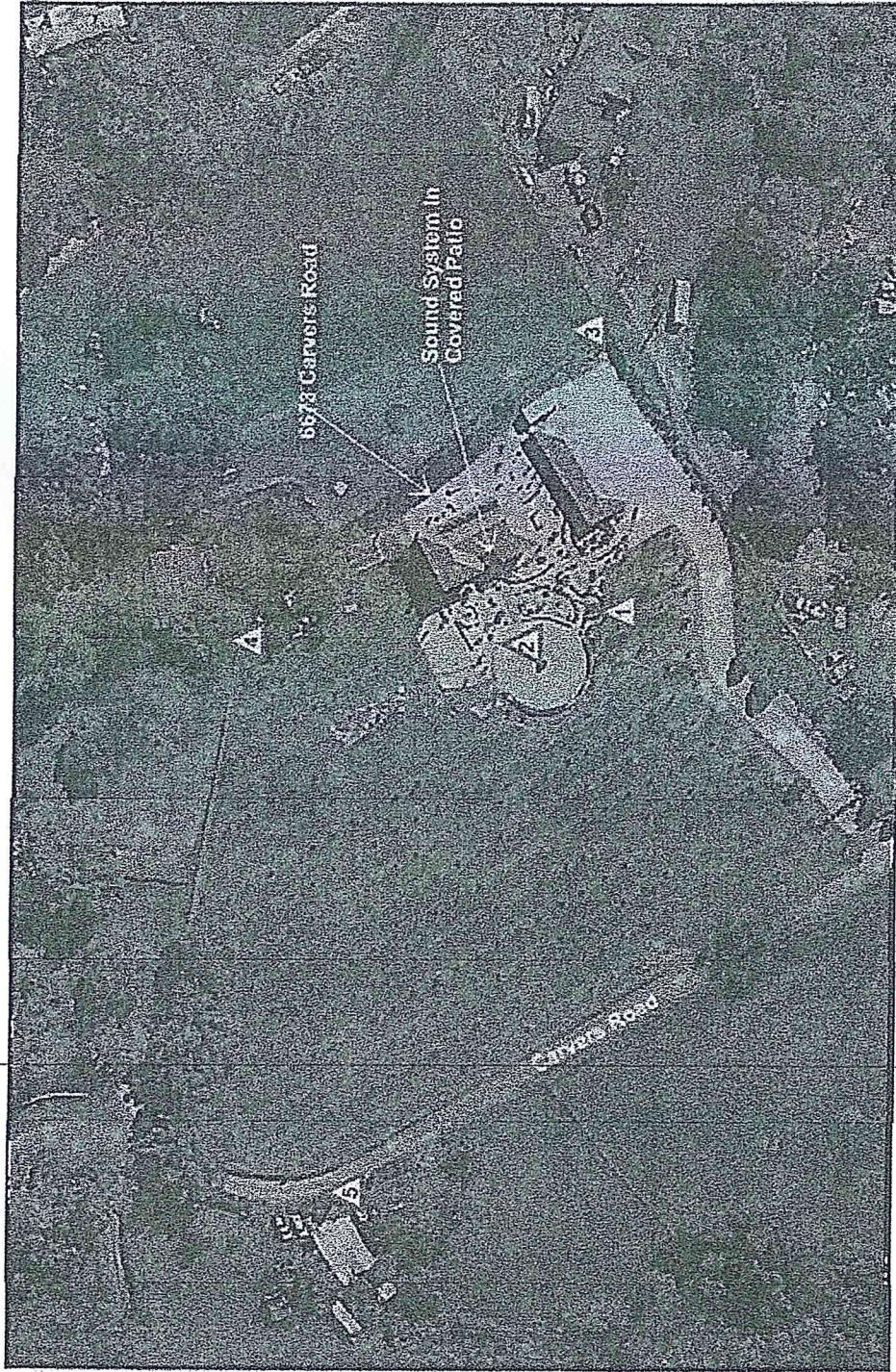
Noise measurement equipment included a Larson-Davis Laboratories (LDL) Model 820 precision-integrating sound level meter equipped with an LDL Model 2560-1/2" microphone. The system was calibrated in the field before use using an LDL Model CAL200 acoustical calibrator. The measurement equipment/microphone was placed on a tripod approximately 5 feet above the ground.

Atmospheric conditions during the acoustical measurements included a temperature of approximately 75° F with calm to light winds, and partly cloudy. It is assumed that these conditions would be typical for outdoor receptions at the project facility

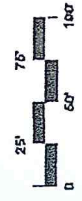


<p>OWNER: LOREN SPERBER 916-662-2144</p>	<p>SHEET TITLE: PLOT PLAN</p>	<p>Project Name: Villa Florentina Location: 6673 Carvers Rd., Coloma, CA 95613 APN: 006-132-28-100 Owner/Applicant: Loren Sperber P.O. Box 551, Coloma, CA 95613 (916)662-2144 loren_sperber@hotmail.com</p>	<p>DATE: 08/18/10 BY: [Signature] SCALE: 1" = 20'</p>
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Appendix A
Villa Florentina Bed & Breakfast and Special Event Facility
Coloma, California (El Dorado County)



 : Short-Term Noise Level Measurement Site



and 17.14.220, Bed and Breakfast Inns. The proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the proposed number of Special Events associated with the proposed use and the hours of the Special Events have been limited in order not be detrimental to the adjacent residential uses.

4.3 **The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use, as conditioned, is specifically permitted by Special Use Permit in a residential zone district pursuant to 17.14.220, Bed and Breakfast Inns, of the El Dorado County Code.

Conditions of Approval

El Dorado County Planning Services

1. ~~This Special Use Permit approval is based upon and limited to compliance with the project description and following hearing Exhibits:~~

- Exhibit F.....Site Plan
- Exhibits G1-G2.....Residence Floor Plan
- Exhibit H.....Sign Plan
- Exhibit I.....Garage Floor Plan
- Exhibit J.....Parking Plan
- Exhibits K1-K6.....Elevations



~~Any deviations from the project description, exhibits, or Conditions of Approval set forth below shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.~~

The project description is as follows:

Request for a Special Use Permit for a Bed and Breakfast Inn to be located on a 3.57 acre parcel known as APN 006-132-28 and to include the following:

- a. Three guest rooms shall be contained within the 4,032 square foot primary residence. The occupancy shall include six guests, excluding owners.
- b. A 1,584 square foot detached garage shall accommodate owner and guest parking and two bathroom facilities for Special Events.

- c. A total of 20 Special Events shall be permitted annually with a maximum of 189 guests.
- d. The site shall accommodate a minimum of 63 parking spaces. Five covered parking spaces shall be provided within the garage for the owner and guests and 58 additional parking spaces shall be provided along the driveway and drive aisle between the rows of olive trees.
- e. A 1 foot by 6 feet non-internally illuminated sign.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Site Plan:** All site improvements shall conform to Exhibit F.
3. **Outdoor Music:** All amplified outdoor sound systems shall be placed in the covered patio area to take advantage of the acoustical shielding provided by the project buildings. Sound systems shall not be positioned anywhere other than that identified in Exhibit L, Appendix A. Noise levels during Special Events shall not exceed the levels specified in Table 6-2 of the General Plan.
4. **Special Events:** Special Events shall end by 9:30 PM to allow guest to exit the project area before 10:00 PM.
5. **Business License:** The applicant shall obtain a business license prior to initiation of the use.
6. **Site Lighting:** If outdoor lighting is to be considered in the future, all outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following shall apply:
 - a. External lights used to illuminate a sign shall be shielded and directed downward in order to prevent light from shining on to the adjacent roadway.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

7. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit the applicant shall provide

Noise Level Measurements

Music in the project covered patio area was generated using a pair of Yamaha MSR 400 portable speakers with built-in amplifiers and an MP3 player. The sound system was installed at the designated location for reception DJs (see Appendix A). The sound system speakers were positioned to face the small dance floor (patio) and fountain/dining areas to the west. Rock music was played through the sound system for the reference measurements. The sound system was set to produce sound levels typical of what would be produced by a DJ during a wedding reception, measured at approximately 82 dB L_{eq} in the dance floor area (Site 1). Noise level measurements were completed at the fountain/dining area and at the residential property lines to the north, west, and east. Please see Table 2 for a summary of the measured noise exposure levels associated with the project.

Table 2

Summary of Noise Level Measurements
 Villa Florentina - Coloma, California (El Dorado County)
 October 8, 2010 - 2:30-3:30 P.M.

Measurement Site - Description	L_{eq} , dB	L_{max} , dB
1 - Patio dance floor area (15 feet from speakers)	82	87
2 - Fountain/Dining Area (60 Feet from speakers)	64	66
3 - Residence to the east (6683 Carvers Road)	40	45
4 - Residence to the north (6641 Carvers Road)	<u>44</u>	<u>50</u>
5 - Residence to the west (6640 Carvers Road)	39	42

Notes: Please see the measurement locations in Appendix A. Project-related music was nearly inaudible at Site 3 due to shielding from project buildings. Project-related music was audible but not clearly measureable above traffic noise from nearby Highway 49 at Sites 4 and 5. The underlined level at Site 4 exceeded the applicable noise criterion (40 dB L_{eq}), but was dominated by traffic noise on Highway 49.

As shown in Table 2, noise exposure produced by a reception DJ in the project covered patio area did not produce noise exposure in excess of the applicable noise exposure criteria. Music was audible at the residential measurement sites, but was not clearly measureable relative to traffic noise from Highway 49.

GUEST NOISE EXPOSURE

The project proponent proposes to have events with no more than 189 people in the outdoor patio and fountain/dining areas. Persons engaged in normal conversation, such as during dinner, would generally produce noise levels of approximately 60 dB at a distance of 5 feet from one-another. If it is assumed that no more than 38 people (20% of capacity) would be speaking at any given time, and noise level reduction is -6 dB per doubling of distance (standard spherical divergence or spreading loss), noise exposure from the outdoor patio dining area at the closest residences to the north (approximately 180 feet from the center of the fountain/dining area) would be approximately 45 dB L_{eq} . This level represents unmitigated noise exposure (i.e., no reduction due to intervening property line barriers, topography, or structures). In this case,

additional noise level reduction from ground absorption and intervening topography would be expected to reduce guest noise levels to less than 40 dB L_{eq} at the closest residential property line. Therefore, average guest noise levels would be expected to satisfy the applicable daytime and evening noise exposure limits at the closest residential property line.

Worst-case, maximum noise exposure from guest laughter, cheering, etc. would be expected to exceed the County's evening noise exposure limit of 50 dB (L_{max}) at the closest residential property line to the north.

MITIGATION

Sound System



As presented above, noise exposure from a DJ sound system positioned in the covered patio area on the west side of the project residence would not be expected to exceed the applicable daytime or evening noise exposure limits at the closest residential property lines. It is critical that the sound system is placed in the covered patio area to take advantage of the acoustical shielding provided by the project buildings. The DJ sound system should not be positioned anywhere other than the covered patio area shown in Appendix A.

Guest Noise

Guest noise exposure during dinner or other times when the music is not a dominant noise source would not be expected to exceed the applicable 45 dB L_{eq} and 40 dB L_{eq} daytime and nighttime noise exposure limits, respectively, at the closest residential properties. To help mitigate the possibility of nighttime noise exposure impacts at neighboring residents, we recommend that reception activities end no later than 9:30 p.m. This would allow guests time to exit the project area before 10 p.m., limiting nighttime noise exposure in the project neighborhood.

CONCLUSIONS

Noise exposure from DJ Music and guests would not be expected to exceed the applicable daytime and evening average noise exposure criteria (L_{eq}) at the closest residential properties. Maximum noise exposure (L_{max}) from guest cheering, laughing, etc. would be expected to exceed the County's evening noise exposure criterion at the closest residential property to the north. There is no known mitigation for this impact.

~~Project-related noise exposure at neighboring residential uses may be reduced by limiting music to DJ sound systems or live, acoustic music (no amplification) with string and/or woodwind instruments only (no drums or brass). All music equipment or musicians should be positioning in the covered patio area as shown in Appendix A. Receptions should end no later than 9:30 p.m.~~

This concludes our environmental noise assessment for the Villa Florentina Bed & Breakfast and Special Event facility in Coloma, California (El Dorado County). Please contact me at (916) 663-0500 or jasonm@bacnoise.com if you have any questions or require additional information.

Villa Florentina phone number. Also, if you stay the night you have internet access.

- **No catering, tents, or other rentals provided** through the Villa Florentina. However, they do have a great list of Preferred Vendors who have worked with the Florentina before, including caterers who can get you great deals on rentals if you book through them.
- **DJ Music must be off at 9:30 p.m..** This isn't the Florentina's rule, it's El Dorado County's sound ordinance for the area. There are neighbors nearby, so you have to be considerate. But you can still have music playing on the speakers in the Piazza after the DJ has to shut down.
- **Event venue closes at 10:00 p.m.** – that's when the wedding guests have to leave. This is also part of the county sound ordinance. However, take it from me – your guests have had a blast, but they are ready to go home. Weddings are fun, but it's a long day for everyone. Besides, after all that stress and subsequent partying, YOU are ready to have quiet time .

When we got there, the wonderful hostess, Falsy, showed us around as she does for all couples looking to book the venue. She is friendly, professional, and makes you feel right at home. She gave us the grand tour and answered all of our questions. And after inspecting every detail of the place, I can tell you with confidence that this wedding venue is the cream of the crop.

For the Wedding

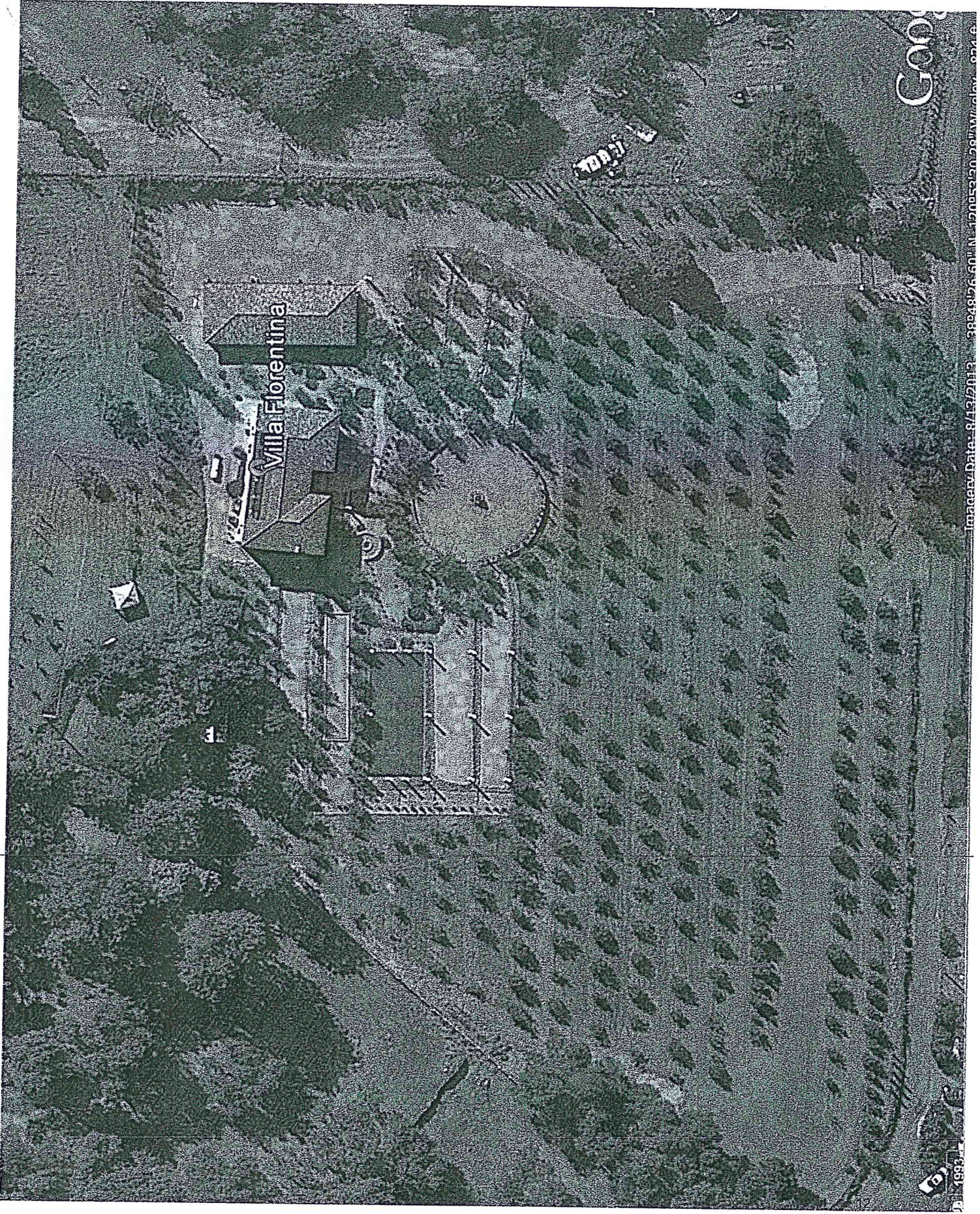
There's a grassy, pillar-lined area for the ceremony (if you choose to be married on-site), a carriage house for catering and guest restrooms, plus a giant cobblestone piazza in front of the villa for the reception area, with room for *plenty* of tables. They have speakers all around the piazza for playing music from an MP3 player, and there's also a DJ and dance area just above the piazza, in the courtyard in front of the house. If you want to set up activities at your reception outside of just dinner and dancing, there is also a bocce court for civilized games, along with a table and shaded seating. A built-in fire pit is

**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.



Villa Florentina

Google

Image Date: 8/13/2013 3884876.60 N 12005320.29 W 10.6

© 1996

I'm trying my best to keep everything compliant. I don't want to abuse or take advantage of my neighbors. Maybe I need to go back to the planning commission for a revision because I don't know how anyone can be offended by a wedding march and some vows amplified.

Adam

Fyi my phone is about to die. So I'll be

From: Adam Anderson <admandrsn@msn.com>
Date: May 9, 2016 at 5:50:18 PM PDT
Subject: weddings at villa florentina

Hi Neighbors,

Well Saturday was our first wedding of the season and despite the rain everyone seemed to be really happy. The bride Lauren (a local El Dorado girl) was amazing, the rain didn't dampen her spirit for a second, she seemed to be concerned with everyone else before herself and was just a delight to be around. Her father was a Sac City fireman that died when she was little and she made a touching tribute to him during the ceremony. It's really a privilege to be part of such a special occasion in a persons life. There are a lot of people involved in making the day special and coordinating it all is a real chore. Despite our best efforts to inform and train vendors and their staff on our policies, people still seem to do their own thing sometimes. I informed the DJ of the noise ordinance prior to the event and twice during the event, when 9:30 came around he was in the middle of a song and I told him he had to shut it down, he played another song to which I told him that it had to be the last song then he announced he would be playing the last song. So he play 2 1/2 songs past 9:30. I would like to apologize if it caused a problem for anyone. I was firm with the DJ but he was persistent in trying to squeeze a little more out of the night. The problem is that the DJ works for the family not for me, so he's thinking about making them happy first. Unfortunately, someone felt it necessary to call the Sheriff's office because the music went a little past 9:30pm. I have openly shared my contact information with as many neighbors as I can and have tried to be completely available if there were any concerns with an event. It's not necessary to burden the County Sheriffs office if something's bothering you. I am totally approachable and willing to do what I can if you have concerns. I met the sheriff at the gate when he showed up and he was totally cool, he could tell the music was already shut down and people were leaving. We chatted for a few moments and he wished us a good evening. If there is someone in the area that doesn't have my contact info please share it with them and invite them to contact me if they have challenges.

Best regards,

Adam Anderson
C. 530-391-2885 (fyi- I respond quickly to texts.)

<13178809_10208151089766319_1636470066471118540_n.jpg>
<13179243_10208151193168904_6586937170207348233_n.jpg> I thought I'd attach a couple of photos from Saturday.

yet denied my contact & request to
comply.

Fwd: VF noise

Inbox x



Adam Anderson <admandrnsn@msn.com>

6/10/16

to me

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Adam Anderson <admandrnsn@msn.com>
Date: 06/10/2016 5:02 AM (GMT-05:00)
To: Angela Anderson <lynn_a@hotmail.com>
Subject: VF noise

Hi Robin,

I want you to know that I'm working diligently to keep our events in line with our permit. Admittedly, I have done a poor job in policing the decibel levels and for that I would like to apologize. I tell the DJ's and they sign a contract to abide by the policy but obviously there has been abuse. I'm buying a meter so I can better monitor the decibel levels at events and plan to do a better job going forward. I hope you can have patience with us.

Having a p a in the afternoon on the ceremony lawn so guests can hear the vows to me is a grey area in the permit and I am working with the county to get it resolved. I hope that you can find it in yourself to be flexible on this issue as it has to be less annoying then listening to our tractor or Daniels rifle range. Ultimately, I will follow the policy and I hope that we can come to an agreement on this issue.

The events at VF are a high point in a person's life, I wish you'd take me up on the offer to come over during an event to meet the families and friends and hear the gratitude they express for being able to have their event at VF. There is always a lot of food, dessert and booze to be shared. Please don't become so entrenched against the Villa because of Loren or me that you miss the opportunity to allow it to enrich your life. There are so many opportunities surrounding the villa if we can work together to discover them. I hope that living next to us and the villa becomes a high point in your life as we bury the challenges of the past and move forward in a positive direction!

I will be out of town for this weekends event and will not be able to directly monitor the event. Please text me or Patsy if noise levels get too loud or if you have any other concerns and we'll do our best to remedy them. I am working on some health and wellness retreat packages for the off season and would like to include mountain biking trips to the package, maybe that is something we can discuss if you're interested?

Adam

Sent from my Verizon Wireless 4G LTE smartphone

Acknowledges noncompliance to date.

Acknowledges not on property to monitor.

2:40 Speaker on the lawn playing music before, during, and after ceremony. Patron noise on lawn louder than music for the most part. Some 60s, 70s, 80s.

Appeared to have gone over max for number of cars to be parked:

For reception, speakers were not located on the DJ floor as required. Sound coming from out by fountain. Reception tables and umbrellas staged on lawn area.

Music did not end until 9:40. Patron noise until 10:30.

Decibel readings taken using multiple devices, including hand held meter (readings photographed with date and time stamps), and Decibel 10th application in two locations, one taken on iPad from porch, and another on iPhone 6 from the middle of the backyard. Witness Laura Underhill here to confirm readings and source of noise.

Readings from handheld meter (some readings from porch, some from back yard):

2:36pm	56.8	63.4	64.1	60.8					
2:37pm	59.6	60.4	52.7	57.7	61.4	57.7	58.0	53.0	55.8
	57.8	60.9	55.4	60.5	52.2	56.6	57.7	55.8	55.5
	47.1	57.3	49.7	61.9					
2:38pm	34.0	48.7	49.0	44.5	41.2	50.1	55.5	57.2	52.5
	54.5								
2:47pm	60.2	54.7	57.9	58.6	48.9	52.9	62.4	39.5	39.5
	34.1	35.5	35.4	32.2	35.1	33.6	38.6		
3:05pm	43.2	46.3	42.1	45.2	61.0	41.6	44.7	50.0	50.1
	57.7	62.2	50.5	59.5	68.4	74.1	68.9	63.4	63.7
	50.2								
3:30pm	79.6	75.8	79.2	76.4	76.7	76.6	75.1	74.9	72.6
	72.5	72.0	72.7	72.6	72.5	65.2	73.3	74.8	73.5
	72.1	72.9	72.5	71.7	72.4	71.8	71.1	72.2	72.8
	72.7								
3:31pm	71.5	72.8	73.8	71.3	73.1	69.9	69.9	69.5	69.9
	68.7	68.2	73.3	73.4	72.1	73.9	77.5	71.9	74.8
	77.0	72.8	75.2	74.5	71.7	76.8	73.5	74.5	76.8
	78.1	76.0	75.6						
3:33pm	84.3	85.2	77.8	73.1	82.3	82.9	84.5	83.4	84.0
	84.3	84.0	84.2	83.2	83.0	85.2	86.6	85.2	81.8
	83.4	82.8	79.7	83.5	85.1	79.1			
3:41pm	85.3	86.5	92.2	91.4	89.9	85.1	98.6	68.9	85.0
	86.8	83.6	85.2	89.7	90.9	90.6	88.0	88.2	87.1
	91.0	92.1	88.3	80.1	96.7	92.1			
3:42pm	82.8	82.6	80.4	75.2	82.2	84.7	84.5	85.1	79.0
	77.6	80.6	82.8	97.3	81.5	77.1	92.1	79.7	85.6
	84.3	95.7	95.1	91.6	81.6	99.0	95.0	89.3	
3:45pm	80.1	81.7	83.6	83.8	73.8	79.9	82.4	82.8	80.5
	81.5								
3:46pm	80.3	77.8	80.7	83.0	82.8	83.5	83.0	83.7	75.8
	79.7	80.7	81.9	82.9	80.9				



Robin Smay <rsmay27@gmail.com>

Grievance and request for business investigation

Paul Bollard <PaulB@bacnoise.com>
To: Robin <rsmay27@gmail.com>

Mon, Jul 11, 2016 at 2:33 PM

Hi Robin,

Just wanted to let you know that professional curiosity got the best of me and I had my tech analyze the data from the wedding on June 25. There were multiple exceedances of the County noise standards, and we have audio recordings where you can plainly hear music and cheering that is over the limit.

There's no charge for this analysis unless you want us to write it up for you. Just thought you might want to know that, even on a relatively quiet wedding, they were clearly over the limit.

Paul

Paul Bollard, President

Institute of Noise Control Engineers (INCE), Board Certified Member

Bollard Acoustical Consultants, Inc. (BAC)

Office (916) 663-0500

Cell (916) 765-4113

9.10.2016 Villa Florentina Violation Log

4:30pm: Amplified music began from the lawn. Samples taken, with majority of readings in high 60s.

Vows did not sound amplified, but music was, with decibel limits exceeded and speakers not placed per allowable location.

5:15pm: Amplified music post ceremony (speakers outside permitted area and decibel violation). Samples taken, with decibels in 50, 60s, and hitting 70.

6:10pm: DJ announcements (speakers outside permitted area and decibel violation), samples taken with decibel readings into the 80s. Music during dinner exceeding allowable maximums, through speakers not placed per permit. Most DJ speech during dinner above 70 DbL.

DJed dance music for reception: frequent violations throughout. Samples taken with readings in high 60s to low 70s. Music ended at 9:36, and not at 9:30 as directed by permit.

Witnesses Pete and Sharon Tipshus were present at my home during the event. Pete had come to witness a prior event back in June or so, and noted the violations on this occasion were louder and more significant than at the prior wedding he witnessed.

2016:10:08:16:29:35.387	58.03474	62.95734
2016:10:08:16:29:35.484	53.27936	62.95734
2016:10:08:16:29:35.584	72.40097	72.43464
2016:10:08:16:29:35.684	58.18231	72.43464
2016:10:08:16:29:35.784	65.21651	79.05896
2016:10:08:16:29:35.884	65.35521	79.05896
2016:10:08:16:29:35.984	74.50655	79.05896
2016:10:08:16:29:36.084	69.6158	79.05896
2016:10:08:16:29:36.184	63.40198	79.05896
2016:10:08:16:29:36.284	63.66936	79.05896
2016:10:08:16:29:36.384	64.58743	79.05896
2016:10:08:16:29:36.484	53.69328	79.05896
2016:10:08:16:29:36.584	56.73325	79.05896
2016:10:08:16:29:36.684	68.58195	79.05896
2016:10:08:16:29:36.784	71.73442	79.05896
2016:10:08:16:29:36.884	71.88267	79.05896
2016:10:08:16:29:36.984	73.46991	79.05896
2016:10:08:16:29:37.084	80.15027	80.15166
2016:10:08:16:29:37.184	71.98472	80.15166
2016:10:08:16:29:37.284	58.22624	80.15166
2016:10:08:16:29:37.384	71.11042	80.15166
2016:10:08:16:29:37.484	58.6139	67.19869
2016:10:08:16:29:37.584	58.7182	67.96358
2016:10:08:16:29:37.684	56.58926	67.96358
2016:10:08:16:29:37.784	68.36003	68.36003
2016:10:08:16:29:37.884	71.37665	73.87174
2016:10:08:16:29:37.984	65.8578	73.87174
2016:10:08:16:29:38.084	79.98013	81.53059
2016:10:08:16:29:38.184	62.94949	81.53059
2016:10:08:16:29:38.284	72.24026	81.53059
2016:10:08:16:29:38.384	84.54913	84.65172
2016:10:08:16:29:38.484	64.59752	84.65172
2016:10:08:16:29:38.583	66.59126	84.65172
2016:10:08:16:29:38.683	78.54631	84.65172
2016:10:08:16:29:38.783	54.52934	84.65172
2016:10:08:16:29:38.883	58.69709	84.65172
2016:10:08:16:29:38.984	73.05445	84.65172
2016:10:08:16:29:39.083	55.65886	84.65172
2016:10:08:16:29:39.184	52.38107	84.65172
2016:10:08:16:29:39.284	53.05803	84.65172
2016:10:08:16:29:39.384	64.39104	84.65172
2016:10:08:16:29:39.484	64.01316	84.65172
2016:10:08:16:29:39.583	57.75608	64.959
2016:10:08:16:29:39.684	54.0761	64.959
2016:10:08:16:29:39.784	63.34218	73.063
2016:10:08:16:29:39.883	66.49469	73.063
2016:10:08:16:29:39.984	69.93717	73.063

*Law
use*

1024 Iron Point Road
Ste. 100 #1280
Folsom, CA 95630

LAW OFFICES OF
CRAIG M. SANDBERG

Tel: (916) 357-6698
Email Craig@SandbergLaw.net

October 17, 2016

Adam Anderson
Villa Florentina Bed and Breakfast
6673 Carvers Road
Coloma, CA 95613

Re: Use Permit Violations

Dear Mr. Anderson:

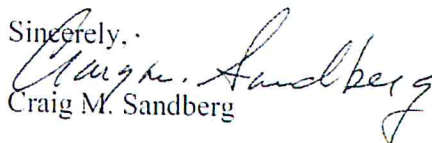
Robin Smay has contacted me seeking advice on her rights and remedies regarding your compliance with the conditions of the use permit for your operations at Villa Florentina. Based on my discussions with Robin, County staff and my own investigation, it is clear that your "special events" are not being conducted in accordance with the use permit. Accordingly, you are in violation of the use permit and, further, your conduct on the property constitutes an illegal nuisance, making it impossible for Robin to enjoy the use of her property during such special events. Unless you cease having special events, or bring your operation in compliance with the use permit conditions, you may be subject to a revocation of your use permit or an injunction issued by the court preventing events such as those you have been conducting.

Robin has made it clear to me that she does not wish to prevent your reasonable use of the property and that if you conducted your events within the physical parameters and sound mitigation as outlined in the use permit, she would withdraw any objections to your operation. I have spoken to County staff and am aware that they have begun enforcement proceedings under the County's authority to enforce the conditions of the use permit. It is our intention at this time to monitor the County's actions and participate in any hearings that may be conducted as part of an enforcement action and take independent legal action only if the County's process does not result in a satisfactory outcome.

Based on my review of the correspondence between Robin and yourself, it is clear that Robin has made every effort to resolve this situation without the involvement of the County or seeking other drastic remedies. She continues to be committed to maintaining a cordial relationship with you as a neighbor, but feels compelled at this time to protect her property rights and value.

Robin sincerely hopes that you will comply with the terms of your use permit as called for by the County's Development Services Division and get this unpleasantness behind you.

Sincerely,


Craig M. Sandberg

CMS/ms

cc: Client

Roger Trout

Rob Peters

James Williams

Robin Smay

From: Robin <rsmay27@gmail.com>
Sent: Wednesday, May 11, 2016 5:31 PM
To: Robin Smay
Subject: Fwd: new neighbor and VF update

Robin Smay
Sent from my iPhone

Begin forwarded message:

From: Robin <rsmay27@gmail.com>
Date: April 25, 2016 at 6:35:29 PM PDT
To: Adam Anderson <admandrsn@msn.com>
Subject: Re: new neighbor and VF update

Wow. Thank you so much for being so accommodating and prompt. Sincerely. I can't tell you how much I appreciate your willingness to work with your neighbors, and with courtesy. It's a wonderful and welcome change. Have a great evening.

Robin Smay
Sent from my iPhone

On Apr 25, 2016, at 6:27 PM, Adam Anderson <admandrsn@msn.com> wrote:

Hi Robin,

An oversight, I'll tell Ely and Alex to pick another date. Thanks for pointing it out.

Adam

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Robin <rsmay27@gmail.com>
Date: 04/25/2016 3:55 PM (GMT-08:00)
To: Adam Anderson <admandrsn@msn.com>
Subject: Re: new neighbor and VF update

Adam,

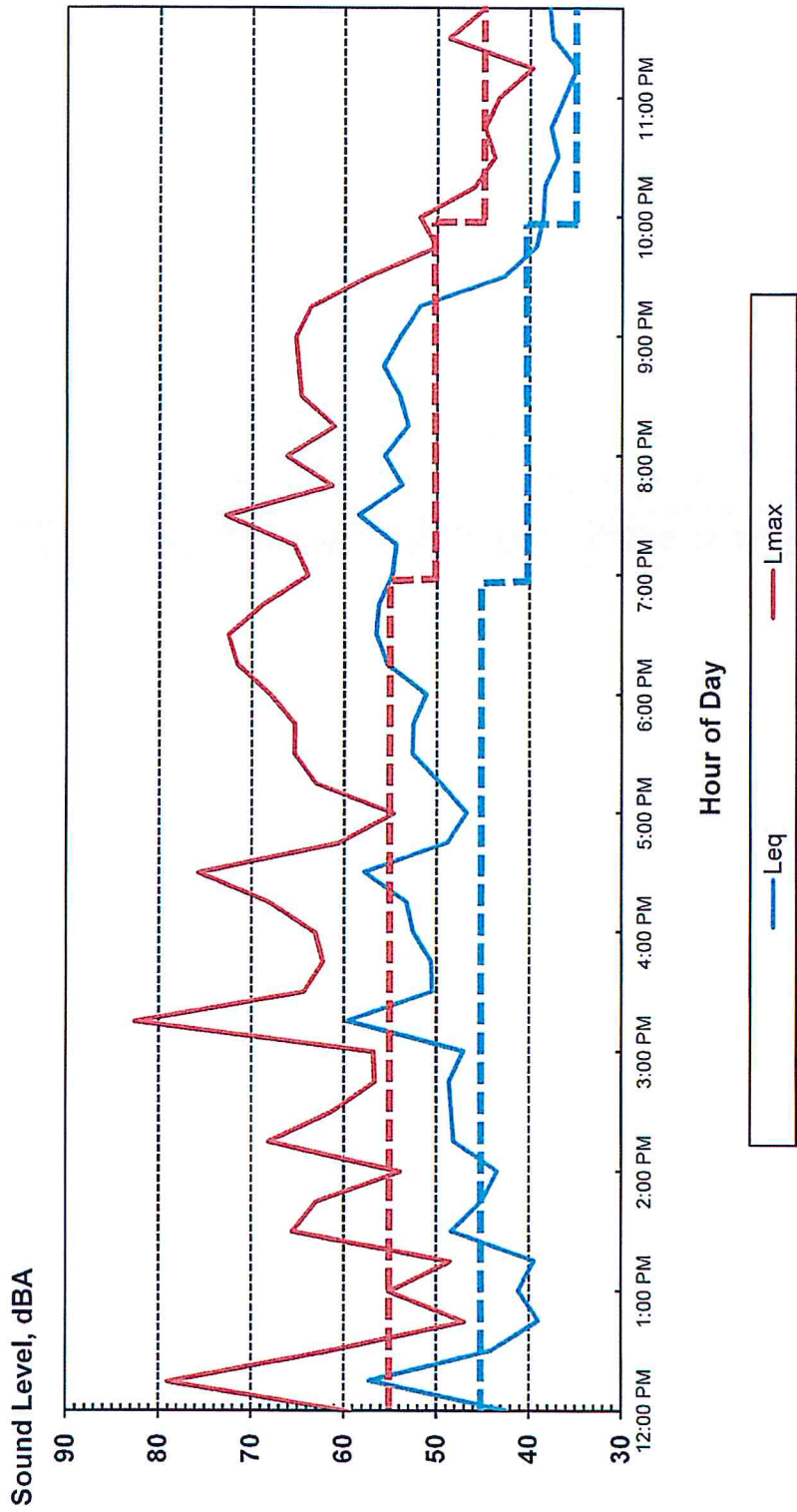
Your permit allows events from April to October. Can you explain the November date? Was there some sort of change?



told me it would be moved, then held it anyway.

Then is disappointed I've stopped communicating with him directly.

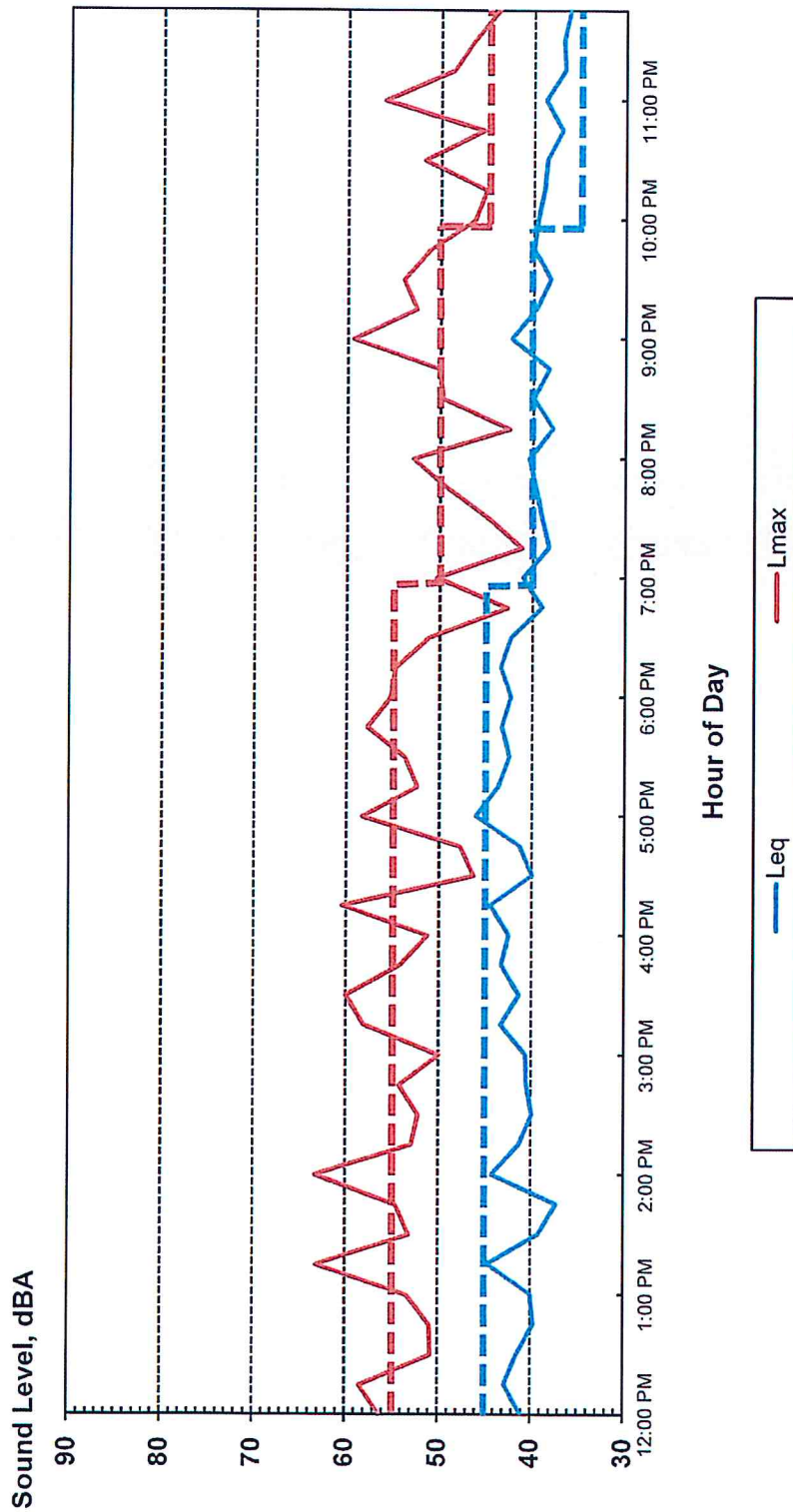
Attachment A-1
Ambient Noise Monitoring Results - Property Line
Villa Florentina Wedding Venue
Saturday, November 05, 2016



— Leq
— Lmax
- - - El Dorado County rural Leq standard - offset for speech/music taken
- - - El Dorado County rural Lmax standard - offset for speech/music taken

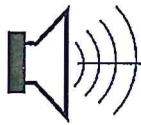


Attachment A-2
Ambient Noise Monitoring Results - Property Line
Villa Florentina Wedding Venue
Sunday, November 06, 2016



— El Dorado County rural Leq standard - offset for speech/music taken
— El Dorado County rural Lmax standard - offset for speech/music taken





BOLLARD ACOUSTICAL CONSULTANTS, INC.

Acoustics ▶ Vibration ▶ Noise Control Engineering

November 30, 2016

Ms. Robin Smay
6641 Carvers Road
Coloma, CA 95613

Subject: Villa Florentina Wedding Venue Noise Complaint – Coloma, California

Dear Ms. Smay,

Pursuant to your request, Bollard Acoustical Consultants, Inc. (BAC) conducted noise compliance monitoring of the Villa Florentina Wedding Venue located at 6673 Carvers Road, adjacent to your property. The measurements were conducted from November 5-6, 2016, with the intent of identifying any noise exceedances relative to the El Dorado County noise standards during the event held at Villa Florentina on Saturday, November 5. The El Dorado County General Plan establishes the following noise standards for non-transportation noise sources affecting residential uses:

**Table 1
Noise Level Performance Standards for Noise Sensitive Land Uses
Affected by Non-Transportation Sources
(Table 6-2 of El Dorado County General Plan Noise Element)**

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 Leq, dB	55	50	50	45	45	40
Maximum Level, L _{max} 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.

Because the project parcel and adjacent parcels are rural in nature, the rural noise standards shown in Table 1 would apply at a position 100 feet from the residence. In this case, the property line adjacent to the wedding venue is less than 100 feet from the residence, so measurements were conducted at the property line. In addition, because the noise source is event music and human voices, the noise standards shown in Table 1 are reduced a further 5 dB pursuant to the first footnote of the table.

Noise measurement equipment included a Larson Davis Laboratories (LDL) Model 831 precision integrating sound level meter, calibrated on-site with an LDL CAL200 calibrator to ensure the accuracy of the measurements. The meter was set to record audio files to allow for the identification of noise sources.

The results of the noise measurements are presented in Attachment A. Attachment A-1 shows the measured noise levels on Saturday, when the Villa Florentina event occurred, and Attachment A-2 shows ambient levels from the following day to provide a point of comparison. As indicated in Attachment A, the ambient noise levels measured on Sunday were typically lower than the El Dorado County rural noise standards even with the speech/music offset applied. Occasional L_{max} exceedances were recorded, and were identified to be caused by birds and other environmental sources during analysis of the audio files. The noise levels measured on Saturday exceeded both the L_{eq} and L_{max} standards for the duration of the event (approximately 2:15 PM to 9:45 PM). Exceedances during this time ranged up to +18 dB relative to the L_{eq} standard and +28 dB relative to the L_{max} standard, and were all confirmed to result from voices and music during analysis of the audio files.

This analysis concludes that the Villa Florentina Wedding Venue did not comply with the El Dorado County noise standards during the monitoring period. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions.

Sincerely,

Bollard Acoustical Consultants, Inc.



Paul Bollard
President

FYI, while I did get a free stay at VF, I didn't get paid for this post. I genuine loved it at the Villa Florentina! I can't wait to see more weddings booked there, because they will all be so magical.

I plan to come back with my husband soon. I might just wait until they put in their new spa so Blake and I can get a couple's massage! (Yep, you heard me right! They're putting in a spa!)

But then again... I don't know if I can wait that long.
😊

To stay at the Villa Florentina as a bed and breakfast, check out their listings on Airbnb: [Sunset Room](#), [Balcony Room](#), [Tuscan Villa Suite](#), and [Florentina's Honeymoon Suite](#).

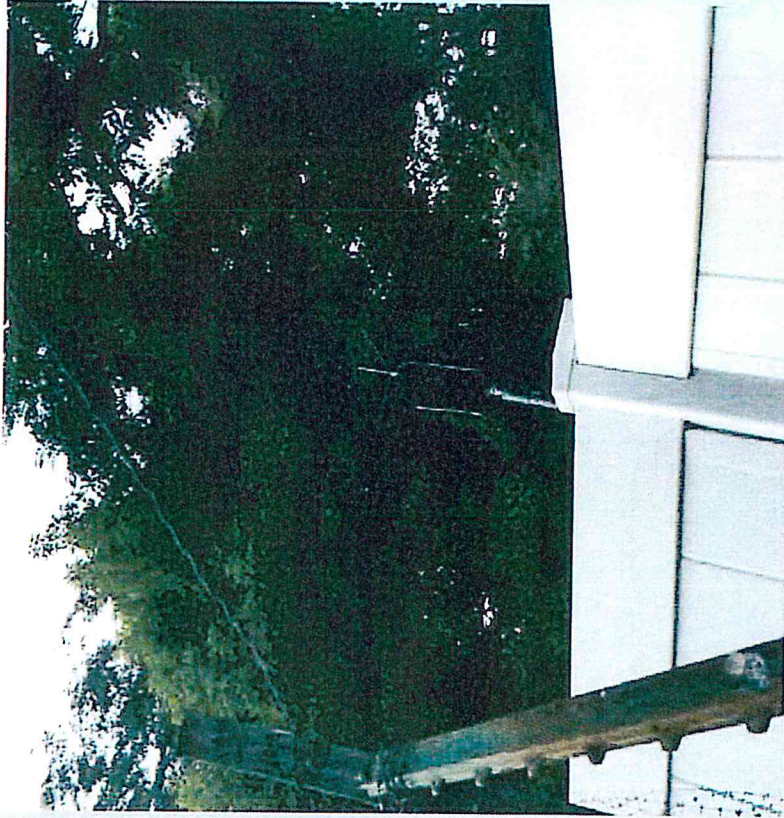
To inquire about using the Villa Florentina as a wedding or event venue, [check out their website](#).

better understanding of what we offer, and how beautiful the venue really is! Believe us when we tell you that the photos online do not do come close to capturing the beauty here. You're sure to find many who share this opinion if you look for online feedback from our past clients and guests on [Yelp](#) (don't miss the mysteriously "filtered" reviews) and many other sites.

Fortunately for discerning couples, we have several dates still available in 2017 & 2018! We are booking faster than we expected, if you are able to tour the Villa relatively soon, we will likely have at least a few dates that should make you happy. **Please Note: Our Wedding Season runs April through October only.**

When you Book with Villa Fiorentina you receive an unheard value with our pricing structure for this level of elegance. You have exclusive access on your Rehearsal day starting at **2pm - 9pm** (**7hrs**) to meet with your design team for last minute touches and time to go through your rehearsal and enjoy the evening. On the day of your wedding the Bridal Party may arrive as early as **10:00am** giving you exclusive use of the venue until 10pm.

We focused on 20 weddings and overlooked the April to October limitation. We now have it bolded in our introductory letter.



We have hired a professional acoustics engineering firm to help us reduce noise.

RESIDENTIAL
09/27/2013

BUILDING NEW

RETAINING WALL

15:54:02

EL DORADO COUNTY BUILDING DEPARTMENT

PLACERVILLE 530-621-5315
SO LAKE TAHOE 530-573-3330

INSPECTIONS 530-621-5377

PERMIT: 220645

APN: 006-132-27-1

JOB ADDRESS: **6641 CARVERS RD**

DIRECTIONS: MP 178/C-1, HWY 49 NORTH THROUGH COLOMA, RT ON BAYNE RD, LFT ON CARVERS RD, HOUSE ON RT.

APPLICANT: AHOLA ERIC H
APPL PHONE: (530) 409-9406

APPL DATE: 09/27/2013
ISSUE DATE: 09/27/2013
EXP DATE: 09/27/2015

NOTE: 152 ' OF VINYL FENCE NOT TO EXCEED 7'

CNST TYPE: LOT SIZE: 3.350 CNTY RD: WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
FENCE	-				

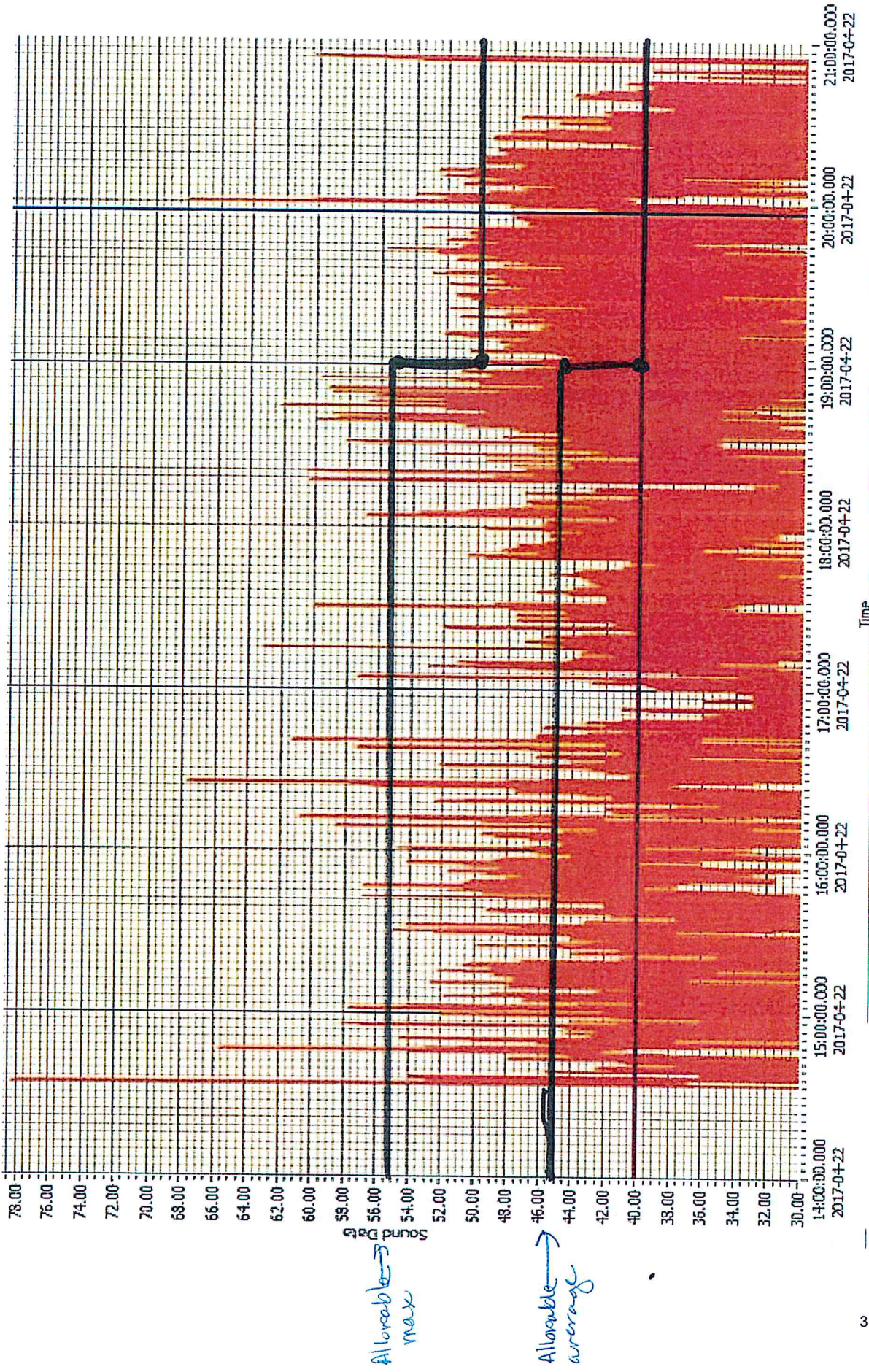
INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
2. SETBACK	11/13/13	WALT	40. MAIN PANEL	/	/
110. TRPA HEIGHT	/	/	41. SUB PANEL	/	/
4. FOOTINGS/FND	11/5/13	WALT	42. UND FLR DUCTS	/	/
5. SITE BMP INTERME	/	/	43. DUCTWORK	/	/
6. CONC.BLK COMPLET	/	/	44. GAS FLUES	/	/
7. CONC.BLK 8	/	/	45. DIRECT VENTS	/	/
8. TILT-UP PANELS	/	/	52. HVAC-UNIT	/	/
9. SLAB	/	/	53. A/C UNIT	/	/
10. GIRDERS	/	/	55. EQUIPT	/	/
14. INT SHEAR/BR WAL	/	/	57. SOLAR	/	/
15. EXT SHEAR/BR WAL	/	/	58. VENTILATION	/	/
16. ROOF NAIL/DECK	/	/	59. COMRCL KIT HOOD	/	/
17. FRAMING	/	/	60. FLOOR INSULATION	/	/
221. GUARDRAIL	/	/	61. WALL INSULATION	/	/
18. SHEETROCK	/	/	62. CEIL INSULATION	/	/
19. FIREWALL	/	/	63. INSUL-BLOWN	/	/
20. LATHING	/	/	67. TEMPORARY POWER	/	/
21. STUCCO/SCRATCH	/	/	68. PERMANENT POWER	/	/
23. T-BAR CEILING	/	/	69. GAS SER LP/NAT	/	/
24. WATER SUPPLY	/	/	104. PAD CERTIFICATIO	/	/
25. SEWER	/	/	77. TRENCH/BEDDING	/	/
26. SLAB PLUMBING	/	/	80. PRE-CON	/	/
27. UND FLR PLUMBING	/	/	300. ENERGY FORMS	/	/
28. TOPOUT PLUMBING	/	/	301. AGENCY FORMS	/	/
29. SHOWER PAN	/	/	99. HANDICAP	/	/
30. GAS PIPE	/	/	94. SEPTIC SYSTEM	/	/
32. INT GAS TEST	/	/	95. EID FINAL	/	/
31. EXT GAS TEST	/	/	216. FIRE SPRINKLERS	/	/
34. WATER HEATER	/	/	217. FIRE DEPT. FINAL	/	/
35. GND ELECTRODE	/	/	100. TRPA FINAL	/	/
201. ELECTRIC METER	/	/	101. BUILDING FINAL	/	/
36. TYPE	/	/	102. PERMIT FINAL	2/16/14	WALT
37. UND GROUND ELECT	/	/			
38. GFI/ARC FAULT	/	/			
39. ROUGH ELECT	/	/			

I'm glad we can communicate. I was hoping to get an idea of your interest or lack of interest in selling your property so I can have a better idea of how to focus my time and money going forward. Frankly, I would be just as happy if you said, I'm never selling as if you'd like to sell. I'm just looking for information that will help me with decisions I'm making.

Adam

Sat, Apr 1, 4:15 PM

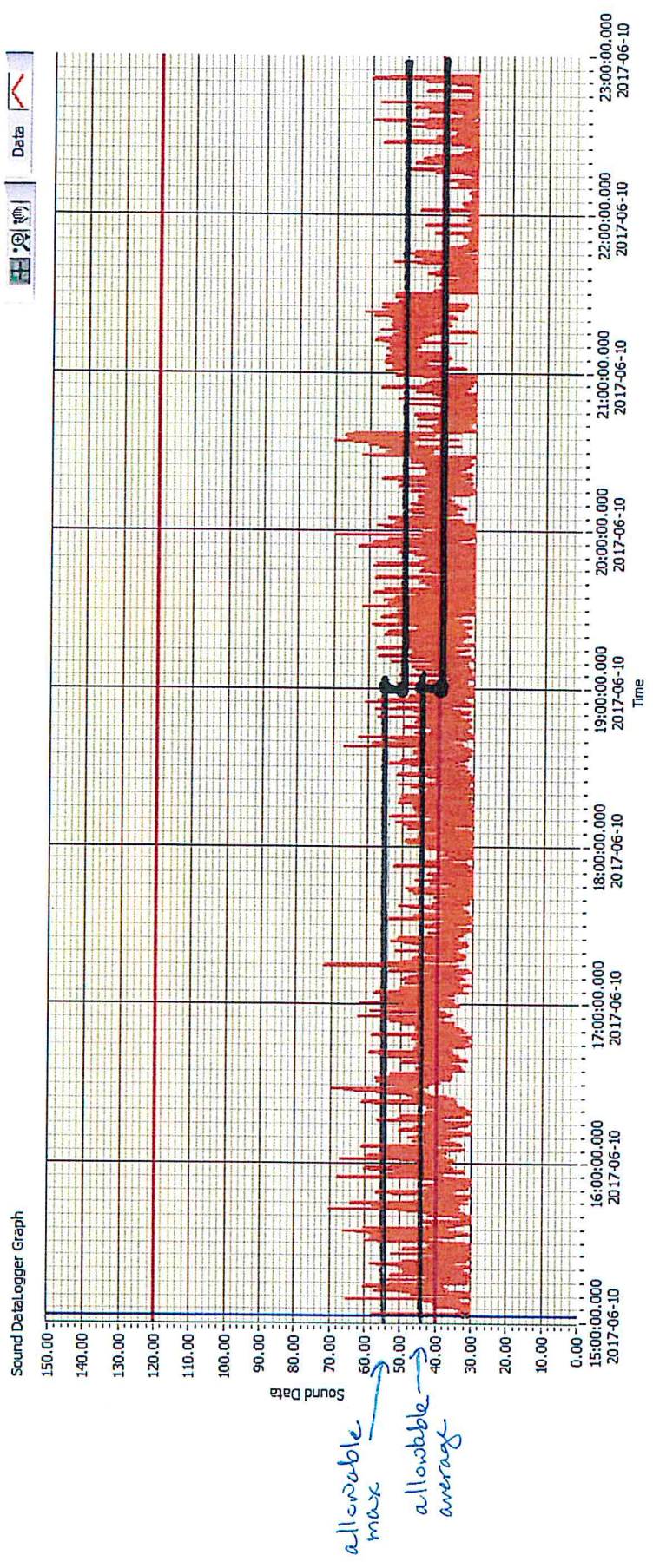
My home is not for sale.
Thanks for clarifying.



Peaks beyond allowable maximum throughout.
 Allowable average significantly violated after 7pm.

Start Time: 2017-6-10 15:21:36 Sample Rate: 1S Alarm Hi: 120 Alarm Low: 40 Speed: SLOW Unit: dBA Mode: STORE
 Sound Max: 72.20 @ 2017-06-10 17:15:19.000 Sound Min: 30.00 @ 2017-06-10 15:03:50.000 AVG: 37.96 Total: 28230
 Cursor : 31.60 @ 2017-06-10 15:02:36.000 Back color: Cursor color: Reference Line:

Graph List



Peaks beyond allowable maximum throughout
 Allowable average's violated continuously after 7:00pm.

9/16/17 Log

When I got home at 3:45, **traffic on lawn**, live mariachi band began from Piazza. Not sure where ceremony was held, but traffic on lawn though prohibited.

4:53 Amplified music from correct location, no traffic on lawn.

5:15 **traffic on lawn**.

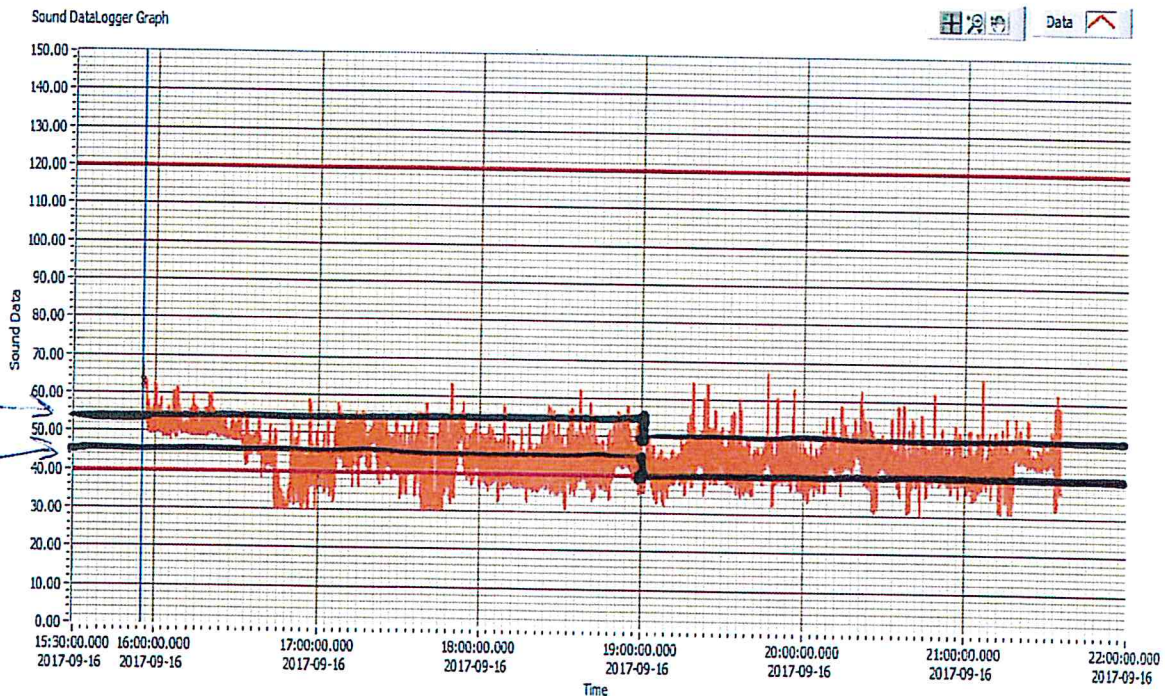
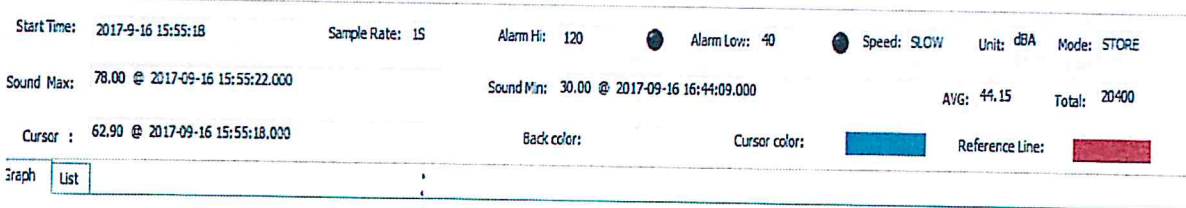
6:42 amplified music reasonable level for time of day, **lawn use ongoing**, lots of loud kids on lawn creating peaks beyond max allowable ongoing.

7:01 Patrons playing cornhole on the lawn.

Ongoing exceedences during reception between 8-9:30.

9:40-10:00 piazza speakers still playing music, outside permitted location.

Sound DataLogger ver 2.0.1



10/7/17 Log

10:15 traffic on lawn

11:15 traffic on lawn

12:40 traffic on lawn

1:45 DJ testing speaker amplification ON LAWN. Traffic on lawn.

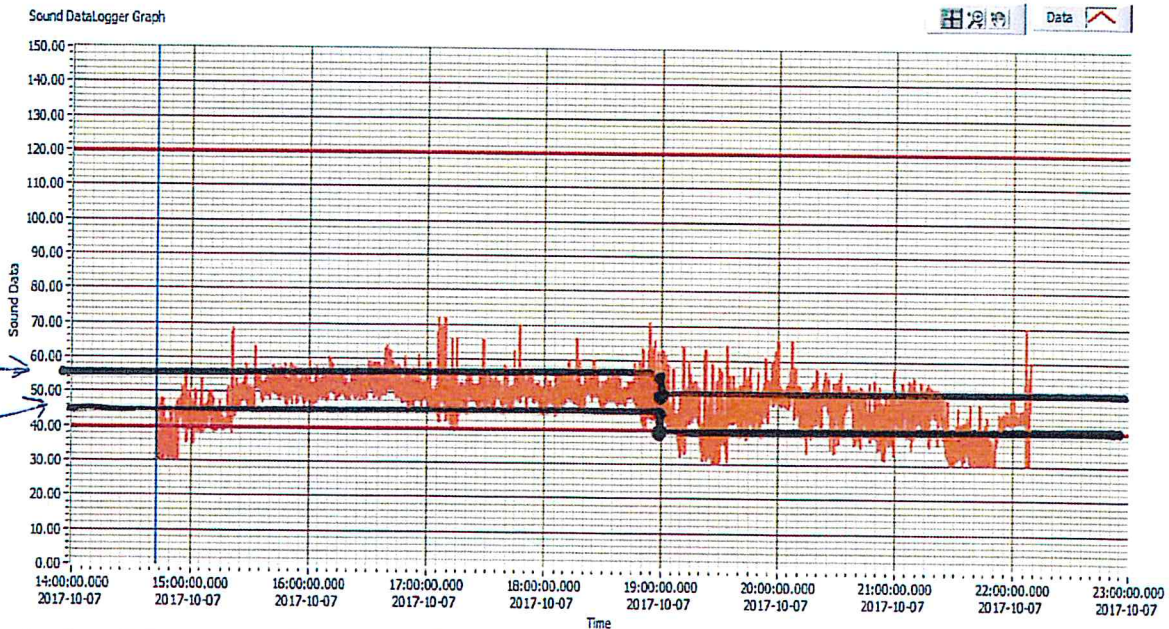
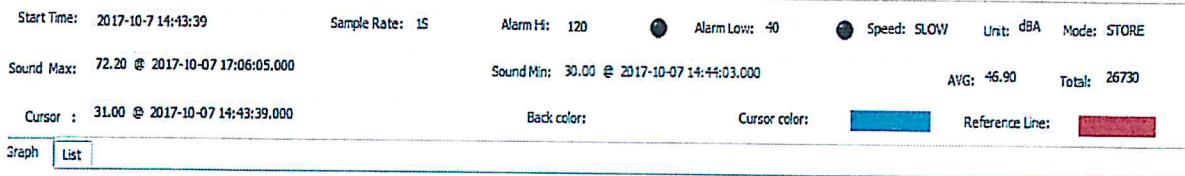
2:45 placed meter. **Ampified music began from lawn.**

3:08. Left for run. People were seated on lawn for ceremony.

4:29 Came home from run. **People playing games on lower tiers of lawn terrace, And other traffic on lawn.**

6:35 Still lawn area traffic. Larger louder event overall.

Sound DataLogger ver 2.0.1



Music played til 10 on small house speakers around Piazza.

