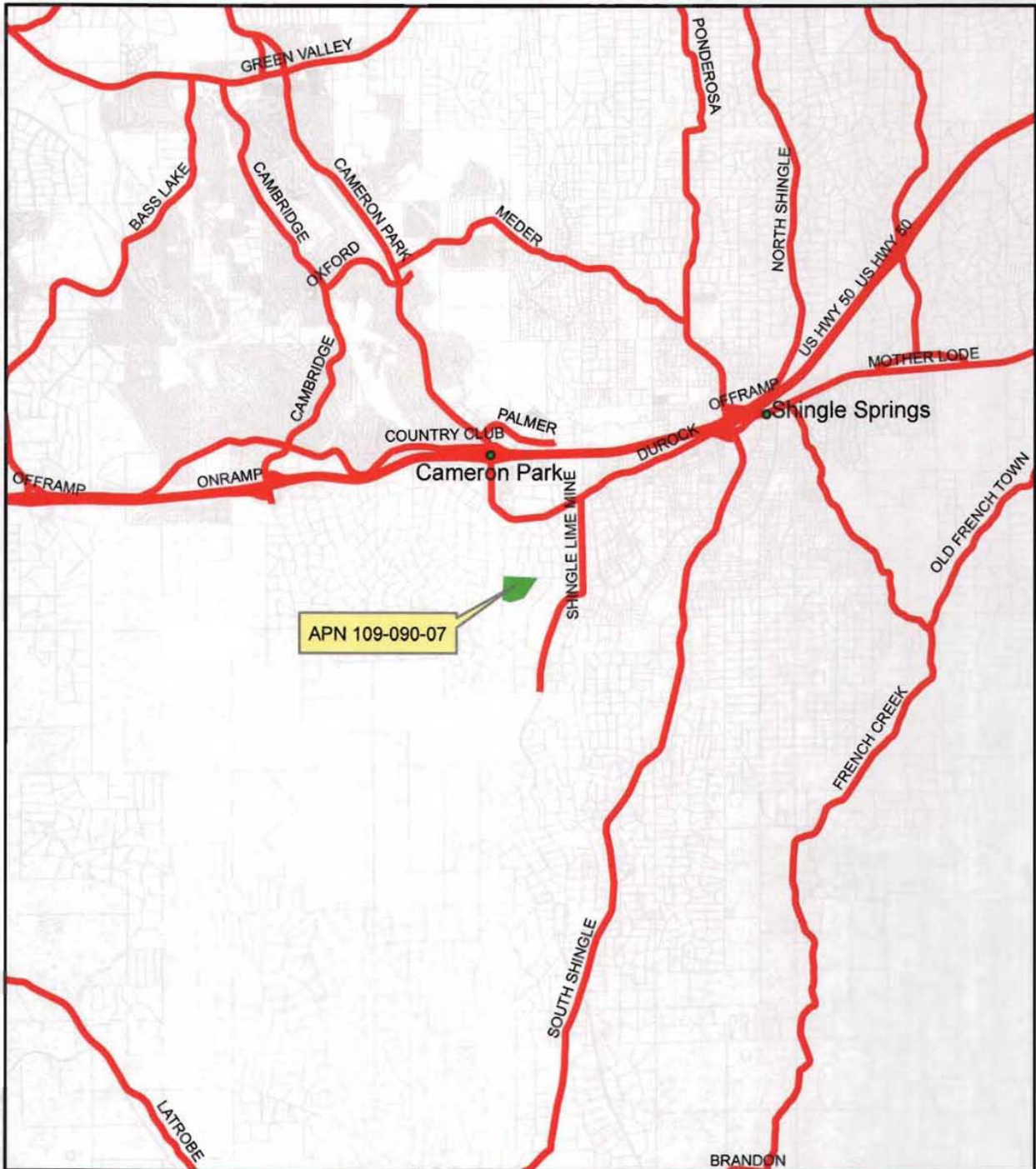


# Exhibit A: Location Map



- PLACENAMES
- major\_roads
- prclbase



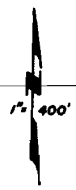
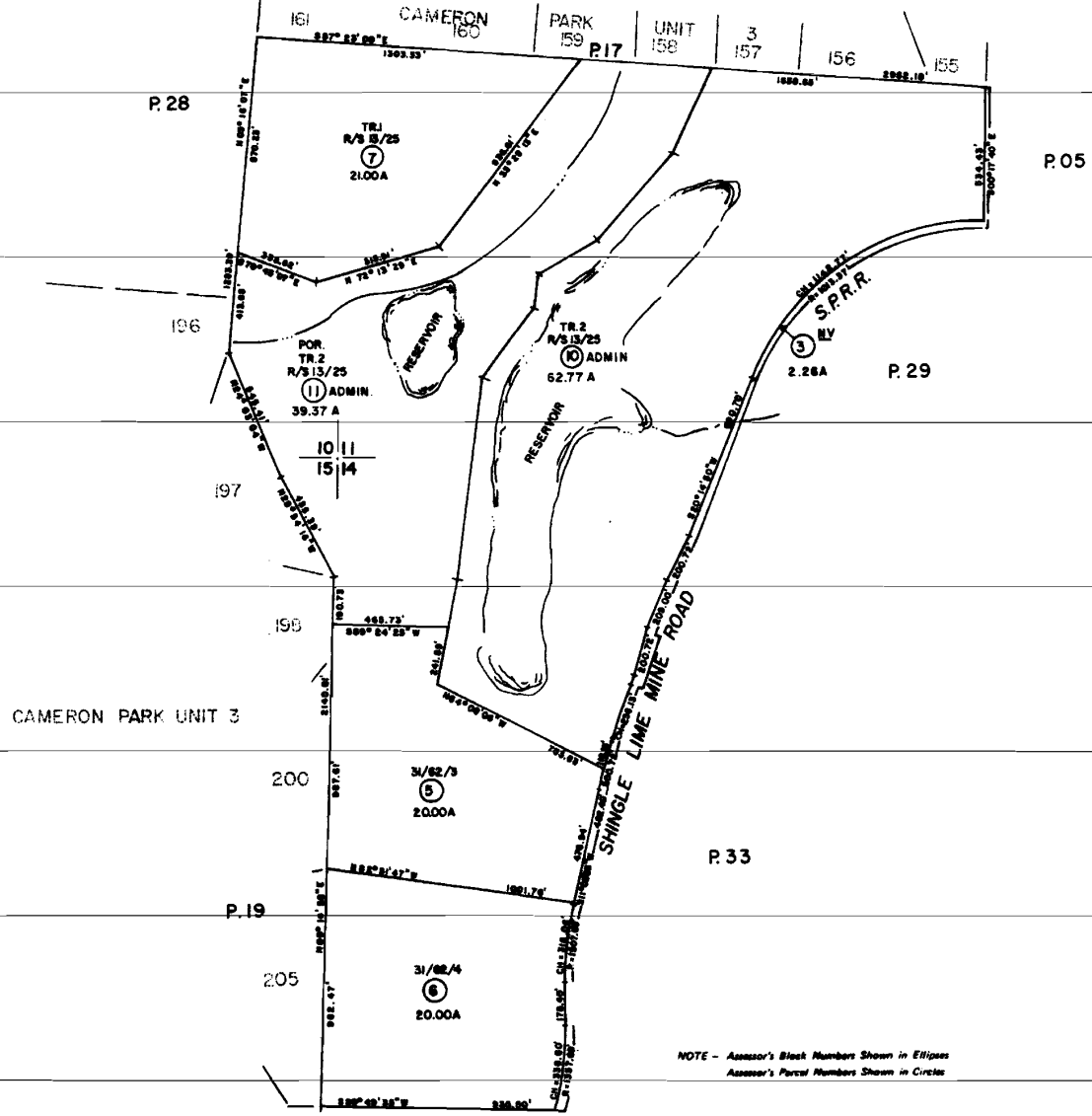
Rancho Olivo Vineyards/S08-0012-R  
Prepared By Aaron Mount

0 0.45 0.9 1.8 Miles

PORTION OF SECTION 10, 11, 14 & 15, T.9N., R.9E., M.D.M.

Tax Area Code

109:09

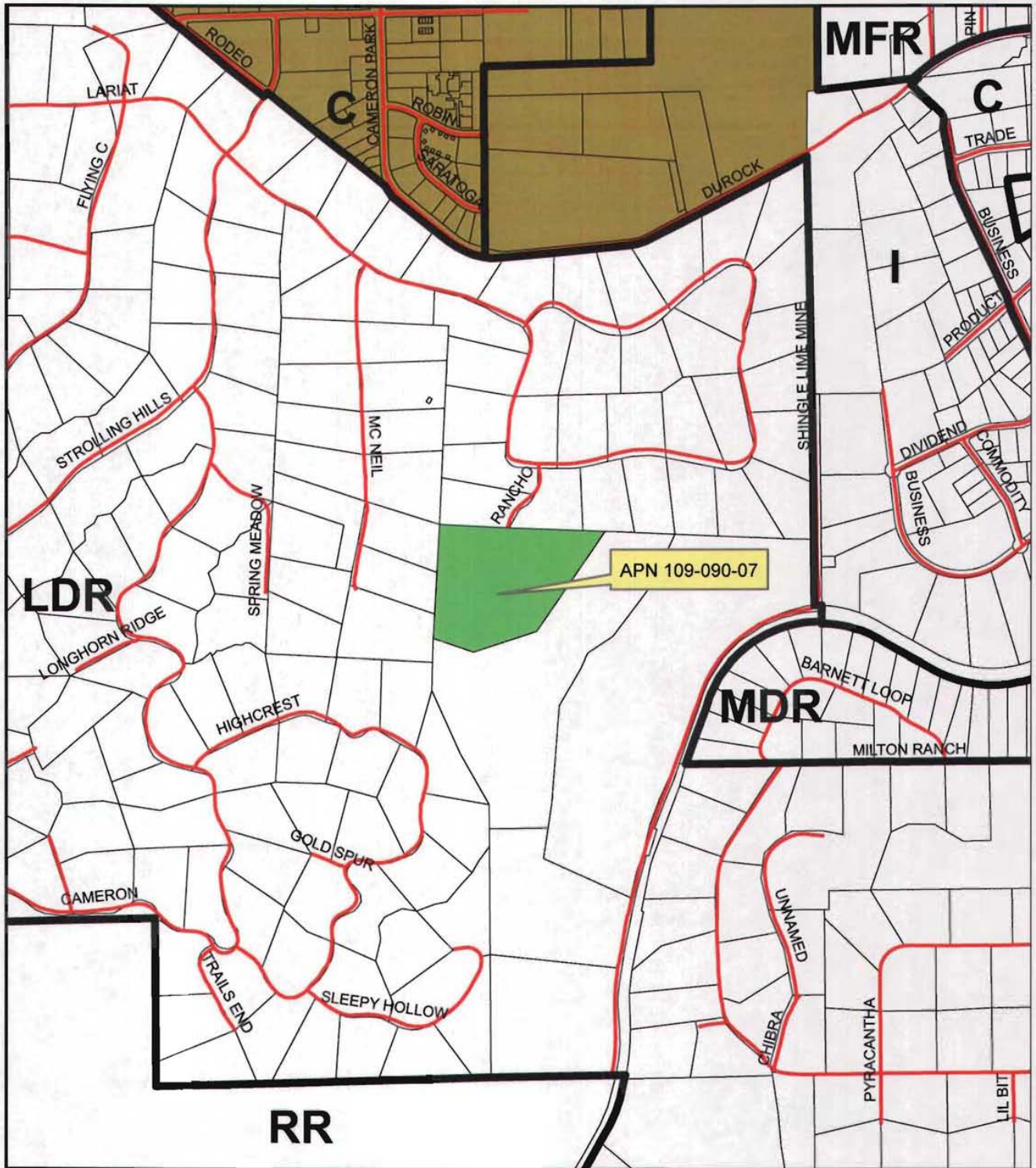


NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 109 - Pg. 09  
County of El Dorado, California

**EXHIBIT B**

# Exhibit C: General Plan Map

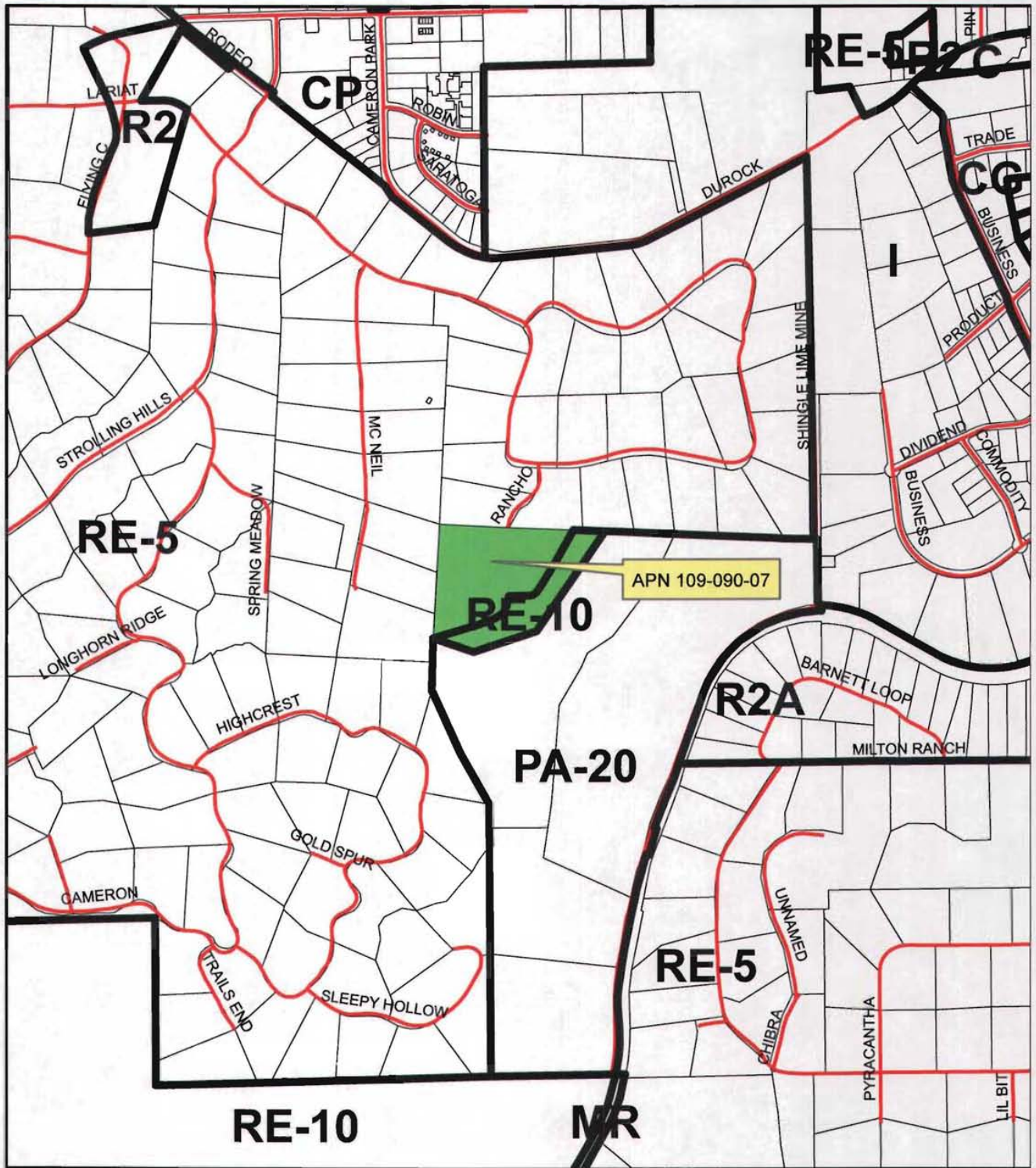






	ludesign
	gproads
	prcbase
<b>COMREGN</b>	
	Cameron Park CR
	prcbase selection



S08-0012-R/Rancho Olivo Vineyard  
Prepared By Aaron Mount

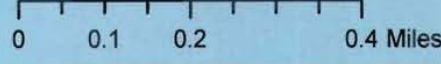
# Exhibit D: ZONE DISTRICT MAP



-  zones
-  gpsroads
-  prcbase
-  prcbase selection



S08-0012-R Rancho Olivo Vineyards  
Prepared By Aaron Mount



**NEILLO J. OLIVO JR. and DANICA OLIVO**  
**4331 RANCHO ROAD, CAMERON PARK**  
**ADDITION AND ALTERATION TO RESIDENCE**

**OWNER:** NEILLO J. OLIVO JR. and DANICA OLIVO  
 4331 RANCHO ROAD, CAMERON PARK, CA 95002

**LOT:** 21 ACRES  
 ADDRESS: 4331 RANCHO ROAD, CAMERON PARK, CA 95002

**PERMITS:** NO. 120 000 071  
 APPROVED BY: CITY OF SAN JOSE, CA  
 ADDRESS: 4331 RANCHO ROAD, CAMERON PARK, CA 95002

**BUILDING OCCUPANCY:** R-1 SINGLE-FAMILY RESIDENCE  
**ALTERATION:** FIRST FLOOR AND SECOND FLOOR  
**ALTERATION TYPE:** FLOOR AND CEILING

**GENERAL NOTES:**  
 All construction shall conform to California Building Code, etc., unless otherwise noted. All materials shall be of the best quality and to comply with all applicable codes and regulations.

**EXCAVATION:**  
 All excavation shall be a minimum of 12" below undisturbed ground level. All excavation shall be backfilled with compacted fill. All excavation shall be backfilled with compacted fill. All excavation shall be backfilled with compacted fill. All excavation shall be backfilled with compacted fill.

**CONCRETE:**  
 Concrete shall have a minimum strength of 3000 psi. All concrete shall be placed in a minimum 12" x 12" x 12" test cylinder. All concrete shall be placed in a minimum 12" x 12" x 12" test cylinder.

**WOODWORK:**  
 All wood in direct contact with concrete shall be foundation treated. All wood in direct contact with concrete shall be foundation treated. All wood in direct contact with concrete shall be foundation treated.

**OVERSIC WALLBOARD:**  
 All areas within the lower and top areas shall be water resistant.

**NO. DRAWINGS**

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12

**PHASE 1**

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12

## Environmental Noise Assessment

### Nello Olivo Winery Events

Cameron Park, California (El Dorado County)

BAC Job # 2013-120

Prepared For:

**Rancho Olivo Vineyards**

Mr. Nello Olivo  
2325 Gold Hill Road  
Newcastle, CA 95658

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Paul Bollard, President

March 28<sup>th</sup>, 2014



## Introduction

Bollard Acoustical Consultants, Inc. has completed an environmental noise assessment for the proposed receptions/parties at the Nello Olivo Vineyard and Winery in Cameron Park, California (El Dorado County). The project site is located at 4331 Rancho Road, Cameron Park, CA. Figure 1 shows an aerial photograph of the project site location.

The project applicant wishes to host daytime/evening (until 10 p.m.) functions and receptions at the project site. The applicant has agreed that there would be no sound amplified music played in the exterior areas of the project site, and that all amplified sound would occur indoors within the existing reception building. Any musical instruments played during outdoor ceremonies such as weddings would not be amplified. The project site area and location of the reception building are shown on Figure 1.

## 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 community 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 nature of primary project noise sources.

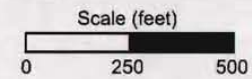
**Table 1**  
**Exterior Noise Exposure Criteria (Adjusted for Speech/Music)**  
**Applicable at Property Lines of Rural Residential Land Uses**  
**El Dorado County Noise Element of the General Plan**

Noise Level Descriptor	Daytime (7 a.m. - 7 p.m.)	Evening (7 p.m. - 10 p.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum Level, dB ( $L_{max}$ )	60	55

Note: Levels have been reduced by 5dB due to the speech/music nature of the project noises.

The noise criteria summarized in Table 1 are quite restrictive when compared to other northern California jurisdictions. In many other cities and counties there are no adjustments (reductions) for “evening” hours; that is, the criteria for evening are the same as for daytime (daytime is defined as 7 a.m.-10 p.m.). In this case, the evening Hourly  $L_{eq}$  and  $L_{max}$  criteria would be 50 dB and 60 dB, respectively. For those jurisdictions that distinguish between daytime and evening hours, the evening noise criteria are typically 5 dB below the daytime criteria. In this case, the evening Hourly  $L_{eq}$  and  $L_{max}$  criteria would be 45 dB and 55 dB, respectively.

**Figure 1**  
Nello Olivo Vineyard Events - Cameron Park, California  
Noise Measurement Locations





## Analysis of Project Noise Generation

The components of the proposed project identified as being noise-generating include amplified music associated with indoor outdoor receptions/events and noise generated by the reception attendees. The focal points for the amplified music is the indoors dance/reception area indicated on Figure 1. The focal point for reception patrons is the outdoor arbor-area located immediately east of the reception building.

### Amplified Music Assessment

To quantify the sound levels generated by music played within the reception building, amplified music was played on the house system located within that building (See Figure 2) at volume levels typical of wedding receptions. While the music was played, BAC staff conducted noise level measurements at six (6) locations around the project site, including the nearest property lines. The tests were conducted on January 29, 2014. Figure 3 shows a photograph of the noise measurement Site 1, which was located on the western property boundary.

Figure 2 – Sound System within Reception Building



**Figure 3 – Sound Level Monitoring Site 1**



Noise level measurement equipment included a Larson-Davis Laboratories (LDL) Model 820 precision integrating sound level meter equipped with an LDL Model 2560 ½" microphone. The system was calibrated in the field before use with 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 consisted of cool temperatures, high relative humidity, calm winds and cloudy skies. There were no anomalous atmospheric conditions which would have adversely affected the noise measurement survey results.

While the music was being played at the reception locations, noise level measurements were conducted at six (6) locations on the project site. Maximum and average noise levels were recorded at each location with the results presented in Tables 2 and 3 for a summary of the measured noise exposure levels associated with project music.

**Table 2**  
**Summary of Tasting Area Noise Level Measurements**  
**Nello Olivo Vineyard and Winery – Cameron Park, California (El Dorado County)**  
**January 29<sup>th</sup>, 2014**

<b>Measurement Site – Description</b>	<b>Leq(dBA)</b>	<b>L<sub>max</sub> (dBA)</b>
Ref. – Center of dance area inside reception building	83	87
1 – West Property Line – 200 ft. from Reception Building	41	47
2 – North Property Line – 275 feet from Reception Building	39	45
3 – North Property Line at Site Entrance – 400 ft. from Bldg.	39	47
4 – Corner of Rancho and Lariat Roads – 900+ feet from Bldg.	35	42
5 – 350 feet South of Reception Building	34	44
6 – 400 feet southeast of Reception Building	35	38
County Evening Noise Standard (adjusted downward for music / speech)	45	55

Notes: Please see the measurement locations in Figure 1.

The Table 2 data indicate that the noise levels measured at, or near, the project site boundaries were well within compliance with the applicable El Dorado County noise standards while amplified music was played at high levels within the reception building. The reasons for the low measured noise levels were the distance between the reception building and nearest property lines, and the fact that the doors of the reception building were closed and the window areas treated with acoustic coverings. As a result of the low measured noise levels, additional noise mitigation measures would not be required for amplified music played within the reception area.

#### **Guest Noise Assessment (Cheering, Elevated Voice, Applause, Etc.)**

The project proponent proposes to have events with as many as 200 guests. Persons engaged in conversation with raised voices generally produce average noise levels of approximately 70 dB L<sub>max</sub> at a distance of 5 feet from one-another. Based on 75 people (37.5% of maximum capacity) speaking in elevated voices at any given time, the reference voice level at the nearest property line to the outdoor dining area (300 feet to the north) would be approximately 53 dB L<sub>max</sub>. Average (Leq) values would depend on the duration of the hour the elevated speech were to occur, but would be lower than the predicted maximum value of 53 dB L<sub>max</sub>. As a result, typical sound level generated by guests speaking in raised voices during outdoor receptions held at the project site are not expected to exceed the County's noise standards at the nearest property lines. However, such speech will likely be audible at those nearest residences, so any patrons speaking in exceptionally loud voice (or yelling), should be reminded of the proximity to the nearby neighbors and ultimately asked to leave if the loud behavior continues.

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## Conclusions & Recommendations

Noise exposure from indoor amplified music and reception patrons speaking in raised voices in the outdoor areas of the site are predicted to satisfy the El Dorado County's daytime and evening noise exposure limits at the closest existing residences and property lines to the project site. Nonetheless, the following specific measures are recommended to ensure that noise levels generated during events held at this facility comply with County requirements and to reduce the potential for adverse public reaction at the nearest residences.

1. All events and on-site activities shall be completed by 10 p.m. as proposed, including amplified music and guests departing the premises.
2. Background music played in the outdoor dining or ceremony area shall not be amplified.
3. All amplified music shall occur within the designated reception building with doors in the closed position.
4. Amplified music in the indoor reception building shall not exceed 90 dBA in the center of the reception space.
5. During larger outdoor events, speech will likely be audible at the nearest residences, so any patrons speaking in exceptionally loud voices (or yelling), should be reminded of the proximity to the nearby neighbors and asked to lower their voices. If the behavior continues the guest(s) should be required to leave the premises.

These conclusions are based on the proposed locations of the amplified music and exterior dining and ceremony locations, the noise level test results, and recommendations contained herein. Deviations from these locations, data and recommendations will cause actual noise levels to differ from those described herein. BAC is not responsible for exceedance of County noise standards caused by amplified music or for noise generated by event activities or by event attendees.

This concludes our environmental noise assessment for the Nello Olivo Winery Events in El Dorado County, California. Please contact us at (916) 663-0500 or [paulb@bacnoise.com](mailto:paulb@bacnoise.com) with any questions or requests for additional information.

## Appendix A Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	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.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	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.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>Leq</b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>Sabin</b>	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
<b>SEL</b>	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
<b>Threshold of Hearing</b>	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
<b>Threshold of Pain</b>	Approximately 120 dB above the threshold of hearing.

