



Panel Notations:

Key for Tree Identification	Key for Parking Identification
• : Olive	C#: Compact Parking 0° Space is 8'x20'
W : Walnut	S#: Standard Parking 0° Space is 9'x22'
Oak : Oak	G#: Guest Parking (B&B) 90° Space is 9'x22'
CY : Cypress	P#: Proprietor/Staff Parking 90° Space is 9'x22'
Juniper: Juniper	H#: Handicapped Parking 90° Space is 10'x18' Min Space Between: 4'
CE : Cedar	
PI : Pine	
MA : Maple	
BI : Birch	

PLOT PLAN
SCALE: 1" = 20'

Owner Notations:

- No new construction proposed. All roadways, structures, and landscaping completed.
- Septic system purpose built to accommodate all proposed uses.
- Poll of neighboring properties showed overwhelming majority support for proposed use.
- Please feel encouraged to contact owner to discuss questions at 916-662-2144.

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: *March 24, 2011*
BY: *Roger Vanilla*
EXECUTIVE SECRETARY

*Exception is to place gravel road base in orchard for drive aisle, turnaround, and parking

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

SHEET TITLE:
PLOT PLAN

OWNER:
LOREN SPERBER
916-662-2144

Date MAY, 2010	Sheet
Scale AS SHOWN	

Exhibit A

S10-0009/Villa Florentina Bed and Breakfast Inn – As approved by the Planning Commission on March 24, 2011

Findings

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned the project is consistent with the residential development standards of the RE-10 Zone District for the existing structures which require only ministerial permits for any upgrades required by the Fire Department or Department of Transportation. The use as a Bed and Breakfast Inn is by ordinance an expanded home occupation.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Rural Residential (RR) land use designation as defined within General Plan Policy 2.2.1.2 because the land use designation permits Bed and Breakfast Inns with a special use permit.
- 2.2 The proposal is consistent with General Plan policies, 2.2.5.2 (General Plan consistency) 2.2.5.21 (land use compatibility), 2.8.1.1 (light and glare), 6.2.3.2 (fire safe access) and 10.1.7.4 (home occupations). It has been determined that the project is consistent with the General Plan because the project is compatible with the land use and would provide adequate access.

3.0 ZONING FINDINGS

- 3.1 The proposed use is permitted by Special Use Permit in the Estate Residential (RE-10) zone district, pursuant to Sections 17.70.100, 17.70.100.G and 17.14.220 provided that the administrative findings outlined below can be made by the Planning Commission.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance. The project has been proposed with sufficient parking for the Bed and Breakfast use and Special Events.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

- 4.1 **The issuance of the permit is consistent with the General Plan;**

Exhibit B

The proposed project has been analyzed for consistency with General Plan Policies 2.2.5.2 (General Plan consistency) 2.2.5.21 (land use compatibility), 2.8.1.1 (light and glare), 6.2.3.2 (fire safe access) and 10.1.7.4 (home occupations) and has been found to be consistent with these policies.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed Bed and Breakfast Inn will comply, as conditioned, with the Development Standards of the RE-10 zone district. The proposed Special Use Permit, as conditioned, has been found to comply with the requirements of Chapter 17.22, Special Use Permits, 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 a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to occupancy or issuance of a building permit for verification of compliance with applicable Conditions of Approval.
8. **Processing Fees:** Planning Services shall verify that all Development Services and Noticing fees have been paid prior to issuance of any permits.
9. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Department of Transportation

10. **Encroachment:** The applicant shall construct/verify the driveway encroachment onto Carvers Road to the provisions of County Design Std 103C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to establishment of the use.
11. **Traffic Control:** The applicant shall provide a Traffic Control and Parking Management Plan that indicates all measures to be used. This plan shall include at a minimum:

- a. Site Plan showing vehicular and pedestrian ingress/egress points and circulation for the event.
- b. Name and contact information for person in charge of traffic control / parking, and responsible for responding to complaints on the days of the events.
- c. Location of all traffic control personnel on a site plan or vicinity map.
- d. Location of all traffic control and directional signs on a site plan or vicinity map.
- e. Location of all parking lots, parking capacity of each, and the sequence of use.
- f. Location of all shuttle stops and the proposed shuttle routes. (if applicable)
- g. Emergency access ways.

This Traffic Control and Parking Management Plan shall be submitted to DOT for review and approval prior to establishment of the use.

12. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
13. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to issuance of a building permit. The signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
14. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
15. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to issuance of a building permit.
16. **CEQA Review:** All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA. Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
17. **Off-site Improvements (Security):** Prior to the issuance of a building permit, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real

property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

18. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to the issuance of a building permit, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

19. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado County Department of Environmental Health

20. **Food Facility Permit:** Bed and Breakfast Inn establishments under the California Retail Food Code (CAL CODE), Section 113893, Restricted Food Service Facility, requires that the property owner obtain and maintain an Annual Food Facility Operating Permit issued by Environmental Health prior to operating the Bed and Breakfast. Because this establishment is served by well water, periodic water testing shall be required under CAL CODE requirements and includes a permit to operate a Food Facility Water System.
21. **Hazardous Materials:** If any hazardous materials handling has taken place from commercial, industrial, agricultural, or mining activities on the site in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information

developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.

If the commercial facilities will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:

- a. Prepare, submit and implement a hazardous materials business plan and pay appropriate fees. Business owners and operators intending to handle hazardous materials in excess of reportable quantities are required by law to complete and file a hazardous materials business plan prior to obtaining a business license (http://www.edcgov.us/emd/solidwaste/bus_plan_index.html).
- b. Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
- c. Train all employees to properly handle hazardous materials and wastes.
- d. Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

All solid waste, including animal waste must be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal. Any and all infectious medical waste and sharps must be properly handled, stored, transported and disposed of in accordance with the California Medical Waste Management Act.

El Dorado County Fire Protection District

22. **Site Plan:** The applicant shall provide a site review plan fee to El Dorado County Fire of \$150.00 prior to initiation of any use authorized by the approval of this Special Use Permit.
23. **Exists:** Two approved exits shall be required. If the occupant load for the second story exceeds 10, a second exit shall be required for the second floor. The El Dorado County Fire Protection District shall review the occupancy load and floor plans prior to establishment of the use to determine whether the additional exists shall be required.
24. **Emergency Escape:** Sleeping rooms shall be required to have at least one emergency escape and rescue opening compliant with Section 1026, California Fire Code (CFC). The El Dorado County Fire Protection District shall review the floor plans prior to establishment of the use to determine whether the emergency escape and rescue opening is compliance with CFC requirements.

25. **Smoke Alarms:** The property owner shall provide smoke alarms in all sleeping rooms and rooms in the path of the means of egress. The El Dorado County Fire Protection District shall review the floor plans with the location of all smoke alarms identified prior to establishment of the use to determine adequacy.
26. **Fire Extinguisher:** The property owner shall provide at least one minimum rated 2A10BC fire extinguisher, per floor, within 75 feet of travel distance to all areas of the facility. It shall be mounted in a location that is readily visible and easily accessible. The top of the fire extinguishers shall be no higher than 5 feet from the ground. The El Dorado County Fire Protection District shall verify the location of required fire extinguishers prior to the establishment of the use.
27. **Commercial Kitchen Hood:** A commercial kitchen hood may be required based on intended use. Consult with the El Dorado County Fire Protection District to determine requirements prior to establishment of use.
28. **Tents, canopies:** All temporary tents, canopies and other membrane structures used in the future shall comply with the CFC, current edition. The property owner shall verify requirements with the El Dorado County Fire Department prior to use of a temporary structure.

Planning Commission

29. The project shall be reviewed by the Planning Commission in one year from the date of approval to review noise and traffic impacts as a result of the approval of the Special Use Permit. The applicant shall provide Planning Services with a report detailing dates of Special Events that were held during the year to be included in report to the Planning Commission.



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minute Order Planning Commission

Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jeff Haberman, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, March 23, 2017

8:30 AM

Building C Hearing Room

5. [17-0278](#)

Hearing to consider Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to determine if there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval and determine if a hearing should be set to modify or revoke the Special Use Permit on property identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following actions:

- 1) Find that there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval for Special Use Permit S10-0009; and
- 2) Direct staff to set a hearing to modify or revoke Special Use Permit S10-0009.

(Supervisory District 4)

Public Comment: J. Van Thull, R. Smay, P. Bollard, S. Schwartz Kendall, R. Smay, B. Day, J. Brushia, M. Lane, S. Reece, D. White, D. Smay, P. Cole, L. Brent-Bumb, A. Gularte, G. Helm, M. James, C. Sandberg

A motion was made by Commissioner Shinault, seconded by Commissioner Williams, to Continue the item to the August 24, 2017 meeting for the purpose of studies and a status report back from staff for possible revocation or modification with the stipulation that the applicant has agreed to abide by all of the current Special Use Permit standards as well as provide sound analysis for at least 4 events in that time period with the Commission allowing the movement of the speakers for the purpose of the studies.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Exhibit C

The conditions of approval required that all outdoor sound systems be placed in the covered patio area to take advantage of the acoustical shielding provided by the project buildings and not positioned anywhere other than that identified in Staff Report Exhibit L, Appendix A (included within Exhibit D). The Planning Commission also added a Condition of Approval that required review by the Planning Commission one year from the date of approval to review noise and traffic impacts as a result of the approval of the Special Use Permit and provide Planning Services with a report detailing dates of Special Events that were held during the year to be included in the report to the Planning Commission. The approved Site Plan is included as Exhibit A, the Final Conditions of Approval are included as Exhibit B, and the Minutes from the March 24, 2011 Planning Commission hearing are included as Exhibit C.

On March 22, 2012 the Planning Commission was provided the required one year review, including a memorandum from Development Services that included both the Applicant's 1-Year Special Use Permit Update and the S10-0009 Conditions of Approval as attachments. The memorandum is included as Exhibit D. The Planning Commission received and filed the report, with no further annual reviews required. The Minutes from the March 22, 2012 hearing are included as Exhibit E.

On February 23, 2015 the property changed ownership and is currently owned by Adam and Angela Anderson. The property owners have continued to operate the Villa Florentina Bed & Breakfast, including conducting Special Events under the existing special use permit.

Staff Analysis:

Since May 9, 2016, and throughout the fall 2016 wedding season, the County has received repeated confidential complaints from neighboring residents regarding non-compliance with the special use permit Conditions of Approval for Special Events being conducted on the site. These complaints include excessive noise, incorrect location of sound systems, operation outside of the allowed hours of operation, and location of special event activities.

In response to those complaints, Development Services staff has continually corresponded with the property owner throughout the 2016 fall wedding season to seek compliance for the Special Events with the Conditions of Approval for S10-0009. This correspondence included three requests for compliance letters from Development Services to the property owner dated August 1, 2016; October 12, 2016; and November 4, 2016. These letters have been included as Exhibit F.

On January 27, 2017, the property owners submitted an application to revise the special use permit (S10-0009-R/Villa Florentina Revision). The revision request narrative is included as Exhibit G. The revision request includes:

1. Increase bed and breakfast from 3 guest rooms to 4.
2. Add additional non-amplified events per year in addition to the 20 amplified events currently approved.
3. Extend the event use to year round not April through October.

4. Allow use of a microphone and amplifier on the ceremony lawn for use in wedding ceremonies. Limit the time allowed for this to one half hour in the afternoon.
5. Add "Health and Wellness Resort" to business description to accommodate special health and wellness events.
6. Extend hours for amplified noise to 10pm on weekends during daylight savings time.

Zoning Ordinance Section 130.54.090 (Revocation or County Mandated Modification of a Permit) outlines the process for the County to revoke or modify a permit authorized by the Zoning Ordinance when it is found that conditions required for the approval of the permit have been violated, have lacked substantial compliance, or when the use is determined to be a public nuisance. The process includes the review authority of original jurisdiction holding a public hearing to revoke or modify a permit; notice provided to the property owner and the applicant if different from the owner, and specific findings must be made consistent with section 130.54.090.A.5. Section 130.54.090 has been included as Exhibit H.

The owner and operator of the facility believe they are operating within the constraints of the existing special use permit. Based on the complaints and support information received, staff believes that the Special Events conducted on-site during the 2016 fall wedding season did not substantially comply with the Conditions of Approval as approved by the Planning Commission on March 24, 2011. Therefore, staff is forwarding this item for discussion to the Planning Commission for a resolution.

Pursuant to the Zoning Ordinance Section 130.51.020.D.3 the applicant's proposed special use permit revision application cannot be processed if it is determined that a violation of the Conditions of Approval exists.

The Development Services Division recommends that the Planning Commission find that a violation of the Conditions of Approval exists and direct that a hearing be set to modify or revoke S10-0009.

If the Planning Commission determines that there is not enough evidence to demonstrate that a violation of the Conditions of Approval has occurred, or that the scope or scale of the violation does not warrant a revocation hearing, then the applicant's proposed special use permit revision application would be processed and brought back to the Planning Commission for action at a future date.

SUPPORT INFORMATION

Attachments to Staff Memo:

- Exhibit A.....S10-0009 Approved Site Plan
- Exhibit BFinal Findings and Conditions of Approval for S10-0009 as approved by Planning Commission on March 24, 2011
- Exhibit C.....Planning Commission March 24, 2011 Meeting Minutes
- Exhibit D.....Planning Commission Meeting March 22, 2012 Staff Memo
- Exhibit EPlanning Commission March 22, 2012 Meeting Minutes
- Exhibit FRequest for Compliance Letters from Development Services Division
- Exhibit G.....Special Use Permit Revision Request (S10-0009-R)
- Exhibit H.....Zoning Ordinance Section 130.54.090

Environmental Noise Assessment

Villa Florentina Bed & Breakfast and Special
Event Facility

Coloma, California (El Dorado County)

BAC Job #2010-066

Prepared For:

Villa Florentina
Mr. Loren Sperber
6673 Carvers Road
Coloma, California 95613

Prepared By:

Bollard Acoustical Consultants, Inc.



Jason Mirise, Vice President

October 18, 2010



Exhibit E

19 OCT 21 PM 3:21
RECEIVED
PLANNING DEPARTMENT

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.

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

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>	50
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.

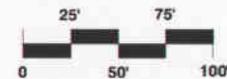
Project-related noise exposure at neighboring residential uses may be reduced by limiting music to DJ sound systems or live, acoustic music (no amplification) with string and/or woodwind instruments only (no drums or brass). All music equipment or musicians should be positioning in the covered patio 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.

Appendix A
Villa Florentina Bed & Breakfast and Special Event Facility
Coloma, California (El Dorado County)



 : Short-Term Noise Level Measurement Site



Appendix B General Acoustics Terminology

Absorption

Coefficient (α) The fraction of the randomly incident sound power which is absorbed by a material.

Acoustics The physics 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.

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 auditory 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 a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

Impulsive Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.

L_n The sound level exceeded "n" percent of the time during a sample interval (L_{50} , L_{25} , L_8 , etc.). L_{50} equals the level exceeded 50 percent of the time.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Noise Unwanted sound.

NLR Noise Level Reduction. The arithmetic difference in noise levels between two conditions. (e.g., $NLR = L_1 - L_2$ or $NLR = L_{source} - L_{receiver}$ or $NLR = L_{exterior} - L_{interior}$).

NRC Noise Reduction Coefficient. A single-number rating of the sound absorption properties of a material. The arithmetic mean of the sound absorption coefficients at 250, 500, 1,000, and 2,000 Hz, rounded to the nearest 0.05.

RT60 The time it takes reverberant sound to decay by 60 dB once the source has been removed.

SEL Sound Exposure Level. The equivalent sound level over a 1 second time interval for a discrete sound event (e.g., aircraft overflight).

Simple Tone Any sound which is distinguishable as a single pitch or set of single pitches.

STC Sound Transmission Class. A single-number representation of a partition's noise insulation performance.

