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SUBJECT: Perrin Oak Winery Major Use Permit Event Noise Assessment – County of San Diego CA

This noise letter report provides a focused analysis for the special events operations to adjacent residential properties associated with the operations of the Perrin Oak Winery. The purpose of this study is to determine the property line noise levels during an event located at the site.

Project Location and Description

The proposed project is located at 16138 Highland Valley Road (APN 276-101-14) in the unincorporated area of San Diego County. The purpose of this application is to obtain approval to establish a new winery facility. The winery facility will consist of a +/-25,000 s.f. production facility including 5 units of vineyard worker housing and a +/- 12,000 s.f. hospitality building (Hospitality) and a +/-1,500 s.f. vineyard building. The Hospitality Center will also include a tasting room, event space, private tasting lounge, retail sales and offices.

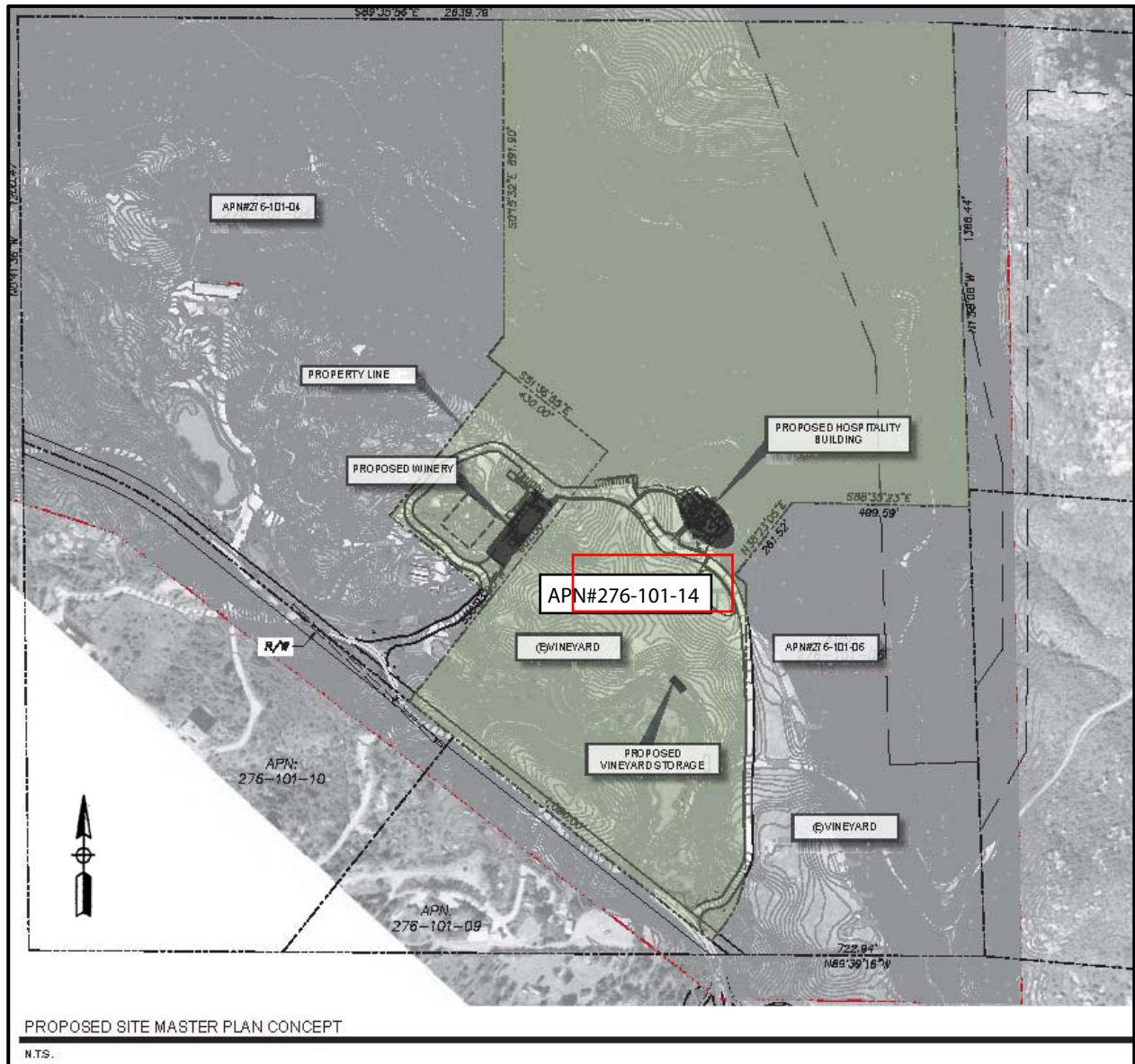
Daily tasting and marketing events will occur at the Facility. Daily hours of operation for guests will be 10 am to 6 pm and evening events would run until 10 pm. Hospitality activities will occur within the winery building itself. Those events would typically be winemaker dinners; fundraiser dinners and grape crushing & wine making classes. Wedding may also occur within the building. The hospitality building will host all of the daily wine tastings and coordinate vineyard & winery tours. The building will also have an area for weddings and/or group gatherings in the adjacent landscape areas and rear building patio. Weddings and or gatherings may also be held inside the building.

The acclimatized storage building, in the southeast portion of the site, will not be used for events other than wine making classes. The project site configuration and potential blasting areas (show as black shaded areas) are provided in Figure 1. The adjacent parcels surrounding the proposed project site (highlighted in dark grey) are owned by the Project Applicant and therefore, the closest property line is located to the east over 500 feet from the event activities as can be seen in Figure 1.

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Figure 1: Project Site and Potential Blasting Areas



Operational Noise Standards

Section 36.404 of the County of San Diego Noise Ordinance provides performance standards and noise control guidelines for determining and mitigating non-transportation, or stationary, noise source impacts to adjacent properties. The purpose of the noise ordinance is to protect, create and maintain an environment free from noise and vibration that may jeopardize the health or welfare, or degrade the quality of life. The noise level limits are provided in Table 1 below.

**Table 1: San Diego County Code Section 36.404
SOUND LEVEL LIMITS IN DECIBELS (dBA)**

ZONE		APPLICABLE LIMIT ONE-HOUR AVERAGE SOUND LEVEL (DECIBELS)
R-S, R-D, R-R, R-MH, A-70, A-72, S-80, S-81, S-87, S-88, S-90, S-92, R-V, and R-U Use Regulations with a density of less than 11 dwelling units per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
R-RO, R-C, R-M, C-30, S-86, R-V, R-U and V5. Use Regulations with a density of 11 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
S-94, V4, and all other commercial zones.	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
V1, V2	7 a.m. to 7 p.m.	60
V1, V2	7 p.m. to 10 p.m.	55
V1	10 p.m. to 7 a.m.	55
V2	10 p.m. to 7 a.m.	50
V3	7 a.m. to 10 p.m.	70
	10 p.m. to 7 a.m.	65
M-50, M-52, M-54	Anytime	70
S-82, M-58, and all other industrial zones.	Anytime	75

(a) If the measured ambient level exceeds the applicable limit noted above, the allowable one hour average sound level shall be the ambient noise level, plus three decibels. The ambient noise level shall be measured when the alleged noise violation source is not operating.

(b) The sound level limit at a location on a boundary between two zones is the arithmetic mean of the respective limits for the two zones; provided however, that the one-hour average sound level limit applicable to extractive industries, including but not limited to borrow pits and mines, shall be 75 decibels at the property line regardless of the zone which the extractive industry is actually located.

The project site as well as all adjacent land uses are zoned A-72. The applicable hourly property line standards are 45 dBA for the most restrictive nighttime hours of 10 pm to 7 am and 50 dBA during the daytime hours of 7 am and 10 pm at the properties zoned A-72.

The Project events only occur during the daytime, typically 7 am through 10 pm and the HVAC could operate during the nighttime hours of 10pm to 7am. All noise generating sources (live music, DJ, background music, etc.) will respect all applicable noise curfew time frames. Thus, the daytime noise level limits at the properties zoned A-72 is 50 dBA (daytime) and 45 dBA (nighttime). No amplified or live music will occur after 10:00 pm and the amplified speakers/equipment will not be distributed anywhere on the site, beyond the Hospitality or Winery Buildings.

Noise Levels from Events

To determine the noise level environment during the events and potential noise impacts, noise measurements were taken at a proposed wedding event center in Ramona in September 2019. The operational noise levels consisted of a DJ system operating over a one hour period between 3 pm and 4 pm.

The noise measurements were taken using a Larson-Davis LxT - Type 1 sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form at a distance of 25 feet from the speakers with the noise meter located centrally between both speakers. The remainder of the noise measurements, taken at the property lines, were taken using Larson-Davis Sparks - Type 2 sound level meters. The sound level meters were equipped with a windscreen during all measurements. The sound level meters were calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150.

Initial noise measurements were taken at a distance of 25 feet from the speakers were found to be an average of 75.6 dBA. As stated earlier, the adjacent parcels surrounding the proposed project site (highlighted in dark grey) in Figure 1 above are owned by the Project Applicant and therefore, the closest property line is located to the east over 500 feet from the event activities.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

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Using a point-source noise prediction model, calculations of the expected event operational noise levels were completed. The results of the propagated noise levels for the nearest property lines (eastern 500 feet away and southern 900 feet away) are shown in Table 2. It should be noted: the noise reductions due not take into account topography which is anticipated to lower the noise level at the eastern property line. The operational noise levels are in compliance with both the daytime and nighttime property line thresholds and no impacts are anticipated.

Table 2: Operational Noise Levels (Events and DJ)

Source	Distance to Observer Location (Feet)	Reference Noise Level (dBA) *	Reference Distance (Feet)	Noise Reduction Due to Distance (dBA)	Property Line Noise Level (dBA)
Eastern Property Line					
DJ Music	500	75.6	25	-26.0	49.6
Southern Property Line					
DJ Music	900	75.6	25	-31.1	44.5

As stated above, no amplified or live music will occur after 10:00 pm and the amplified speakers/equipment will not be distributed anywhere on the site, beyond the Hospitality or Winery Buildings. Based on the findings, the project is in compliance with the County's Noise Element of the General Plan and the Noise Ordinance. If you have any questions, please contact me directly at (760) 473-1253 or jlouden@ldnconsulting.net.

Sincerely,
Ldn Consulting, Inc.



Jeremy Loudon, Principal