



# City of Escondido Zoning Administrator

## MEETING AGENDA

201 North Broadway  
City Hall – Planning Conference Room  
**March 20, 2025**  
4:00 p.m.

A. Call to Order: \_\_\_\_\_

Zoning Administrator: Chris McKinney, Deputy City Manager, Interim Director of Development Services

Staff Present: \_\_\_\_\_

Public Present: \_\_\_\_\_

B. Agenda items:

**1. PL23-0338 – Modification to a Conditional Use Permit**

**REQUEST:** A modification to Conditional Use Permit (PHG19-0002) that approved a wedding, rehearsal, and reception use to allow amplified sound and alcohol service during permitted hours.

Location: 209 E. 4<sup>th</sup> Avenue (APNs: 233-182-06-00 & 233-182-05-00)  
Applicant: Kristie Rocco  
Planner: Melissa DiMarzo, Assistant Planner II

**ENVIRONMENTAL STATUS:** This project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guideline section 15301 (Existing Facilities).

**DECISION OF THE ZONING ADMINISTRATOR:**

- \_\_\_\_\_ Approved, as set to form
- \_\_\_\_\_ Conditionally approved with the attached modifications
- \_\_\_\_\_ Denied
- \_\_\_\_\_ Continued to: \_\_\_ Date Certain (\_\_\_\_\_) \_\_\_ Date Unknown
- \_\_\_\_\_ Referred to Planning Commission

C. Adjournment: \_\_\_\_\_

I certify that these actions were taken at the Zoning Administrator meeting on March 20, 2025.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Witness

*Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303*

## **ZONING ADMINISTRATOR**

**CASE NUMBER:** PL23-0338

**APPLICANT:** Kristie Rocco

**PROJECT LOCATION:** On the southeast corner of the intersection of South Kalmia Street and East 4<sup>th</sup> Avenue, addressed as 209 E. 4<sup>th</sup> Avenue (APN 233-182-06-00 & 233-182-05-00).

**REQUEST:** Modification to Conditional Use Permit (PHG19-0002) that approved wedding, rehearsal and reception use to allow amplified sound and alcohol service during permitted events.

**STAFF  
RECOMMENDATION:** Approval

**GENERAL PLAN  
DESIGNATION:** S-P (Specific Plan Area)

**ZONING:** SPA 9 (Downtown Specific Plan) – Southern Gateway District

### **BACKGROUND/PROJECT DESCRIPTION:**

The property is located in the Southern Gateway District of the Downtown Specific Plan inside the adaptive Re-Use Area where development consists of an eclectic combination of commercial and residential uses, including churches, offices, single, and multi-family dwellings. The subject property consists of two (2) contiguous parcels totaling approximately 0.47 acres on the southeast corner of South Kalmia Street and East 4<sup>th</sup> Avenue. The primary structure on the property, a 2,875 square-foot historic residential home (Wohlford-Ting House), was converted into a dental studio over 20 years ago. Prior to 1996, the site had been used for weddings and other social events, however, in 1996, the Downtown Specific Plan was amended to require a Conditional Use Permit for this use in the Southern Gateway District. Subsequently, the owners obtained a Conditional Use Permit (96-50-CUP-R) in 1997 to hold a limited number of weddings and related events in the rear yard of the property until the use was discontinued. In 2013, a comprehensive amendment to the Downtown Specific Plan was adopted, removing the allowance for Weddings and Receptions, either by right or with a Conditional Use Permit in the Southern Gateway District.

On January 7, 2019, the applicant submitted a Specific Plan Amendment (PHG19-0001) to once again allow for Wedding and Receptions in the Southern Gateway District of the Downtown Specific Plan with a Conditional Use Permit. Concurrently submitted with this request was an application for a Conditional Use Permit (PHG19-0002) on the subject site, located at 209 E. 4<sup>th</sup> Avenue. On May 26, 2020, the Planning Commission heard the request, and made a recommendation to City Council to approve the request as Conditioned. On July 15, 2020, City Council adopted resolution number 2020-83, approving applicants' request with specific Conditions, including the prohibition of alcohol sales or service, and amplification on site.

In the month of March of 2023, Code Compliance received a complaint regarding noise emanating from the subject property. After investigation, on May 3, 2023, the applicant received a Code Compliance Notice of Violation for noise-related complaints and the alleged use of amplification on-site during events in violation of the Conditions of Approval for the permit. After discussions with Code Compliance and Planning Division staff on August 30, 2023, the applicant filed a request with the Planning Division, case number PL23-0338, to modify the conditions of the Conditional Use Permit (PHG19-0002) to include amplified entertainment and the addition of alcohol service during weddings, receptions, and rehearsals held on site ("Project"). No other modifications to the Conditional Use Permit currently in effect are being proposed as a part of this project. Pursuant to Article 61, Administration and Enforcement, Division 1 Section 33-1202(c)(8), requests involving a modification to an existing major conditional use permit that otherwise meets the criteria under sections 33-1202(c)(1)-(7) can follow the same process as a minor Conditional Use Permit, with the Zoning Administrator acting as the decision-making body.

#### **ANALYSIS:**

1. General Plan Conformance:
  - a) *Noise Policy 5.2 - Apply a CNEL of 60 dB or less for single family and 65 dB or less for multi-family as goals where outdoor use is a major consideration (back yards and single-family housing developments, and recreation areas in multifamily housing developments) as discussed in Figure VI-13, and recognize that such levels may not necessarily be achievable in all residential areas.*

Per the General Plan Community Protection Element, figure VI-13, noise impacts of proposed projects on existing land uses should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. Projects increasing noise levels by 5 dB or greater should be considered as generating a significant impact and should require mitigation.

Per the supplemental acoustical report provided by Eilar Associates, with the recommended site design features, the subject project would comply with the CNEL of 60 dB or less for single-family and 65 dB or less for multifamily areas surrounding the site on the southern and northern end, The site design features described in the noise study will

include solid fencing along portions of the property with openings to adjacent properties. The noise study analyzed these areas and found that the noise levels at the receivers will not increase beyond three (3) decibels and therefore are considered less than significant and comply with the provisions of the General Plan.

- b) *Noise Policy 5.6 - Require the preparation of noise studies, as deemed necessary by the Planning Department, to analyze potential noise impacts associated with new development which could significantly alter existing noise levels in accordance with provisions outlined in Figure VI-14.*

The Project does not include new construction, however at the direction of the Planning Division, the applicant hired Eilar Associates, Inc. to provide a supplemental acoustical report to the originally prepared 2019 report for the proposed amplification of entertainment on-site. The supplemental analysis was updated as a result of the newly proposed activities and noise sources addressing those noise emitters not evaluated in the original analysis.

Per the General Plan Community Protection Element, figure VI-14, acceptable day-night average noise level (Ldn) allows for the existing average noise level to increase by 3 dBA. The noise analysis has concluded the combined existing and Project generated (dBA) to be less than the maximum 3 dBA increase on average.

- c) *Noise Policy 5.7 - Encourage use of site and building design, noise barriers, and construction methods as outlined in Figure VI-15 to minimize impacts on and from new development.*

As a part of the analysis, Eilar provided project design features to minimize potential impacts of the proposed use on the adjacent properties. These features include solid fencing and noise attenuating curtains on the eastern and southern property lines to buffer potential noise from residential properties as part of the project. With the enhanced design features, the project will be employing noise reduction strategies as outlined in Figure VI-15 to minimize impacts from the proposed amplification.

## 2. Zoning Code Conformance:

The General Plan designates the site area as the Downtown Specific Planning Area SPA 9 (Downtown Specific Plan), which envisions embracing a dynamic, attractive, economically vital city center providing social, cultural, economic, and residential focus while respecting its history. Further, the project site falls within the Adaptive Reuse Area of the Southern Gateway District within the Downtown Specific Plan, designated as an area of eclectic development for a transition between commercial and residential uses. The proposed use, "wedding and reception" is permitted via the Specific Plan through review of a conditional use permit. The proposed project utilizes a Local Register historic property that has been readapted as both a dental studio and a wedding venue. The historic elements of the property remain intact while allowing for socialization through weddings and associated events.

In addition to the Community Protection Element of the General Plan and the guiding principles of the Downtown Specific Plan, the project is subject to the City's Noise Ordinance, specifically Chapter 17 Article 12 (Noise Abatement and Control) for sound level measurement methodology and acceptable sound level limits. Per the Municipal Code, Chapter 17, Article 12 Section 17-229(c)(4), if the measured ambient level exceeds the permissible noise level in subsection (a) of this section, the allowable noise exposure standard shall be the ambient noise level. Per Eilar's analysis and measurements taken, the existing ambient noise levels exceeded the threshold within Chapter 17, and further triggered compliance with the General Plan Community Protection Element Figure VI-14 (Exterior Incremental Noise Impact Standards for Noise-Sensitive Uses (dBA)). In order to meet the thresholds described in Figure VI-14, proposed design features such as solid fencing and/or sound curtains along the eastern and southern sides of the property, if implemented, would meet the identified allowable noise level if amplified. Further, Eilar recommended that live music be limited to unamplified string instruments, and that live vocals be either unamplified or amplified by only the client-provided sound system utilized during the study in the locations provided. Per Eilar, noise levels should be limited to 69 dBA, which includes a level of 63 dBA of amplified music at the identified calibration point (approximately the center of the project site) for compliance with noise level requirements. No change to guest occupancy is being proposed and event attendance is limited to 73 total persons. Additionally, the request for alcohol service was submitted to the City's Police Department for review and has been conditioned to limit any adverse impacts to the surrounding neighborhood. Project conditions have incorporated all recommended design features and restrictions on alcohol service on site. The California Department of Alcoholic Beverage Control will be the licensing authority for all bartenders employed in conjunction with the wedding events.

#### **ENVIRONMENTAL STATUS:**

The proposed Conditional Use Permit modification is categorically exempt under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15301 (Existing Facilities). The project is consistent with the applicable Downtown Specific Plan Southern Gateway District land use designation. No variances are required. The project involves only minor changes to the operational characteristics of an existing use. The subject parcel is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive.

#### **PUBLIC COMMENT:**

To date, two (2) public comments in opposition have been received regarding noise and alcohol concerns. Copies of these comments are included under Attachment 6 to this report.

#### **REASONS FOR RECOMMENDATION:**

Zoning Administrator  
March 20, 2025  
PL23-0338

The proposed modification to the Conditional Use Permit is consistent with the current use for the site as a wedding venue with related events, and is consistent with the principles of the General Plan, the Downtown Specific Plan and the City's Municipal Code. The Project was reviewed by all applicable City Departments, including the City's Police Department. Project design features and limitations are included to ensure that no detrimental impacts occur as a result of the proposed project. The Conditions of Approval recommended are sufficient to address potential impacts of the project.

Respectfully submitted,

*Melissa DiMarzo*

Assistant Planner II

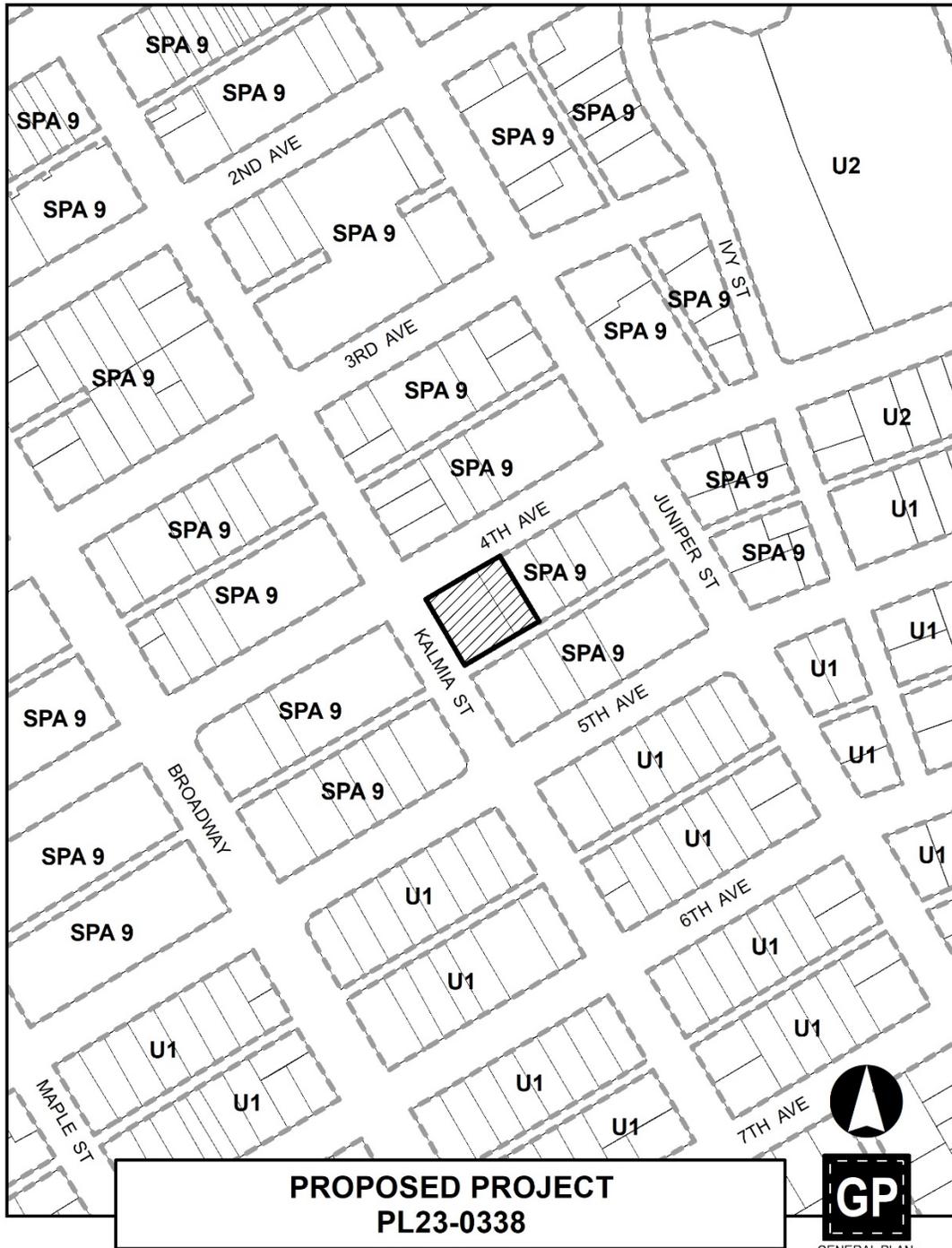
**ATTACHMENTS:**

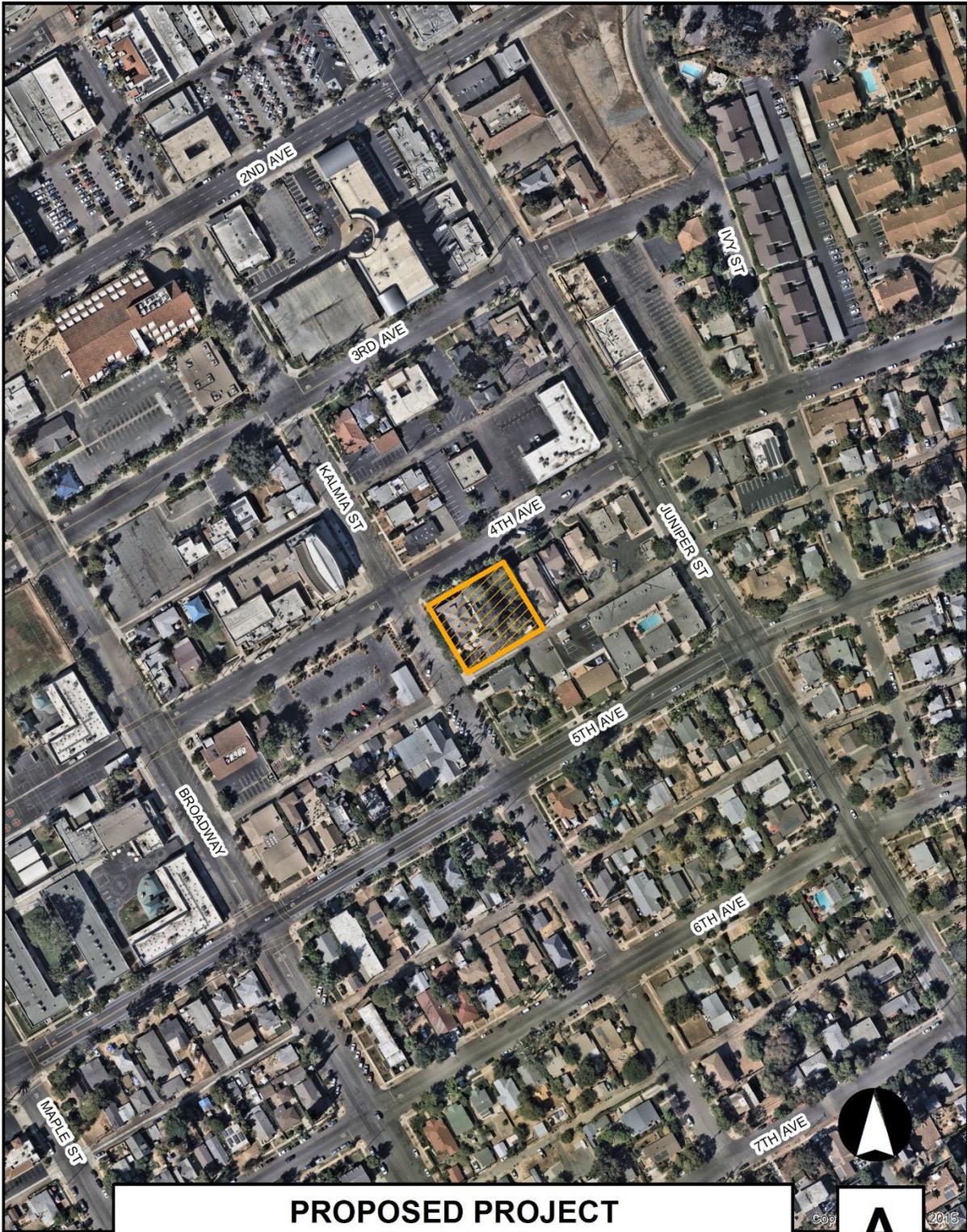
1. General Plan Map, Aerial Map, and Zoning Map
2. Site Plan, Speaker Layout, and Project Design Features
3. Supplemental Acoustical Report
4. Draft Zoning Administrator Resolution No. 2025-04 and Exhibits A, B, C and D
5. CEQA Notice of Exemption
6. Public Comment

**ATTACHMENT 1**

**PL23-0338**

**General Plan Map, Aerial Map, and Zoning Map**





**PROPOSED PROJECT  
PL23-0338**

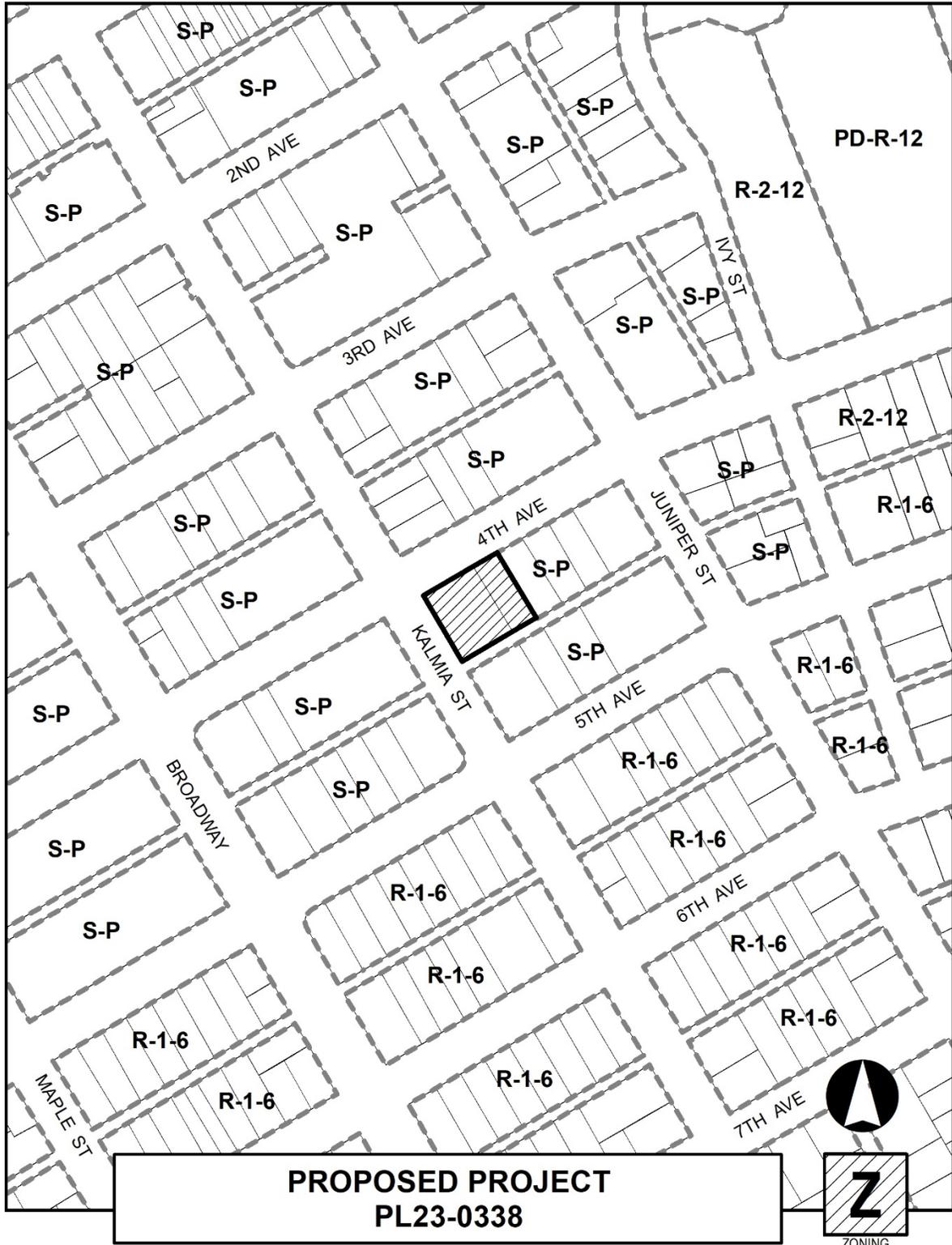


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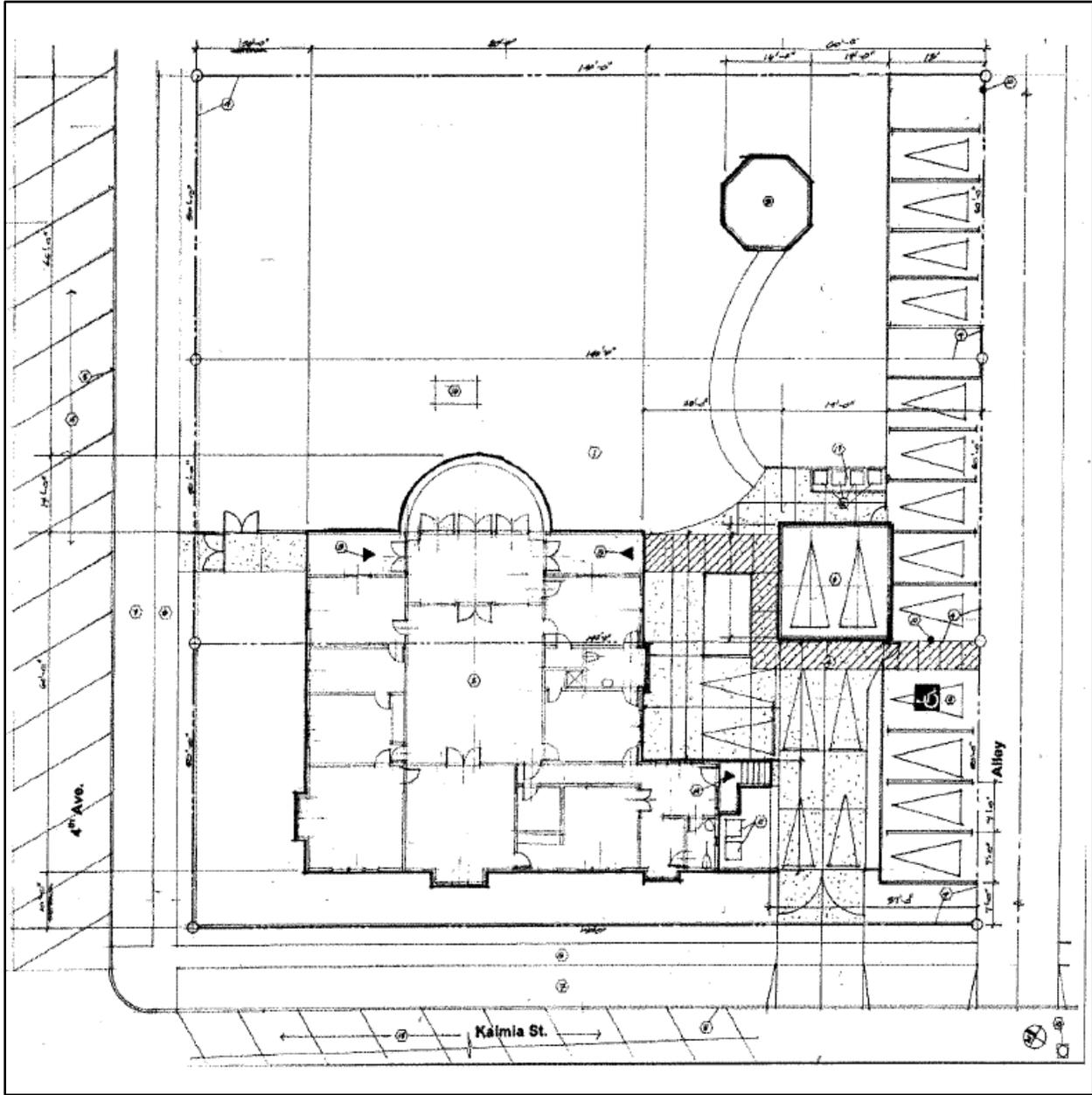
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**ATTACHMENT 2**  
**PL23-0338**  
**Site Plan, Speaker Layout, and Project Design Features**



**SITE PLAN**



**SPEAKER LAYOUT**

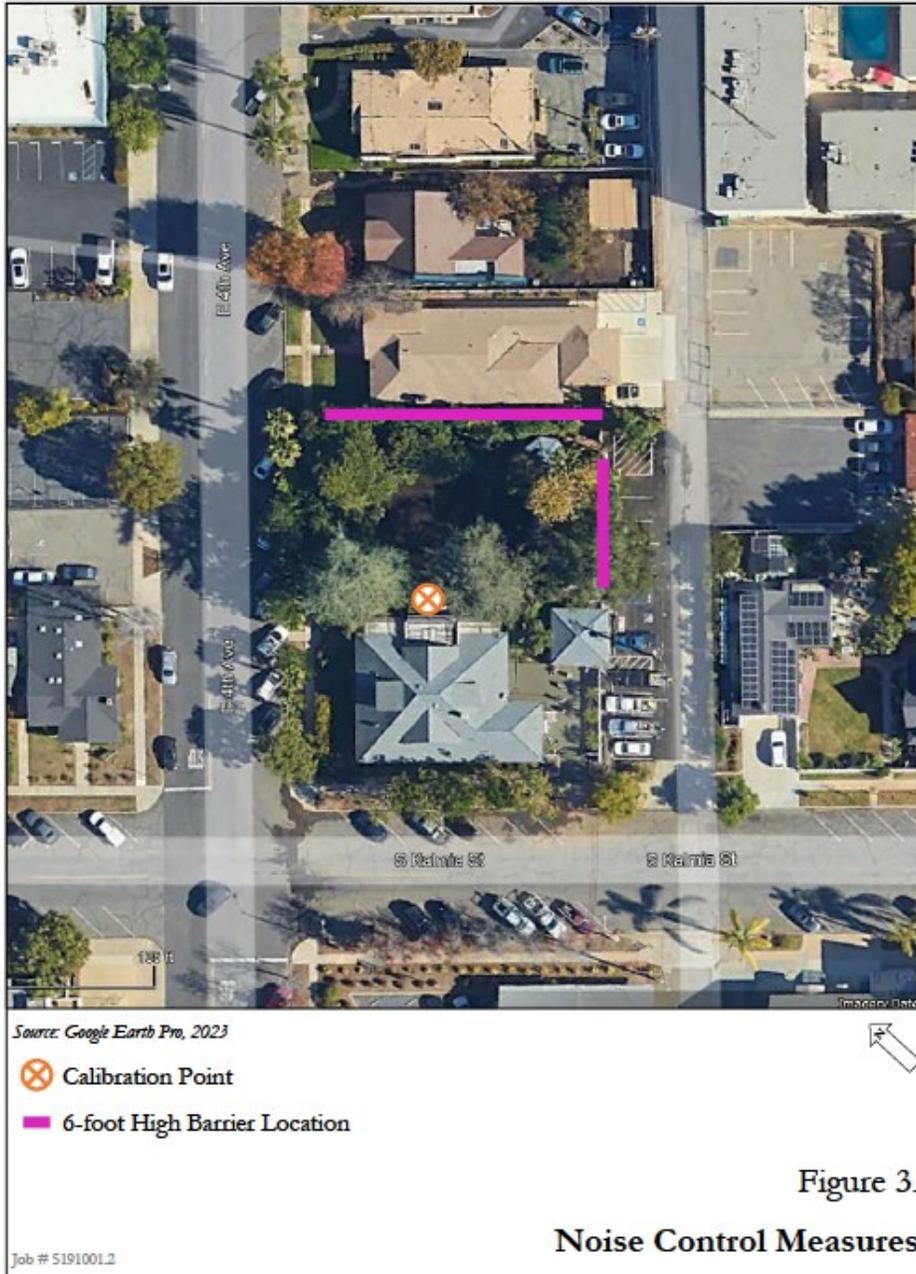


Figure 3.  
Noise Control Measures

**PROJECT DESIGN FEATURES**



January 14, 2025

Job # S191001.2

The Garden Weddings and Events  
Attention: Kristie Rocco  
209 East 4th Avenue  
Escondido, California 92025

**Subject: Supplemental Acoustical Analysis Report for The Garden Weddings and Events**

At the request of The Garden Weddings and Events (Client), Eilar Associates (Consultant) has prepared the following supplemental acoustical report for Client's venue, located in the City of Escondido, California. Noise measurements were performed at and around the subject property with amplified music playing to simulate an event as much as feasible. The purpose of this report is to establish anticipated event noise levels for the determination of compliance with applicable noise standards.

**Project Description**

The Garden is a currently developed site for special events with music. Consultant prepared an Acoustical Analysis Report for the project, dated October 25, 2019, detailing operational restrictions and design features that must be implemented in order to remain in compliance with City of Escondido noise limits. Consultant understands that Client did not implement the sound barriers detailed within this acoustical report and has changed the speaker configuration from that which was proposed at the time the original report was prepared. For this reason, and in response to noise complaints, Client has requested noise measurements from Consultant to verify compliance with applicable noise limits or set new operational restrictions to meet said limits. This report documents noise measurements performed on June 29, 2022.

**Sound Level Descriptors**

All noise level or sound level values presented herein are expressed in terms of decibels, with A-weighting to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol  $L_{EQ}$  for a specified duration. Unless a different time period is specified,  $L_{EQ}$  is implied to mean a period of one hour. The Day-Night sound level,  $L_{DN}$  is a calculated 24-hour weighted average, where sound levels during nighttime hours of 10 p.m. to 7 a.m. have an added 10 dB weighting. Sound levels expressed in  $L_{DN}$  are always based on A-weighted decibels. These metrics are used to express noise levels for both measurement and municipal regulations, for land use guidelines, and for enforcement of noise ordinances. Further explanation can be provided upon request.

**Applicable Noise Standards**

The noise regulations applicable to this project are contained within the City of Escondido Municipal Code.

*Sec. 17-229 Sound level limits.*

- (a) *Unless a variance has been applied for and granted pursuant to this article, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits set forth in the following table, except that construction noise level limits shall be governed by Section 17-234 of this article.*

Table 17-229. Sound Level Limits		
Zone	Time	Applicable Limit – One-hour Average Sound Level (dBA L <sub>EQ</sub> )
Residential zones	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
Multi-residential zones	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
Commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
Light industrial/Industrial park zones	Anytime	70
General industrial zones	Anytime	75

Properties to the east, north (across Fourth Avenue) and west (across Kalmia Street) of the project site are zoned commercial. There is also a single-family residential use located beyond the commercial property to the north and to the southeast (across the alley). As the hours of operation of the wedding venue are 11 a.m. to 9 p.m., noise levels must comply with daytime noise limits specified herein; however, the City of Escondido Municipal Code also states in 17-229(D)(4) that if the measured ambient noise levels exceed the limits, the allowable noise limit would be the ambient level. Ambient noise measurements showed a daily average of 54.6 Ldn, with hourly noise impacts during hours of operation reaching 52.3 dBA. As these ambient levels exceed the 50 dBA limit, the noise limit at single-family residential properties would be increased accordingly. A noise limit of 52.3 dBA has been conservatively applied to single-family residential properties.

Additionally, the City of Escondido states that the project must not cause a significant increase in noise levels, as detailed within Figure VI-14 of the Community Protection Element to the General Plan. Project-generated noise impacts have been compared to existing ambient noise levels to determine the significance of noise impacts.

For pertinent sections of the City of Escondido Municipal Code and the Community Protection Element to the General Plan, please refer to Appendix A.

### Measurement Equipment

The following equipment was used at the site to measure noise levels:

- Larson Davis Model LxT Type 1 Sound Level Meter, Serial # 4084
- Larson Davis Model CAL200 Type 1 Calibrator, Serial # 16454

The sound level meters were field-calibrated immediately prior to the noise measurement and checked afterward to ensure accuracy. All sound level measurements presented in this report, in accordance with the regulations, were conducted using a sound level meter that conforms to the American National Standards Institute specifications for sound level meters (ANSI S1.4). All instruments are maintained with National Institute of Standards and Technology (NIST) traceable calibration, per the manufacturers' standards.

## Site Noise Measurements and Projections

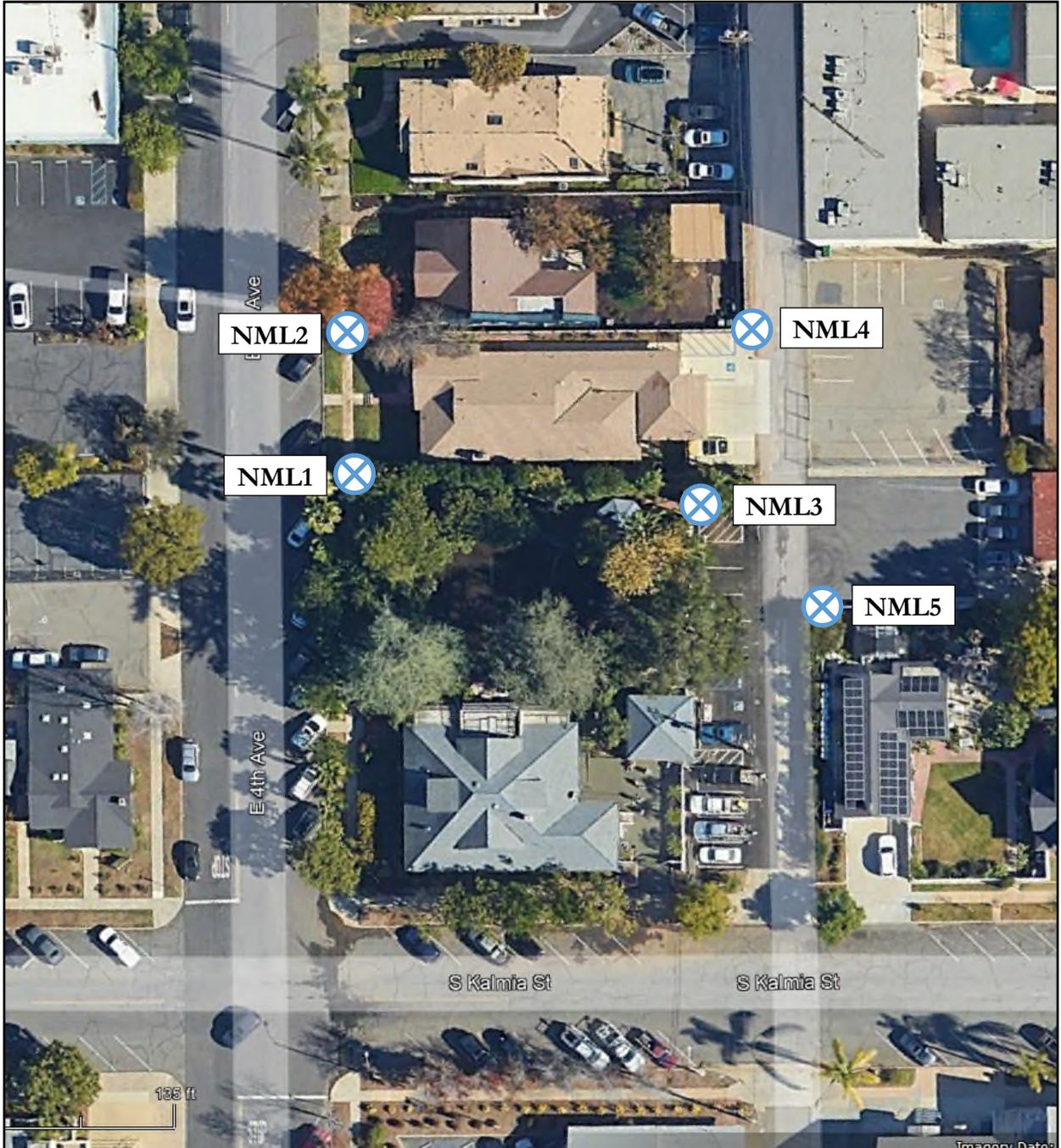
During the site visit on June 29, 2022, music was played over the existing speaker system. Noise measurements were performed at various locations on the project site and at off-site property line receiver locations. The following observations were made while on site:

- Noise measurements near the center of the dance floor area were measured to be approximately 65 dBA  $L_{EQ}$ . Client has indicated that this is the approximate noise level of music that they aim for during events.
- According to Client, DJs set up their equipment on the patio but are prohibited from bringing their own speakers.
- During the site visit, all speakers were operational with the exception of the subwoofer, which is no longer used, according to Client.
- Client performs site noise measurements using a VLIKE VL6708 digital sound level meter, which does not provide average noise levels ( $L_{EQ}$ ).

Table 1 details noise impacts measured at surrounding property line locations. For a graphical representation of receiver locations, please refer to Figure 1.

Table 1. Property Line Noise Measurements of Music at The Garden – June 29, 2022				
Location Number	Description	Time	Average Noise Level (dBA $L_{EQ}$ )	Notes
NML1 (R1)	Northeast Property Line (225 E 4th Ave)	10:47 a.m. – 10:49 a.m.	49.4	Music playing. Minor noise contribution from distant traffic.
NML2 (R2)	Northeast Property Line (235 E 4th Ave)	10:54 a.m. – 10:56 a.m.	47.4	Music playing. Minor noise contribution from distant traffic.
NML3 (R3)	Southeast Property Line (225 E 4th Ave)	11:32 a.m. – 11:34 a.m.	48.8	Music playing, some minor contribution from distant sirens and aircraft. Measured at 5 feet from existing gate.
NML4 (R4)	Southeast Property Line (235 E 4th Ave)	11:49 a.m. – 11:51 a.m.	47.9	Music playing, some minor contribution from roadway traffic and aircraft.
NML5 (R5)	South Property Line (208 E 5th Ave)	11:55 a.m. – 11:57 a.m.	45.5	Music playing. Minor noise contribution from distant traffic.

In addition to the noise measurements performed at the site in 2022, long-term ambient noise monitoring was performed in support of the 2019 noise analysis, to the south of the project site and near NML5. Hourly ambient noise data in this location is detailed in the original acoustical report for the project, provided as Appendix B. Hourly ambient noise levels were used to calculate the Day-Night sound level ( $L_{DN}$ ) for Saturday, October 12, 2019, which was shown to be 54.6  $L_{DN}$ . This location is considered to be the “worst-case” location, as this area is expected to be subject to the lowest ambient noise levels around the project site, based on its setback from surrounding roadways. As such, the use of ambient noise levels in this location would be conservative, as any change in noise levels from the project would be more pronounced when compared to the lower ambient noise level.



Source: Google Earth Pro, 2023

Imagery Date:



 Noise Measurement Location

Figure 1.

### Property Line Noise Measurement Locations

As shown in Table 1, during noise measurements on site, noise levels from music were determined to be in compliance with City of Escondido noise limits. However, as noise from guests conversing at events would also contribute to the overall noise levels, the site noise model developed as part of the 2019 acoustical report has been updated to account for the updated speaker configuration and anticipated guest noise. Speaker noise was “calibrated” in the noise model using on-site noise measurements made during the site visit to approximate the overall impact of noise and speech at surrounding receiver locations. As was the case in the 2019 acoustical report, guest noise sources were calculated as an equal distribution of loud voices, with half of the persons modeled as female, and the other half modeled as male. Each person was modeled as speaking using a “loud” vocal effort for 33 percent of the time (a maximum of 20 minutes of an hour), which is considered excessive as each patron is expected to take breaks in conversation for listening, eating, drinking, and dancing. This analysis therefore accounts for occasional bursts of louder noise combined with times of lesser noise. Noise levels were evaluated with the venue at maximum capacity of 72 people. Modeled noise levels at the surrounding receiver locations are shown in Table 2. For additional information, please refer to Appendix C. Please refer to Figure 2 for a graphical representation of source and receiver locations.

<b>Table 2. Anticipated Noise Impacts of Music and Guests at The Garden</b>			
<b>Location Number</b>	<b>Description</b>	<b>Noise Limit (dBA)</b>	<b>Average Noise Level (dBA L<sub>EQ</sub>)</b>
R1	Northeast Property Line (225 E 4th Ave)	60	58.9
R2	Northeast Property Line (235 E 4th Ave)	52.3	<b>52.5</b>
R3	Southeast Property Line (225 E 4th Ave)	60	57.7
R4	Southeast Property Line (235 E 4th Ave)	52.3	46.5
R5	South Property Line (208 E 5th Ave)	52.3	<b>56.1</b>
R6	East Property Line (225 E 4th Ave)	60	<b>62.5</b>
R7	Property to East (250 E 5th Ave)	60	47.8
R8	North Property Line (342 S Kalmia St)	60	52.1

As shown in Table 2, noise levels at property lines to the northeast, east, and south will exceed the daytime noise limit of 52.3 dBA L<sub>EQ</sub> for single-family residential properties and 60 dBA L<sub>EQ</sub> for commercial properties, as currently designed. For this reason, supplemental noise control features are deemed necessary.



Source: Google Earth Pro, 2023

- Small Speaker (SS) Location
- In-Ground Speaker (IGS) Location
- Directional Speaker (DS) Location
- Garage-Mounted Speaker (S) Location

⊗ Receiver Location



Figure 2.

## Modeled Source and Receiver Locations

## Noise Control Measures

In order to ensure continued compliance with City of Escondido noise limits at off-site receivers, the following project design features are required:

- The existing fence along the eastern property line should be replaced with a solid six-foot high sound attenuation barrier, as shown in Figure 3.
- The portion of the existing fence between the two gates along the southern property line should be replaced with a solid six-foot high sound attenuation barrier, as shown in Figure 3.

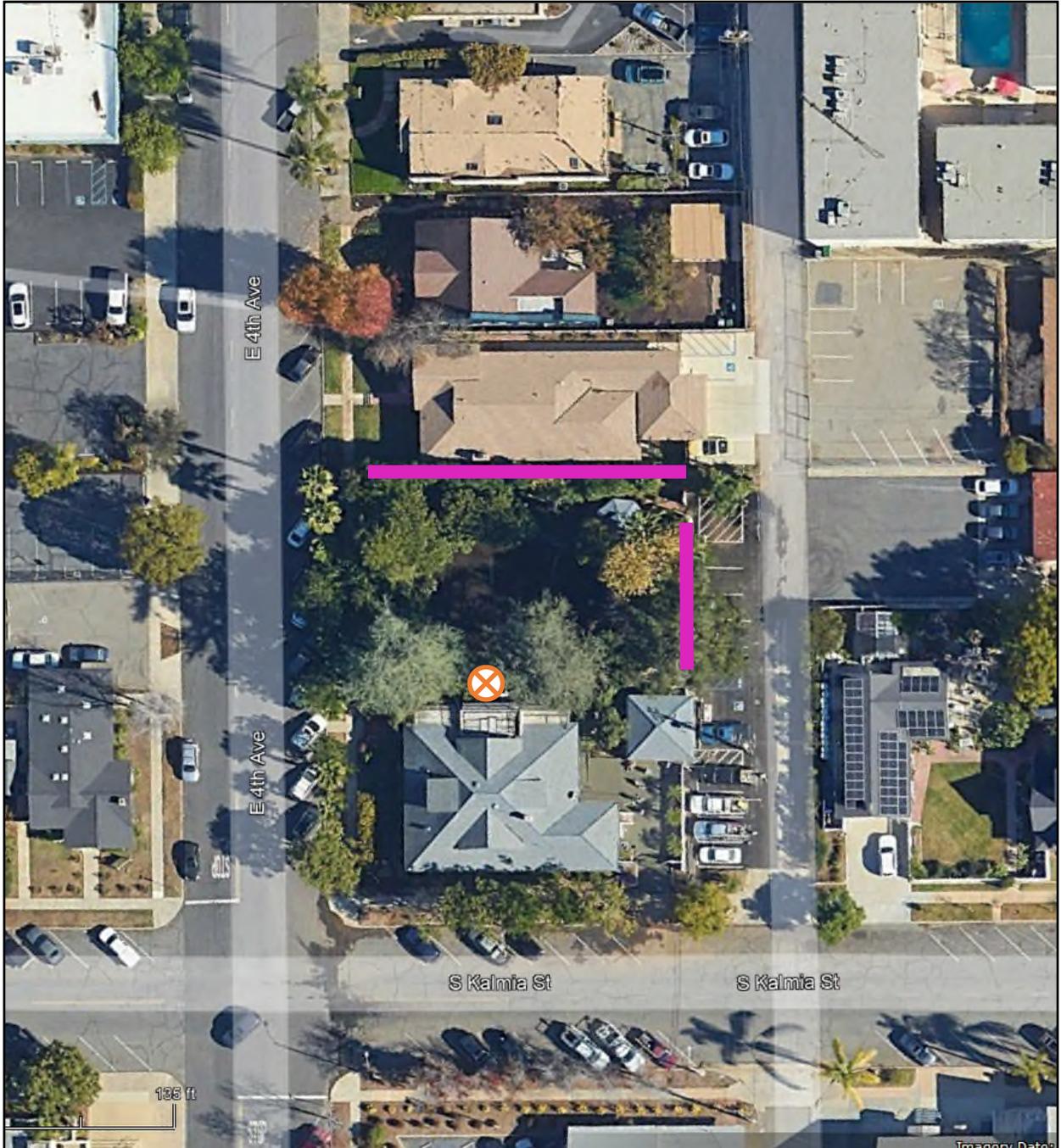
In addition, the following conditions of approval are recommended for the project to maintain compliant noise levels:

- Noise levels of amplified music should be limited to an average noise level of 63 dBA at the center of the patio. This “calibration point” is shown graphically in Figure 3. Client must use an averaging sound level meter (and associated calibrator) meeting Type 1 or 2 standards to confirm that the noise level at the calibration point is not exceeded before (during sound check) and periodically during events. An acceptable sound level meter is the SoftdB Piccolo II or an equivalent product which is capable of showing values in average hourly A-weighted decibels (dBA  $L_{EQ}$ ). Please refer to Appendix D for product data sheets. During the event, combined music and guest noise levels should be limited to an average noise level of 69 dBA at the calibration point.
- Live music must be limited to unamplified, acoustic string instruments.
- Any live vocals must be unamplified or amplified only through Client’s sound system with monitoring conducted to verify levels, as detailed herein.
- Client may not use the subwoofer, which has been removed from the site since the site visit was performed.
- Events may not take place during the nighttime hours established by the City of Escondido (between 10 p.m. and 7 a.m.).

Proposed sound attenuation barrier locations are shown graphically in Figure 3 and should be constructed to the minimum barrier standards listed below:

A sound wall should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3½ pounds per square foot. Where architectural, aesthetic, or visibility factors must be considered, glass or clear plastic may be used on the upper portion. In lieu of a permanent sound attenuation barrier, sound attenuation curtains can be installed, provided they achieve a minimum STC rating of 26, have overlapping seams, and are in contact with the ground (gaps minimized at the underside of the barrier).

Table 3 shows project-generated noise impacts, with the project design features and conditions detailed above, at all surrounding receivers. All other receivers are located at a greater distance and therefore would be exposed to lesser noise levels.



Source: Google Earth Pro, 2023

-  Calibration Point
-  6-foot High Barrier Location



Figure 3.  
**Noise Control Measures**

<b>Table 3. Anticipated Noise Impacts at Surrounding Receivers with Noise Control Measures</b>			
<b>Location Number</b>	<b>Description</b>	<b>Noise Limit (dBA)</b>	<b>Average Noise Level (dBA L<sub>EQ</sub>)</b>
R1	Northeast Property Line (225 E 4th Ave)	60	57.1
R2	Northeast Property Line (235 E 4th Ave)	52.3	48.8
R3	Southeast Property Line (225 E 4th Ave)	60	57.5
R4	Southeast Property Line (235 E 4th Ave)	52.3	45.5
R5	South Property Line (208 E 5th Ave)	52.3	52.2
R6	East Property Line (225 E 4th Ave)	60	55.1
R7	Property to East (250 E 5th Ave)	60	46.9
R8	North Property Line (342 S Kalmia St)	60	52.1

As shown in Table 3, with these project design features and conditions in place, operational noise levels from the site are expected to comply with City of Escondido Municipal Code noise requirements at all surrounding property lines. Additional information is provided in Appendix C.

Additionally, noise impacts at residential receivers have been compared to the requirements of the Community Protection Element of the General Plan Figure VI-14, which allows for a three decibel increase in areas where the existing noise levels are 55 L<sub>DN</sub>. Existing ambient noise levels, calculated noise impacts with the above noise control measures in place, and the calculated increase in noise level at residential receivers are shown below in Table 4.

<b>Table 4. Increase in Overall Noise Levels at Residential Receivers</b>				
<b>Location Number</b>	<b>Existing Ambient (dBA L<sub>DN</sub>)</b>	<b>Project-Generated (dBA L<sub>EQ</sub>)</b>	<b>Combined Existing + Project-Generated (dBA)</b>	<b>Increase (dBA)</b>
R2	54.6	48.8	55.6	1.0
R4	54.6	45.5	55.1	0.5
R5	54.6	52.2	56.6	2.0

As shown above, noise levels at residential receivers are anticipated to increase by less than three decibels and therefore are considered to be less than significant. Additionally, it should be noted that the above calculations consider L<sub>EQ</sub> noise levels from events for a conservative analysis of the change in noise levels. Actual increases in the Day-Night sound level would be substantially lower, as events will only take place for a limited period during daytime hours and will not take place during the more sensitive nighttime hours. The assessment of changes in L<sub>DN</sub> levels apply only to “Residences and Buildings Where People Normally Sleep.” Figure VI-14 provides additional guidelines in the form of peak hour L<sub>EQ</sub> limits for “Institutional Land Uses with Primarily Daytime and Evening Uses,” but clarifies that criteria for institutional land uses applies only to schools, libraries, and churches. As the receivers immediately surrounding commercial properties do not meet any of these descriptions, Figure VI-14 does not apply at nearby commercial properties, thus only compliance with the City of Escondido Municipal Code would be required.

## Conclusion & Certification

Based on noise monitoring results and updated noise projections, Consultant has established the project design features and conditions detailed herein which would allow the project to comply with the applicable City of Escondido noise limits at surrounding properties.

The findings and recommendations of this acoustical report are based on measured noise levels and are a true and factual analysis of the potential acoustical issues associated with The Garden Weddings and Events project. This report was prepared by Amy Hool and Jonathan Brothers.



Amy Hool, INCE  
President/CEO



Jonathan Brothers, INCE  
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## **Appendix A**

Applicable Noise Regulations

Chapter 17 OFFENSES—MISCELLANEOUS PROVISIONS  
ARTICLE 12. NOISE ABATEMENT AND CONTROL

**Sec. 17-229. Sound level limits.**

(a) Unless a variance has been applied for and granted pursuant to this article, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits set forth in the following table, except that construction noise level limits shall be governed by Section 17-234 of this article.

TABLE 17-229

<b>Zone</b>	<b>Time</b>	<b>Applicable Limit One-hour Average Sound Level (Decibels)</b>
Residential zones	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
Multi-residential zones	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
Commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
Light industrial/ Industrial park zones	Anytime	70*
General industrial zones	Anytime	75*

\*Subject to provisions of Section 17-229 (c)(5).

(b) **Maximum Permissible Sound Levels by Receiving Land Use.**

(1) The noise standards for the various categories of land use as presented in subsection (a) of this section shall, unless otherwise specifically indicated, apply to each property or portion of property substantially used for a particular type of land use reasonably similar to the land use types shown in subsection (a) of this section. Where two (2) or more dissimilar land uses occur on a single property, the more restrictive noise limits shall apply.

(2) Additional land use classifications may be added by action of the city council to reflect both lower and higher existing ambient levels than those shown.

(3) Where doubt exists when making identification of receiving land use, the city manager shall make an interpretation.

(4) No person shall operate or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level to exceed the environmental and/or nuisance interpretation of the applicable limits given in subsection (a) of this section.

(5)(A) Environmental noise shall be measured by the equivalent sound level (Leq) for such hours as are specified.

(B) Nuisance noise shall be measured as a sound level not to be exceeded at any time.

(C) Sound levels by receiving land use shall be measured at the boundary or at any point within the boundary of the property affected.

(D) Fixed location public utility distribution or fixed transmission facilities, located on or adjacent to a property line shall be subject to noise level limits of this section measured at or beyond six (6) feet from the boundary of the easement upon which the equipment is located.

(c) Corrections to Exterior Noise Level Limits.

(1) If the noise is continuous, the Leq for any hour will be represented by any lesser time period within that hour. Noise measurements of a few minutes only will thus suffice to define the noise level.

(2) If the noise is intermittent, the Leq for any hour may be represented by a time period typical of the operating cycle. Measurement should be made of a representative number of noisy/quiet periods. A measurement period of not less than fifteen (15) minutes is, however, strongly recommended when dealing with intermittent noise.

(3) In the event the alleged offensive noise, as judged by the enforcement officer, contains a steady, audible sound such as a whine, screech or hum, or contains a repetitive impulsive noise such as hammering or riveting, the standard limits set forth in Table 17-229 shall be reduced by ten (10) dB or to the ambient noise level when such noises are not occurring.

(4) If the measured ambient level exceeds that permissible in subsection (a) of this section, the allowable noise exposure standard shall be the ambient noise level. The ambient level shall be measured when the alleged noise violations source is not operating.

(5) The sound level limit at a location on a boundary between two (2) land use classifications is the limit applicable to the receiving land use; 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 seventy-five (75) decibels (dB) at the property line regardless of the zone where the extractive industry is actually located.

Fixed-location public utility distribution or transmission facilities located on or adjacent to a property line shall be subject to the noise level limits of this section, measured at or beyond six (6) feet from the boundary of the easement upon which the equipment is located. (Ord. No. 90-8, § 2, 3-28-90)

View the [mobile version](#).

**e. Flight Operations**

The County of San Diego is owner and operator of McClellan-Palomar Airport, a public facility that accommodates smaller civil aircraft located approximately 12 miles west of Escondido. An Airport Land Use Compatibility Plan (ALUCP) was adopted that identifies issues and provides guidance regarding land uses surrounding the facility (also refer to Mobility and Infrastructure Element). A noise evaluation in the ALUCP indicates that the facility generates less than 60 dBA CNEL within Escondido’s airspace. However, because of Escondido’s proximity to the airport real estate professionals are required to provide a disclosure statement notifying prospective property owners of the airport’s flight patterns and potential noise impacts.

Air ambulances transport unscheduled emergency patient deliveries via helicopter to Palomar-Pomerado Hospital. While there are noise implications regarding these flights there are no laws or regulations regarding the specific flight patterns of air ambulances because they are non-scheduled, fly in various directions transporting patients to and from hospitals, and must vary their path to adjust for other air traffic, tall buildings and weather conditions.

Figure VI-14

**Exterior Incremental Environmental Noise Impact Standards for Noise-Sensitive Uses (dBA)**

Residences and Buildings Where People Normally Sleep <sup>a</sup>		Institutional Land Uses with Primarily Daytime and Evening Uses <sup>b</sup>	
Existing L <sub>dn</sub>	Allowable Noise Increment	Existing Peak Hour L <sub>eq</sub>	Allowable Noise Increment
45	8	45	12
50	5	50	9
55	3	55	6
60	2	60	5
65	1	65	3
70	1	70	3
75	0	75	1
80	0	80	0

Noise levels are measured at the property line of the noise-sensitive use.

- a. This category includes homes, hospitals, and hotels where a nighttime sensitivity to noise is assumed to be of utmost importance.
- b. This category includes schools, libraries, theaters, and churches where it is important to avoid interference with such activities as speech, meditation, and concentration on reading material.

SOURCE: Federal Transit Administration, Transit Noise Impact and Vibration Assessment, May 2006

Figure VI-13

**Noise Measurement Guidelines:**

- 1) Noise measurements in residential areas should generally be applied at ten feet from the backyard property line. However, in certain cases such as on estate lots where backyards are typically very large, the 60 dBA goal could be applied approximately one half the distance between the back of the main residential structure and the rear property line.
- 2) The outdoor standard should not normally be applied to balconies or patios associated with residential uses.
- 3) \*Noise impacts of proposed projects on existing land uses should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. For example, if an area currently is below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. Projects increasing noise levels by 5 dB or greater should be considered as generating a significant impact and should require mitigation.



**Eilar Associates, Inc.**  
*Acoustical and Environmental Consulting Services*

## Appendix B

Original Acoustical Analysis Report, dated October 25, 2019

# NOISE IMPACT ANALYSIS

**Fourth Avenue Wedding Venue  
209 East 4th Avenue  
Escondido, California 92025**

## **Prepared For**

**Rocco's Dental Studio**  
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**Job #S191001**

**October 25, 2019**

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- A. Project Plans
- B. Pertinent Sections of the City of Escondido Municipal Code
- C. Cadna Analysis Data and Results
- D. Recommended Sound Level Meter and Calibrator

## 1.0 EXECUTIVE SUMMARY

The purpose of this report is to assess noise impacts from proposed outdoor events, such as weddings, at the Fourth Avenue Wedding Venue, and to determine if additional mitigation is necessary and feasible to reduce project-related property line noise impacts to less than significant. Absent a variance or conditional use permit, noise limits specified within the City of Escondido Noise Ordinance must be met at neighboring property lines.

Based on the project information available, calculations show that as currently designed, the noise impacts from events held at the Fourth Avenue Wedding Venue will exceed daytime noise limits at most surrounding property lines. With the proposed mitigation measures detailed in Section 5.2 in place, noise levels from outdoor events will comply with City of Escondido daytime noise limits at all neighboring property lines. Mitigation is required, and is detailed in Section 5.2. An additional configuration was analyzed for mitigation measures necessary to meet noise limits at residential properties only. Mitigation also consists of the enforcement of a specific noise level at given distance from the speakers using an averaging sound level meter meeting Type 1 or 2 standards in order to ensure noise levels at neighboring receivers are adequately controlled. Appropriate noise levels have been provided for compliance with daytime noise limits. In the event live music is present, the music must be restricted to vocals and unamplified acoustic stringed instruments.

## 2.0 INTRODUCTION

This acoustical analysis report is submitted to satisfy the noise requirements of the City of Escondido. Its purpose is to assess noise impacts from outdoor events proposed to be held at the Fourth Avenue Wedding Venue, in the northeast yard of Rocco's Dental Studio, and to determine if the proposed mitigation will reduce the noise impacts to less than significant levels at surrounding property lines. This analysis is required to show music noise levels that comply with City of Escondido noise limits.

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol " $L_{EQ}$ ." Unless a different time period is specified, " $L_{EQ}$ " is implied to mean a period of one hour. Some of the data may also be presented as octave-band-filtered and/or 1/3-octave-band-filtered data, which are a series of sound spectra centered about each stated frequency, with half of the bandwidth above and half of the bandwidth below each stated frequency. This data is typically used for machinery noise analysis and barrier-effectiveness calculations.

Sound pressure is the actual noise experienced by a human or registered by a sound level instrument. When sound pressure is used to describe a noise source, the distance from the noise source must be specified in order to provide complete information.

### 2.1 Project Description

The proposed project, Fourth Avenue Wedding Venue, consists of the addition of an event space to the rear yard of an existing dental studio located at 209 East 4th Avenue. Proposed hours of operation are 9 a.m. to 10 p.m., with music ending at 9 p.m.

Noise from music and guests at the proposed space is the primary focus of this analysis. For additional project details, please refer to the project plans, provided in Appendix A.

## 2.2 Project Location

The subject property is located at 209 East Fourth Avenue in the City of Escondido, California. The Assessor’s Parcel Number (APN) for the site is 233-182-06-00. The project site is currently occupied by an existing dental studio. For a graphical representation of the site, please refer to the Vicinity Map, Assessor’s Parcel Map, Satellite Aerial Photograph, and Topographic Map provided as Figures 1 through 4, respectively.

## 2.3 Applicable Noise Regulations

The noise regulations applicable to this project are contained within the City of Escondido Municipal Code.

*Sec. 17-229 Sound level limits.*

*(a) Unless a variance has been applied for and granted pursuant to this article, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits set forth in the following table, except that construction noise level limits shall be governed by Section 17-234 of this article.*

Table 17-229. Sound Level Limits		
Zone	Time	Applicable Limit – One-hour Average Sound Level (dBA L <sub>EQ</sub> )
Residential zones	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
Multi-residential zones	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
Commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
Light industrial/Industrial park zones	Anytime	70*
General industrial zones	Anytime	75*

\*Subject to provisions of Section 17-229(c)(5).

Properties to the south and east (across the alley) of the project site are zoned multi-family residential, and properties to the east, north (across Fourth Avenue) and west (across Kalmia Street) of the project site are zoned commercial. As the proposed hours of operation of the wedding venue are 9 a.m. to 10 p.m., noise levels must comply with daytime noise limits shown above.

For pertinent sections of the City of Escondido Municipal Code, please refer to Appendix B.

### 3.0 ENVIRONMENTAL SETTING

#### 3.1 Existing Noise Environment

An on-site inspection was conducted on the afternoon of Thursday, October 10, 2019. The existing noise environment consists primarily of noise from traffic traveling on East Fourth Avenue and Kalmia Street, as well as the alley to the south of the project site. As the City of Escondido Municipal Code noise limits are dependent on the ambient noise levels in the vicinity of the project site, long-term noise monitoring was performed to determine the existing ambient noise level at sensitive properties in the vicinity of the project site. The sound level meter was left to record noise levels over three full days, from Friday, October 11 through Sunday, October 13, to account for differences between weekday and weekend noise levels. A noise level meter was placed near the property line to the south of the proposed venue (across the alley). The microphone was placed at a height of five feet above grade. Results of this noise monitoring are shown in Table 1, and the noise monitoring location is shown in Figure 3.

Table 1. Long-Term Measured Noise Levels near Southeast Property Line		
Date	Hour	Hourly Noise Level (dBA L <sub>EQ</sub> )
Friday, October 11, 2019	12 a.m. – 1 a.m.	42.9
	1 a.m. – 2 a.m.	41.0
	2 a.m. – 3 a.m.	41.8
	3 a.m. – 4 a.m.	41.9
	4 a.m. – 5 a.m.	46.9
	5 a.m. – 6 a.m.	48.5
	6 a.m. – 7 a.m.	51.5
	7 a.m. – 8 a.m.	59.2
	8 a.m. – 9 a.m.	50.5
	9 a.m. – 10 a.m.	49.3
	10 a.m. – 11 a.m.	49.9
	11 a.m. – 12 p.m.	49.1
	12 p.m. – 1 p.m.	49.4
	1 p.m. – 2 p.m.	47.5
	2 p.m. – 3 p.m.	48.6
	3 p.m. – 4 p.m.	52.3
	4 p.m. – 5 p.m.	51.4
	5 p.m. – 6 p.m.	50.3
6 p.m. – 7 p.m.	49.5	
7 p.m. – 8 p.m.	50.6	
8 p.m. – 9 p.m.	46.7	

Table 1. Long-Term Measured Noise Levels near Southeast Property Line		
Date	Hour	Hourly Noise Level (dBA L <sub>EQ</sub> )
Friday, October 11, 2019	9 p.m. – 10 p.m.	46.9
	10 p.m. – 11 p.m.	47.0
	11 p.m. – 12 a.m.	44.9
Saturday, October 12, 2019	12 a.m. – 1 a.m.	45.1
	1 a.m. – 2 a.m.	42.6
	2 a.m. – 3 a.m.	42.2
	3 a.m. – 4 a.m.	42.4
	4 a.m. – 5 a.m.	45.3
	5 a.m. – 6 a.m.	46.1
	6 a.m. – 7 a.m.	54.9
	7 a.m. – 8 a.m.	57.3
	8 a.m. – 9 a.m.	52.6
	9 a.m. – 10 a.m.	47.7
	10 a.m. – 11 a.m.	45.6
	11 a.m. – 12 p.m.	48.6
	12 p.m. – 1 p.m.	47.8
	1 p.m. – 2 p.m.	48.2
	2 p.m. – 3 p.m.	50.0
	3 p.m. – 4 p.m.	48.8
	4 p.m. – 5 p.m.	47.8
	5 p.m. – 6 p.m.	49.9
	6 p.m. – 7 p.m.	48.5
	7 p.m. – 8 p.m.	47.2
	8 p.m. – 9 p.m.	46.6
9 p.m. – 10 p.m.	46.3	
10 p.m. – 11 p.m.	43.6	
11 p.m. – 12 a.m.	46.2	
Sunday, October 13, 2019	12 a.m. – 1 a.m.	42.8
	1 a.m. – 2 a.m.	45.7
	2 a.m. – 3 a.m.	42.6
	3 a.m. – 4 a.m.	40.5
	4 a.m. – 5 a.m.	41.7
	5 a.m. – 6 a.m.	42.1
	6 a.m. – 7 a.m.	43.4
	7 a.m. – 8 a.m.	45.5

Table 1. Long-Term Measured Noise Levels near Southeast Property Line		
Date	Hour	Hourly Noise Level (dBA L <sub>EQ</sub> )
Sunday, October 13, 2019	8 a.m. – 9 a.m.	45.1
	9 a.m. – 10 a.m.	47.1
	10 a.m. – 11 a.m.	45.8
	11 a.m. – 12 p.m.	49.4
	12 p.m. – 1 p.m.	48.5
	1 p.m. – 2 p.m.	49.3
	2 p.m. – 3 p.m.	49.8
	3 p.m. – 4 p.m.	52.7
	4 p.m. – 5 p.m.	48.6
	5 p.m. – 6 p.m.	49.1
	6 p.m. – 7 p.m.	48.2
	7 p.m. – 8 p.m.	47.6
	8 p.m. – 9 p.m.	43.4
	9 p.m. – 10 p.m.	45.0
10 p.m. – 11 p.m.	42.1	
11 p.m. – 12 a.m.	43.4	

As shown in Table 1, the hourly ambient noise level during proposed hours of operation (9 a.m. to 10 p.m.) was found to range from 42.1 dBA L<sub>EQ</sub> to 52.3 dBA L<sub>EQ</sub>. Per the City of Escondido Municipal Code, as the measured ambient noise levels do not exceed the 55 dBA limit for properties zoned for multifamily residential use, the 55 dBA noise limit for residential land uses and the 60 dBA noise limit for commercial land uses were applied at surrounding properties.

**3.2 Future Noise Environment**

The future noise environment in the vicinity of the project site will be primarily a result of the same noise sources, as well as the noise generated by the proposed outdoor events at the Fourth Avenue Wedding Venue.

**3.2.1 Noise from Outdoor Music System**

The primary potential source of permanent noise associated with the project will be from amplified or live music. According to discussions with Kristie Rocco, the venue will include four outdoor speakers, a dance floor, and associated seating. These speakers will be used to play music, and they will not operate after 9 p.m. Two speakers will be located at the building and two will be located around the dance floor.

Noise levels of music at a similar venue have been incorporated into the noise model to account for amplified music in the yard. Octave-band noise levels were measured by Eilar Associates for a prior project and were adjusted to equate to a noise level of 82 dBA, as measured at a distance of 25 feet on-center from the two dance floor speakers, and 61 dBA, as measured at a distance of 25 feet on-

center from the two building-mounted speakers. Octave-band noise levels used to model each outdoor speaker are shown below in Table 2. Please refer to Section 5.1 for additional details.

Table 2. Sound Pressure Level of Each Pair of Outdoor Speakers at 25 Feet									
Source	Sound Pressure Level at Octave Band Frequency (dB)								Total (dBA)
	63	125	250	500	1K	2K	4K	8K	
Dance Floor Speakers	53.1	64.5	71.8	72.2	77.3	75.9	73.2	58.3	82
Building Speakers	32.8	44.1	51.8	52.0	56.5	54.6	51.9	36.9	61

### 3.2.2 Noise from Persons Gathered in Outdoor Use Areas

In addition to noise associated with music in outdoor use areas, the venue is expected to hold up to 72 guests. In order to approximate noise levels of persons gathered in the outdoor use areas of the project, measurements shown in a study prepared by Pearsons, Bennett, and Fidell for the U.S. Environmental Protection Agency titled *Speech Levels in Various Noise Environments* (Report No. EPA-600/1-77-025) was consulted. This study shows noise levels of speech for both males and females for five different vocal efforts: casual, normal, raised, loud, and shout. Measurements for “loud” voices were considered to be appropriate for this analysis, and an even mixture of the two was used. According to this study, at a distance of 3.28 feet, an average male will generate a noise level of approximately 76 dBA when speaking with a loud voice and an average female will generate a noise level of approximately 71 dBA when speaking with a loud voice. These noise measurements have been incorporated into the analysis of noise impacts detailed in Section 5.1.

## 4.0 METHODOLOGY AND EQUIPMENT

### 4.1 Methodology

#### 4.1.1 Cadna Noise Modeling Software

Modeling of the outdoor noise environment is accomplished using Cadna Version 2019, which is a model-based computer program developed by DataKustik for predicting noise impacts in a wide variety of conditions. Cadna (Computer Aided Noise Abatement) assists in the calculation, presentation, assessment, and alleviation of noise exposure. It allows for the input of project information such as noise source data, barriers, structures, and topography to create a detailed model and uses the most up-to-date calculation standards to predict outdoor noise impacts. Noise standards used by Cadna that are particularly relevant to this analysis include ISO 9613 (Attenuation of sound during propagation outdoors). Cadna provides results that are in line with basic acoustical calculations for distance attenuation and barrier insertion loss.

### 4.2 Measurement Equipment

The following equipment was used at the site to measure existing ambient noise levels:

- Larson Davis Model 720 Type 2 Sound Level Meter, Serial # 0219 with microphone and windscreen
- Larson Davis Model CA150 Type 2 Calibrator, Serial # 2056

The sound level meter was field-calibrated immediately prior to the noise measurement and checked afterwards to ensure accuracy. All sound level measurements conducted and presented in this report, in accordance with the regulations, were made with sound level meters that conform to the American National Standards Institute specifications for sound level meters (ANSI S1.4). All instruments are maintained with National Bureau of Standards traceable calibration, per the manufacturers' standards.

## 5.0 NOISE IMPACTS AND PROJECT DESIGN FEATURES

### 5.1 Unmitigated Impacts (As Designed)

In order to predict anticipated maximum noise impacts, all guest noise sources were calculated as an equal distribution of loud voices, with half of the persons modeled as female, and the other half modeled as male. In order to model the noise from a mobile point source (people moving around the site and using the dance floor), an area source with moving point sources was used, which divides all of the sound power generated by the number of persons in the area along the surface of a plane, typical methodology for modeling this type of noise source. A noise model was created using Cadna with 36 adult males 36 adult females located at the dance floor and seating areas. Each person was modeled as speaking using a "loud" vocal effort for 33 percent of the time (a maximum of 20 minutes of an hour), which is considered excessive as each patron is expected to take breaks in conversation for listening, eating, drinking, and dancing. For this reason, this analysis is considered to be a conservative estimate of noise levels generated at outdoor use areas, and accounts for occasional bursts of louder noise combined with times of lesser noise. Noise levels were evaluated with the venue at maximum capacity of 72 people, as detailed above in Section 3.2.2. Four speakers with music have also been included in the noise analysis of event activity.

Existing project structures were incorporated into the noise model. Anticipated combined noise levels of events, in which the venue is at full capacity, and music is playing, are shown below in Table 3. Noise source and receiver locations are shown in Figure 5, and additional information can be found in Appendix C: Cadna Analysis Data and Results.

<b>Table 3. Unmitigated Noise Impacts</b>					
<b>Receiver</b>	<b>Location</b>	<b>Noise Limit (dBA)</b>	<b>Operational Noise Impact (dBA)</b>		
			<b>Guests</b>	<b>Music</b>	<b>Combined</b>
C1	North	60	52	64	<b>65</b>
C2	East	60	64	75	<b>75</b>
R1	South	55	54	65	<b>65</b>
R2	East	55	47	56	<b>56</b>

As shown above, noise levels at property lines to the north, east, and south will exceed the daytime noise limit of 55 dBA L<sub>EQ</sub> for multi-family residential properties and 60 dBA L<sub>EQ</sub> for commercial properties, as currently designed. For this reason, additional mitigation is deemed necessary.

Unmitigated noise contours and receiver locations for events are shown in Figure 5, and additional information can be found in Appendix C: Cadna Analysis Data and Results.

## 5.2 Mitigated Impacts

The following project design features were considered in the analysis of noise impacts on surrounding properties. These features should be incorporated into the project where feasible:

1. The existing fence along the southern property line should be replaced with a solid twelve-foot high sound attenuation barrier.
2. A ten-foot high sound attenuation barrier should be placed along the eastern property line.
3. An eight-foot high sound attenuation barrier should be placed along the northern property line.

Proposed sound attenuation barrier locations are shown graphically in Figure 6, and should be constructed to the minimum barrier standards listed below.

A sound wall should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3½ pounds per square foot. Where architectural, aesthetic, or visibility factors must be considered, glass or clear plastic may be used on the upper portion. In lieu of a permanent sound attenuation barrier, sound attenuation curtains can be installed, provided they achieve a minimum STC rating of 26, have overlapping seams, and are in contact with the ground (gaps minimized at the underside of the barrier).

Calculated noise levels with the aforementioned project design features in place are shown in Table 4, and receiver, source, and barrier locations are shown in Figure 6. Please refer to Appendix C for additional details.

Table 4. Mitigated Noise Impacts					
Receiver	Location	Noise Limit (dBA)	Operational Noise Impact (dBA)		
			Guests	Music	Combined
C1	North	60	45	58	58
C2	East	60	46	60	60
R1	South	55	41	55	55
R2	East	55	37	49	49

As shown above, with the project design features detailed in this section in place, property line noise impacts at all receivers are expected to meet the daytime noise limits of the City of Escondido. However, it should be noted that, if barriers along the northwest and northeast property lines are deemed infeasible, noise levels from proposed events are not expected to be disruptive to these commercial receivers, as events are anticipated to occur on weekends, outside of normal business

hours. If barriers along the eastern and northern property lines are deemed unnecessary, with a 12 foot tall sound attenuation barrier in place in place along the southern property line, noise levels at the residential receivers are expected to comply with City of Escondido daytime noise limits. Calculated noise levels with the a 12 foot tall barrier in place are shown in Table 5, and receiver, source, and barrier locations are shown in Figure 7. Please refer to Appendix C for additional details.

<b>Table 5. Mitigated Noise Impacts – South Wall Only</b>					
<b>Receiver</b>	<b>Location</b>	<b>Noise Limit (dBA)</b>	<b>Operational Noise Impact (dBA)</b>		
			<b>Guests</b>	<b>Music</b>	<b>Combined</b>
C1	North	60	52	64	<b>65</b>
C2	East	60	64	75	<b>75</b>
R1	South	55	41	55	55
R2	East	55	36	48	48

In order to remain in compliance, the noise levels of 82 dBA, as measured at a distance of 25 feet on-center from the two dance floor speakers, and 61 dBA, as measured at a distance of 25 feet on-center from the two building-mounted speakers must be enforced. In order to confirm noise limits are met, it is recommended that the applicant invest in an averaging sound level meter (and associated calibrator) meeting Type 1 or 2 standards to confirm that the noise level is not exceeded before (during sound check) and periodically during events. An acceptable sound level meter is the SoftdB Piccolo II or an equivalent product which is capable of showing values in average hourly A-weighted decibels (dBA  $L_{EQ}$ ). Product data sheets for the Piccolo II sound level meter and a recommended calibrator are provided as Appendix D.

## **6.0 CONCLUSION**

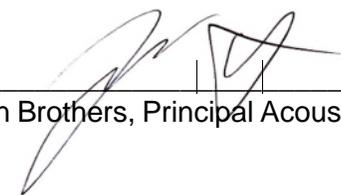
Calculations show that as currently designed, the noise impacts from events held at the Fourth Avenue Wedding Venue will exceed daytime noise limits at most surrounding property lines. With the proposed mitigation measures detailed in Section 5.2 in place, noise levels from outdoor events will comply with City of Escondido daytime noise limits at all neighboring property lines. Mitigation is required, and is detailed in Section 5.2. An additional configuration was analyzed for mitigation measures necessary to meet noise limits at residential properties only. Mitigation also consists of the enforcement of a specific noise level at given distance from the speakers using an averaging sound level meter meeting Type 1 or 2 standards in order to ensure noise levels at neighboring receivers are adequately controlled. Appropriate noise levels have been provided for compliance with daytime noise limits. In the event live music is present, the music must be restricted to vocals and unamplified acoustic stringed instruments.

This analysis is based upon current anticipated equipment noise levels. Substitution of a sound system with higher noise emission levels may invalidate the recommendations of this study. These conclusions and recommendations are based on the best and most current project-related information available at the time this study was prepared.

## 7.0 CERTIFICATION

This report is based on the related project information received and measured noise levels, and represents a true and factual analysis of the acoustical impact issues associated with the proposed Fourth Avenue Wedding Venue at Rocco's Dental Studio located at 209 East Fourth Avenue in the City of Escondido, California. This report was prepared by Rachael Cowell and Jonathan Brothers.

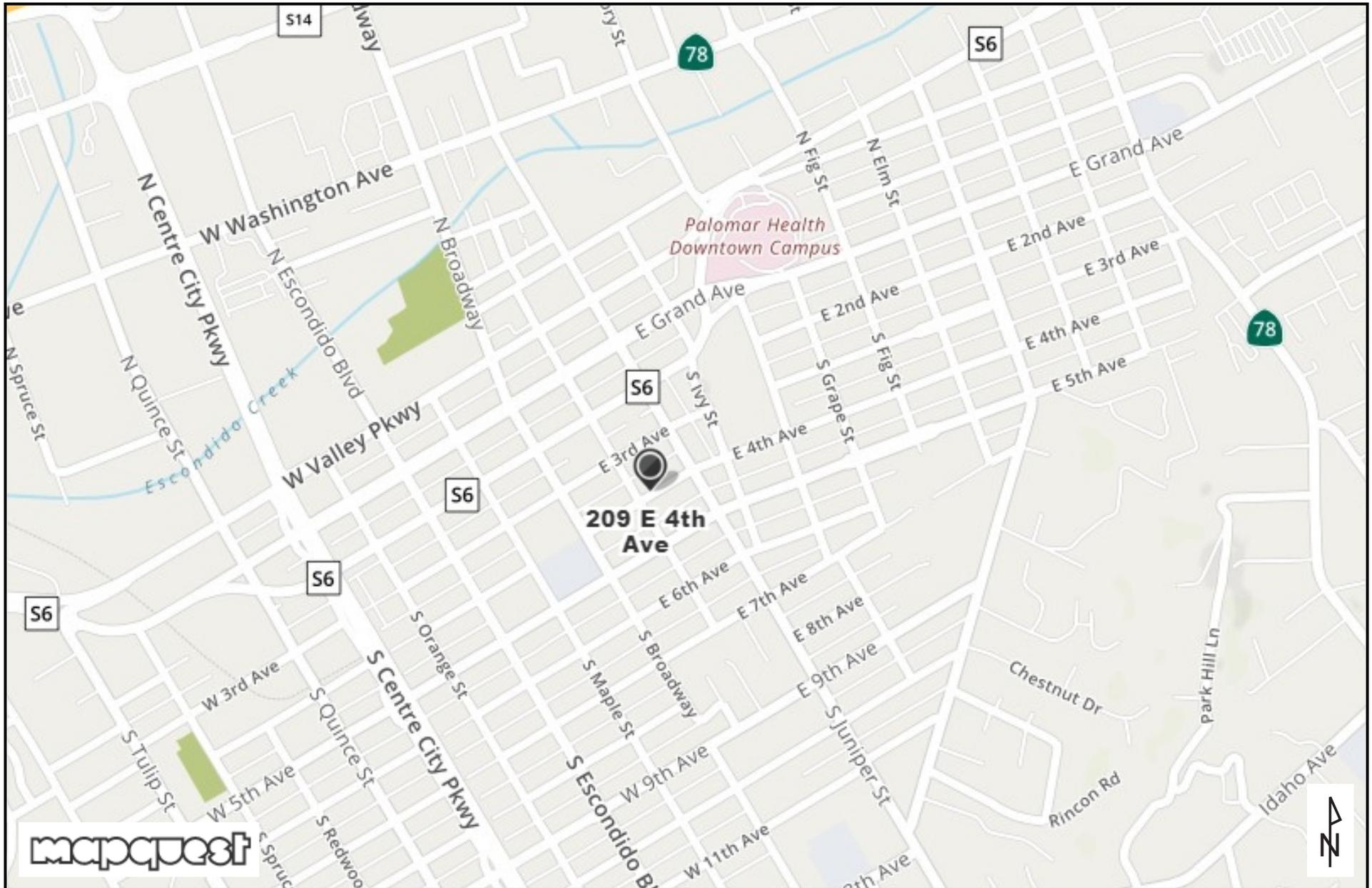
  
\_\_\_\_\_  
Rachael Cowell, Acoustical Consultant

  
\_\_\_\_\_  
Jonathan Brothers, Principal Acoustical Consultant

## 8.0 REFERENCES

1. Beranek, Leo L., *Acoustical Measurements*, Published for the Acoustical Society of America by the American Institute of Physics, Revised Edition, 1988.
2. City of Escondido Municipal Code, Section 17-229: Sound Level Limits, Effective March 28, 1990.
3. Pearsons, K.S., Bennett, R.L., & Fidell, S., *Speech Levels in Various Noise Environments* (Report No. EPA-600/1-77-025), U.S. Environmental Protection Agency, 1977.
4. DataKustik, CadnaA (Computer Aided Noise Abatement), Version 2019.

## FIGURES



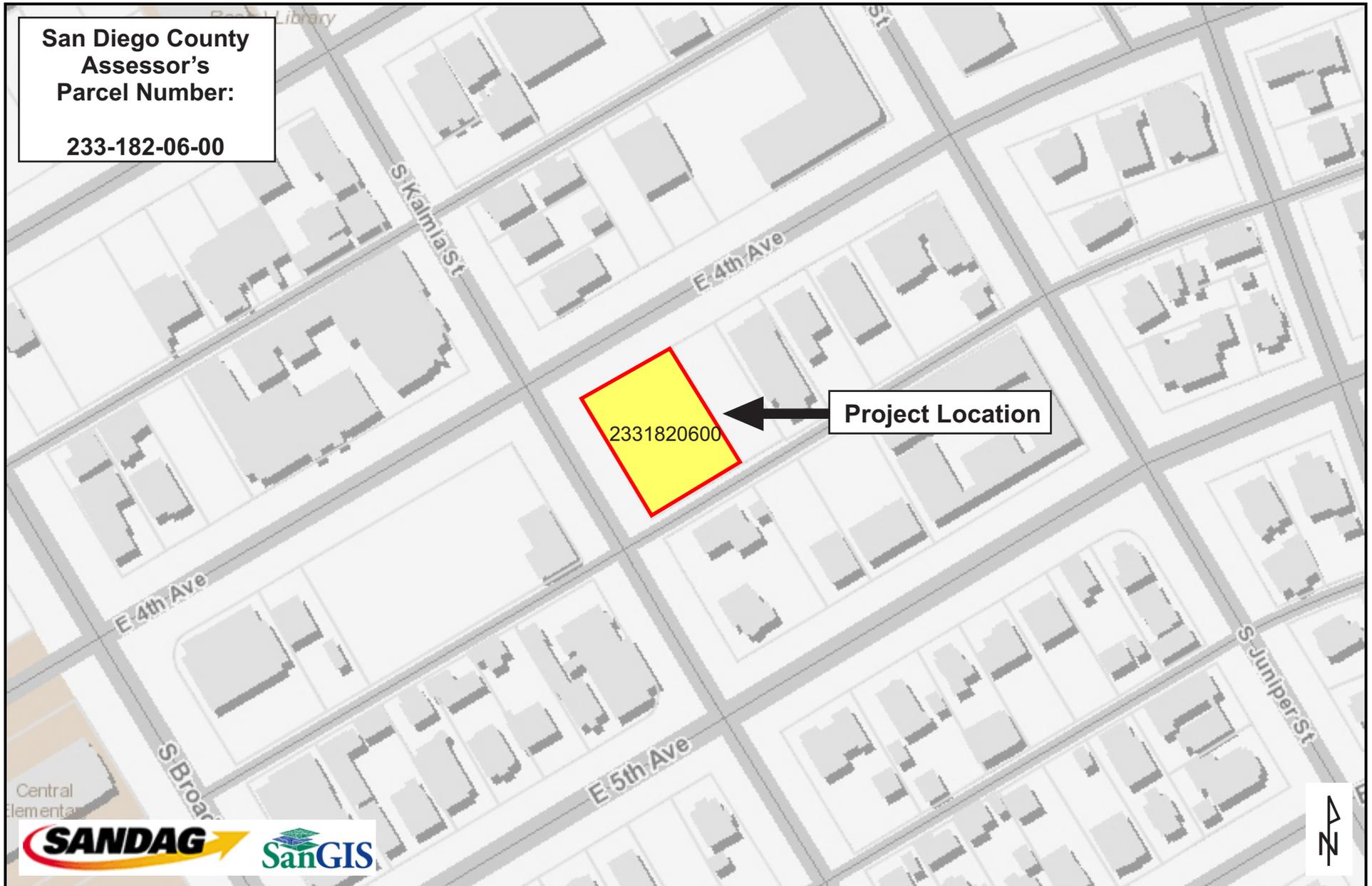
**Eilar Associates, Inc.**  
 210 South Juniper Street, Suite 100  
 Escondido, California 92025  
 760-738-5570

**Vicinity Map**  
**Job # S191001**

**Figure 1**

San Diego County  
Assessor's  
Parcel Number:

233-182-06-00



Eilar Associates, Inc.  
210 South Juniper Street, Suite 100  
Escondido, California 92025  
760-738-5570

Assessor's Parcel Map  
Job # S191001

Figure 2



**Eilar Associates, Inc.**  
210 South Juniper Street, Suite 100  
Escondido, California 92025  
760-738-5570

**Satellite Aerial Photograph Showing Noise Monitoring Location  
Job # S191001**

**Figure 3**

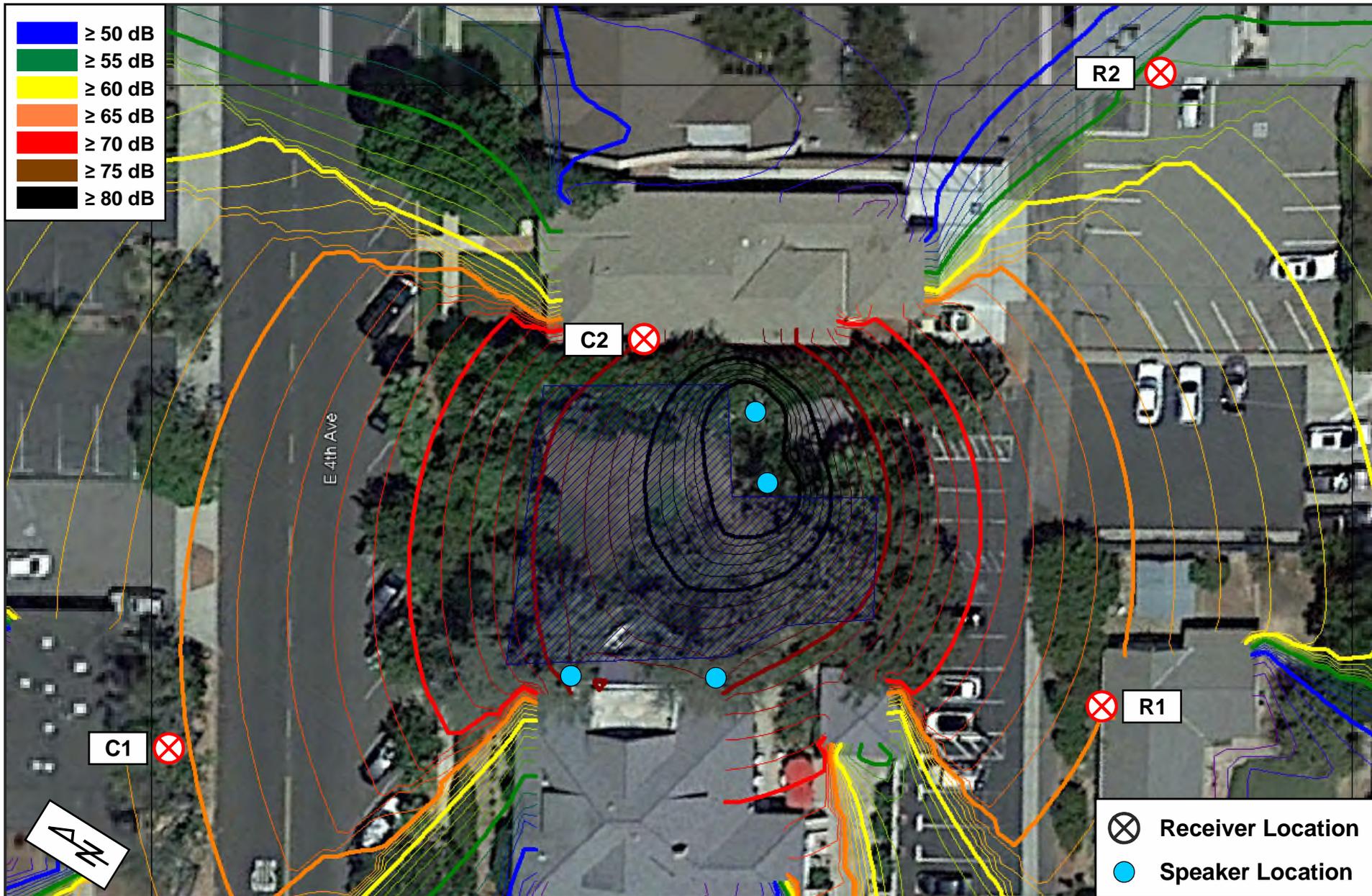


Map provided by MyTopo.com

**Eilar Associates, Inc.**  
210 South Juniper Street, Suite 100  
Escondido, California 92025  
760-738-5570

**Topographic Map**  
**Job # S191001**

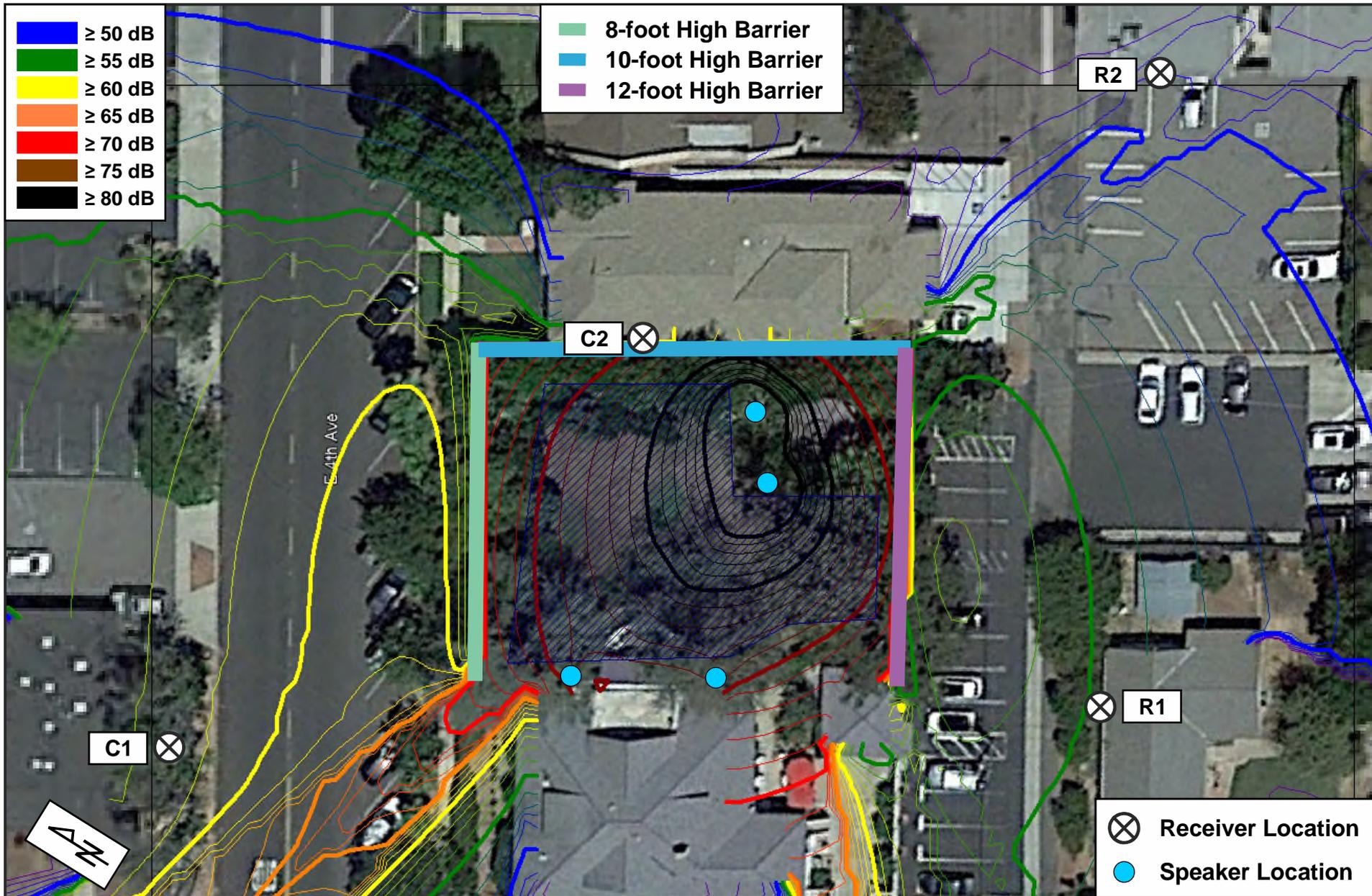
**Figure 4**



**Eilar Associates, Inc.**  
 210 South Juniper Street, Suite 100  
 Escondido, California 92025  
 760-738-5570

**Satellite Aerial Photograph Showing Unmitigated Noise Contours, Source  
 and Receiver Locations  
 Job # S191001**

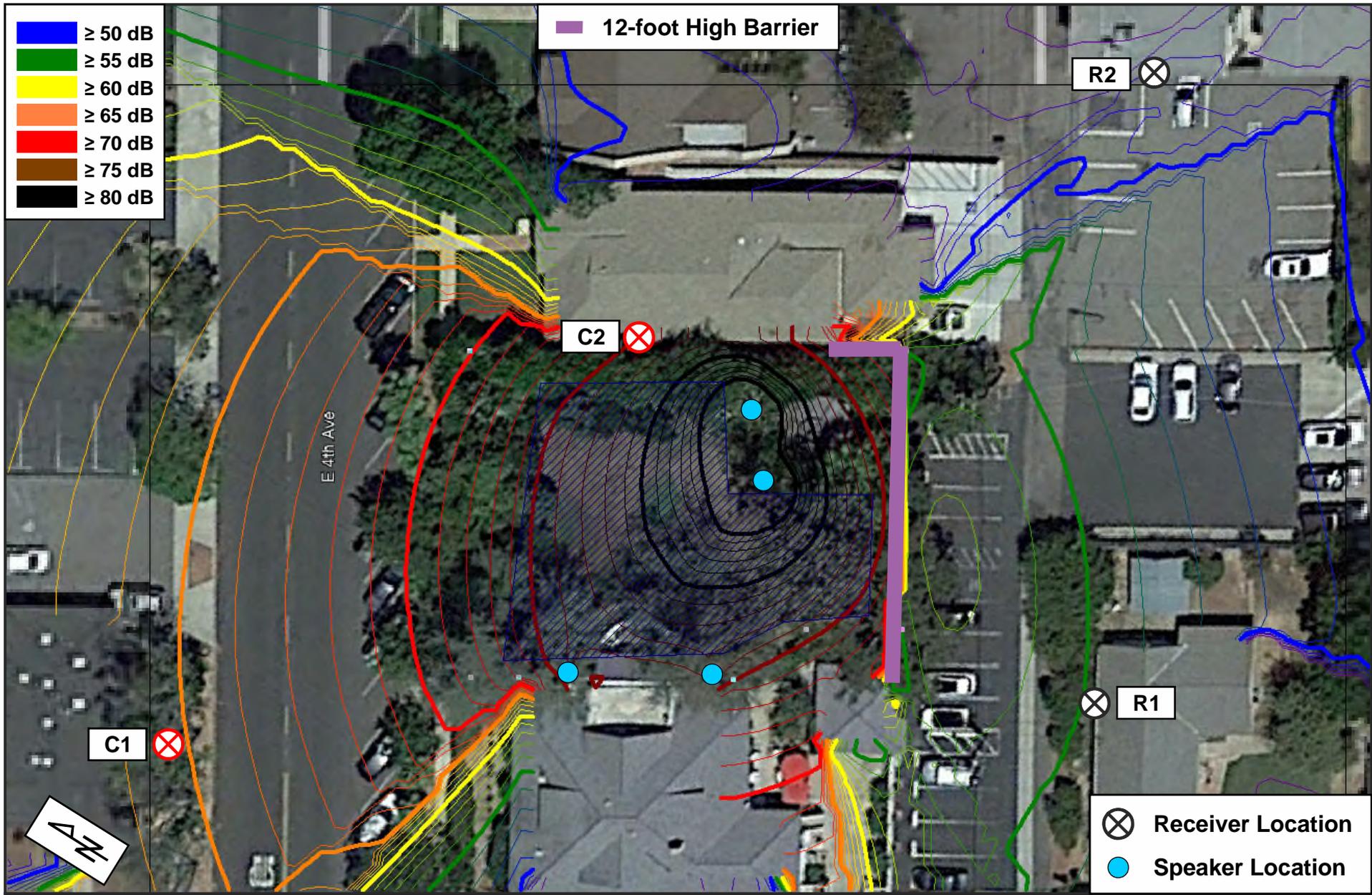
**Figure 5**



**Eilar Associates, Inc.**  
 210 South Juniper Street, Suite 100  
 Escondido, California 92025  
 760-738-5570

**Satellite Aerial Photograph Showing Mitigated Noise Contours, Barrier, Source, and Receiver Locations**  
 Job # S191001

**Figure 6**



**Eilar Associates, Inc.**  
 210 South Juniper Street, Suite 100  
 Escondido, California 92025  
 760-738-5570

**Satellite Aerial Photograph Showing Mitigated Noise Contours, Barrier, Source, and Receiver Locations for Residential Receivers**  
 Job # S191001

**Figure 7**



## Appendix C

CadnaA Analysis Data and Results

# S191001.2 - The Garden - Speaker Calibration

## Eilar Associates, Inc.

210 South Juniper Street, Suite 100

Escondido, California 92025-4230

Phone: (760) 738-5570

Date: 07 Aug 2023

## Calculation Configuration

Configuration	
Parameter	Value
General	
Max. Error (dB)	0.00
Max. Search Radius #(Unit,LEN)	2000.00
Min. Dist Src to Rcvr	0.00
Partition	
Raster Factor	0.50
Max. Length of Section #(Unit,LEN)	1000.00
Min. Length of Section #(Unit,LEN)	1.00
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
Ref. Time	
Reference Time Day (min)	960.00
Reference Time Night (min)	480.00
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	6.00
Night-time Penalty (dB)	10.00
DTM	
Standard Height (m)	0.00
Model of Terrain	Triangulation
Reflection	
max. Order of Reflection	0
Search Radius Src	100.00
Search Radius Rcvr	100.00
Max. Distance Source - Rcvr	1000.00 1000.00
Min. Distance Rcvr - Reflector	1.00 1.00
Min. Distance Source - Reflector	0.10
Industrial (ISO 9613)	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
Screening	
	Excl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature #(Unit,TEMP)	10
rel. Humidity (%)	70
Ground Absorption G	1.00
Wind Speed for Dir. #(Unit,SPEED)	3.0
Roads (TNM)	
Railways (Schall 03 (1990))	
Strictly acc. to Schall 03 / Schall-Transrapid	
Aircraft (???)	
Strictly acc. to AzB	

**Receivers**

Name	Sel.	M.	ID	Level Lr		Limit. Value		Land Use			Height (ft)	Coordinates			
				Day (dBA)	Night (dBA)	Day (dBA)	Night (dBA)	Type	Auto	Noise Type		X (ft)	Y (ft)	Z (ft)	
Constant Measurement (Cal C)			Cal C	60.1	60.1	0.0	0.0		x	Total	5.00	r	628.02	1790.76	5.00
Small Speaker at 1 ft (Cal 1)			Cal1	71.4	71.4	0.0	0.0		x	Total	1.00	r	605.05	1776.10	1.00
IGS at 2 ft from edge (Cal 2)			Cal 2	61.9	61.9	0.0	0.0		x	Total	1.00	r	686.96	1799.01	1.00
NML 1 - Property Line (Cal 3)			NML 1	52.6	52.6	0.0	0.0		x	Total	5.00	r	580.84	1837.22	5.00
NML 2 - Property Line (Cal 4)			NML 2	46.5	46.5	0.0	0.0		x	Total	5.00	r	581.11	1887.12	5.00
NML 3 - Property Line (Cal 7)			NML 3	52.4	52.4	0.0	0.0		x	Total	5.00	r	702.98	1822.39	5.00
NML 4 - Property Line (Cal 8)			NML 4	41.8	41.8	0.0	0.0		x	Total	5.00	r	723.29	1885.94	5.00
NML 5 - Property Line (Cal 9)			NML 5	50.1	50.1	0.0	0.0		x	Total	5.00	r	739.45	1787.61	5.00

**Point Sources**

Name	Sel.	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Height		Coordina	
				Day (dBA)	Evening (dBA)	Night (dBA)	Type	Value	norm. dB(A)	Day dB(A)	Evening dB(A)	Night dB(A)	R	Area (ft²)		Day (min)	Special (min)	Night (min)				(dB)	(Hz)	(ft)	
Directional Speaker - 108HTH			DS-1	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	605.00	17
Directional Speaker - 108HTH			DS-2	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	648.42	17
Small Speaker			SS-1	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	604.11	17
Small Speaker			SS-10	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	649.33	18
Small Speaker			SS-9	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	641.04	18
Small Speaker			SS-11	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	661.35	18
Small Speaker			SS-7	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	618.56	18
Small Speaker			SS-8	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	629.50	18
Small Speaker			SS-6	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	608.40	18
Small Speaker			SS-5	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	601.54	18
Small Speaker			SS-12	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	672.34	18
Small Speaker			SS-2	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		(none)	1.00	r	606.84	17
Small Speaker			SS-3	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	605.48	17
Small Speaker			SS-4	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	600.58	18
In-Ground Speaker			IGS-1	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	684.45	17
In-Ground Speaker			IGS-3	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.18	17
Speakers on Garage			S-1	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	693.22	17
Speakers on Garage			S-2	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	678.57	17
Speakers on Garage			S-3	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	675.17	17
Speakers on Garage			S-4	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	692.68	17
In-Ground Speaker			IGS-2	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.01	17

**Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)
Dental Studio		+		x	0		16.40 r
Garage		+		x	0		9.84 r
Neighbor		+		x	0		12.01 r
Neighbor		+		x	0	0.37	12.01 r
Owner Res		+		x	0		12.01 r
Covered Porch		+		x	0	0.37	12.01 r
Patio					0		3.00 r

**Geometry - Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)	Coordinates			
								x (ft)	y (ft)	z (ft)	Ground (ft)
Dental Studio		+		x	0		16.40 r	598.94	1751.96	16.40	0.00
								651.84	1751.57	16.40	0.00
								652.52	1713.14	16.40	0.00
								667.01	1713.14	16.40	0.00
								667.01	1696.59	16.40	0.00
								598.38	1696.59	16.40	0.00
Garage		+		x	0		9.84 r	676.22	1753.23	9.84	0.00
								694.39	1753.00	9.84	0.00
								693.98	1734.29	9.84	0.00
								675.50	1734.56	9.84	0.00
Neighbor		+		x	0		12.01 r	605.46	1877.14	12.01	0.00
								692.72	1876.59	12.01	0.00
								693.00	1867.56	12.01	0.00
								702.85	1866.74	12.01	0.00
								703.12	1850.05	12.01	0.00
								679.59	1849.51	12.01	0.00
								679.05	1841.03	12.01	0.00
								605.73	1842.67	12.01	0.00
Neighbor		+		x	0	0.37	12.01 r	461.24	1770.29	12.01	0.00
								491.20	1769.74	12.01	0.00
								490.38	1705.19	12.01	0.00
								460.15	1704.78	12.01	0.00
Owner Res		+		x	0		12.01 r	749.27	1709.33	12.01	0.00
								749.45	1759.81	12.01	0.00
								770.47	1759.30	12.01	0.00
								770.47	1765.33	12.01	0.00
								788.39	1764.81	12.01	0.00
								787.53	1739.14	12.01	0.00
								772.19	1738.27	12.01	0.00
								772.36	1709.84	12.01	0.00
Covered Porch		+		x	0	0.37	12.01 r	617.56	1751.47	12.01	0.00

S191001.2 - The Garden - Speaker Calibration

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates			
								Begin	x	y	z
							(ft)	(ft)	(ft)	(ft)	(ft)
								617.35	1758.10	12.01	0.00
								635.81	1758.22	12.01	0.00
								635.83	1751.38	12.01	0.00
Patio					0		3.00	635.97	1757.57	3.00	0.00
								635.25	1761.15	3.00	0.00
								633.23	1764.18	3.00	0.00
								630.20	1766.21	3.00	0.00
								626.62	1766.92	3.00	0.00
								623.04	1766.21	3.00	0.00
								620.01	1764.18	3.00	0.00
								617.98	1761.15	3.00	0.00
								617.27	1757.57	3.00	0.00

**Sound Level Spectra**

Name	ID	Type	1/3 Oktave Spectrum (dB)											Source
			Weight.	63	125	250	500	1000	2000	4000	8000	A	lin	
Man Loud	M	Lw (c)			68.1	75.9	83.4	81.8	77.1	70.5	62.5	85.4	86.8	
Woman Loud	W	Lw (c)			45.3	69.2	75.3	77.5	74.7	67.8	61.5	80.8	81.3	
Directional Speaker 108HTH	DS	Lw (c)		81.9	79.6	78.2	78.6	77.5	83.9	79.4	68.3	87.3	90.5	Measured - Extrapolated
Small Speaker - SGS SAT	SS	Lw (c)		51.8	63.4	64.0	62.2	71.4	73.0	68.6	63.6	77.1	77.0	Measured - Extrapolated
In-Ground Speaker - Omni	IGS	Lw (c)		68.7	70.4	68.3	72.8	67.8	63.6	64.9	54.1	73.7	78.1	Measured - Extrapolated
Surface Mounted Garage Speaker - PS-S53T	S	Lw (c)		76.0	73.7	72.3	72.7	71.6	78.0	73.5	62.4	81.5	84.6	Measured - Extrapolated

# S191001.2 - The Garden - Unmitigated

## Eilar Associates, Inc.

210 South Juniper Street, Suite 100

Escondido, California 92025-4230

Phone: (760) 738-5570

Date: 07 Aug 2023

## Calculation Configuration

Configuration	
Parameter	Value
General	
Max. Error (dB)	0.00
Max. Search Radius #(Unit,LEN)	2000.00
Min. Dist Src to Rcvr	0.00
Partition	
Raster Factor	0.50
Max. Length of Section #(Unit,LEN)	1000.00
Min. Length of Section #(Unit,LEN)	1.00
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
Ref. Time	
Reference Time Day (min)	960.00
Reference Time Night (min)	480.00
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	6.00
Night-time Penalty (dB)	10.00
DTM	
Standard Height (m)	0.00
Model of Terrain	Triangulation
Reflection	
max. Order of Reflection	0
Search Radius Src	100.00
Search Radius Rcvr	100.00
Max. Distance Source - Rcvr	1000.00 1000.00
Min. Distance Rcvr - Reflector	1.00 1.00
Min. Distance Source - Reflector	0.10
Industrial (ISO 9613)	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
Screening	
	Excl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature #(Unit,TEMP)	10
rel. Humidity (%)	70
Ground Absorption G	1.00
Wind Speed for Dir. #(Unit,SPEED)	3.0
Roads (TNM)	
Railways (Schall 03 (1990))	
Strictly acc. to Schall 03 / Schall-Transrapid	
Aircraft (???)	
Strictly acc. to AzB	

**Receivers**

Name	Sel.	M.	ID	Level Lr		Limit. Value		Land Use			Height	Coordinates			
				Day	Night	Day	Night	Type	Auto	Noise Type		X	Y	Z	
				(dBA)	(dBA)	(dBA)	(dBA)				(ft)	(ft)	(ft)	(ft)	
On Site			C	71.4	60.1	0.0	0.0		x	Total	5.00	r	628.02	1790.76	5.00
Patio			P	68.2	62.3	0.0	0.0		x	Total	8.00	r	626.55	1762.89	8.00
Commercial Reciever			R1	58.9	52.6	60.0	55.0				5.00	r	580.84	1837.22	5.00
SFR Receiver			R2	52.5	47.5	50.0	45.0				5.00	r	575.04	1887.56	5.00
Commercial Receiver			R3	57.7	51.2	60.0	55.0				5.00	r	702.98	1837.03	5.00
SFR Receiver			R4	46.5	41.8	50.0	45.0				5.00	r	723.29	1885.94	5.00
Residential Reciever			R5	56.1	50.5	55.0	50.0				5.00	r	735.98	1782.83	5.00
Commercial Receiver			R6	62.5	54.7	60.0	55.0				5.00	r	627.37	1839.28	5.00
Commercial Reciever			R7	47.8	42.8	60.0	55.0				5.00	r	763.84	1908.60	5.00
Commercial Reciever			R8	52.1	47.9	60.0	55.0				5.00	r	507.76	1732.38	5.00

**Point Sources**

Name	Sel.	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Height		Coordina	
				Day (dBA)	Evening (dBA)	Night (dBA)	Type	Value	norm. dB(A)	Day dB(A)	Evening dB(A)	Night dB(A)	R	Area (ft²)		Day (min)	Special (min)	Night (min)				(dB)	(Hz)	(ft)	
Directional Speaker - 108HTH			DS-1	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	605.00	17
Directional Speaker - 108HTH			DS-2	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	648.42	17
Small Speaker			SS-1	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	604.11	17
Small Speaker			SS-10	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	649.33	18
Small Speaker			SS-9	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	641.04	18
Small Speaker			SS-11	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	661.35	18
Small Speaker			SS-7	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	618.56	18
Small Speaker			SS-8	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	629.50	18
Small Speaker			SS-6	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	608.40	18
Small Speaker			SS-5	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	601.54	18
Small Speaker			SS-12	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	672.34	18
Small Speaker			SS-2	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		(none)	1.00	r	606.84	17
Small Speaker			SS-3	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	605.48	17
Small Speaker			SS-4	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	600.58	18
In-Ground Speaker			IGS-1	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	684.45	17
In-Ground Speaker			IGS-3	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.18	17
Speakers on Garage			S-1	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	693.22	17
Speakers on Garage			S-2	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	678.57	17
Speakers on Garage			S-3	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	675.17	17
Speakers on Garage			S-4	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	692.68	17
In-Ground Speaker			IGS-2	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.01	17

**Area Sources**

Name	Sel.	M.	ID	Result. PWL			Result. PWL"			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Moving Pt. Src		
				Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night				Number	Day	Evening
				(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)		(ft²)	(min)	(min)	(min)	(dB)	(Hz)		(none)	36.0	36.0	0.0	
Female Guests				96.4	96.4	-19.2	70.9	70.9	-44.7	PWL-Pt	W		0.0	0.0	0.0								(none)	36.0	36.0	0.0	
Male Guests				100.9	100.9	-14.6	75.4	75.4	-40.1	PWL-Pt	M		0.0	0.0	0.0								(none)	36.0	36.0	0.0	

**Geometry - Area Sources**

Name	ID	Height		Coordinates				
		Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)	
Female Guests	0.00	r			602.70	1812.66	0.00	0.00
					614.15	1818.91	0.00	0.00
					627.08	1820.40	0.00	0.00
					640.09	1818.37	0.00	0.00
					646.41	1814.74	0.00	0.00
					652.78	1811.64	0.00	0.00
					663.77	1812.77	0.00	0.00
					671.23	1804.59	0.00	0.00
					675.89	1792.00	0.00	0.00
					673.05	1774.00	0.00	0.00
					669.21	1760.14	0.00	0.00
					656.24	1753.77	0.00	0.00
					637.73	1754.34	0.00	0.00
					635.88	1761.48	0.00	0.00
					632.42	1766.51	0.00	0.00
					624.23	1767.38	0.00	0.00
					618.28	1764.84	0.00	0.00
					615.32	1754.10	0.00	0.00
					604.26	1754.50	0.00	0.00
					606.03	1764.80	0.00	0.00
Male Guests	0.00	r			605.94	1774.87	0.00	0.00
					609.73	1780.56	0.00	0.00
					610.08	1790.12	0.00	0.00
					608.18	1795.80	0.00	0.00
					602.93	1797.78	0.00	0.00
					601.55	1805.36	0.00	0.00
					602.70	1812.66	0.00	0.00
					614.15	1818.91	0.00	0.00
					627.08	1820.40	0.00	0.00
					640.09	1818.37	0.00	0.00
					646.41	1814.74	0.00	0.00
					652.78	1811.64	0.00	0.00
					663.77	1812.77	0.00	0.00
					671.23	1804.59	0.00	0.00
					675.89	1792.00	0.00	0.00
					673.05	1774.00	0.00	0.00
					669.21	1760.14	0.00	0.00
					656.24	1753.77	0.00	0.00
					637.73	1754.34	0.00	0.00
					635.88	1761.48	0.00	0.00
		632.42	1766.51	0.00	0.00			
		624.23	1767.38	0.00	0.00			

Name	ID	Height		Coordinates			
		Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)
				618.28	1764.84	0.00	0.00
				615.32	1754.10	0.00	0.00
				604.26	1754.50	0.00	0.00
				606.03	1764.80	0.00	0.00
				605.94	1774.87	0.00	0.00
				609.73	1780.56	0.00	0.00
				610.08	1790.12	0.00	0.00
				608.18	1795.80	0.00	0.00
				602.93	1797.78	0.00	0.00
				601.55	1805.36	0.00	0.00

**Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)
Dental Studio		+		x	0		16.40 r
Garage		+		x	0		9.84 r
Neighbor		+		x	0		12.01 r
Owner Res		+		x	0		12.01 r
Covered Porch		+		x	0	0.37	12.01 r
Patio					0		3.00 r
Neighbor		+		x	0	0.37	12.01 r

**Geometry - Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)	Coordinates			
								x (ft)	y (ft)	z (ft)	Ground (ft)
Dental Studio		+		x	0		16.40 r	598.94	1751.96	16.40	0.00
								651.84	1751.57	16.40	0.00
								652.52	1713.14	16.40	0.00
								667.01	1713.14	16.40	0.00
								667.01	1696.59	16.40	0.00
								598.38	1696.59	16.40	0.00
Garage		+		x	0		9.84 r	676.22	1753.23	9.84	0.00
								694.39	1753.00	9.84	0.00
								693.98	1734.29	9.84	0.00
								675.50	1734.56	9.84	0.00
Neighbor		+		x	0		12.01 r	605.46	1877.14	12.01	0.00
								692.72	1876.59	12.01	0.00
								693.00	1867.56	12.01	0.00
								702.85	1866.74	12.01	0.00
								703.12	1850.05	12.01	0.00
								679.59	1849.51	12.01	0.00
								679.05	1841.03	12.01	0.00
								605.73	1842.67	12.01	0.00
Owner Res		+		x	0		12.01 r	749.27	1709.33	12.01	0.00
								749.45	1759.81	12.01	0.00
								770.47	1759.30	12.01	0.00
								770.47	1765.33	12.01	0.00
								788.39	1764.81	12.01	0.00
								787.53	1739.14	12.01	0.00
								772.19	1738.27	12.01	0.00
								772.36	1709.84	12.01	0.00
Covered Porch		+		x	0	0.37	12.01 r	617.56	1751.47	12.01	0.00
								617.35	1758.10	12.01	0.00
								635.81	1758.22	12.01	0.00
								635.83	1751.38	12.01	0.00
Patio					0		3.00 r	635.97	1757.57	3.00	0.00

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates			
								Begin	x	y	z
							(ft)	(ft)	(ft)	(ft)	(ft)
								635.25	1761.15	3.00	0.00
								633.23	1764.18	3.00	0.00
								630.20	1766.21	3.00	0.00
								626.62	1766.92	3.00	0.00
								623.04	1766.21	3.00	0.00
								620.01	1764.18	3.00	0.00
								617.98	1761.15	3.00	0.00
								617.27	1757.57	3.00	0.00
Neighbor		+		x	0	0.37	12.01 r	461.24	1770.29	12.01	0.00
								491.20	1769.74	12.01	0.00
								490.38	1705.19	12.01	0.00
								460.15	1704.78	12.01	0.00

**Sound Level Spectra**

Name	ID	Type	1/3 Oktave Spectrum (dB)											Source
			Weight.	63	125	250	500	1000	2000	4000	8000	A	lin	
Man Loud	M	Lw (c)			68.1	75.9	83.4	81.8	77.1	70.5	62.5	85.4	86.8	
Woman Loud	W	Lw (c)			45.3	69.2	75.3	77.5	74.7	67.8	61.5	80.8	81.3	
Directional Speaker 108HTH	DS	Lw (c)		81.9	79.6	78.2	78.6	77.5	83.9	79.4	68.3	87.3	90.5	Measured - Extrapolated
Small Speaker - SGS SAT	SS	Lw (c)		51.8	63.4	64.0	62.2	71.4	73.0	68.6	63.6	77.1	77.0	Measured - Extrapolated
In-Ground Speaker - Omni	IGS	Lw (c)		68.7	70.4	68.3	72.8	67.8	63.6	64.9	54.1	73.7	78.1	Measured - Extrapolated
Surface Mounted Garage Speaker - PS-S53T	S	Lw (c)		76.0	73.7	72.3	72.7	71.6	78.0	73.5	62.4	81.5	84.6	Measured - Extrapolated

S191001.2 - The Garden - Mitigated

**Eilar Associates, Inc.**  
 210 South Juniper Street, Suite 100  
 Escondido, California 92025-4230  
 Phone: (760) 738-5570  
 Date: 07 Aug 2023

**Calculation Configuration**

Configuration	
Parameter	Value
General	
Max. Error (dB)	0.00
Max. Search Radius #(Unit,LEN)	2000.00
Min. Dist Src to Rcvr	0.00
Partition	
Raster Factor	0.50
Max. Length of Section #(Unit,LEN)	1000.00
Min. Length of Section #(Unit,LEN)	1.00
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
Ref. Time	
Reference Time Day (min)	960.00
Reference Time Night (min)	480.00
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	6.00
Night-time Penalty (dB)	10.00
DTM	
Standard Height (m)	0.00
Model of Terrain	Triangulation
Reflection	
max. Order of Reflection	0
Search Radius Src	100.00
Search Radius Rcvr	100.00
Max. Distance Source - Rcvr	1000.00 1000.00
Min. Distance Rcvr - Reflector	1.00 1.00
Min. Distance Source - Reflector	0.10
Industrial (ISO 9613)	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
Screening	
	Excl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature #(Unit,TEMP)	10
rel. Humidity (%)	70
Ground Absorption G	1.00
Wind Speed for Dir. #(Unit,SPEED)	3.0
Roads (TNM)	
Railways (Schall 03 (1990))	
Strictly acc. to Schall 03 / Schall-Transrapid	
Aircraft (???)	
Strictly acc. to AzB	

**Receivers**

Name	Sel.	M.	ID	Level Lr		Limit. Value		Land Use			Height	Coordinates			
				Day (dBA)	Night (dBA)	Day (dBA)	Night (dBA)	Type	Auto	Noise Type		X (ft)	Y (ft)	Z (ft)	
On Site			C	71.3	60.1	0.0	0.0		x	Total	5.00	r	628.02	1790.76	5.00
Patio			P	68.2	62.3	0.0	0.0		x	Total	8.00	r	626.55	1762.89	8.00
Commercial Reciever			R1	57.1	51.6	60.0	55.0				5.00	r	580.84	1837.22	5.00
SFR Receiver			R2	48.8	46.7	50.0	45.0				5.00	r	575.04	1887.56	5.00
Commercial Receiver			R3	57.5	50.9	60.0	55.0				5.00	r	702.98	1837.03	5.00
SFR Receiver			R4	45.5	40.0	50.0	45.0				5.00	r	723.29	1885.94	5.00
Residential Reciever			R5	52.2	49.8	55.0	50.0				5.00	r	735.98	1782.83	5.00
Commercial Receiver			R6	55.1	48.2	60.0	55.0				5.00	r	627.37	1839.28	5.00
Commercial Reciever			R7	46.9	42.3	60.0	55.0				5.00	r	763.84	1908.60	5.00
Commercial Reciever			R8	52.1	47.9	60.0	55.0				5.00	r	507.76	1732.38	5.00

**Point Sources**

Name	Sel.	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Height		Coordina	
				Day (dBA)	Evening (dBA)	Night (dBA)	Type	Value	norm. dB(A)	Day dB(A)	Evening dB(A)	Night dB(A)	R	Area (ft²)		Day (min)	Special (min)	Night (min)				(dB)	(Hz)	(ft)	
Directional Speaker - 108HTH			DS-1	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	605.00	17
Directional Speaker - 108HTH			DS-2	87.3	87.3	87.3	Lw	DS			0.0	0.0	0.0						0.0		(none)	15.75	r	648.42	17
Small Speaker			SS-1	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	604.11	17
Small Speaker			SS-10	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	649.33	18
Small Speaker			SS-9	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	641.04	18
Small Speaker			SS-11	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	661.35	18
Small Speaker			SS-7	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	618.56	18
Small Speaker			SS-8	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	629.50	18
Small Speaker			SS-6	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	608.40	18
Small Speaker			SS-5	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	601.54	18
Small Speaker			SS-12	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	672.34	18
Small Speaker			SS-2	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		(none)	1.00	r	606.84	17
Small Speaker			SS-3	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	605.48	17
Small Speaker			SS-4	77.1	77.1	77.1	Lw	SS			0.0	0.0	0.0						0.0		Speaker	1.00	r	600.58	18
In-Ground Speaker			IGS-1	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	684.45	17
In-Ground Speaker			IGS-3	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.18	17
Speakers on Garage			S-1	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	693.22	17
Speakers on Garage			S-2	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	678.57	17
Speakers on Garage			S-3	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	675.17	17
Speakers on Garage			S-4	81.5	81.5	81.5	Lw	S			0.0	0.0	0.0						0.0		Speaker	7.00	r	692.68	17
In-Ground Speaker			IGS-2	73.7	73.7	73.7	Lw	IGS			0.0	0.0	0.0						0.0		Speaker	1.00	r	683.01	17

**Area Sources**

Name	Sel.	M.	ID	Result. PWL			Result. PWL"			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Moving Pt. Src						
				Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area	Day	Special	Night	(dB)	(Hz)		Day	Evening	Night					
				(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			dB(A)	dB(A)	dB(A)		(ft²)	(min)	(min)	(min)	(dB)	(Hz)		Day	Evening	Night						
Female Guests				96.4	96.4	-19.2	70.9	70.9	-44.7	PWL-Pt	W		0.0	0.0	0.0								20.00	20.00	0.00	0.0		(none)	36.0	36.0	0.0
Male Guests				100.9	100.9	-14.6	75.4	75.4	-40.1	PWL-Pt	M		0.0	0.0	0.0								20.00	20.00	0.00	0.0		(none)	36.0	36.0	0.0

**Geometry - Area Sources**

Name	ID	Height		Coordinates					
		Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)		
Female Guests		0.00	r			602.70	1812.66	0.00	0.00
						614.15	1818.91	0.00	0.00
						627.08	1820.40	0.00	0.00
						640.09	1818.37	0.00	0.00
						646.41	1814.74	0.00	0.00
						652.78	1811.64	0.00	0.00
						663.77	1812.77	0.00	0.00
						671.23	1804.59	0.00	0.00
						675.89	1792.00	0.00	0.00
						673.05	1774.00	0.00	0.00
						669.21	1760.14	0.00	0.00
						656.24	1753.77	0.00	0.00
						637.73	1754.34	0.00	0.00
						635.88	1761.48	0.00	0.00
						632.42	1766.51	0.00	0.00
						624.23	1767.38	0.00	0.00
						618.28	1764.84	0.00	0.00
						615.32	1754.10	0.00	0.00
						604.26	1754.50	0.00	0.00
Male Guests		0.00	r			606.03	1764.80	0.00	0.00
						605.94	1774.87	0.00	0.00
						609.73	1780.56	0.00	0.00
						610.08	1790.12	0.00	0.00
						608.18	1795.80	0.00	0.00
						602.93	1797.78	0.00	0.00
						601.55	1805.36	0.00	0.00
						602.70	1812.66	0.00	0.00
						614.15	1818.91	0.00	0.00
						627.08	1820.40	0.00	0.00
						640.09	1818.37	0.00	0.00
						646.41	1814.74	0.00	0.00
						652.78	1811.64	0.00	0.00
						663.77	1812.77	0.00	0.00
						671.23	1804.59	0.00	0.00
						675.89	1792.00	0.00	0.00
						673.05	1774.00	0.00	0.00
						669.21	1760.14	0.00	0.00
						656.24	1753.77	0.00	0.00
		637.73	1754.34	0.00	0.00				
		635.88	1761.48	0.00	0.00				
		632.42	1766.51	0.00	0.00				
		624.23	1767.38	0.00	0.00				

Name	ID	Height		Coordinates			
		Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)
				618.28	1764.84	0.00	0.00
				615.32	1754.10	0.00	0.00
				604.26	1754.50	0.00	0.00
				606.03	1764.80	0.00	0.00
				605.94	1774.87	0.00	0.00
				609.73	1780.56	0.00	0.00
				610.08	1790.12	0.00	0.00
				608.18	1795.80	0.00	0.00
				602.93	1797.78	0.00	0.00
				601.55	1805.36	0.00	0.00

**Barriers**

Name	Sel.	M.	ID	Absorption		Z-Ext.	Cantilever		Height	
				left	right		horz.	vert.	Begin	End
						(ft)	(ft)	(ft)	(ft)	
PL Barrier - 6 ft									6.00	r
PL Barrier - 6 ft			Between Existing Gates						6.00	r

**Geometry - Barriers**

Name	Sel.	M.	ID	Absorption		Z-Ext.	Cantilever		Height		Coordinates			
				left	right		horz.	vert.	Begin	End	x	y	z	Ground
						(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
PL Barrier - 6 ft									6.00	r	584.28	1833.63	6.00	0.00
											692.97	1833.46	6.00	0.00
PL Barrier - 6 ft			Between Existing Gates						6.00	r	697.89	1763.11	6.00	0.00
											698.23	1815.31	6.00	0.00

**Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)
Dental Studio		+		x	0		16.40 r
Garage		+		x	0		9.84 r
Neighbor		+		x	0		12.01 r
Neighbor		+		x	0	0.37	12.01 r
Owner Res		+		x	0		12.01 r
Covered Porch		+		x	0	0.37	12.01 r
Patio					0		3.00 r

**Geometry - Buildings**

Name	Sel.	M.	ID	RB	Residents	Absorption	Height Begin (ft)	Coordinates			
								x (ft)	y (ft)	z (ft)	Ground (ft)
Dental Studio		+		x	0		16.40 r	598.94	1751.96	16.40	0.00
								651.84	1751.57	16.40	0.00
								652.52	1713.14	16.40	0.00
								667.01	1713.14	16.40	0.00
								667.01	1696.59	16.40	0.00
								598.38	1696.59	16.40	0.00
Garage		+		x	0		9.84 r	676.22	1753.23	9.84	0.00
								694.39	1753.00	9.84	0.00
								693.98	1734.29	9.84	0.00
								675.50	1734.56	9.84	0.00
Neighbor		+		x	0		12.01 r	605.46	1877.14	12.01	0.00
								692.72	1876.59	12.01	0.00
								693.00	1867.56	12.01	0.00
								702.85	1866.74	12.01	0.00
								703.12	1850.05	12.01	0.00
								679.59	1849.51	12.01	0.00
								679.05	1841.03	12.01	0.00
								605.73	1842.67	12.01	0.00
Neighbor		+		x	0	0.37	12.01 r	461.24	1770.29	12.01	0.00
								491.20	1769.74	12.01	0.00
								490.38	1705.19	12.01	0.00
								460.15	1704.78	12.01	0.00
Owner Res		+		x	0		12.01 r	749.27	1709.33	12.01	0.00
								749.45	1759.81	12.01	0.00
								770.47	1759.30	12.01	0.00
								770.47	1765.33	12.01	0.00
								788.39	1764.81	12.01	0.00
								787.53	1739.14	12.01	0.00
								772.19	1738.27	12.01	0.00
								772.36	1709.84	12.01	0.00
Covered Porch		+		x	0	0.37	12.01 r	617.56	1751.47	12.01	0.00

S191001.2 - The Garden - Mitigated

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates			
								Begin	x	y	z
							(ft)	(ft)	(ft)	(ft)	(ft)
								617.35	1758.10	12.01	0.00
								635.81	1758.22	12.01	0.00
								635.83	1751.38	12.01	0.00
Patio					0		3.00	635.97	1757.57	3.00	0.00
								635.25	1761.15	3.00	0.00
								633.23	1764.18	3.00	0.00
								630.20	1766.21	3.00	0.00
								626.62	1766.92	3.00	0.00
								623.04	1766.21	3.00	0.00
								620.01	1764.18	3.00	0.00
								617.98	1761.15	3.00	0.00
								617.27	1757.57	3.00	0.00

**Sound Level Spectra**

Name	ID	Type	1/3 Oktave Spectrum (dB)											Source
			Weight.	63	125	250	500	1000	2000	4000	8000	A	lin	
Man Loud	M	Lw (c)			68.1	75.9	83.4	81.8	77.1	70.5	62.5	85.4	86.8	
Woman Loud	W	Lw (c)			45.3	69.2	75.3	77.5	74.7	67.8	61.5	80.8	81.3	
Person Shouting	P	Lw (c)			61.0	77.0	85.0	89.0	84.0	79.0	69.0	91.4	91.8	Harris
Directional Speaker 108HTH	DS	Lw (c)		81.9	79.6	78.2	78.6	77.5	83.9	79.4	68.3	87.3	90.5	Measured - Extrapolated
Small Speaker - SGS SAT	SS	Lw (c)		51.8	63.4	64.0	62.2	71.4	73.0	68.6	63.6	77.1	77.0	Measured - Extrapolated
In-Ground Speaker - Omni	IGS	Lw (c)		68.7	70.4	68.3	72.8	67.8	63.6	64.9	54.1	73.7	78.1	Measured - Extrapolated
Surface Mounted Garage Speaker - PS-S53T	S	Lw (c)		76.0	73.7	72.3	72.7	71.6	78.0	73.5	62.4	81.5	84.6	Measured - Extrapolated



## Appendix D

### Recommended Products

## Piccolo

### Integrating SLM & Datalogger

The *Piccolo* is an easy to use, professional integrating SLM. Using state of the art technology, the *Piccolo* provides:

- Compact and Lightweight Construction
- Low-Cost Measurement Instrument
- Ultra-Low Power Consumption
- Advanced Post-Processing Software
- 10000 Values Memory

#### Applications:

- Environmental Noise Survey
- Noise Ordinance
- Machine Noise Evaluation
- Sound Exposure Evaluation
- Noise Alert
- Long-Term Noise Monitoring



Measurement Specifications	
Standards	IEC 651/804 & ANSI S1.4 Class 2
Measurement	Leq, Lfast, Lslow, SEL, Lmax, Lmin and L%
Frequency Range	31.5 Hz to 8 kHz Octave Band
Dynamic Range	37 to 105 dBA
Weighting	A and C
Resolution	0.1 dB
Accuracy	±1.5 dB (94 dB @ 1 kHz)
Display Rate	0.250 s
Range Indicators	Over/Under Range
Memory	10000 values

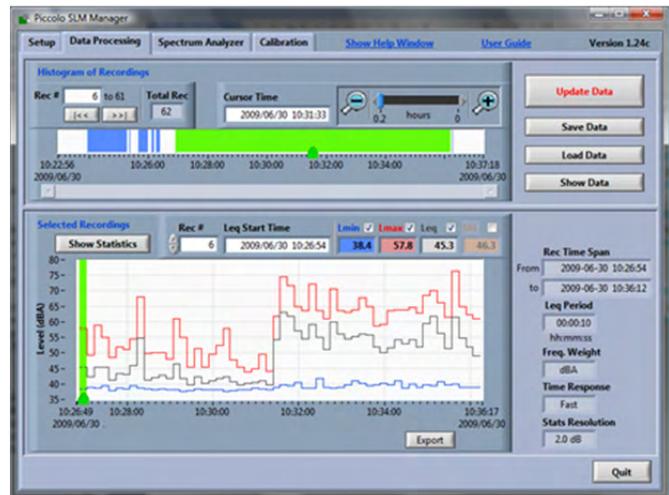
Physical Specifications	
Microphone	MEMS
Display	4 Digit and Bar Graph (3 dB / Step)
Connection	USB
Weight	120g
Dimensions	132 x 59 x 15 mm (5 3/16" X 2 5/16" X 5/8")
Tripod	1/4-20 tripod screw
Battery	CR-2450
Autonomy	200 hours
Operating	0 to 60°C (32 to 140°F) 90% humid.
Storage	-20 to 70°C (-4 to 158°F) 75% humid.

## Piccolo SLM Manager and Post-Processing Software:

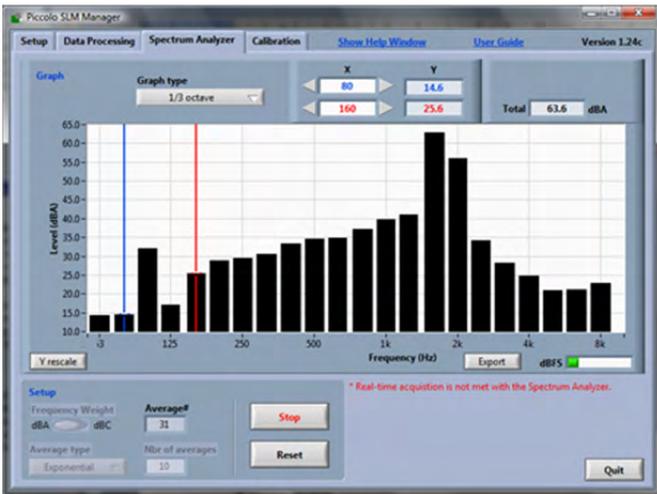
- Setup and Control the Piccolo
- Post-Processing on Recorded Data
- Export Recorded Data to Excel
- Spectrum Analysis\*
- Amplitude Calibration



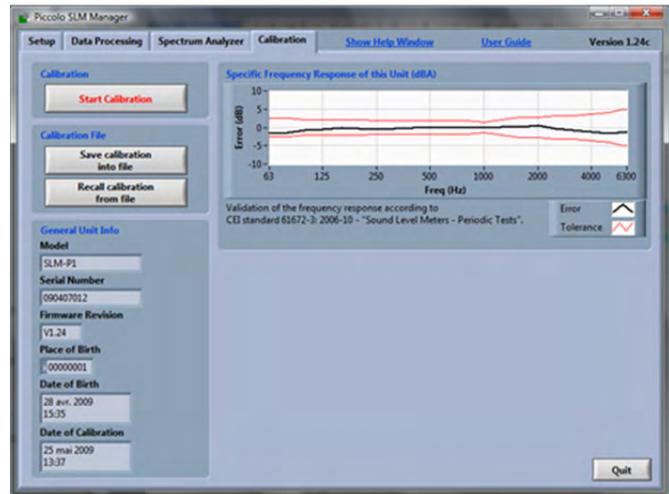
Setup and Control



Post-Processing



Spectrum Analyzer\*



Calibration

\* Real-time spectrum analysis is not ensured.

**ATTACHMENT 4**

Zoning Administrator

Hearing Date: March 20, 2025

Effective Date: April 1, 2025

RESOLUTION NO. 2025-04

A RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING A MODIFICATION TO AN EXISTING  
CONDITIONAL USE PERMIT FOR WEDDINGS,  
REHEARSALS, RECEPTION USE AND AMPLIFIED  
SOUND AND ALCOHOL SERVICE

APPLICANT: KRISTIE ROCCO

CASE NO: PL23-0338

WHEREAS, the Zoning Administrator of the City of Escondido did, on March 20, 2025 hold a public hearing to consider a request for a request for a Modification to an existing Conditional Use Permit (PHG19-0002) to allow for wedding rehearsal, reception use and amplified sound and alcohol service during scheduled wedding events on the property addressed as 209 E. 4<sup>th</sup> Avenue,

WHEREAS, the subject property is all that real property described in Exhibit "A", which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written information, and the staff report dated March 20, 2025, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code, Article 61, Division 6 Public Hearing, Notices, Fees and Appeals §33-1300 and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines sections 15061 and 15062; and

WHEREAS, a staff report was presented discussing the issues in the matter; and

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects which cannot be mitigated.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Conditional Use Permit modification as depicted on the project plans included as Exhibit "C," and subject to the Conditions of Approval attached as Exhibit "D."
4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval,

unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Development Services and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 20th day of March, 2025.

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CHRISTOPHER MCKINNEY  
Zoning Administrator

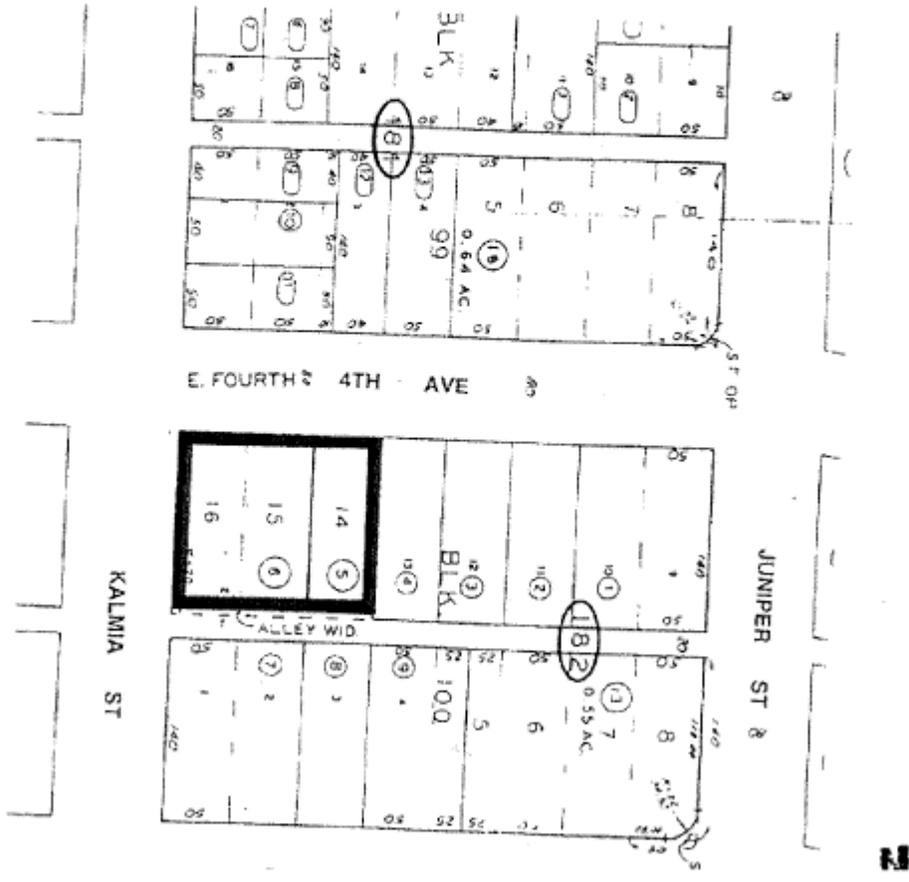
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ANNIE WARD  
Witness

Note: This action may be appealed to Planning Commission  
pursuant to Zoning Code Section 33-1303

**EXHIBIT "A"**  
**PLANNING CASE NO. PL23-0338**  
**LEGAL DESCRIPTION**

Lots 14, 15 and 16 in Block 100 of Escondido, in the City of Escondido, County of San Diego, State of California, according to map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886.



**EXHIBIT “B”**  
**PLANNING CASE NO. PL23-0338**  
**FINDINGS OF FACT**

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
1. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request to modify a Conditional Use Permit that is consistent with the applicable Downtown Specific Plan Southern Gateway District land use designation and no variances are required; it involves only minor changes to the operational characteristics of an existing use; and the subject parcel is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive.
2. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
  - a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
  - b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
  - c. *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
  - d. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigate on by an adopted negative declaration or certified EIR.*



The proposed project is consistent with the goals of the Downtown Specific Plan Southern Gateway adaptive reuse area, which encourages the use of historic structures for commercial purposes. The proposed project utilizes a Local Register historic property that has been readapted as both a dental studio and a wedding venue. The historic elements of the property remain intact while allowing for socialization through weddings and associated events. Wedding events are limited to 73 guests and amplification and alcohol service are conditioned to limit impacts to the surrounding neighborhood.

**EXHIBIT "C"**  
**PLANNING CASE NO. PL23-0338**  
**PROJECT PLANS**

Eilar Associates, Inc.  
*Acoustical and Environmental Consulting Services*



Figure 3.  
**Noise Control Measures**

## EXHIBIT “D”

### PLANNING CASE NO. PL23-0338

#### CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **August 30, 2023**, and the Project drawings consisting of a Site Plan; designated as approved on **March 20, 2025**, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

#### A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
  - a. Acceptance of the Permit by the Applicant; and
  - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the

decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

#### **4. Conformance to Approved Plans.**

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

**5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

#### **6. Certificate of Occupancy.**

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

#### **7. Availability of Permit Conditions.**

- a. Prior to operation under this Conditional Use Permit, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.

- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.
- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

- 12. Clerk Recording.**

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

**13. Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

**14. Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

**15. Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or

- c. The use as presently conducted creates or constitutes a nuisance.

**16. Indemnification, Hold Harmless, Duty to Defend.**

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City

against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

**17. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

## **B. Construction, Maintenance, and Operation Obligations:**

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on

the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.

- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and

documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

**16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

### **C. Parking and Loading/Unloading.**

1. The Applicant/property owner shall maintain a minimum of fourteen (14) parking spaces provided on site and another thirteen (13) spaces immediately in front of the Project site, and 4 designated on-site spaces for staff, to the satisfaction of the City Engineer and Director of Development Services. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. Staff event parking shall be clearly marked on site and to the satisfaction of the Planning Division.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

### **D. Specific Planning Division Conditions:**

1. The Conditional Use Permit may be referred to the Planning Commission for review and possible revocation or modification at a noticed public hearing upon receipt of nuisance complaints regarding performance of the operation of the facility and/or non-compliance with the conditions of approval. Include revocation section.
2. Landscaping areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
3. All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
4. On site events permitted by this CUP shall be limited to wedding rehearsals, weddings, and wedding receptions.

5. Events shall be limited to 73 guests, including the wedding party.
6. The property/business owner may hold events that shall begin no earlier than 11:00 a.m. and end no later than 10:00 p.m. (excluding setup and cleanup operations).
7. Sound attenuation curtains shall be installed along the eastern and southern fence lines of the property. The curtains shall have a minimum length of 6 feet and a minimum sound rating of 26 STC, shall have overlapping seams, and shall extend to grade level. Alternatively, a 6-foot solid sound wall shall be installed along the eastern and southern property lines to the satisfaction of the Planning Division.
8. Live music shall be limited to unamplified, acoustic string instruments.
9. Noise levels of amplified music shall be limited to an average noise level of 63 dBA at the center of the patio ("calibration point"). This is to be measured using a SoftdB Piccolo II or equivalent sound monitoring product before and periodically during events. Combined music and guest noise levels shall be limited to an average noise level of 69 dBA at the calibration point.
10. Live vocals shall be unamplified or amplified only through the permitted sound system with monitoring conducted using a SoftdB Piccolo II or equivalent product.
11. No subwoofers shall be used on site.
12. Speaker layout/location shall be as identified in Attachment 2 of the Staff Report.

**E. Police Department Conditions:**

1. The service and consumption of alcohol shall not extend beyond the permitted operational hours for the wedding venue.
2. No sale of alcohol shall occur on site.
3. Each alcohol server shall be licensed as required by the California Department of Alcoholic Beverage Control.
4. Appropriate security personnel shall be provided as required for the anticipated occupancy and nature of each event.
5. Service and consumption of alcoholic beverages shall be limited to the subject property only, and at no point shall alcoholic beverages be served or consumed beyond the boundaries of the venue property.
6. If a disproportionate number of responses is required from the Police Department as a result of the events allowed by this permit, the CUP shall be suspended until it is reconsidered by the

Planning Commission at a noticed public hearing. The Chief of Police shall have the sole discretion in determining whether a disproportionate response has been required.



**ATTACHMENT 5**

CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4671

**Notice of Exemption**

To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101  
MS: A-33

From: City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No:** The Garden Wedding Venue/PL23-0338

**Project Location - Specific:**

On the southeast corner of the intersection of South Kalmia Street and East 4<sup>th</sup> Avenue, addressed as 209 E. 4<sup>th</sup> Avenue (APN 233-182-06-00 & 233-182-05-00).

**Project Location - City:** Escondido **Project Location - County:** San Diego

**Description of Project:** A modification to Conditional Use Permit (PHG19-0002) that approved wedding, rehearsal and reception use to allow amplified sound and alcohol service during permitted events.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Kristie Rocco

Address: 209 E. 4<sup>th</sup> Avenue, Escondido, CA 92025

Telephone: 858-722-9210

Private entity     School district     Local public Agency     State agency     Other special district

**Exempt Status:**

The project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities).

**Reasons why project is exempt:**

The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15301 meeting all applicable conditions, as further described below:

1. The project is consistent with the applicable Downtown Specific Plan Felicita Southern Gateway District land use designation. No variances are required.
2. The project involves only minor changes to the operational characteristics of an existing use.
3. The subject parcel is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive.

**Lead Agency Contact Person:**

Area Code/Telephone/Extension: 760-839-4531

Signature: \_\_\_\_\_

Melissa DiMarzo  
Assistant Planner II

\_\_\_\_\_ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

**ATTACHMENT 6**

**PL23-0338**

**Public Comment**

Board or Commission for Public Comment Zoning Administrator

Council Meeting Date Thu March 20th 2025

Item # PL23-0338

Subject modification to a conditional use permit

Position In Opposition

First and Last Name Nilda Banez

Are you an Escondido Resident? Yes

Comments

As and Escondido resident, 2 blocks away from the event venue The Hidden Chateau/Rocco, located at 209 E 4th Avenue and having experienced the effects of the venue holding events back to back weekends using loud volume PA systems( it should be noticed that was stipulated as not allowed by the documentation the City provided for us, neighbors when the venue was first allowed), MCs encouraging the guests to scream and wait for hours on end late into the night, I strongly opposed to the City allowing this type of noise pollution to continue at an even larger scale. The venue is surrounded by empty parking lots that cause the sound to amplify even more. The venue does not hold the events inside but in the back open space of the property surrounded by vegetation, not walls.

We have respectfully brought these concerns to the attention of the owners of the venue, the companies leasing the space about the disturbance these repeated events were causing and reported the disturbance to the Police, as instructed by the City and to the City itself to not avail. It is important to consider we are in addition exposed to another event venue a couple of blocks away, The Churchill House, that has also loud events outside during weekends.

We request, as tax paying Citizens, we have the support from the City to claim our right to peace and quiet in what used to be quiet neighborhood. Thank you.

Nilda Banez

211 E 3rd Avenue. (Tenant for 21 years)

Board or Commission for Public Comment Zoning Administrator

Council Meeting Date Thursday March 20th,2025

Item # PL23-0338

Subject modification to a conditional use permit

Position In Opposition

First and Last Name Russell Cordrey

Are you an Escondido Resident? Yes

Comments

I have been a resident at my current address since the 1970's. This used to be a peaceful residential neighborhood.

Since the event site located at 209E 4th Avenue, corner of 4th and Kalmia, was allowed we have been dealing with very loud events, back to back weekends. The amplified music and MCs noise is excessive and goes on for several hours.

The unit my Tenant occupies at the back of my property is experiencing the worst of it since it is next to an empty parking lot that faces the outside space were these events take place. She has mentioned that if this continues she was considering moving out causing me the consequent financial hardship.

As neighbors we had reached out to the owners to request the issue was addressed and resolved but to the this day nothing has improved.

It is worrisome that the City would consider allowing even a more severe disturbance than what we already experience and the use of alcohol that would only increase the out of control guests and jeopardizing driving conditions around our family homes.

I appreciate the opportunity the City gives me for my concerns to be heard.

Sincerely,

Russell Cordrey