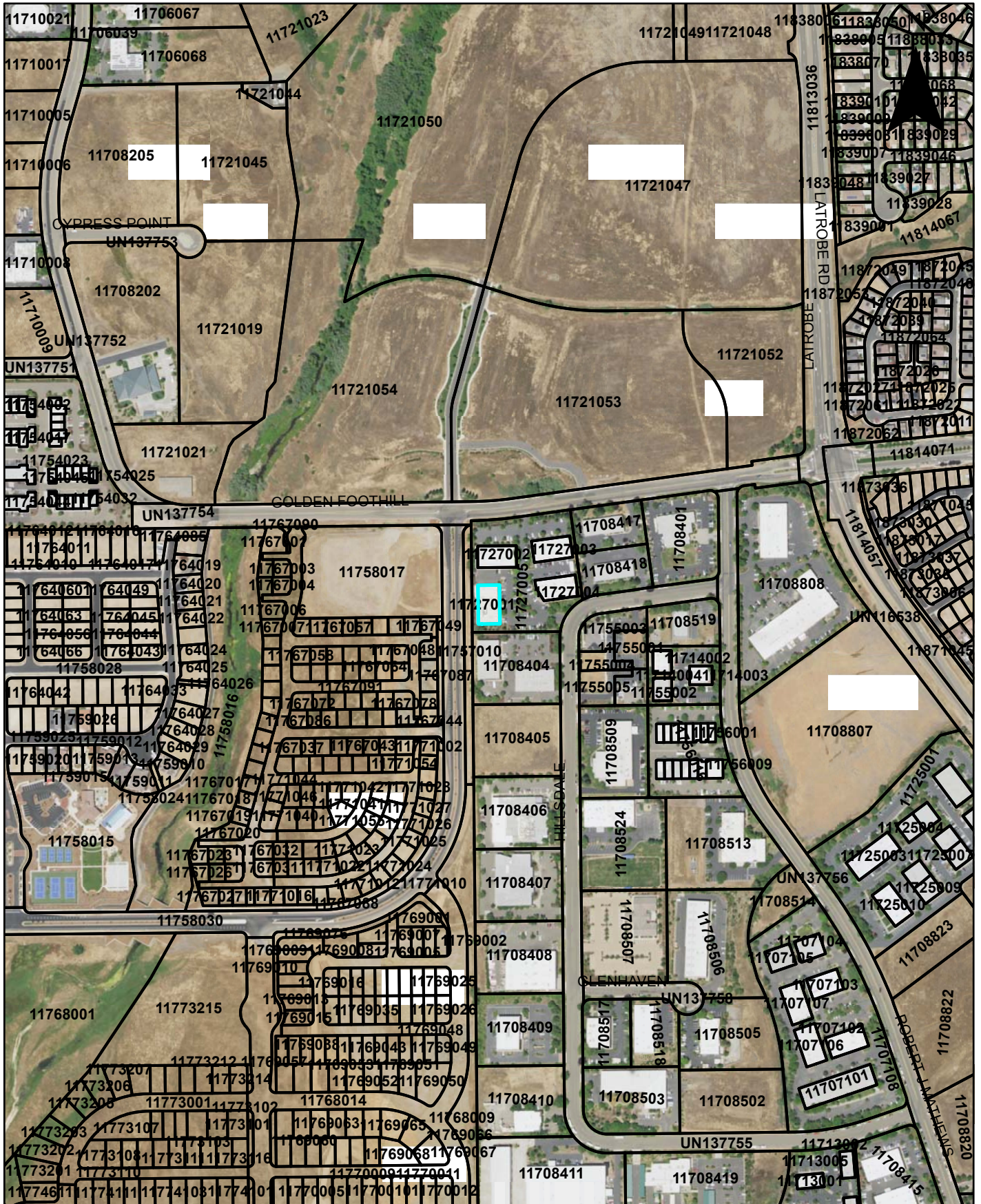


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0.00 0.025 0 0.05 0.1 0.15 Miles

Exhibit A-Location Map

# PARCEL MAP

PORTIONS OF THE SE 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 23, T. 9 N., R. 8 E., MDM.  
BEING PARCEL 57 OF PM 36-115  
COUNTY OF EL DORADO \*\*\*\*\* STATE OF CALIFORNIA

## NOTES:

- REFER TO DOCUMENT 2003-104706 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
- THE PARCELS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EL DORADO HILLS BUSINESS PARK PER 2171-499 OR, AMENDED PER 2870-96 OR, AND RESTATED PER 9982-419 OR.
- FOR DEFINITION OF THE COMMON AREA IDENTIFIED HEREON AS PARCEL A, SEE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AT DOC. NO. 2003-104707.
- ALL DISTANCES SHOWN FOR CURVED LINES ARE CHORD MEASUREMENTS.

APRIL 2003 \*\*\*\*\* SCALE: 1" = 50'  
GENE E. THORNE & ASSOCIATES, INC.

PARCEL 5 PM 47-137  
JAMES W. CAMERON, JR.  
9786-419 OR.

PARCEL 4 PM 47-137  
JAMES W. CAMERON, JR.  
9786-419 OR.

## REFERENCES:

RS 12-97 PM 42-105  
PM 36-115 PM 47-137

## LEGEND:

- COMPUTATION POINT, NO MONUMENTATION
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3/4" C.I.P. STAMPED "RCE 10462-1005"
- SET 3/4" C.I.P. STAMPED "RCE 10462-1005" UNLESS OTHERWISE SHOWN HEREON
- Ⓢ CURVE NUMBER, SEE CURVE DATA TABLE

CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	N85°43'53"E 159.93'	07°08'07"	1285.00'
2	S35°10'16"W 144.57'	53°42'53"	160.00'
3	S50°54'48"W 61.69'	22°13'48"	160.00'
4	S24°03'22"W 86.82'	31°29'05"	160.00'

## BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PM 36-115 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°59'59" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

## PLANNING DIRECTOR'S STATEMENT:

THIS PARCEL MAP CONFORMS SUBSTANTIALLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT PD-22 APPROVED ON APRIL 8, 2002, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

DATED: 6 Oct. 2003

CONRAD D. MONTGOMERY  
PLANNING DIRECTOR  
COUNTY OF EL DORADO

By: *Peter N. Maurer*  
PETER N. MAURER  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO

PARCEL 5 PM 47-137  
JAMES W. CAMERON, JR.  
9786-419 OR.

PARCEL 4 PM 47-137  
JAMES W. CAMERON, JR.  
9786-419 OR.

## REFERENCES:

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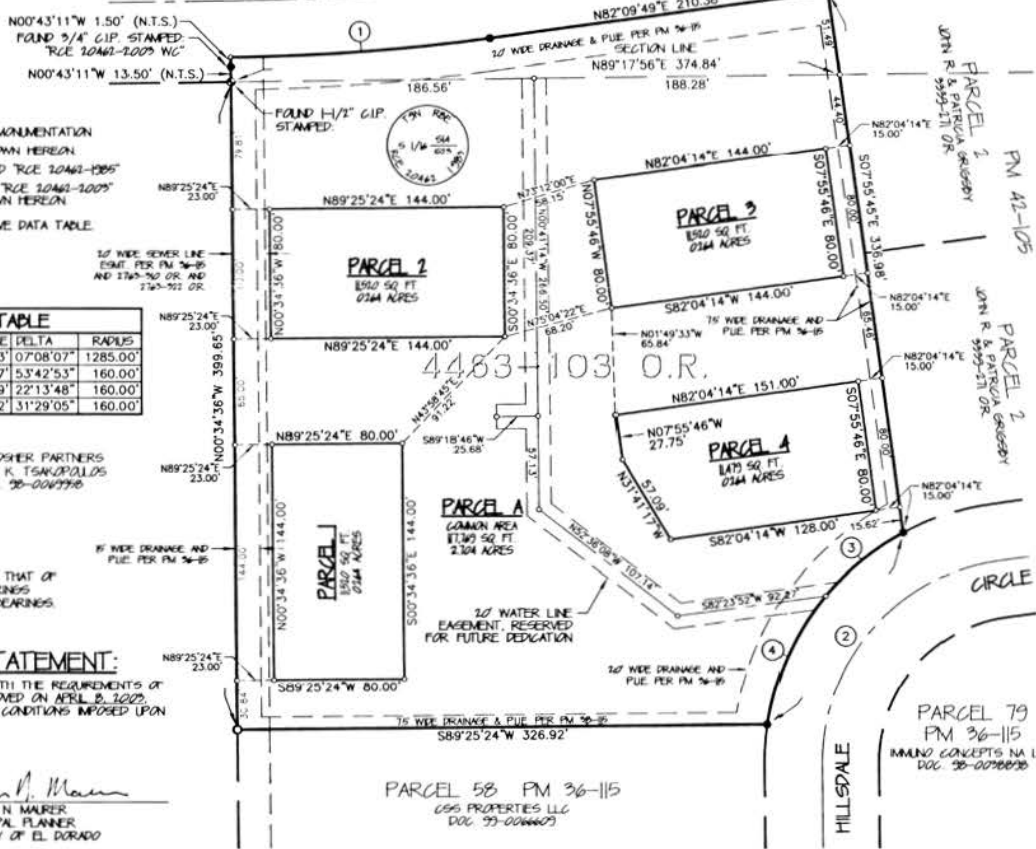
## PLANNING DIRECTOR'S STATEMENT:

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DATED: 6 Oct. 2003

CONRAD D. MONTGOMERY  
PLANNING DIRECTOR  
COUNTY OF EL DORADO

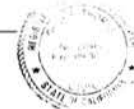
By: *Peter N. Maurer*  
PETER N. MAURER  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO



## SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SGC PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, ON OCTOBER 14, 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

By: *Gene E. Thorne*  
GENE E. THORNE, RCE 10462  
L.C. EXP. DATE: 02/20/05



## COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.  
DATED: 10-8-03

DANIEL RUSSELL  
DANIEL S. RUSSELL, LS 5071  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA  
L.C. EXP. DATE: 12/21/05  
By: *Richard L. Driver*  
RICHARD L. DRIVER, LS 5084  
DEPUTY SURVEYOR  
L.C. EXP. DATE: 06/30/07



## COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Placer Title SUBDIVISION MAP GUARANTEE NUMBER SG1572-3266 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 9<sup>th</sup> DAY OF October, 2002, AT 08:46:02 IN BOOK 48 OF PARCEL MAPS AT PAGE 82 AT THE REQUEST OF SGC PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP.  
DOCUMENT NO.: 2003-104705

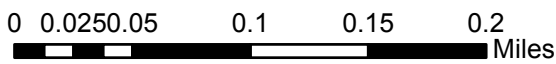
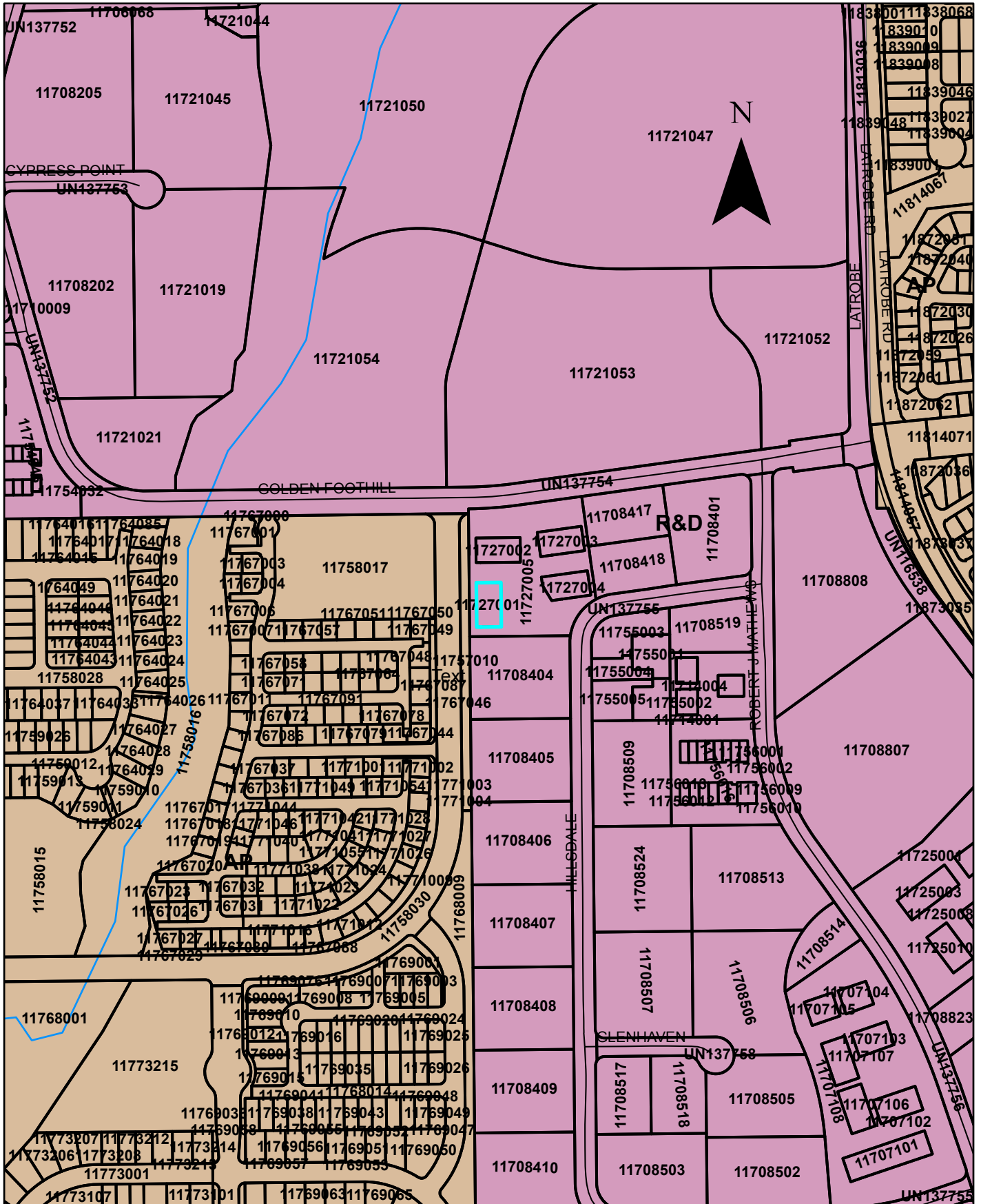
By: *William E. Schulte*  
WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO  
By: *Linda Pinelli*  
LINDA PINELLI, DEPUTY

TENTATIVE PARCEL MAP PD-06  
APPROVED APRIL 8, 2003

EXISTING ASSESSOR'S PARCEL NO. 108-274-05

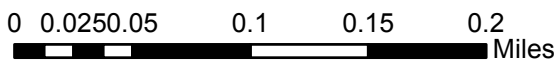
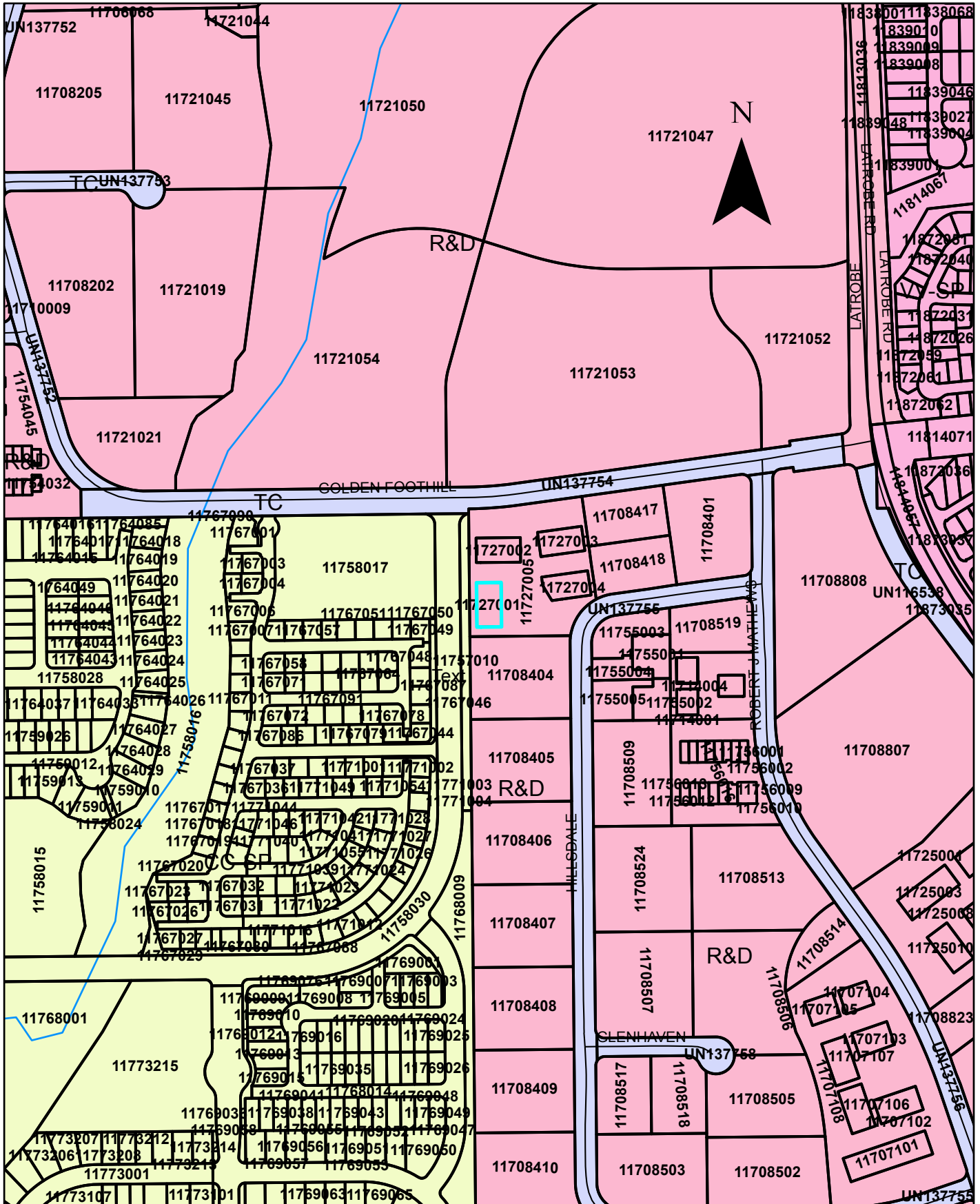
# Exhibit B-Assessor's Plat Map

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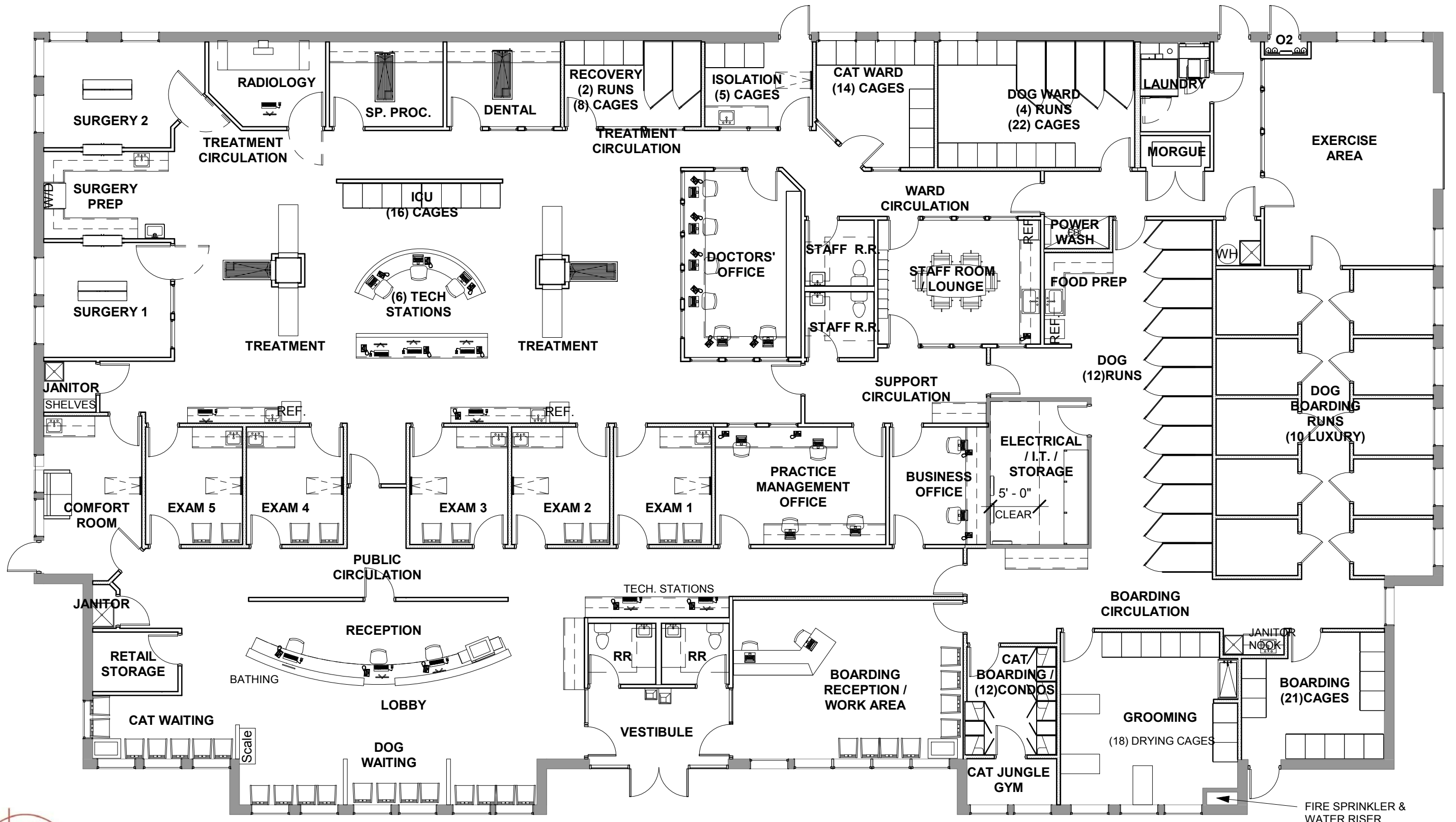
**Exhibit C-General Plan Land Use Map**

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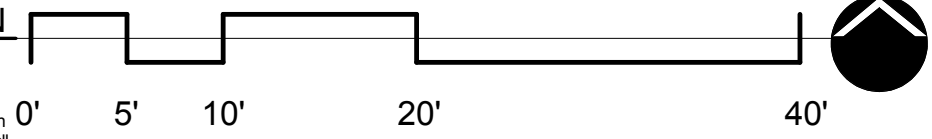
**Exhibit D-Zoning Map**





**FIRST LEVEL FLOOR PLAN**

1" = 10'-0"



1550 WILLMAR AVENUE S.E.  
WILLMAR, MINNESOTA 56201  
320.235.1664 FAX 320.235.3137  
DESIGN BY: JAS

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AREA SCHEDULE (GROSS...)	
NAME	AREA
Accessory	4237 SF
Clinic	3612 SF
Public	3094 SF
	10943 SF

**K & K PET CARE**

4509 GOLDEN FOOTHILL  
PKWY., EL DORADO CA 95762

7-31-18

**PRESENTATION FLOOR PLAN**

Exhibit F- Building Plans

September 10, 2018

Dr. Ken Pawlowski, DVM  
**K and K PET CARE**  
4509 Golden Foothill Parkway  
El Dorado Hills, CA 95762

**RE: K AND K PET CARE VETERINARY HOSPITAL, EL DORADO HILLS, EL DORADO COUNTY**

Dear Dr. Pawlowski:

KD Anderson & Associates, Inc. has prepared this analysis for your proposed veterinary hospital located in the southeast corner of the Golden Foothill Parkway / Carson Cross Road intersection in El Dorado Hills (Figure 1).

**Project Description**

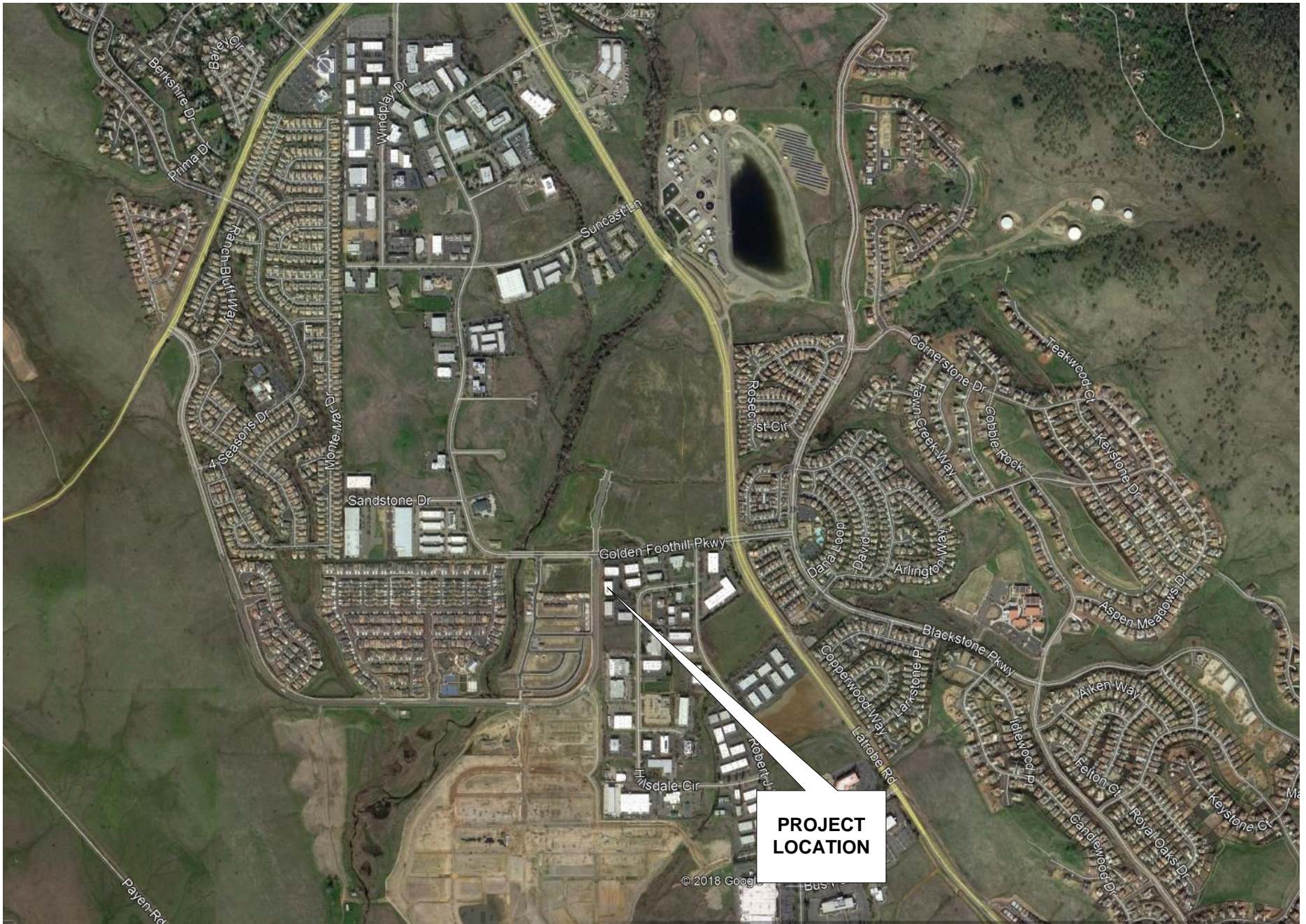
The site is located within the Three Sierra Business Park in El Dorado Hills. Access to the building is along Golden Foothill Parkway and Hillsdale Circle via Robert J. Mathews Parkway. The project proposes to use the existing building shell and install a 10,943 square foot veterinary hospital. Figures 2 and 3 illustrate the location of the building within the business park and the proposed site plan.

**Technical Approach**

El Dorado County requires an on-site Transportation Review on all projects. Eight tasks are identified and are listed below; however, not all tasks are required depending on the site usage.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.
2. Proximity of proposed site driveway(s) to other driveways or intersections.
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.
4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.
5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways. Include calculation of the MRTD.
6. Adequacy of the project site design to convey all vehicle types.
7. Adequacy of sight distance on-site.
8. Queuing analysis of "drive-through" facilities.

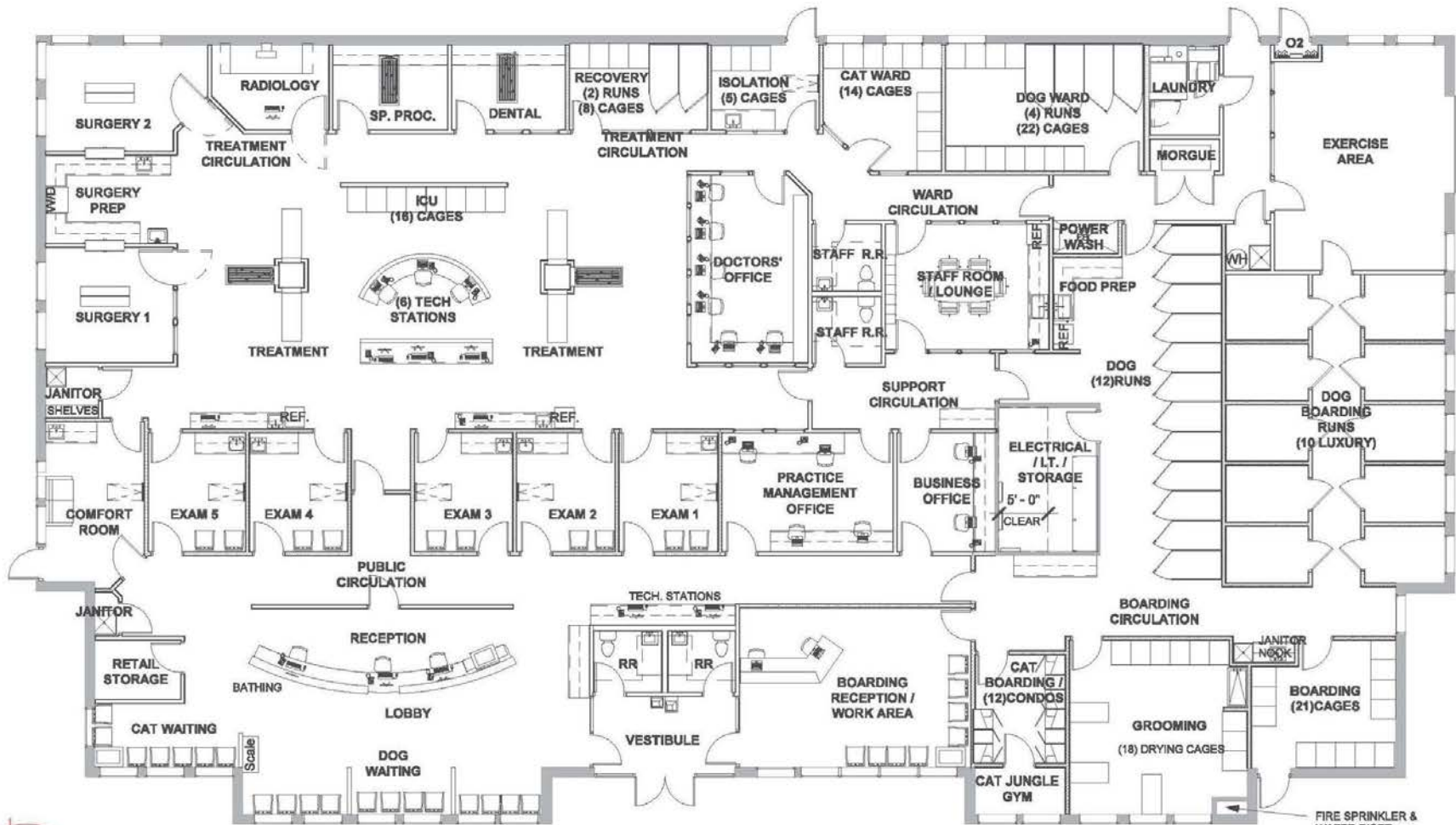
**Exhibit G-Traffic Study**



VICINITY MAP

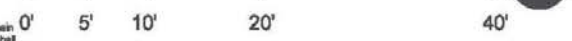






**FIRST LEVEL FLOOR PLAN**

1" = 10'-0"



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WILLMAR, MINNESOTA 56201  
320.235.1864 FAX 320.235.3137  
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AREA SCHEDULE (GROSS...)	
NAME	AREA
Accessory	4237 SF
Clinic	3812 SF
Public	3094 SF
	10943 SF

**K & K PET CARE**  
4509 GOLDEN FOOTHILL  
PKWY., EL DORADO CA 95762  
7-31-18  
**PRESENTATION FLOOR PLAN**

**EXISTING ROADWAYS**

Two roadways provide access to the project site, Golden Foothill Parkway and Hilldale Circle via Robert J Mathews Parkway. Golden Foothills Parkway is about a 52’ wide road. The road is striped with a double yellow line allowing turns to be made into project and out of driveways on the street. Parking is prohibited in the project vicinity. Robert J Mathews Parkway is about 52’ wide with centerline double yellow striping. Parking is permitted on the roadway. Hilldale Circle is also about 52’ wide with parking permitted. The roadway does not have striping.

**PROJECT TRAFFIC CONDITIONS**

**Trip Generation**

Vehicle movements are characterized into and out of a business in terms of “trip ends”. Each time a customer or employee travels to a business and then departs, one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for this site was based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10<sup>th</sup> Edition (2017)*.

Table 1 presents the projected trip generation for the proposed use to determine the traffic projected for the site. Based on Land Use Code, LU 640, “Animal Hospital / Veterinary Clinic” the project is projected to generate 235 daily trips, with 42 a.m. peak hour trips and 45 p.m. peak hour trips. In the a.m. peak hour, 28 inbound trips are projected with 14 outbound trips. During the p.m. peak hour 18 inbound trips are projected with 27 outbound trips.

<b>TABLE 1 TRIP GENERATION RATES / FORECASTS</b>											
<b>Land Use / ITE Code</b>	<b>Amount</b>	<b>Trip Rate</b>				<b>Trips</b>					
		<b>Daily</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>		<b>Daily</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
			<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>		<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>
Veterinary Hospital (LU 640)	10.94 ksf	21.50	3.84		4.11		235	42		45	
			<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>		<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>
Veterinary Hospital (LU 640)			67%	33%	40%	60%	235	28	14	18	27
<b>Total Trips</b>							<b>235</b>	<b>28</b>	<b>14</b>	<b>18</b>	<b>27</b>
Source: ITE Trip Generation Manual, 10 <sup>th</sup> Edition, 2017 ksf – thousand square feet											

### **On-Site Transportation Review.**

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.

County staff indicated that a review of the local area intersections is not required as the project is consistent with the General Plan Land Use (Industrial) and the Zoning Code (Research and Development); the project does require a Conditional Use Permit for the proposed use.

2. Proximity of proposed site driveway(s) to other driveways or intersections.

The closest intersections to the project site include Golden Foothill Parkway at Carson Crossing Road and Robert J Mathews Parkway at Hillsdale Circle.

#### Golden Foothill Parkway at Carson Crossing Road

The Golden Foothill Parkway / Carson Crossing Road intersection is about 260' west of a driveway access along Golden Foothill Parkway. The driveway is situated at the beginning of a westbound left turn lane for Carson Crossing Road. There is an adjacent driveway about 200' to the east. This driveway is downstream of the project driveway and does not affect access into the project.

#### Robert J Mathews Parkway at Hillsdale Circle

The Robert J Mathews Parkway at Hillsdale Circle intersection is about 650' east of the project driveway. The driveway is a tee intersection with stop control along Hillsdale Circle. There are multiple driveways along Hillsdale Circle in the proximity of the project driveway. The project driveway is located along the outside of a curve in the roadway. Adjacent driveways along the north side of the street are located about 130' center to center east of the project driveway and about 140' center to center south of the project driveway. An additional driveway located on the south side of the street is located about 250' to the east. Each of these driveways provide access to individual sets of buildings within the larger business park.

3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

Parking requirements were reviewed to determine needed parking due to the zoning code and requirements relative to the parking demand. For this study parking requirements relate to vehicles parked for extended periods of time for employees and visitors at the veterinary hospital.

The site includes a 10,943 square feet veterinary hospital. The square footage of the veterinary hospital includes approximately 2,250 square feet to kennel small animals resulting in a net 8,693 square feet for the veterinary practice. It is projected that there will be about 55 kennels / cages available to board dogs and cats for "long term" use. An additional 55 cages / runs will be available for daily use to house small animals that will be or have been examined or have procedures completed.

Chapter 130.35 of the County's zoning code identifies parking space requirements for the various uses. The veterinary hospital will include about 8,693 square feet with 55 kennels provided for long term use.

Table 2 displays the parking space requirements for each use type and the projected parking needs for the project. Based on the zoning code 47 stalls are required. The parking facilities within the business park area provide parking for four contiguous buildings. However, to estimate the available parking for the project parking spaces fronting the building was counted. There are 59 parking spaces that would appear to be available within about 160' of the entrance to the site. Of these, 43 spaces are within 100 feet of the building. Based on the existing parking lot there is adequate parking for the project.

<b>TABLE 2 PARKING REQUIREMENTS PER ZONING CODE</b>			
<b>Use Type</b>	<b>Parking Space Requirement</b>	<b>Size</b>	<b>Parking Required</b>
Veterinary Clinic	1 per 250 sf (exclusive of kennel boarding area)	8,693 sf	35
Animal Services: Kennel	1 plus 1 per 5 kennel spaces	55 kennels	12
<b>Total Stalls Required</b>			<b>47</b>

sf – square feet

- Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

Veterinary clinics do not experience truck deliveries in excess of 10 per day; therefore, review of truck access is not required.

- Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways. Include calculation of the MRTD.

The project is within an existing business park with already completed parking and driveway access. The existing driveway throats are both about 50', exceeding the 25' minimum required.

- Adequacy of the project site design to convey all vehicle types.

The project is a small animal veterinary clinic. Typical vehicles to the site include passenger cars and small trucks. These vehicles can all maneuver within the existing driveways and parking facilities. On the occasion when there may be truck deliveries for dog and cat food the project provides two driveway accesses across from one another. This allows a truck to enter the site from either driveway and proceed across the on-site drive aisle to exit the site. The drive aisle is about 22' wide allowing a truck to park within the drive aisle and allow other vehicles to pass without blocking.

- Adequacy of sight distance on-site.

As noted earlier, the parking field was previously constructed based on County requirements for R&D zoning. Landscaping on site is mature around the building. There are two drive aisles leading to the parking field for the project. Each aisle intersects with another drive aisle leading to the site

driveways. Based on the existing conditions the drive aisles appear to provide adequate sight lines. Pedestrian access was also considered. Within the area of the site sidewalk is only provided along the frontage of the buildings; there is no sidewalk along the site frontages of Golden Foothill Parkway, Hillsdale Circle or Carson Crossing Road. Similar to other “business park type” parking lots there are no sidewalks along the parking aisles to buildings. Pedestrians use the drive aisle to access each building. For the three parking fields not adjacent to the site’s main entrance all visitors have a direct line of sight to the front entrance and will likely cross the drive aisle following the line of sight. This should allow adequate conspicuity entering or exiting the veterinary hospital.

8. Queuing analysis of “drive-through” facilities.

This project does not include drive-through facilities; therefore, a queuing analysis was not completed.

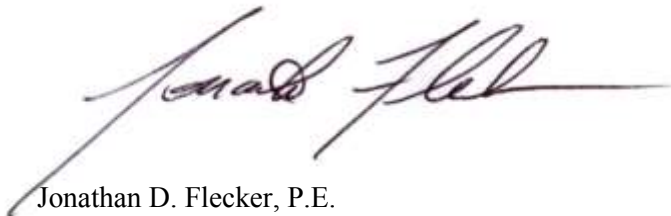
**CONCLUSIONS**

The proposed project will utilize an existing building shell to remodel into a veterinary hospital. The project will utilize the entire 10,943 square foot building and is consistent with the County’s zoning code. Access to the site will occur at two driveways, one along Golden Foothill Parkway just east of Carson Crossing Road and a second along Hillsdale Circle. The project is within an existing business park, and the available parking fronting the building amounts to 59 spaces. This is 12 over the 47 stalls required by the County’s zoning code.

No on-site traffic issues are noted with completion of the veterinary hospital. Should you have any questions, please free to contact me directly at (916) 660-1555. You may also reach me via e-mail at [jfleck@kdanderson.com](mailto:jfleck@kdanderson.com).

Sincerely,

**KD Anderson & Associates, Inc.**



Jonathan D. Flecker, P.E.  
Transportation Engineer



# Environmental Noise Assessment

## K & K Veterinary Clinic

El Dorado County, California

BAC Job # 2018-151

Prepared For:

K&K Pet Care

Attn: Dr.'s Ken & Kristi Pawlowski  
4509 Golden Foothill Parkway  
El Dorado Hills, CA 95762

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Paul Bollard, President

September 17, 2018



Exhibit H-Acoustic Study

## Introduction

The proposed K & K Veterinary Clinic (project) is located at 4509 Golden Foothill Parkway in El Dorado County, California. The project proposes a veterinary clinic within an existing 11,520 square foot building. Existing land uses in the project vicinity include residential and office uses. The project area and site plan are shown on Figures 1 and 2, respectively.

Due to the proximity of the proposed facility to nearby noise-sensitive uses, El Dorado County has requested a noise study be prepared to ensure that the applicable noise standards are satisfied. In response to this request, the project applicant has retained Bollard Acoustical Consultants, Inc. (BAC) to prepare this noise assessment. Specifically, the purposes of this assessment are to quantify noise associated with the proposed facility operations (barking dogs), and to compare those levels against the applicable El Dorado County noise standards.

## Noise Fundamentals and Terminology

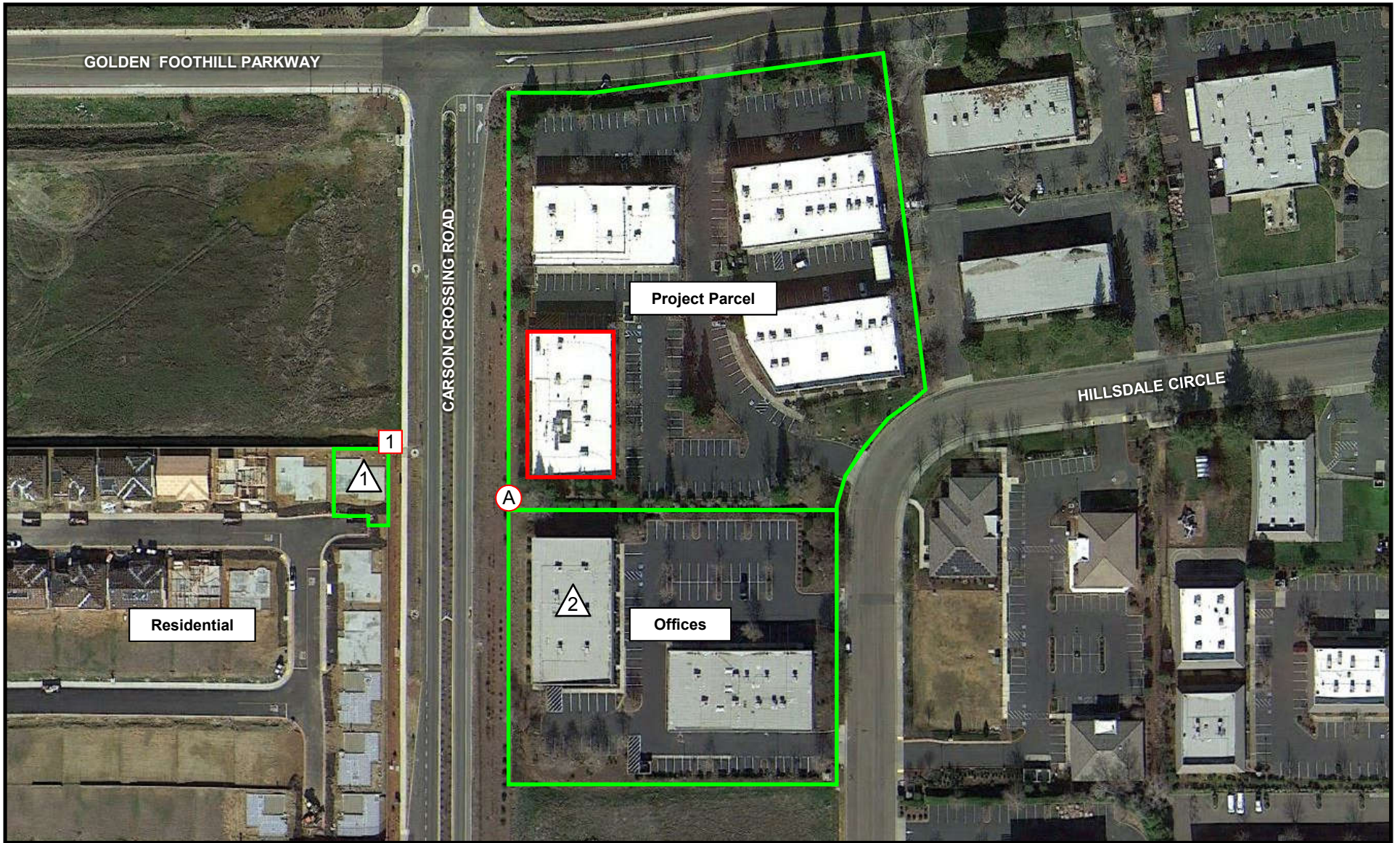
Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level ( $L_{eq}$ ) over a given time period (usually one hour). The  $L_{eq}$  is the foundation of the Day-Night Average Level noise descriptor,  $L_{dn}$ , and shows very good correlation with community response to noise.

Exhibit H-Acoustic Study



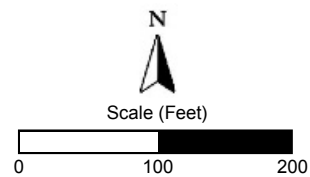


**Legend**

- ▬ Parcel Boundaries (Approximate)
- A Long-Term Noise Level Measurement Location
- 1 Short-Term Noise Level Measurement Location
- # Nearest Noise-Sensitive Receivers

Proposed Project Building

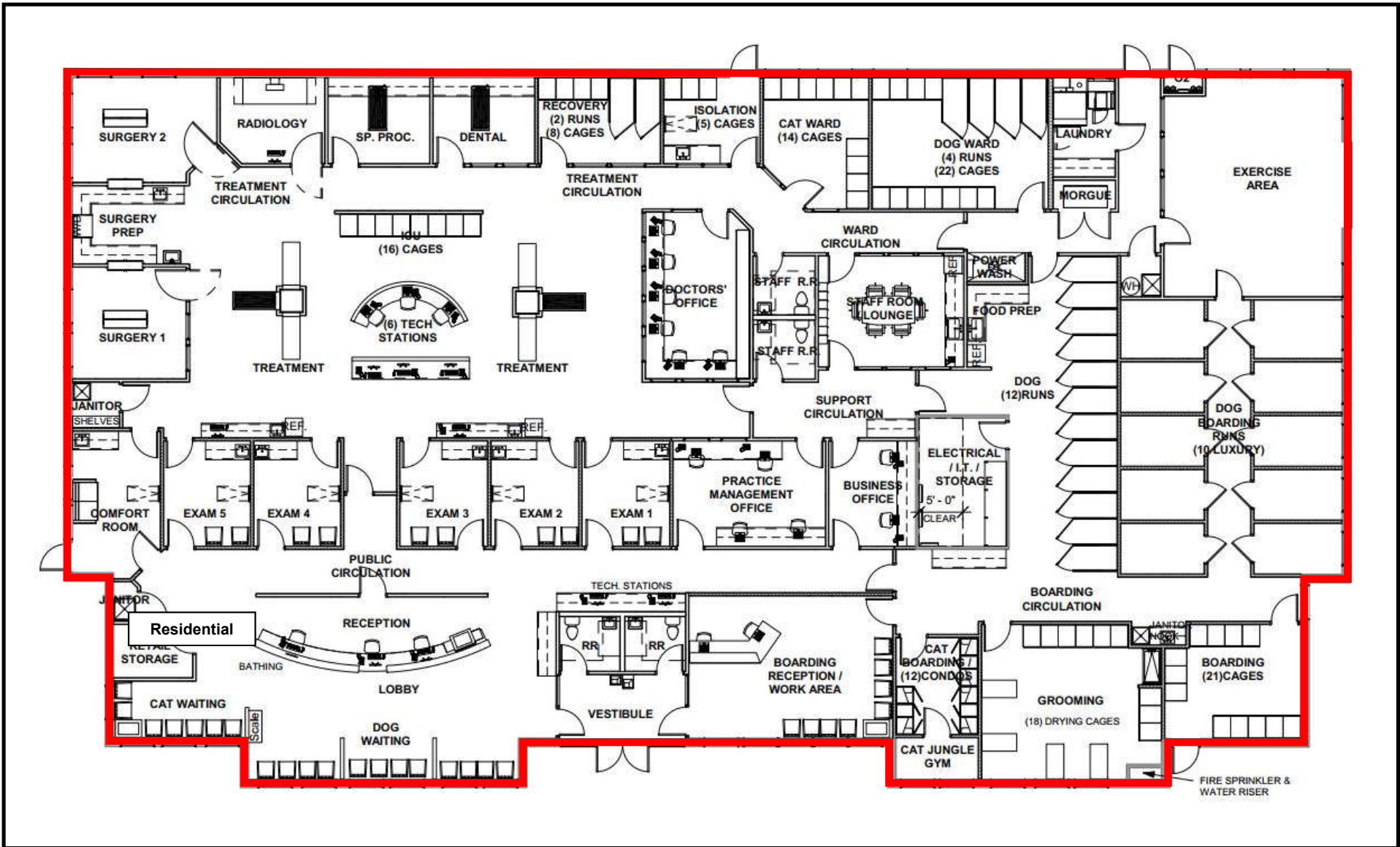
**Exhibit H-Acoustic Study**



**K & K Veterinary Clinic**  
 El Dorado County, California  
 Project Area

**Figure 1**



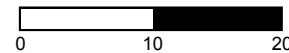


**Legend**

— Proposed Project Building



Scale (Feet)



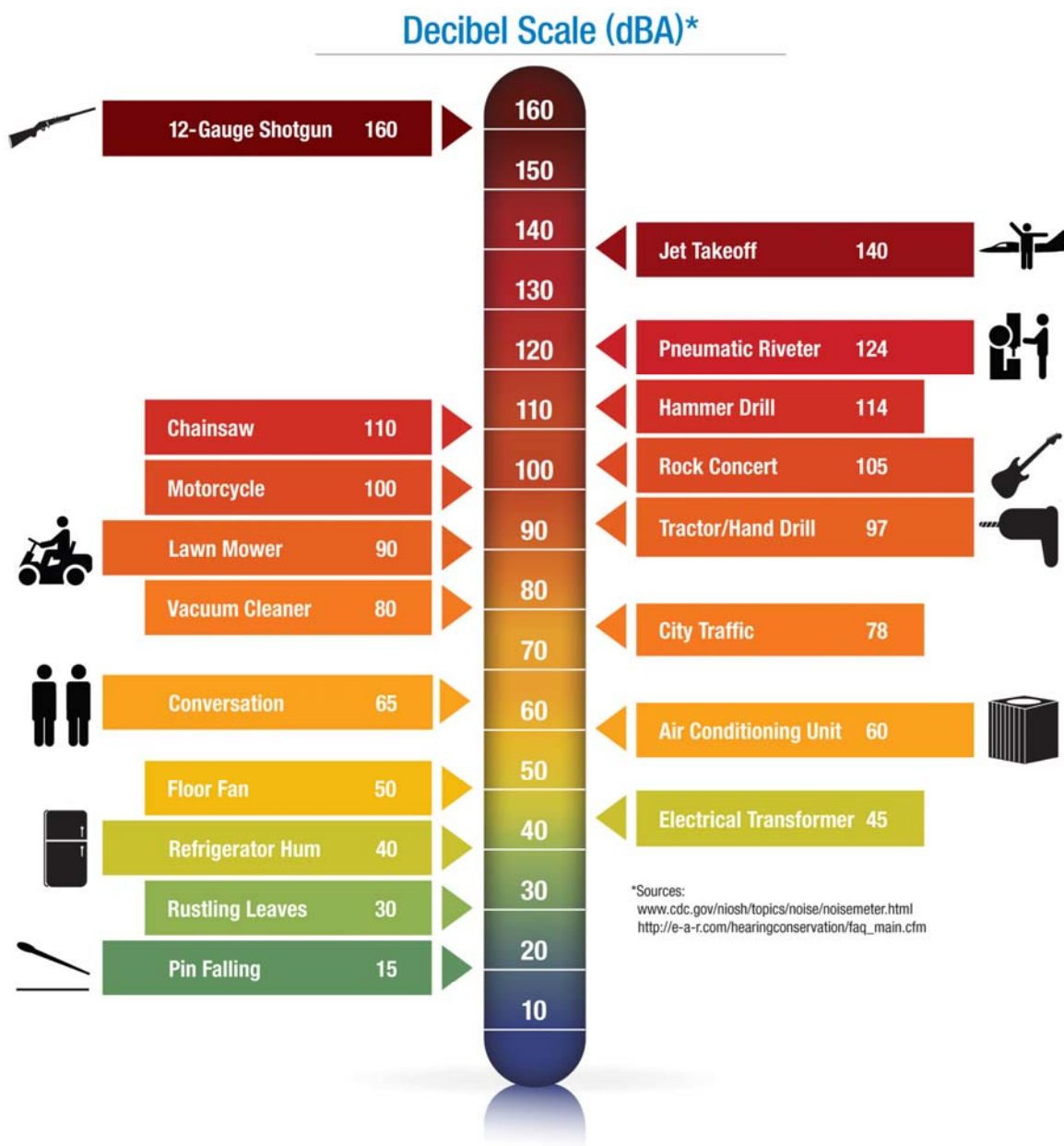
**K & K Veterinary Clinic**  
 El Dorado County, California  
 Project Site Plan

Exhibit H-Acoustic Study

Figure 2



**Figure 3**  
**Typical A-Weighted Sound Levels of Common Noise Sources**



The Day-Night Average Level ( $L_{dn}$ ) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because  $L_{dn}$  represents a 24-hour average, it tends to disguise short-term variations in the noise environment.  $L_{dn}$ -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

## Criteria for Acceptable Noise Exposure

### El Dorado County General Plan and Ordinance Code

The Noise Element of the El Dorado County General Plan establishes noise level limits for non-transportation (stationary) noise sources. The County of El Dorado Ordinance Code also establishes acceptable noise level limits for stationary noise sources, which are identical to those of the General Plan. Both General Plan and Ordinance Code noise level standards are presented below in Table 1.

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Nighttime 10 p.m. – 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly $L_{eq}$ , dB	55	50	50	45	45	40
Maximum Level, $L_{max}$ dB	70	60	60	55	55	50

Notes:

- Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
- The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
- In Community Areas the exterior noise level standard shall be applied to the property line of the receiving property.
- In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

Source: El Dorado General Plan Noise Element (Table 6-2); County of El Dorado Ordinance Code (Section 130.37.060.A)

Because the project parcel and adjacent parcels are located within a community setting (not rural), the community noise standards shown in Table 1 would be applicable to the project. In addition, because sound generated by barking dogs can be classified as a recurring impulsive noise source, the County's noise level limits would be reduced by 5 dB for this assessment (as noted Table 1). Based on the above information, the following adjusted El Dorado County noise standards were used in this assessment and applied at the property lines of the nearest noise-sensitive uses:

- Daytime (Community Areas): 50 dB  $L_{eq}$ , 65 dB  $L_{max}$
- Evening (Community Areas): 45 dB  $L_{eq}$ , 55 dB  $L_{max}$
- Nighttime (Community Areas): 40 dB  $L_{eq}$ , 50 dB  $L_{max}$

The nearest noise-sensitive uses to the proposed facility have been identified as both exterior and interior areas of residential uses to the west and the interior spaces of the office uses to the south, identified as Receivers 1 and 2 on Figure 2 (respectively).

Exhibit H-Acoustic Study

## Existing Ambient Noise Environment in the Project Vicinity

The existing ambient noise environment in the immediate project vicinity is primarily defined by traffic on Golden Foothill Parkway and Carson Crossing Road. To quantify noise levels in the project area, BAC conducted long-term (48-hour) ambient noise level measurements near the project site from September 5-6, 2018. The long-term noise measurement location is shown on Figure 1, identified as Site A. Noise level measurements at Site A were intended to be representative of the ambient noise environment in the immediate project vicinity.

A Larson-Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used to complete the long-term noise level measurement survey. The meter was calibrated in the field before and after use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4). The results of the measurements are shown numerically and graphically in Appendices B and C, and are summarized in Table 2. Photographs of the noise measurement site are provided in Appendix D.

Site <sup>1</sup>	Date	Average Measured Hourly Noise Levels, dBA					
		Daytime 7 a.m. – 7 pm		Evening 7 p.m. – 10 p.m.		Nighttime 10 p.m. – 7 a.m.	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
A	9/5/18	59	78	49	72	52	71
	9/6/18	57	76	49	69	51	66

Notes:

<sup>1</sup> Long-term ambient noise monitoring site is identified on Figure 1.  
Source: Bollard Acoustical Consultants, Inc. (2018)

The Table 2 data indicate that measured average hourly ( $L_{eq}$ ) and maximum ( $L_{max}$ ) noise levels in the immediate project vicinity exceeded the adjusted El Dorado County daytime, evening, and nighttime noise level standards for noise-sensitive uses affected by non-transportation noise sources in community areas.

In addition to a long-term noise level measurement survey, a short-term (15-minute) noise level survey was also conducted near the project site on September 4, 2018. The short-term noise measurement location is identified as Site 1 on Figure 1. The measurement site was located along the property boundary of the nearest residential use to the west of the project (Receiver 1). Results from the short-term noise survey indicate that average measured ambient noise levels during the sampling period were 62 dB  $L_{eq}$  and 81 dB  $L_{max}$ . According to BAC field staff, the elevated noise levels measured during the short-term survey were attributed to vehicle passbys on Carson Crossing Road.

Exhibit H-Acoustic Study

## Project Noise Generation

According to the building floor plans, the veterinary clinic will be comprised of rooms designed for surgery, examinations, grooming, boarding, exercise, and office uses. The building would also contain a laundry room, staff lounge, morgue, bathrooms and reception areas. It is the understanding of BAC that dog boarding and exercise activities will be restricted to indoor areas within the facility building. The locations of the proposed rooms within the building are shown on Figure 2.

### Reference Noise Levels for Clinic Operations

The primary noise source associated with the proposed facility would be periodic dog barking generated within the boarding and exercise areas of the building. According to the project site plans, these areas are proposed to be located primarily within the northern end of the building.

To quantify noise levels associated with barking dogs, noise level data was collected by BAC at an existing dog kennel (Nadelhaus German Shepherds Dog Kennel in Chico, California) from November 22-25, 2014. Because this time period represents Thanksgiving week, the owner of the Nadelhaus kennel reported that the facility was full during the ambient surveys. BAC staff observations were consistent with the owner's statement, as there were many dogs present, including puppies, and each kennel appeared to be occupied. These data is considered conservative because the bark of a German Shepherd is louder than the bark of smaller dogs.

Measurements at the Nadelhaus kennel were conducted approximately 150 feet from the effective noise center of the primary dog boarding and training area. The results of the barking dog noise measurements are summarized in Table 3.

<b>Table 3</b> <b>Measured Barking Dog Noise Levels 150 feet from Main Kennel and Training Area</b> <b>Noise Level Data Collected from Nadelhaus Kennels in Chico, California</b> <b>November 22-25, 2014</b>						
Date	Measured Noise Levels, dBA					
	Daytime (7 a.m. – 7 p.m.)		Evening (7 p.m. – 10 p.m.)		Nighttime (10 p.m. – 7 a.m.)	
	Leq	Lmax	Leq	Lmax	Leq	Lmax
11/22/14	51	68	40	57	48	63
11/23/14	49	68	42	61	42	59
11/24/14	50	68	38	53	40	56
11/25/14	52	70	39	54	42	61
Average:	50	69	40	56	43	60
Source: Bollard Acoustical Consultants, Inc. (2018)						

BAC staff observations conducted at the Nadelhaus kennels in Chico indicated that the dogs did not bark continuously. Rather, they were observed to bark briefly when people arrived at the kennel but the barking subsided rapidly. The dogs were also observed to respond well to kennel staff commands to cease barking when barking was observed.

To provide a conservative assessment of barking dog noise generation within the proposed K & K Veterinary Clinic building, an hourly average noise level of 55 dB  $L_{eq}$  during daytime hours, and 45 dB  $L_{eq}$  during evening and nighttime hours was assumed at a reference distance of 150 feet. These levels are higher than the Table 3 reference data to account for the fact that the Chico kennel was permitted for 25 dogs, whereas the proposed project could accommodate substantially more (estimated to be approximately 75 dogs at full capacity). In addition, a maximum noise level of 70 dB  $L_{max}$  at the 150 foot reference distance was used to model daytime barking dog noise levels at the project site. During evening and nighttime hours, when the dogs are in their kennels and there is no public circulation, the Table 3 data indicate that maximum noise levels were 60 dB  $L_{max}$ . Lastly, to account for the potential of a dog barking in the parking lot area during pick-up or drop-off activities, BAC utilized a reference noise level of 101 dB  $L_{max}$  at a distance of 4 feet. This reference noise level was obtained from measurements of a German Shepard at an existing kennel (Freedom Kennel in Santa Clara, California) in 2016. The hourly average and maximum noise levels indicated above were used to assess impacts at the property lines of the nearest noise-sensitive uses.

### **Predicted Operation Noise Levels at Nearest Property Lines**

Using the reference noise levels discussed in the preceding paragraph, and assuming standard spherical spreading loss (-6 dB per doubling of distance), data were projected from the effective noise center of the proposed indoor boarding/exercise areas within the building to the property lines of the property lines of the nearest receivers. The results of that analysis are presented in Table 4.

The results presented below in Table 4 take into consideration the noise level reduction provided by the facility building walls. To account for the noise interior to exterior transmission loss provided by the building walls, predicted dog barking noise levels as the nearest property lines have been conservatively adjusted by -30 dB.

Receiver <sup>2</sup>	Use	Distance, ft <sup>3</sup>	Predicted Noise Levels, dBA <sup>4</sup>					
			Daytime		Evening		Nighttime	
			L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
1	Residential	200	23	38	<20	28	<20	28
2	Offices	150	25	40	30	30	<20	30
<b>Adjusted El Dorado County Standards:</b>			<b>55</b>	<b>65</b>	<b>45</b>	<b>55</b>	<b>40</b>	<b>50</b>
Notes:								
<sup>1</sup> Reference noise levels utilized for the analysis were collected from the Nadelhaus Kennel in Chico, California.								
<sup>2</sup> Receiver locations and property boundaries are illustrated on Figure 1.								
<sup>3</sup> Distances were scaled from the effective center of the proposed indoor boarding and exercise areas to the nearest property lines using the provided site plans and Google Earth measurement tool.								
<sup>4</sup> Predicted barking dog noise levels at the nearest property lines take into consideration the noise level reduction provided by the facility building walls, and have been conservatively adjusted by -30 dB to account for the transmission loss.								

The Table 4 data indicate that predicted worst-case barking dog noise levels generated within the facility building would satisfy the adjusted El Dorado County noise standards at the nearest property lines, including the noise level reduction provided by the building walls. As a result, no further consideration of noise mitigation measures would be warranted for indoor barking dog noise exposure at the nearest property lines.

Based on the previously discussed reference noise level, dog barking occurring in the parking lot during drop-off or pick-up activities was calculated to be approximately 48 and 65 dB L<sub>max</sub> at the property lines of Receivers 1 and 2, respectively. The predicted parking lot dog barking noise level of 48 dB L<sub>max</sub> at the property line of Receiver 1 takes into consideration the shielding provided by the intervening facility building, which would break line of sight between the two locations. Thus, should drop-off and pick-up activities occur during evening or nighttime hours, parking lot dog barking noise levels could exceed the County's adjusted evening and nighttime noise level standard of 60 dB L<sub>max</sub> at the nearest property line to the south (Receiver 2), and further consideration of mitigation measures would be warranted.

In order to avoid a potential exceedance of the adjusted El Dorado County evening and nighttime 60 dB L<sub>max</sub> noise level standard at the nearest property line to the south (Receiver 2), it is recommended that all dog drop-off and pick-up activities be limited to daytime hours.

## Conclusions and Recommendations

This analysis concludes that noise generated by barking dogs within the K & K Veterinary Clinic building is predicted to satisfy the applicable El Dorado County noise standards at the nearest property lines. However, it is possible that dog barking noise levels during drop-off and pick-up activities in the parking lot could potentially exceed the adjusted El Dorado County evening and nighttime noise level criteria at the nearest property line to the south (containing office uses), should barking occur during the relatively short period when the dogs are outside prior to entering the building.

Exhibit H-Acoustic Study



In order to avoid a potential exceedance of this noise level standard, and given the sensitivity of adjacent uses to new noise sources such as that proposed by this project (especially during evening and nighttime hours), BAC recommends the following specific measures:

1. All dog drop-off and pick-up activities should be strictly limited to the proposed hours of 7 am – 7:30 pm, except for emergency services.
2. Dogs should be kept in their boarding areas during evening and nighttime hours.
3. Exterior roll-up doors associated with the exercise or boarding areas should only be opened when deemed necessary per operational requirements, but should remain closed during nighttime hours except in cases of an emergency.
4. Clinic staff should take action to minimize barking at this facility through use of appropriate techniques.
5. In the event that legitimate concerns are expressed by the adjacent uses regarding barking noise upon commencement of operations at this facility, follow-up noise level testing should be conducted to assess the state of compliance with the noise standards recommended herein and additional noise mitigation measures implemented if determined necessary to achieve compliance with those standards.

These conclusions are based on BAC staff noise level data collected at the Nadelhaus and Freedom Dog Kennels, the proposed project site plans, and on the requirements of the El Dorado County General Plan and Ordinance Code. In addition, these conclusions are based on BAC site inspections, observations, and application of accepted noise propagation algorithms. Deviations to project site plans or proposed facility operations could result in actual noise levels differing from those described herein. BAC is not responsible for such changes.

This concludes BAC's environmental noise assessment for the proposed K & K Veterinary Clinic in El Dorado County, California. Please contact Paul Bollard at (916) 663-0500 or [paulb@bacnoise.com](mailto:paulb@bacnoise.com) with any questions or for additional information.

## Appendix A Acoustical Terminology

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



**Appendix B-1**  
**Ambient Noise Monitoring Results - Site A**  
**K & K Veterinary Clinic**  
**Wednesday, September 05, 2018**

Hour	Leq	Lmax	L50	L90
0:00	44	69	37	35
1:00	48	79	35	33
2:00	41	65	36	34
3:00	45	69	34	32
4:00	48	73	36	33
5:00	54	74	43	38
6:00	59	79	49	43
7:00	60	75	49	45
8:00	61	80	50	44
9:00	61	80	49	43
10:00	59	85	50	43
11:00	60	79	46	40
12:00	63	82	49	42
13:00	59	81	46	41
14:00	60	81	47	42
15:00	57	78	47	41
16:00	58	78	48	41
17:00	58	77	46	41
18:00	55	78	43	37
19:00	52	75	41	38
20:00	50	72	41	38
21:00	45	68	39	37
22:00	44	67	37	35
23:00	41	65	36	34

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	63	45	59	59	41	52
Lmax (Maximum)	85	68	78	79	65	71
L50 (Median)	50	39	46	49	34	38
L90 (Background)	45	37	41	43	32	35

Computed Ldn, dB	60
% Daytime Energy	89%
% Nighttime Energy	11%

**Appendix B-2**  
**Ambient Noise Monitoring Results - Site A**  
**K & K Veterinary Clinic**  
**Thursday, September 06, 2018**

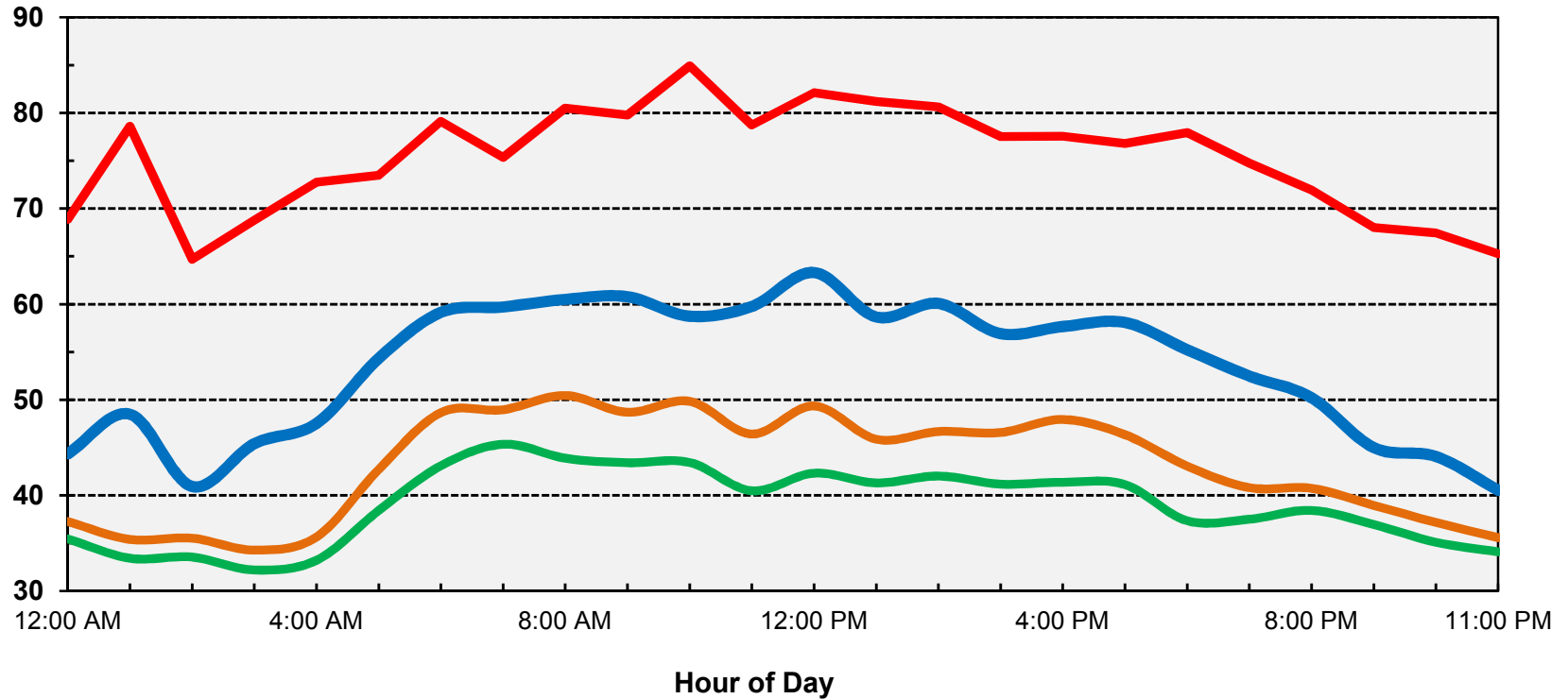
Hour	Leq	Lmax	L50	L90
0:00	36	54	35	33
1:00	40	66	33	31
2:00	38	57	34	32
3:00	35	53	34	33
4:00	46	73	36	34
5:00	53	76	41	37
6:00	58	80	49	44
7:00	58	77	50	47
8:00	59	79	49	44
9:00	57	73	46	42
10:00	60	83	49	41
11:00	59	78	48	42
12:00	58	80	45	40
13:00	59	78	45	40
14:00	59	83	46	40
15:00	58	75	46	41
16:00	58	81	47	40
17:00	58	76	45	38
18:00	54	71	42	36
19:00	51	71	40	36
20:00	51	70	40	36
21:00	45	66	38	36
22:00	45	67	37	35
23:00	43	68	36	34

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	60	45	57	58	35	51
Lmax (Maximum)	83	66	76	80	53	66
L50 (Median)	50	38	45	49	33	37
L90 (Background)	47	36	40	44	31	35

Computed Ldn, dB	59
% Daytime Energy	89%
% Nighttime Energy	11%

**Appendix C-1**  
**Ambient Noise Monitoring Results - Site A**  
**K & K Veterinary Clinic**  
**Wednesday, September 05, 2018**

Sound Level, dBA



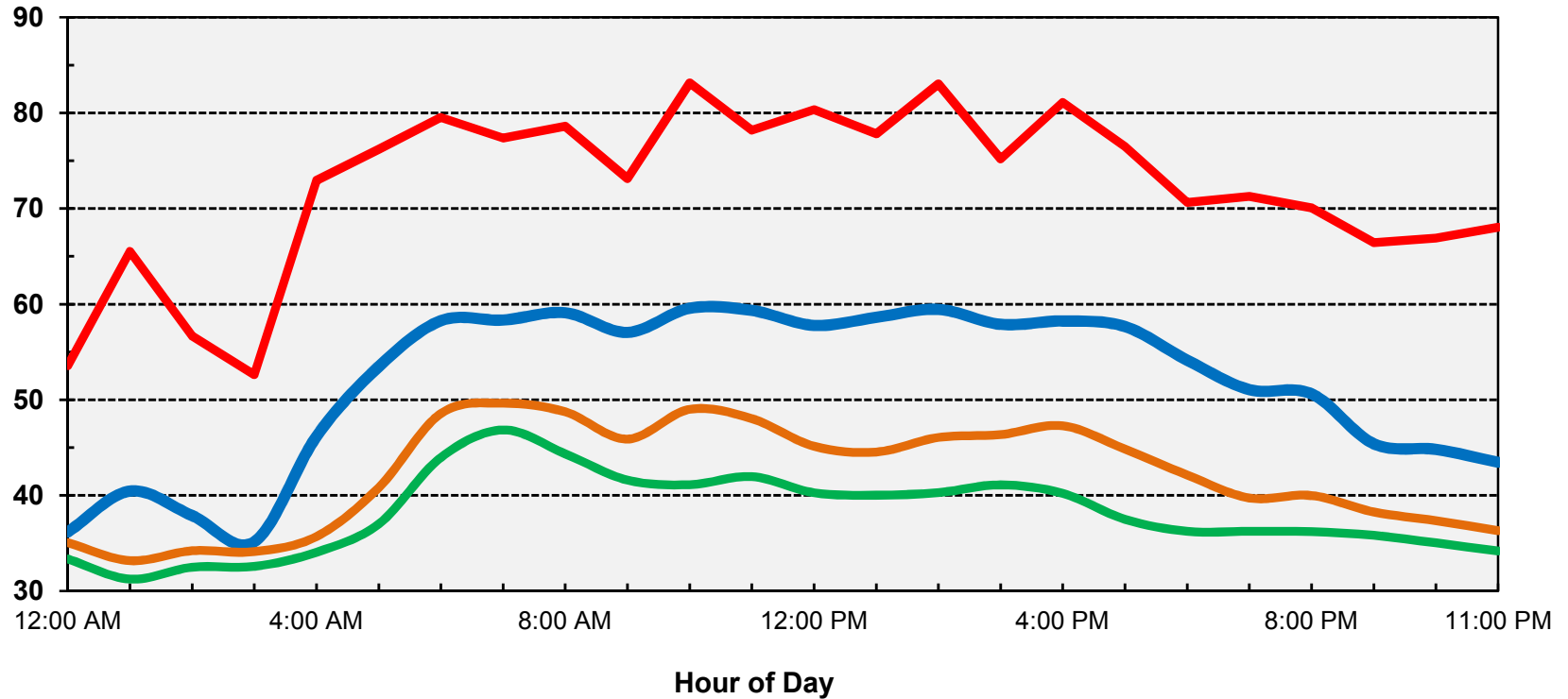
— Average (Leq)   
 — Maximum (Lmax)   
 — L50   
 — L90

**Ldn: 60 dB**



Appendix C-2  
Ambient Noise Monitoring Results - Site A  
K & K Veterinary Clinic  
Thursday, September 06, 2018

Sound Level, dBA



— Average (Leq) — Maximum (Lmax) — L50 — L90

Ldn: 59 dB





**Notes:**

Pictured: Long-term noise level measurement location (Site A), facing west towards Carson Crossing Road.

**K & K Veterinary Clinic**

El Dorado County, California

Noise Measurement Site Photos

Appendix D-1



Exhibit H-Acoustic Study



**Notes:**

Pictured: Short-term noise level measurement location (Site 1), facing east towards Carson Crossing Road.

**K & K Veterinary Clinic**

El Dorado County, California

Noise Measurement Site Photos

Appendix D-2



Exhibit H-Acoustic Study





Melanie Shasha <melanie.shasha@edcgov.us>

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## Pawlowski project proposal

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**Laura Langham** <laurielangham@sbcglobal.net>  
To: melanie.shasha@edcgov.us

Wed, Nov 14, 2018 at 9:11 AM

Hello El Dorado County Planning and Building Department,

I am writing to support the following proposal:

Dr. Ken and Kristi Pawlowski at 4509 Golden Foothill Parkway, El Dorado Hills, 95762 in the El Dorado Hills Business Park.

There is a community need for a full service veterinary clinic. There is a greater need for emergency and specialty clinics in the El Dorado Hills area.

I have taken my various dogs to Dr Pawlowski for over 20 years; at the Banfield Clinics in South Sacramento and Folsom...he is a fabulous veterinarian and along with Kristi they run a high-quality hospital.

I am very excited to take my dogs to this clinic! I live in Sacramento.

Thank you for your time,  
Laurie Langham  
916-996-2238

## Exhibit I-Letter in Support