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Ms. Mandi Pickens
Principal Planner
Kirk Consulting
8830 Morro Rd
Atascadero, CA 93422

Topic: Acoustical Analysis for the Pasolivo Events/Olive Oil Production Expansion

Dear Ms Pickens:

I just received a copy of the voluminous complaint compiled by Wittwer/Parkin, attorneys for the Webster's who own the property to the north of the proposed events venue. It would take hours to compose a detailed response to all of the claims but I can comment on the ones that seem most significant. Generally, the complaints are nitpicky and superficial, supported by no evidence. There are no stated facts that contradict our several reports on this project. There is no analysis showing any inaccuracy in the work.

Support for the Project

In doing noise studies there is no attempt to promote projects or shape results to the desires of clients. The findings were exactly as described in the report. The sound level restrictions proposed as mitigations are not convenient to the events sponsor.

Documentation

The report we prepared contains extended discussion describing the test events and measurement procedures. Adding more language would not change the conclusions of the analysis. We can provide additional narration if requested by the County to produce additional descriptive information.

Daytime and Nighttime Events

The County's regulations specify a "standard day" that is measured from 7 AM to 10 PM. The proposed events activity will end at 10 PM and is not a nighttime event under the County's standards.

Measurement of Noise Impact at Residences

The County's standards require measurements to be made at the property line of adjacent noise sensitive uses, not at the location of residential development. The property line restrictions are, in most cases, more demanding than those for structures located further from the parcel boundary

Lack of Documentation of Impacts on Property Lines to the North and East

This wasn't included in the report because it is evident that if standards are met at the closest property line they are likely to be met at property edges that are far more distant. The project proponent requested us to prepare a study of noise levels at the more distant locations and this was submitted to the County. Noise levels at the more distant property lines do not exceed County standards.

Extraordinary Meteorological Events and Channeling of Noise

We are careful to make noise level readings in calm wind conditions, with no rain or temperature extremes. While wind directions change, and this does affect noise attenuation over distance, the idea is to represent average conditions. Inversion layers can affect noise readings but not in close by measurements of levels.

The idea that the topography channels noise at this location is not consistent with the topography. There is terrain between the "Barn" and the northern property line that would block sound. The topography would produce noise reductions rather than increases.

The idea that somehow these conditions combine to create a 12 dB increase in sound level at the Webster's property line is quite unlikely and the contention is supported by no technical references or analysis.

Calibration of Equipment

Before and after making noise readings, we calibrated the noise level meter with the exact model of calibrator shown in the pictures in the attorney's letter, B&K model 4231. The calibration reference may refer to the desirability of laboratory calibration of the meter and the calibrator. This is recommended to be done on a yearly basis but the need for verification varies with the level of use. The meter and calibrator used were laboratory calibrated in September of 2011. This was repeated in October of 2013. The equipment was found to be accurate both before and after the time the events venue was studied. The equipment did not stray from accuracy and the values presented are accurate representations of the sound measurement levels taken at the specified locations.

In summary, the attorney's concerns and the comments of the peer reviewer have already been covered in the original study and the supplemental analysis prepared on March 25, 2015. The County's conditions specify that noise levels be measured during events and that they are not to exceed County standards. Given such a restriction it is certain that, if there is no deviation from this condition, the project will be in conformance with County requirements for events.

Sincerely,



David Dubbink, Ph.D., AICP