

MEMORANDUM

DATE: June 8, 2022

To: Maggie Lopez, Rancho Escondido Horse Boarding and Venue

FROM: Jason Lui, Associate/Senior Noise Specialist

SUBJECT: Noise Analysis for Wedding Venue at 85321 Avenue in Coachella, California

INTRODUCTION

This Noise Analysis Memorandum has been prepared to analyze and determine the maximum noise level that can be generated from the wedding and party venue at 85321 Avenue 44 in Coachella, California, based on the City of Coachella (City) Municipal Code noise standards.

PROJECT LOCATION

The project site is south of Avenue 44 between Harrison Street and Terra Lago Parkway at 85321 Avenue 44 in Coachella, California. The project site is just south of the Coachella’s northern boundary. The outdoor wedding venue is on the western half of the property, which consists of the outdoor event space and vehicle parking for events. The project location is shown on Figure 1 (all figures attached).

PROJECT DESCRIPTION

The project site is a wedding venue that will host weddings and party events, which will include a stage and cabana planned for amplified sound and live music. Amenities for the wedding venue include a stage and cabana, a dance floor, a reception area, a kitchen, restrooms, and vehicle parking. Events will start in the evenings and end by 1:00 a.m. Figure 2 shows the event space’s site plan on the property.

SURROUNDING LAND USE

Land uses immediately adjacent to the project site include vacant land and residential property to the north and the south. Vacant land is immediately adjacent to the east and the west of the project site. The residential property immediately adjacent to the north is not considered in this noise analysis because it is vacant and abandoned. The residential property immediately adjacent to the south is also not considered in this noise analysis because it is occupied by family of the facility owner and is associated with the project site. The closest residential and commercial uses surrounding the project site beyond the immediately adjacent properties evaluated in this noise analysis are listed in Table A along with their distances from the stage and cabana to the property

line. As shown in Table A, residential uses to the north and northwest are in Indio, whereas residential uses to the northeast and commercial uses to the southeast are in Coachella. Figure 3 shows the location of the surrounding land uses beyond the immediately adjacent properties.

Table A: Receptors and Their Distance to the Project Site

Receptor No.	Land Use	City	Description	Direction	Distance (ft)
R-1	Residence	Indio	The Lodge Four Seasons at Terra Lago (55+ Community)	North	1,674
R-2	Residence	Indio	Date Farm	Northwest	1,740
R-3	Residence	Coachella	Coachella Lakes RV Resort	Northeast	4,146
R-4	Commercial	Coachella	Love’s Travel Stop	Southeast	3,326

Source: Compiled by LSA (2022).
ft = foot/feet

REGULATORY SETTING

City of Coachella

Municipal Code

Section 8.40.050 of the City’s Municipal Code¹ states that it shall be unlawful for any person to make, continue, or cause to be made or continued, within the city limits any disturbing excessive or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than 50 feet (ft) from the sources point for any purpose regardless of whether an objective measurement by sound level meter is involved. The 10-minute average sound level limits shown in Table B shall apply to fixed noise sources, unless otherwise specifically indicated.

Table B: Exterior Noise Standards

Land Use	Time Period	Noise Level (dBA L _{eq} – 10 minute)
Residential (All Zones)	6:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 6:00 p.m.	45
Commercial (All Zones)	6:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 6:00 p.m.	55

Source: City of Coachella Municipal Code (2021).

Note: If the measured ambient noise level exceeds the applicable limit as noted in the table, the allowable average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation sources are not operating. The sound level limit between two zoning districts shall be measured at the higher allowable district.

dBA = A-weighted decibels

L_{eq} = equivalent continuous sound level

¹ City of Coachella. 2021. Municipal Code. July 26.

NOISE ANALYSIS

Table C lists the surrounding land uses beyond the immediately adjacent properties along with the City's noise standards, the distance from the stage and cabana to the property line of off-site land uses, distance attenuation, and the maximum noise level that can be generated at a distance of 50 ft from the noise source. A noise level reduction of 6 dBA for each doubling of distance from the source was used for the point source distance attenuation.

CONCLUSION

As shown in Table C, the wedding venue can generate a maximum noise level of 85.5 continuous sound level in A-weighted decibels (dBA L_{eq}) at a distance of 50 ft from 6:00 a.m. to 10:00 p.m. and 75.5 dBA L_{eq} at a distance of 50 ft from 10:00 p.m. to 6:00 a.m. to maintain compliance with the City's 10-minute noise standard of 55 dBA from 6:00 a.m. to 10:00 p.m. and 45 dBA from 10:00 p.m. to 6:00 a.m. The maximum noise levels stated above are constrained to the closest residence due to distance from the noise source and the noise standard. The maximum noise level does not factor in noise attenuation from the directionality of the speakers from the sound system or shielding from a barrier. Also, this maximum noise level standard is based on the City's noise standards with the closest residence located within Indio, which is considered conservative because the applicable County of Riverside noise standard for Indio is 10 dBA higher from 7:00 a.m. to 10:00 p.m. It should be noted that, the maximum generated noise level that would be allowable under the Municipal Code may need to be lower in the future to maintain compliance with the City's noise standards as surrounding vacant land zoned for residential use is developed closer to the project site.

Table C: Noise Analysis

Receptor No.	Land Use	City	Direction	Noise Standard (dBA L _{eq})		Distance ¹ (ft)	Distance Attenuation ² (dBA)	Maximum Noise Level at 50 ft (dBA L _{eq})	
				6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.			6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.
R-1	Residence	Indio	North	55	45	1,674	30.5	85.5	75.5
R-2	Residence	Indio	Northwest	55	45	1,740	30.8	85.9	75.8
R-3	Residence	Coachella	Northeast	55	45	4,146	38.4	93.4	83.4
R-4	Commercial	Coachella	Southeast	65	55	3,326	36.5	101.5	91.5

Source: Compiled by LSA (2022).

¹ Distance from the stage and cabana to the property line of off-site land uses.

² A noise level reduction of 6 dBA for each doubling of distance from the source was used for the point source distance attenuation

³ A noise level reduction of 3 dBA was factored in due to the directionality of the speakers from the sound system.

dBA = A-weighted decibels

ft = foot/feet

L_{eq} = equivalent continuous sound level

Attachment: Figures 1–3

ATTACHMENT

FIGURES

Figure 1: Project Location

Figure 2: Site Plan

Figure 3: Surrounding Land Uses

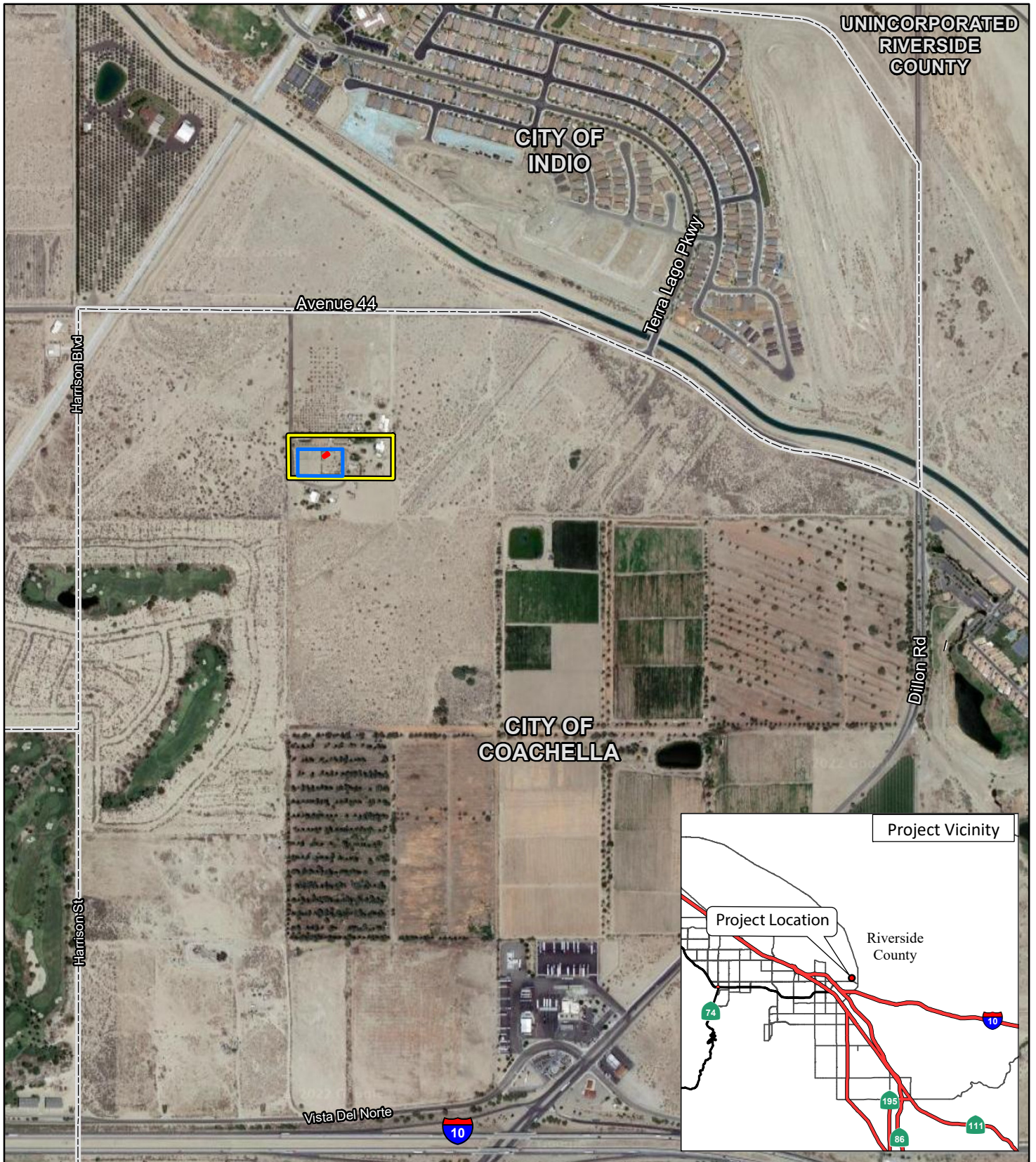
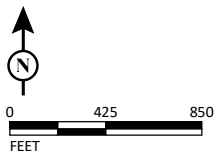


FIGURE 1

LSA

LEGEND

- Project Site
- Wedding Venue
- Stage and Cabana
- City Boundary



SOURCE: Google Earth 2022

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Wedding Venue at 85321 Avenue 44
Project Location



FIGURE 2

LSA

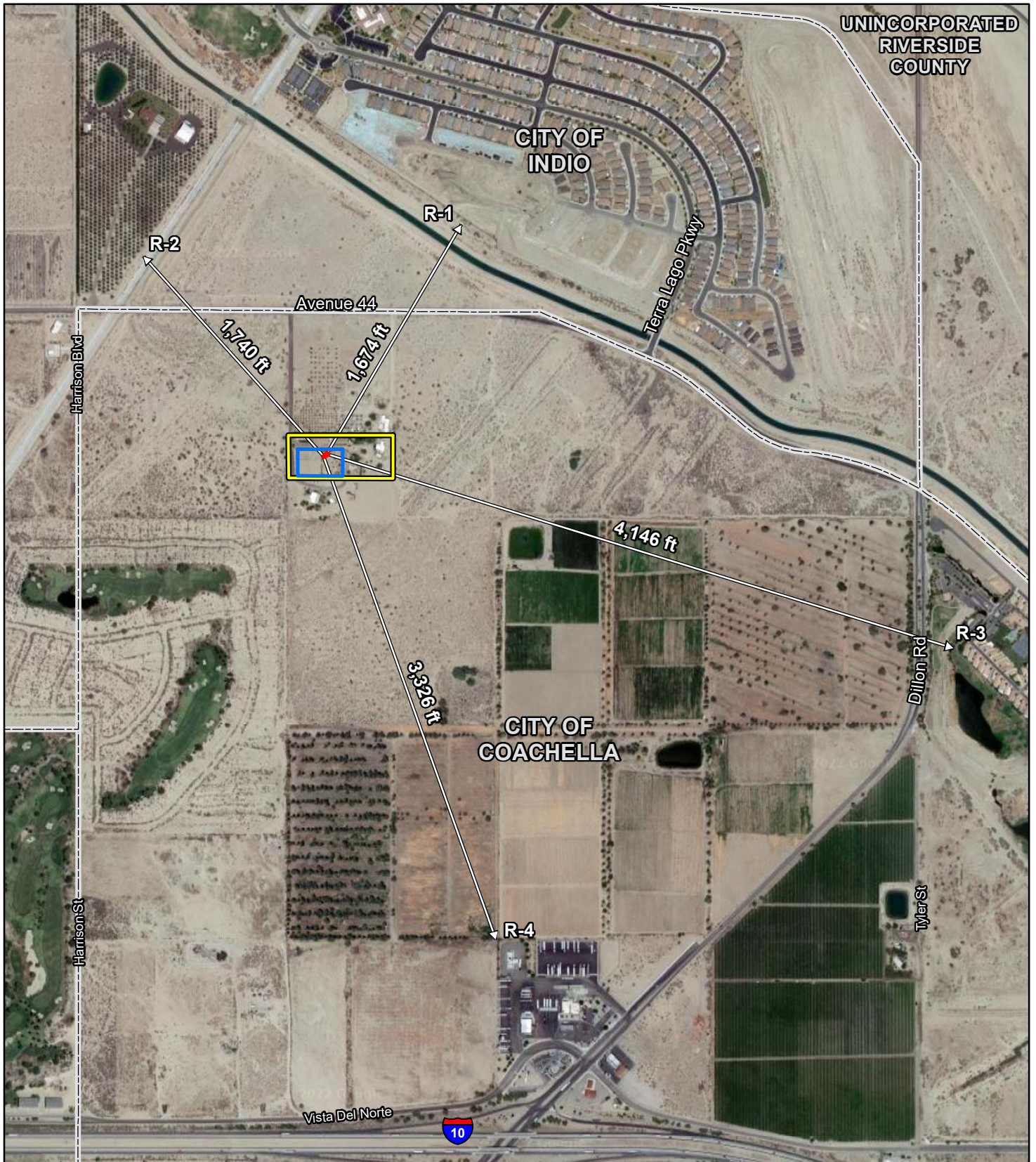


SOURCE: Google Earth 2022

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Wedding Venue at 85321 Avenue 44

Site Plan



UNINCORPORATED
RIVERSIDE
COUNTY

CITY OF
INDIO

CITY OF
COACHELLA

R-2

R-1

R-3

R-4

Avenue 44

Terra Lago Pkwy

Harrison Blvd

Dillon Rd

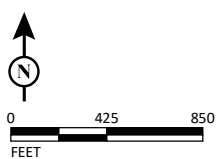
Tyler St

Vista Del Norte



- LEGEND
- Project Site
 - Wedding Venue
 - Stage and Cabana

LSA



SOURCE: Google (2021)

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FIGURE 3

Wedding Venue at 85321 Avenue 44
Surrounding Land Uses