Bella Oaks Winery

Oakville, CA

ENVIRONMENTAL NOISE ASSESSMENT

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Prepared for: **Bella Oaks Winery**
1695 St. Helena Hwy S
Rutherford, CA 94574

Prepared by: **Salter**
Eric A. Yee – Vice President eyee@salter-inc.com

Salter Project 23-0217

INTRODUCTION

Bella Oaks Winery has acquired Swanson Winery at 1271 Manley Lane in Rutherford California and filed an application for modifications to the original 1989 use permit. The permit application seeks to resume producing wine and hosting guests. It also wishes to introduce marketing events and increase employees, however, no increase to production and visitation is proposed. Per the project description, the volume of wine production remains unchanged at 42,500 gallons and visitation will remain at 75 guests (previously set at 25 vehicles a day or 50 in/out trips, including guests arriving by bus.)

The permit application requests adding 11 marketing events (10 events with 40 attendees and 5 support staff not exceeding 24 average daily trips (ADT) and 1 event not exceeding 40 ADT with 80 attendees and 6 support staff. Special events are to conclude by 10:00 p.m. The permit application further seeks to allow "sprinter-style" vans (~15 passengers) in lieu of 1 full-size tour bus. The winery also proposes increasing the permitted 4 employees to 10 employees.

Bella Oaks submits this noise study to analyze the potential noise increase caused by the expanded usage of their winery relating to visitation, which remains unchanged, introduction of marketing events, 6 additional employees, and equipment associated with the new winery and auxiliary buildings. This study follows below.

SUMMARY

The proposed winery would increase noise levels over the current conditions (the winery is currently closed while undergoing permit modification) but not above previous Swanson Winery noise levels. The projected noise levels would comply with applicable noise criteria.

CRITERIA

The Napa County Code and California Environmental Quality Act (CEQA) Appendix G: Acoustical Impacts contain the applicable acoustic criteria. The relevant sections are listed below.

Napa County

Section 8.16 in the County Code provides the following table establishing the exterior noise limits at adjacent property lines.

Table 8.16.070
EXTERIOR NOISE LIMITS
(Levels not to be exceeded more than 30 minutes in any hour)

		Noise Level (dBA) Noise Zone Classification [1]		
Receiving Land Use Category	Time Period	Rural	Suburban	Urban
Residential Single and double	10 p.m. — 7 a.m.	45	45	50
	7 a.m. — 10 p.m.	50	55	60
Residential multiple and country	10 p.m. — 7 a.m.	45	50	55
	7 a.m. — 10 p.m.	50	55	60

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) guidelines include a checklist of items, some of which are related to noise and vibration. One item asks if the project will exceed any established noise standards or substantially increase existing ambient noise levels. To address the future increase in noise levels from this project, a change of 3 dB or less is considered just noticeable and not expected to cause significant community response. A change of 4 to 5 dB is marginal but could be considered an impact if the resultant noise level exceeds "normally acceptable" levels. A change of more than 5 dB would be clearly noticeable and considered significant, especially since it could potentially cause adverse community response.

EXISTING CONDITIONS

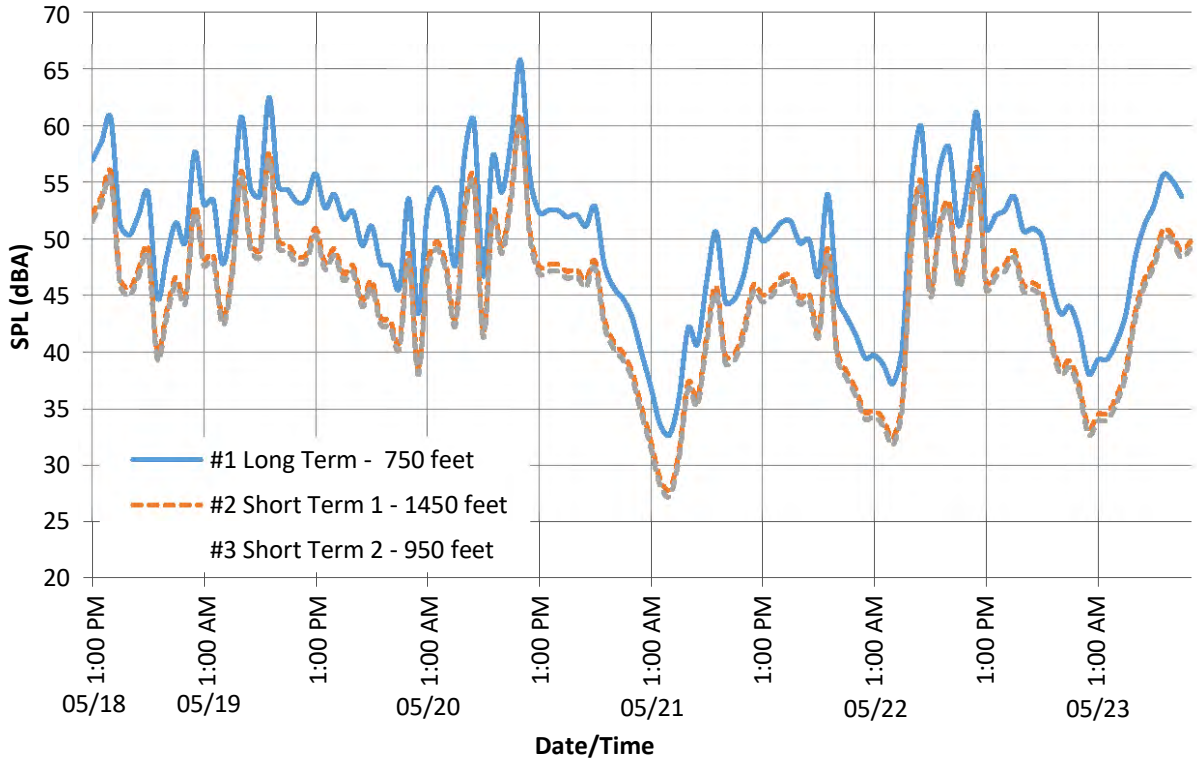
To quantify the existing noise levels, sound level meters were deployed along Manley Lane 550 feet west of Highway 29. From 18 May 2023 to 23 May 2023, these meters measured the noise from the highway to various setbacks. Figure 1 shows the locations of these measurements.

Location 1 represents the continuous long-term meter that measured continuously over the course of the entire measurement period. Locations 2 and 3 represent the short term "spot" measurements simultaneously conducted with the long-term measurement. These measurements provided the offset from the long-term measurement data to project the noise at these varying distances from Highway 29. The blue line represents the noise levels 750 feet from the center line of Highway 29. The gray line represents the noise levels 950 feet from the center line of Highway 29. The orange line represents the noise levels 1450 feet from the center line of Highway 29.

FIGURE 1 – MEASUREMENT LOCATIONS

Figure 2 below shows the noise levels. The same color scheme shows the noise levels over the six days of measurements. Long term measurements are represented by the solid blue line on the graph. The extrapolated noise levels 30 feet from Highway 29 are represented by the dashed gray line on the graph. The extrapolated noise levels 230 feet from Highway 29 are represented by the dashed orange line on the graph. This location approximates the highway noise exposure of the nearby residence.

FIGURE 2 - EXISTING NOISE LEVELS



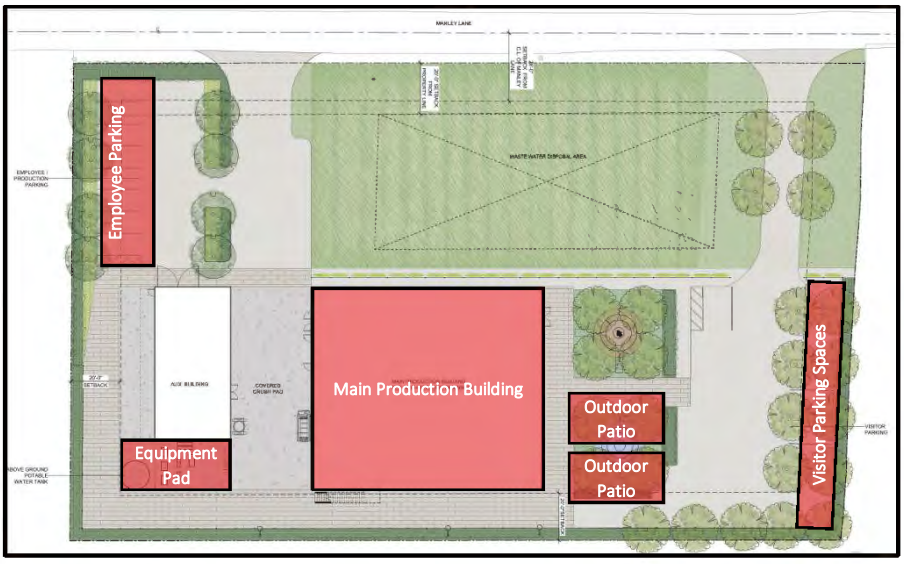
ANALYSIS

This noise analysis compares the existing noise levels with future noise projections and compares the anticipated noise levels to the Napa Ordinance and to CEQA guidelines. The analysis consists of the following noise-generating activities:

- Visitation – including revised projections for weekdays, weekends, and special events.
- Winery Operations – including but not limited to day visitation and special gatherings including presentations/music.
- Traffic and Parking Activities – including but not limited to daily traffic, instantaneous vehicle noise, engine starts)
- Mechanical Equipment Noise

Figure 3 shows potential locations of outdoor noise generating activities:

FIGURE 3 - OUTDOOR NOISE SOURCES



Marketing Program – 40-Person Events

In 1989, the previous Swanson Winery received county approval to host guests to the winery. Bella Oaks Winery would host the same number of guests per the 1989 permit and replace an allowance for large buses to sprinter-style vehicles.

For the purposes of this study, guests are required to be indoors, however for marketing events, limited outdoor use may be permitted. This analysis assesses noise to the nearby residential uses which are 300 feet west of 1250 Manley Lane and 525 feet north of 1250 Bella Oaks Lane and 1280 Bella Oaks Lane.

Outdoor use for 40-person events, presuming held entirely outdoors, weather permitting, is divided between two outdoor areas, one at the front entry and the other at the crush pad. If 50% of guests wish to enjoy each outdoor space, the outdoors would introduce 20 people in the front entry and 20 people in the crush pad areas until 10:00 p.m. at the close time of these events. To estimate the noise from the patios, we assume that 10 people (half) would be talking at once using a raised voice in each space. The other half of guests will be listening to those speaking. A single raised voice typically measures 70 dBA at 3 feet. If 20 people are talking with raised voices at once, the overall noise level would be 83 dBA, 10 times the logarithmic ratio of patrons (i.e. 10*log (20 guests $_{actual}$ / 1 guest $_{ref}$ /)) at 3 feet. Worst case, if 30 guests (75%) are speaking on top of each other in a raised voice all at once, the overall noise would be 84 dBA. This volume of speech would drop off to 43 dBA for 20 guests and 44 dBA for 30 guests at the nearest residential neighbor (1250 Manley Lane). Speech drops off at a rate of 20 times the logarithmic ratio of distances (i.e. 20*log (3 feet distance $_{ref}$ / 300 feet distance $_{actual}$)). These speech noise levels would be further reduced to 37-38 dBA at 1250 and 1280 Bella Oaks Lane (i.e. 20*log (3 feet distance $_{ref}$ / 525 feet distance $_{actual}$)).

Speech levels of 44 dBA and 38 dBA respectively comply with the County's noise requirements.

According to the measurements, the existing average hourly noise level (Leq) at the nearest residential receivers ranges from 45 dBA to 48 dBA between the hours of 10:00 a.m. and 10:00 p.m. (i.e. the hours of marketing events at Bella Oaks Winery). Maximum speech levels of 44 dBA would be mostly inaudible, masked by traffic noise from Highway 29 except for an occasional single voice.

It should be noted that these estimates are conservative presuming all guests are outdoors. In practice, a percentage of guests would most likely be indoors during this event thereby lowering the noise estimates above.

Recommendations: No further mitigation would be required.

Marketing Program – 80-Person Event

The proposed permit allows up to one large event per year. This event allows up to 80 guests on the property. The hours of this event cannot extend beyond the closing hours of 10:00 p.m. Outdoor entertainment and sound amplification are not permitted. However, a large event with 80 patrons, presuming held entirely outdoors, weather permitting, is divided between two outdoor areas, one at the front entry and the other at the crush pad. Therefore, this study analyzes the potential guest noise from this event. The residential properties nearest to this location are as follows:

Residential address	Distance to Acoustic Center Crush Pad (feet)
1301 Manley Lane	300
1205 Manley Lane	450
1280 Bella Oaks Lane	425
1250 Bella Oaks Lane	550

Presuming this larger event is held entirely outdoors, weather permitting, guests are divided between two outdoor areas, one at the front entry and the other at the crush pad. The front entry would accommodate up to 30 guests. To estimate the noise from this area, we assume that 15 people (half) would be talking at once using a raised voice in the front entry. A single raised voice typically measures 70 dBA at 3 feet. If 15 people are talking with raised voices at once, the overall noise level would be 82 dBA, 10 times the logarithmic ratio of patrons (i.e., 10*log (15 guests $_{actual}$ / 1 guest $_{ref}$)) at 3 feet. This volume of speech would drop off to the following levels at the nearby residences:

Residential address	Distance to Acoustic Center Front Entry (feet)	Shielding	Projected Levels (dBA)
1301 Manley Lane	300	Yes (-5 dBA)	37 dBA
1205 Manley Lane	450	No	38 dBA
1280 Bella Oaks Lane	425	No	39 dBA
1250 Bella Oaks Lane	550	No	37 dBA

*Speech drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / 200 feet distance $_{actual}$)).

Based on these calculations, speech levels at all neighboring properties comply with the County's daytime and nighttime noise requirements.

The crush pad would accommodate up to 50 guests. To estimate the noise from this area, we assume that 25 people (half) would be talking at once using a raised voice in the crush pad area. A single raised voice typically measures 70 dBA at 3 feet. If 25 people are talking with raised voices at once, the overall noise level would be 84 dBA, 10 times the logarithmic ratio of patrons (i.e., 10*log (25 guests $_{actual}$ / 1 guest $_{ref}$)) at 3 feet. This volume of speech would drop off to the following levels at the nearby residences:

Residential address	Distance to Acoustic Center Crush Pad (feet)	Shielding	Projected Levels (dBA)
1301 Manley Lane	300	Yes (-5 dBA)	39 dBA
1205 Manley Lane	450	Yes (-5 dBA)	35 dBA
1280 Bella Oaks Lane	425	No	41 dBA
1250 Bella Oaks Lane	550	No	39 dBA

*Speech drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / 200 feet distance $_{actual}$)).

Based on these calculations, speech levels at all neighboring properties comply with the County's daytime and nighttime noise requirements.

According to the measurements, the existing average hourly noise level (Leq) at the nearest residential receivers ranges from 39 dBA to 48 dBA between the hours of 10:00 a.m. and 10:00 p.m. (i.e. the proposed hours of operations at Bella Oaks Winery). Maximum speech levels of 44 dBA would be mostly unintelligible, masked by traffic noise from Highway 29 except for an occasional single voice.

Maximum speech levels could be more audible toward the latter part of the event as the traffic noise decreases. While not required to meet the goals of this project, additional noise reduction could reduce patron audibility at the neighboring properties.

Optional Noise Reducing Measures: To reduce the potential disturbance to neighbors, the following measures may be considered:

1. Bella Oaks Winery may choose to end these events earlier 10:00 p.m. (e.g. 9:00 p.m.) to reduce potential sleep disturbance and conflicts.
2. Alternatively, event activities may be held indoors after 9:00 p.m. to reduce outdoor noise to the nearby neighbors. During this period, all exterior doors and windows should remain closed.

It should be noted that these estimates are conservative presuming all guests are outdoors. In practice, a percentage of guests would most likely be indoors during this event thereby lowering the noise estimates above.

Daily Visitation, Marketing Events, Traffic and Parking Lot Noise

The nearest residential properties are located ~150 feet west of the employee car park (1301 Manley Lane) and ~160 feet east of the visitor car park (1205 Manley Lane). The next closest residences are over 500 feet from parking (1250 Bella Oaks Lane and 1280 Bella Oaks Lane)

Visitation, marketing events traffic and parking noise depend on the number of vehicles and proximity to the east and west property line. Parking lot noise also takes into consideration the increased number of employees. Under the proposed use permit, the following three typical scenarios will be evaluated:

- Employee trips
- Daily Use and 40-Person Events
- Marketing Event (80 People)

Employee trips would generate an additional 6 trips in the morning and 6 trips in the evening corresponding to worker arrival and departure.

Vehicle parking lot noise includes engine starts, car alarm “chirping”, and conversations. Typical noise levels of these events range from 60 to 75 dBA at 3 feet. This volume of activities would drop off to 41 dBA at the nearest residential neighbor 150 feet from the employee car park (1301 Manley Lane). Single event noise drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / 150 feet distance $_{actual}$).

Objectively, noise levels of 41 dBA comply with the County’s noise requirements. Subjectively, parking lot noise maybe briefly audible lasting a few seconds. Prior to the sale of the property to Bella Oaks Winery, these noises existed on site when Swanson Winery was open for business.

Recommendations: No further mitigation would be required.

Daily use would generate up to 31 trips per day (applying the County’s 2.6 occupancy per vehicle) at the existing visitor parking lots to the east.

Vehicle parking lot noise includes engine starts, car alarm “chirping”, and conversations. Typical noise levels of these events range from 60 to 75 dBA at 3 feet. This volume of activities would drop off to 41 dBA at the nearest residential neighbors ~160 feet from both car parks (1250 Manley Lane Single

event noise drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / ~160 feet distance $_{actual}$).

Objectively, Noise levels of 41 dBA comply with the County's noise requirements. Subjectively, parking lot noise maybe briefly audible lasting a few seconds. Prior to the sale of the property to Bella Oaks Winery, these noises existed on site under the old winery.

Recommendations: No further mitigation would be required.

40-person events would generate up to 24 round trips including staff, guests, and shuttle service at the existing parking lots. Parking lots are ~150-160 feet from the nearby residences.

Vehicle parking lot noise includes engine starts, car alarm "chirping", and conversations. Typical noise levels of these events range from 60 to 75 dBA at 3 feet. This volume of activities would drop off to 41 dBA at the nearest residential neighbors. Single event noise drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / 150 feet distance $_{actual}$).

Objectively, Noise levels of 41 dBA comply with the County's noise requirements. Subjectively, parking lot noise may be briefly audible, lasting a few seconds. Prior to the sale of the property to Bella Oaks Winery, these noises existed on site under the old winery.

Recommendations: No further mitigation would be required.

The 80-person event would generate up to 40 trips per day (applying the County's 2.8 occupancy per vehicle) including employees, guests, and shuttle service at parking.

Vehicle parking lot noise includes engine starts, car alarm "chirping", and conversations. Typical noise levels of these events range from 60 to 75 dBA at 3 feet. This volume of activities would drop off to 41 dBA at the nearest residential neighbors. Single event noise drops off at a rate of 20 times the logarithmic ratio of distances (i.e., 20*log (3 feet distance $_{ref}$ / 150 feet distance $_{actual}$).

Objectively, Noise levels of 41 dBA comply with the County's noise requirements. Subjectively, parking lot noise may be briefly audible, lasting a few seconds. Prior to the sale of the property to Bella Oaks Winery, these noises existed on site under the old winery.

Recommendations: No further mitigation would be required.

Mechanical Equipment Noise

The mechanical equipment has not yet been selected. Possible equipment includes air conditioning, chillers and other refrigeration units to condition wine storage and tanks. The proposed equipment pad sits 200 feet from 1301 Manley Lane, 400 feet from 1280 Bella Oaks Lane and 550 feet from 1250 Bella Oaks Lane. Based on calculations, the theoretical maximum equipment noise level that would still comply with the 45 dBA maximum limit of the County Ordinance.

The equipment will be required to comply, however, complying with the ordinance may not preclude an increase in audible noise at nighttime by about 15 decibels (Currently, there is no equipment running at the winery while it is closed)."

The second standard for assessing impact is CEQA which compares future project noise to existing levels. CEQA identifies a 5-decibel increase or more to constitute a significant impact as people would likely notice that level of increase.

Nighttime noise levels average about 32 dBA when measured at the neighboring properties. CEQA would permit a nighttime noise of 34 dBA (less than 3 decibels greater) without defining it as significant. The table below lists the theoretical equipment noise levels when measured at the equipment and their corresponding CEQA classification:

Residential address	Distance to Acoustic Center Mech Pad (feet)	No Impact	Less than Significant	Significant Impact
1301 Manley Lane	200	68 dBA	70 dBA	>70 dBA
1205 Manley Lane	550	77 dBA	79 dBA	>79 dBA
1280 Bella Oaks Lane	400	76 dBA	76 dBA	>76 dBA
1250 Bella Oaks Lane	550	77 dBA	79 dBA	>79 dBA

Mitigation: To comply with CEQA, the following steps should be taken:

1. Have a qualified acoustical consultant analyze the total noise of the mechanical system when the preliminary equipment selections are complete.
2. If the aggregate noise level of all mechanical equipment is calculated less than 70 dBA, no further mitigation would be required. Total mechanical noise levels 70 dBA or more would require one or more of the following measures:
    a. Reselect quieter equipment. Cooling units with variable speed capability often generate less noise than their constant speed counterparts.
    b. Locate equipment close to the ground. Do not elevate equipment more than needed for ground water clearance.
    c. Enclose the equipment in a solid mechanical yard with walls extending above the height of the tallest equipment. Exact heights may be determined later.
    d. Line in the interior of the mechanical yard walls with an acoustically absorptive material such as perforated metal panels or acoustical plaster to reduce built up noise.