September 7, 2022

Mr. David Ornelas
T&B Planning, Inc.
4909 Murphy Canyon Road, Suite 405
San Diego, CA 92123

SUBJECT: COTTONWOOD & EDGEMONT WAREHOUSE OFF-SITE IMPROVEMENTS NOISE ASSESSMENT

Dear Mr. David Ornelas:

Urban Crossroads, Inc. is pleased to submit this noise assessment of the off-site improvements for the Cottonwood & Edgemont Warehouse ("Project"), which is located at located south of Cottonwood Avenue between Old 215 Frontage Road and Edgemont Street the City of Moreno Valley. The proposed Project consists of two 49,815 square foot warehouse buildings for a total of 99,630 square feet. On May 27, 2022, Urban Crossroads, Inc. prepared the Cottonwood & Edgemont Warehouse, Noise Impact Analysis (NIA). The NIA presented the existing ambient noise levels and an analysis of the potential Project-related long-term stationary-source operational noise and short-term construction noise and vibration impacts.

To support the Project, two off-site improvements will be developed. The off-site water pipe improvements will be installed near the southwest corner of the Project site and within the existing public right-of-way (ROW) on Old 215 Frontage Road and Cottonwood Avenue as shown on Exhibit A. The proposed storm drain improvements will be located near the northwest corner of the Project Site between the Project Site and the Edgemont Channel. The purpose of this noise assessment is to describe the potential noise impacts associated with the off-site water pipe improvements.

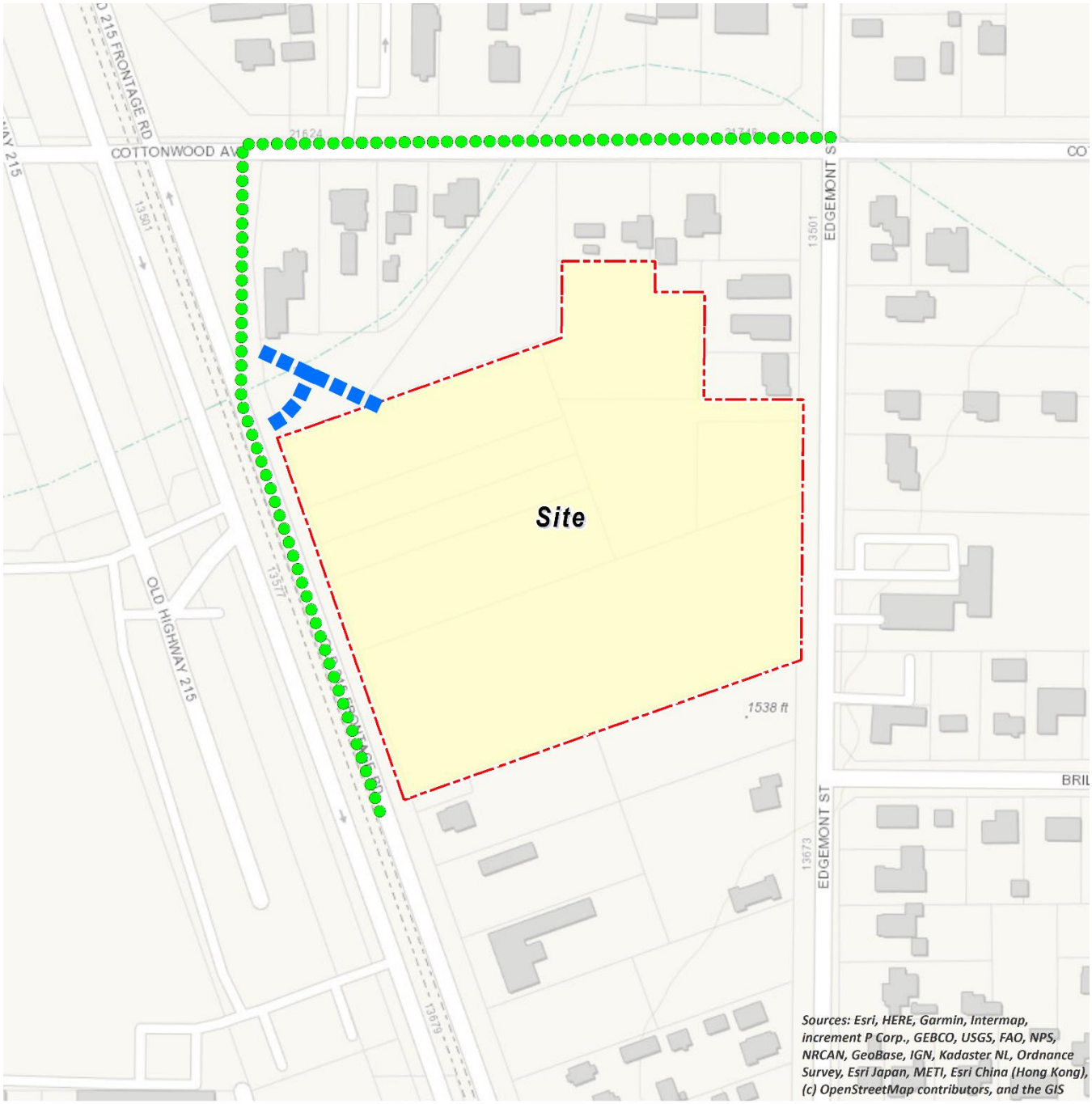
CONSTRUCTION NOISE STANDARDS

The Municipal Code noise standards for construction are described below for the City of Moreno Valley to determine the potential noise impacts. As a subset of its stationary-source noise regulations, the City Municipal Code establishes permitted hours of construction activity. More specifically, Municipal Code Section 11.80.030 (D)(7), *Construction and Demolition*, provides the following:

> *No person shall operate, or cause operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee.*

Therefore, based on the Section 11.80.030 (D)(7) construction regulations, a construction-related *noise disturbance* occurs if Project construction activity occurs outside of the permitted hours. However, for this analysis, the stationary-source noise level limits of 65 dBA L_{eq} when measured at a distance of two hundred feet or more from the source during the daytime hours are used as appropriate thresholds.

EXHIBIT A: OFF-SITE IMPROVEMENT LOCATION



LEGEND:

N

Site Boundary | Off-Site Water Pipe Improvements | Storm Drain Improvement Area

In addition, grading operations shall be limited to the hours identified in Section 8.21.050 (O) of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on weekends and holidays or as approved by the City Engineer.

CONSTRUCTION NOISE ANALYSIS

Since off-site improvements associated with Project construction will vary in location and intensity throughout each construction activity, this analysis relies on the highest construction reference noise levels of 75.3 dBA L_{eq} at 50 feet. Using geometric spreading, where sound from a source propagates uniformly outward in a spherical pattern, the sound level attenuates (or decreases) at a rate of 6 dB for each doubling of distance. Therefore, consistent with City of Moreno Valley Municipal Code Section 11.80.030 [D][7], off-site construction noise levels are calculated at 200 feet from the source. At 200 feet from the source, the off-site water pipe improvements will generate a construction source noise level of 63.3 dBA L_{eq}.

It is expected that the off-site water pipe improvements would proceed linearly along a proposed alignment and would not take place at one location for the entire duration of construction. Construction noise from this work would, therefore, be relatively short term because it would take place for only a matter of days at the analyzed sensitive uses. As water pipe construction work moves linearly along the alignment and farther from sensitive uses, noise levels would be reduced. The construction noise analysis shows that the off-site construction noise levels will satisfy the City of Moreno Valley daytime 65 dBA L_{eq} significance threshold at 200 feet during Project construction activities. Therefore, the unmitigated noise impact due to the off-site Project construction activities is considered *less than significant*. If you have any questions, please contact me directly at (949) 584-3148.

Respectfully submitted,

URBAN CROSSROADS, INC.

Bill Lawson, P.E., INCE
Principal