

March 23, 2022

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

SUBJECT: MORENO VALLEY BUSINESS CENTER 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 Moreno Valley Business Center ("Project"), which is located at located on the northeast corner of Day Street and Alessandro Boulevard the City of Moreno Valley. The proposed Project consists of 123,367 square feet (sf) of warehousing (75% of total building sf) and 41,122 sf of high-cube cold storage warehouse use (25% of total building sf) for a total of 164,489 sf within a single building. On March 10, 2021, Urban Crossroads, Inc. prepared the Moreno Valley Business Center, 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 development, a new storm drain line, water pump and water pipe connection will be constructed. The storm drain line will be installed within the existing public right-of-way (ROW) on Sherman Avenue, Day Street and Alessandro Boulevard as shown on Exhibit A. In addition, the off-site improvements include a new water pump at and water pipe connection to an existing underground water line at Dracaea Avenue. The purpose of this noise assessment is to describe the potential noise impacts associated with the storm drain line and water pump/water pipe connection off-site improvements.

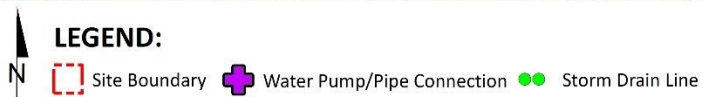
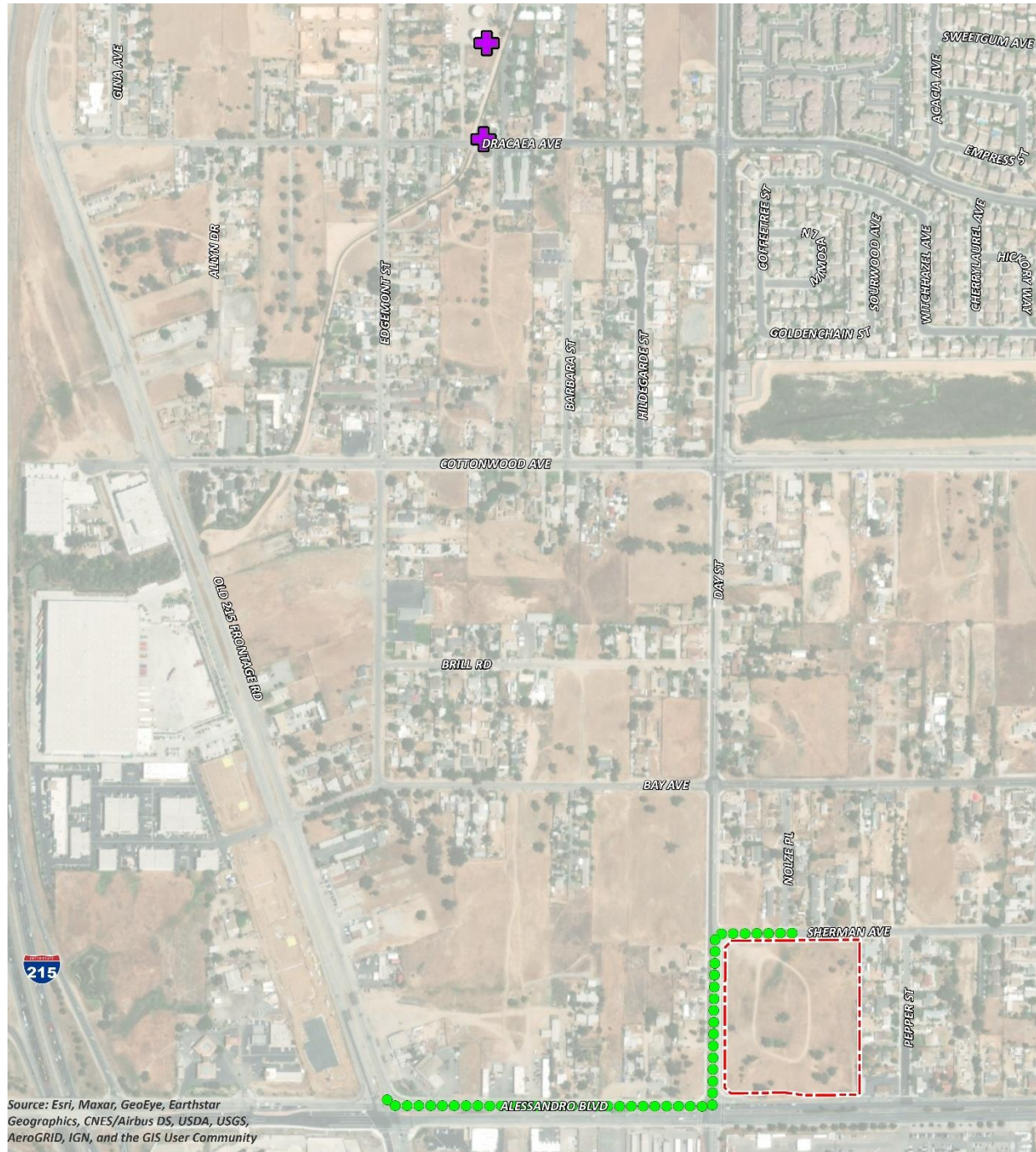
CONSTRUCTION NOISE STANDARDS

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



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. This is the same reference noise level identified on Table 8-1 of the NIA. Use 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 storm drain line and the new water pump/water pipe connection will generate a construction source noise level of 63.3 dBA L_{eq} .

It is expected that the storm drain line 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 storm drain line 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

