

# **NOISE ASSESSMENT**

**SOUTH VILLAGE SELF STORAGE  
PDS2023-STP-23-023; SAN DIEGO COUNTY, CA**

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## **COMMON TERMS**

**Sound Pressure Level (SPL):** a ratio of one sound pressure to a reference pressure ( $L_{ref}$ ) of 20  $\mu$ Pa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by  $20 \log (L/L_{ref})$ .

**A-weighted Sound Pressure Level (dBA):** Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

**Minimum Sound Level ( $L_{min}$ ):** Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

**Maximum Sound Level ( $L_{max}$ ):** Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

**Equivalent sound level ( $L_{eq}$ ):** the true equivalent sound level measured over the run time.  $L_{eq}$  is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

**Day Night Sound Level (Ldn):** Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB “Penalty” for nighttime noise. Typically, Ldn’s are measured using A weighting.

**Community Noise Exposure Level (CNEL):** The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

**Octave Band:** An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

**Third-Octave Band:** A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

**Response Time (F,S,I):** The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

## **EXECUTIVE SUMMARY**

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This noise study has been completed to determine the noise impacts associated with the development of the proposed self-storage facility. The Project site is located at the northwest corner of Valley Center Road and Old Road in the Valley Center Community within the unincorporated San Diego County.

### **Operational Noise**

Based on the empirical data, the manufacturers specifications and the distances to the property lines, it was determined that the cumulative noise levels from the moving trucks and HVAC units would comply with the County's nighttime threshold of 50 dBA based on the arithmetic mean of the shared residential and commercial property line thresholds. Therefore, no mitigation is required.

### **Construction Noise**

The construction equipment will be spread out over the project site from distances near the occupied property to distances of over 150-feet away. Based upon the proposed site plan, most of the combined construction operations will be more than 75-feet away from the adjacent property lines. It was determined that at average distances over 75-feet the construction activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 75-feet and no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is required. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

## **1.0 INTRODUCTION**

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### 1.1 Purpose of this Study

This noise study was completed to determine the noise impacts associated with the construction or operation of the proposed South Village Self Storage Project. The project site is located within the unincorporated community of Valley Center, in northeastern San Diego County. Should impacts be determined, the intent of this study would be to recommend mitigation measures, which would reduce those impacts.

### 1.2 Project Location and Description

The Project site is located at the northwest corner of Valley Center Road and Old Road on an approximately 5.23-acre parcel (186-230-16, -22, and -84). A general project vicinity map is shown in Figure 1-A. The Project proposes new ground up (8) storage buildings, 1 story, 69,572 square-feet of unconditioned storage space with 170 square-feet of office space, and 142 square-foot trash enclosure, single story, slab on grade, wood frame and steel construction on vacant land zoned for commercial use. Figure 1-B shows the Conceptual Plan of the Project.

### 1.3 Environmental Settings & Existing Conditions

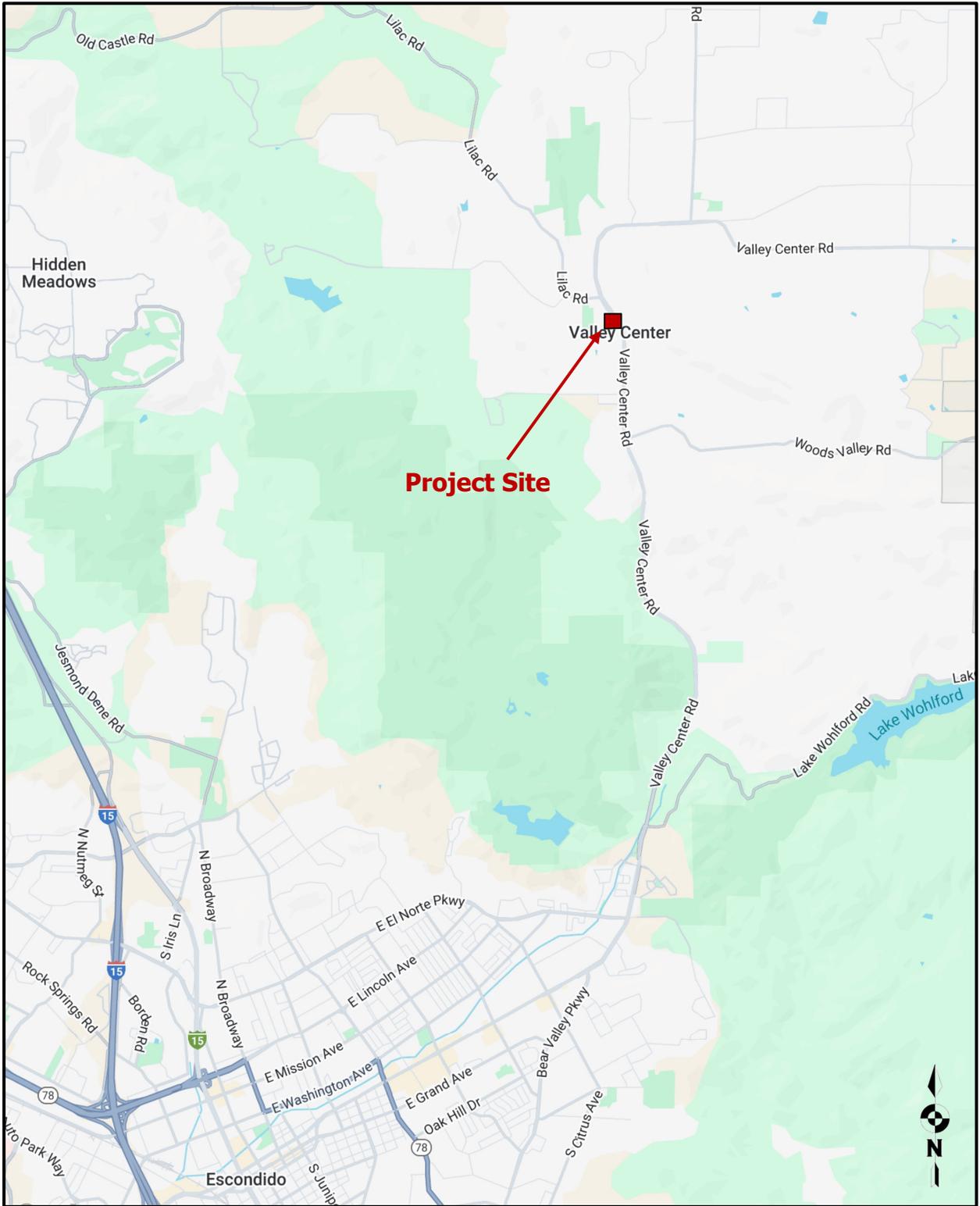
#### a) Settings & Locations

The site topography consists of a mix of slopes and graded pads, with an elevation of approximately 1,320 feet above sea level. The parcel includes an existing residential structure and automobile storage. The fence of the Project site is approximately 1.2-miles to the fence of the nearest school, Valley Center Elementary School. The Project area is within the Rural Commercial land use area in the County's current General Plan. As shown on the County Zoning Map, the project site is within the C40 zone district. The C40 zone identifies a broad range of goods and services as an allowed use subject to approval. According to the Zoning Ordinance Definitions section, the land use is intended for commercial centers which serve predominantly rural or semi-rural areas. Therefore, the Project is consistent with the goods and services description.

#### b) Existing Noise Conditions

The site is located adjacent to Valley Center Road. Valley Center Road is a Prime Arterial roadway in the County of San Diego's Circulation Element. Existing noise occurs mainly from vehicular traffic traveling on nearby roadways.

**Figure 1-A: Project Vicinity Map**



Source: (Google, 2025)



## 1.4 Methodology

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs and when the noise occurs.

Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as  $L_{eq}$  represents a steady sound level containing the same total acoustical energy as the actual fluctuating sound level over a given time interval.

The Community Noise Equivalent Level (CNEL) is the 24 hour A-weighted average for sound, with corrections for evening and nighttime hours. The corrections require an addition of 5 decibels to sound levels in the evening hours between 7 p.m. and 10 p.m. and an addition of 10 decibels to sound levels at nighttime hours between 10 p.m. and 7 a.m. These additions are made to account for the increased sensitivity during the evening and nighttime hours when sound appears louder.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore, the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiate in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas and vegetation. On the other hand, fixed/point sources radiate outward uniformly as it travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance.

The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods could be required to reduce noise levels to an acceptable level.

## 2.0 OPERATIONAL ACTIVITIES

### 2.1 Guidelines for the Determination of Significance

Section 36.404 of the County of San Diego noise ordinance provides performance standards and noise control guidelines for determining and mitigating non-transportation, or stationary, noise source impacts to adjacent properties. The purpose of the noise ordinance is to protect, create and maintain an environment free from noise that may jeopardize the health or welfare, or degrade the quality of life. The County Noise Ordinance states that it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property exceeds the applicable limits provided in Table 2-1.

**Table 2-1: Sound Level Limits in Decibels (dBA)**

ZONE		APPLICABLE LIMIT ONE-HOUR AVERAGE SOUND LEVEL (DECIBELS)
R-S, R-D, R-R, R-MH, A-70, A-72, S-80, S-81, S-87, S-88, S-90, S-92, R-V, and R-U Use Regulations with a density of less than 11 dwelling units per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
R-RO, R-C, R-M, C-30, S-86, R-V, R-U and V5. Use Regulations with a density of 11 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
S-94, V4, and all other commercial zones.	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
V1, V2	7 a.m. to 7 p.m.	60
V1, V2	7 p.m. to 10 p.m.	55
V1	10 p.m. to 7 a.m.	55
V2	10 p.m. to 7 a.m.	50
V3	7 a.m. to 10 p.m.	70
	10 p.m. to 7 a.m.	65
M-50, M-52, M-54	Anytime	70
S-82, M-58, and all other industrial zones.	Anytime	75

Source: County of San Diego Noise Ordinance Section 36.404

The project is zoned Rural Commercial (C40) and surrounding properties are zoned Rural Commercial (C40), and Rural Residential (RR). Section 36.404 of the Noise Ordinance sets a most restrictive operational exterior noise limit for the RR noise sensitive land uses of 50 dBA  $L_{eq}$  for daytime hours of 7 a.m. to 10 p.m. and 45 dBA  $L_{eq}$  during the noise sensitive nighttime hours of 10 p.m. to 7 a.m. as shown in Table 2-1 above. The project site noise level limit is 60 dBA  $L_{eq}$  for daytime hours of 7 a.m. to 10 p.m. and 55 dBA  $L_{eq}$  during the noise sensitive nighttime hours of 10 p.m. to 7 a.m. According to the noise ordinance when different zones adjoin, the limit is based on the arithmetic mean of the different zone noise level limit. Most of the project components will only operate during the daytime hours but a few may operate during nighttime or early morning hours and therefore the most restrictive and conservative approach is to apply the 50 dBA  $L_{eq}$  nighttime standard at the property lines.

## 2.2 Operational Noise Impacts

The Project operations of the self-storage facility will occur during the daytime and overnight hours. To be conservative, the most restrictive overnight noise thresholds were applied. Based on similar operational uses for self-storage facilities, on-site operational noise sources for this proposed project will be anticipated to include vehicle movements to bring or remove storage items. To be conservative, a moving truck was utilized daily that is equipped with a backup beeper and would create the loudest noise level. Additionally, rooftop mechanical ventilation units (HVAC) would be required to provide climate control for the office.

Sound from a small, localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment. Based on similar equipment that is utilized at a Tractor Supply facility in Lakeside, the anticipated project related noise sources are provided in Table 2-2.

**Table 2-2: Project Related Operational Noise Sources**

Quantity	Equipment Description	Manufacturer	Frequency	Related Sound Level Distance (ft)	Noise Level (dBA)
1	Moving Trucks "reverse signal"	ECCO	Daily for 2.5 minutes each for unloading	4	87.0
1	3-ton rooftop HVAC unit	York (Model: ZJ037N07B4MAD5)	100%	3	67.0

Source: Tractor Supply Company Community of Lakeside Acoustical Analysis Report, Arcadis 2014.

Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Using a point-source noise prediction model, calculations of the expected operational noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, the amount of time the equipment is operating (also referred to as the duty-cycle) and any transmission loss from topography or barriers. Noise levels drop 3 decibels each time the duration of the source is reduced in half. Therefore, hourly moving truck noise level over a 2.5-minute period would be reduced 13.8 decibels to 73.2 dBA at a distance of 4 feet based on the limited time of operation. Additionally, the storage units would be positioned around the perimeter of the site which would shield the trucks from the adjacent uses, providing a minimum 10 dBA noise reduction.

The noise levels for each source along with the calculated hourly noise levels based upon individual operating times are shown below in Table 2-3 for the nearest property line. The storage units are proposed to be unconditioned, therefore only a single HVAC unit for the office is expected to be utilized. The proposed HVAC unit will be shielded by a metal screen that would provide a minimum 5 dBA noise reduction for a reference noise level of 62 dBA at 3 feet. The combined noise levels at the adjacent property line based upon distance separation, shielding, and limited duty-cycles were projected to be 43 dBA, which is below the City's 50 dBA nighttime noise threshold. Therefore, no impacts are anticipated and no mitigation is required.

**Table 2-3: Operational Noise Levels (Nearest Property Line)**

Source	Reference Noise Level (dBA)	Reference Distance (Feet)	Quantity	Distance to Nearest Property Line (Feet)	Noise Reduction due to Distance (dBA)	Resultant Cumulative Noise Level (dBA Leq)
Moving Trucks	63.2	4	1	44	-20.8	<b>42</b>
3-ton HVAC	62.0	3	1	240	-38.1	<b>24</b>
<b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b>						<b>42</b>
<b>Property Line Standard</b>						<b>50</b>
<b>Complies with Chapter 10.80.040</b>						<b>Yes</b>

### 2.3 Conclusions

Based on the empirical data, the manufacturers specifications and the distances to the property lines, it was determined that the cumulative noise levels from the moving trucks and HVAC units would comply with the County's nighttime threshold of 50 dBA based on the arithmetic mean of the shared residential and commercial property line thresholds. Therefore, no mitigation is required.

### **3.0 CONSTRUCTION ACTIVITIES**

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#### 3.1 Guidelines for the Determination of Significance

Construction Noise: Noise generated by construction activities related to the project will exceed the standards listed in San Diego County Code Sections as follows.

#### SEC. 36.408: HOURS OF OPERATION OF CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment:

- a. Between 7 p.m. and 7 a.m.
- b. On a Sunday or a holiday. For purposes of this section, a holiday means January 1st, the last Monday in May, July 4th, the first Monday in September, December 25th and any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday. A person may, however, operate construction equipment on a Sunday or holiday between the hours of 10 a.m. and 5 p.m. at the person's residence or for the purpose of constructing a residence for himself or herself, provided that the operation of construction equipment is not carried out for financial consideration or other consideration of any kind and does not violate the limitations in sections 36.409 and 36.410.

#### SEC. 36.409: SOUND LEVEL LIMITATIONS ON CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate construction equipment or cause construction equipment to be operated, that exceeds an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

#### SEC. 36.410: SOUND LEVEL LIMITATIONS ON IMPULSIVE NOISE

In addition to the general limitations on sound levels in section 36.404 and the limitations on construction equipment in section 36.409, the following additional sound level limitations shall apply:

- (a) Except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410A (provided below), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410A are as described in the County Zoning Ordinance.

**TABLE 36.410A: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA)**

OCCUPIED PROPERTY USE	DECIBELS (dBA)
Residential, village zoning or civic use	82
Agricultural, commercial or industrial use	85

(b) Except for emergency work, no person working on a public road project shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410B, when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410B are as described in the County Zoning Ordinance.

**TABLE 36.410B: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA) FOR PUBLIC ROAD PROJECTS**

OCCUPIED PROPERTY USE	dB(A)
Residential, village zoning or civic use	85
Agricultural, commercial or industrial use	90

(c) The minimum measurement period for any measurements conducted under this section shall be one hour. During the measurement period a measurement shall be conducted every minute from a fixed location on an occupied property. The measurements shall measure the maximum sound level during each minute of the measurement period. If the sound level caused by construction equipment or the producer of the impulsive noise exceeds the maximum sound level for any portion of any minute, it will be deemed that the maximum sound level was exceeded during that minute.

### 3.2 Potential Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders and scrapers can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts and limited grading will be necessary for this project. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment at a distance of 50 feet can range from 60 dBA for a small tractor up to 100 dBA for rock breakers. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 87 dBA measured at 50 feet from the noise source would be reduced to 81 dBA at 100 feet from the source and be further reduced to 75 dBA at 200 feet from the source.

Using a point-source noise prediction model, calculations of the expected construction noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, the amount of time the equipment is operating in a given day, also referred to as the duty-cycle and any transmission loss from topography or barriers. To determine the worst-case noise levels for the grading operations no topographic attenuation, duty-cycle reductions or barrier reductions were utilized.

Based on empirical data and the amount of equipment needed, worst case noise impacts from this construction equipment would occur during the fine grading and building footprint preparations. In order to determine the worst case scenario for the construction activities all the equipment was placed in a common location, which is not physically possible. As can be seen in Table 3-1, even if all the equipment were placed together the cumulative construction activities noise levels would be 78.5 dBA and would attenuate 3.5 dBA at a distance of 75-feet from the point source noise and would be at or below the 75 dBA threshold.

The construction equipment will be spread out over the project site from distances near the occupied property to distances of over 150-feet away. At average distances over 75-feet the construction activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. This means that most of the time the average distance from the equipment to the occupied properties is more than 75-feet and in that situation no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is required. Therefore, no impulsive noise sources are expected and the Project is anticipated to comply with Section 36.410 of the County Noise Ordinance and no further analysis is required.

**Table 3-1: Construction Noise Levels**

Construction Equipment	Quantity	Source Level @ 50-Feet (dBA) <sup>1</sup>	Duty Cycle (Hours/Day)	Cumulative Noise Level @ 50-Feet (dBA)
Tractor/Backhoe	1	72	8	72.0
Loader/Grader	1	73	8	73.0
Roller/Compactor	1	74	8	74.0
Water Truck	1	70	8	70.0
Cumulative Levels @ 50 Feet				78.5
Distance To Property Line (Feet)				75
Noise Reduction Due To Distance				-3.5
<b>NEAREST PROPERTY LINE NOISE LEVEL</b>				<b>75.0</b>
<sup>1</sup> Source: U.S. Environmental Protection Agency (U.S. EPA), 1971 and Empirical Data				

### 3.3 Construction Conclusions

The construction equipment will be spread out over the project site from distances near the occupied property to distances of over 150-feet away. Based upon the proposed site plan, most of the combined construction operations will be more than 75-feet away from the adjacent property lines. It was determined that at average distances over 75-feet the construction activities are anticipated not to exceed the County’s 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 75-feet and no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is required. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

## **4.0 SUMMARY OF PROJECT IMPACTS, MITIGATION & CONCLUSIONS**

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- Operational Noise Analysis

Based on the empirical data, the manufacturers specifications and the distances to the property lines, it was determined that the cumulative noise levels from the moving trucks and HVAC units would comply with the County's nighttime threshold of 50 dBA based on the arithmetic mean of the shared residential and commercial property line thresholds. Therefore, no mitigation is required.

- Construction Noise Analysis

The construction equipment will be spread out over the project site from distances near the occupied property to distances of over 150-feet away. Based upon the proposed site plan, most of the combined construction operations will be more than 75-feet away from the adjacent property lines. It was determined that at average distances over 75-feet the construction activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 75-feet and no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is required. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

## **5.0 CERTIFICATIONS**

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The contents of this report represent an accurate depiction of the existing and future acoustical environment and impacts within the proposed Project. The report was prepared by Jeremy Loudon; a County approved CEQA Consultant for Acoustics.

**DRAFT**

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