



County of San Diego, Planning & Development Services
Project Planning Division

TO: JAE ROLAND-CHASE
FROM: SOUPHALAK SAKDARAK, ENVIRONMENTAL PLANNER
SUBJECT: NOISE REVIEW COMPLETION

PDS2019-ZAP-19-003; PARADISE VALLEY GAS STATION A

AUGUST 8, 2023

DATE:

~Noise Memo:

Staff has reviewed the Noise Report prepared by Rincon Consultants, Inc. and dated June 2020 for PDS2019-ZAP-19-003, Paradise Valley Gas Station and Mart. Staff determined that the documentation provided are considered accepted. The project is a Minor Use Permit for the construction of a gas station, convenience store, and car wash buildings on a 0.5 acre vacant lot. The main noise sources from this project are from the on-site traffic noise, mechanical units, and construction equipment. The project site as well as surrounding adjacent parcels to the east, south, and southwest are zoned Limited and General Impact Industrial (M52 & M54, respectively), which are subject to the noise levels of 70 dBA anytime. The adjacent parcels to the northwest are zoned Single-Family Residential (RS), which is subject to the arithmetic mean noise level limits of 60 dBA daytime and 57.5 dBA nighttime. The report evaluated the operational noise levels from the Heating Ventilating Air Conditioning units (HVAC) and car wash and demonstrated that the noise levels from those sources comply with the stringent noise levels of 57.5 dBA at the nearest property lines. Based on that information, the project is in compliance with the Noise Ordinance, Section 36.404 without mitigation.

In addition, the project demonstrated compliance with the County's General Plan Noise elements. The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project would increase traffic by 893 ADT on to Paradise Valley Road, which results in less than significant noise level increase to that roadway, therefore, complies to the County's Noise Elements standards.

The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project, Sections 36.408 and 36.409. Section 36.409 of the County Noise Ordinance states that construction

noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 pm and 7 am and no work shall be done on Sundays and Holidays, per Section 36.408. The project proposes approximately 550 cubic yards of earthwork. Construction equipment associated with the grading includes a dozers, excavators, and loaders. The report evaluated the construction noise based on a conservation scenario and have demonstrated that the noise levels from these activities will not exceed an average sound level of 75 dBA for an eight-hour period. Based on the report, construction equipment would be located as close as 110 feet to the residential properties. At that distance, if the loader and dozer were to operate simultaneously, the noise levels would be 73 dBA Leq and 75 Lmax. In addition, the project will be conditioned with a "Good Practice Measures," to ensure compliance with the Noise Ordinance, Sections 36.408 and 36.409. Based on the information provided, the noise level generated from the construction activities is not anticipated to exceed the standards and therefore compliance with the Noise Ordinance, Sections 36.408 and 36.409. Pile driving or explosive blasting is not proposed for this project.

Lastly, off-site improvements are required and would occur approximately 60 feet from the single-family residences to the west. Based on the noise report, at that distance the concrete saw would generate a noise level of 81.0 dBA Leq, which exceeds the Noise Ordinance threshold. The project will incorporate NOI-1 to mitigate the noise levels from off-site conceptual median construction to compliance with the San Diego County the 75 dBA Leq (8-hour) noise threshold, this will be made a condition of approval. Measures to comply with this threshold may include reducing the usage for an equipment and or incorporating a noise barrier. Based on this information, the project would comply with the Noise Ordinance.

Initial Study/OCCL/15162:

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project is a Minor Use Permit for the construction of a gas station, convenience store, and car wash

buildings on a 0.5 acre vacant lot. The project site is located in an urbanized area and is near residential developments that are approximately 100 feet to the west of the project site. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

A noise report was prepared by Rincon Consultants, Inc. dated June 2020 was prepared for the project, which demonstrate that the project complies with the County's general plan threshold. The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Based on the noise report, the project would add an estimated 893 average daily vehicle trips on Paradise Valley Road, which has an existing average daily traffic (ADT) level of 24,104 and borders the single-family residences closest to the project site. The project's four percent increase in traffic on Paradise Valley Road would result in less than 0.5 dBA increase in traffic noise. This increase will not result in noticeable increase in noise levels that are perceptible to the human ear or would exceed the County of San Diego standard for allowable traffic noise increases. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The project site as well as surrounding adjacent parcels to the east, south, and southwest are zoned Limited and General Impact Industrial (M52 & M54, respectively), which are subject to the noise levels of 70 dBA anytime. The adjacent parcels to the northwest are zoned Single-Family Residential (RS), which is subject to the arithmetic mean noise level limits of 60 dBA daytime and 57.5 dBA nighttime. The report evaluated the operational noise levels from the Heating Ventilating Air Conditioning units (HVAC) and car wash and demonstrated that the noise levels from those sources comply with the stringent noise levels of 57.5 dBA at the nearest property lines. Based on the report, the combined noise levels generated from the proposed project's noise sources range from 40 dBA to 57 dBA. Based on that information, the project is in compliance with the Noise Ordinance, Section 36.404 without mitigation.

Noise Ordinance – Section 36.409

Based on the noise report prepared by Rincon Consultants, Inc. and dated June 2020, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409) with the incorporation of Noise Mitigation #1 (NOI#1). The noise-sensitive land uses nearest to project construction would be the single-family residences located across Paradise Valley Road to the west. Over the course of a typical construction day, construction equipment from on-site construction activities would be located as close as 110 feet to the residential properties but would typically be located at an average distance further away due to the nature of construction. The San Diego County construction noise thresholds are 75 dBA Leq for an eight-hour period between 7:00 a.m. and 7:00 p.m. and 82 dBA Lmax. Based on the report, at a distance of 110 feet, a loader and dozer operating simultaneously would generate a noise level of 73 dBA Leq and 75 dBA Lmax; therefore, noise levels would not exceed the 75 dBA Leq or 82 dBA Lmax threshold when performed at the closest distance of 110 feet to nearby residential properties. Off-site construction activities would occur for the conceptual median. These activities would occur 60 feet from the single-family residences to the west. Based on modeling in the report, at a distance of 60 feet, a concrete saw would generate a noise level of 81.0 dBA Leq. This would exceed the 75 dBA Leq (8-hour) noise threshold, and off-site construction noise impacts would be potentially significant. The implementation of NOI#1 will ensure that noise from the off-site construction activities will comply with the County Noise Ordinance section 36.409. Additionally, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

Vibration can occur from the construction activities for the proposed project. Based on the noise report, the "Occasional Events" threshold of 0.010 RMS velocity is used, as impact devices and blasting would not be utilized during project construction, and groundborne vibration would be primarily generated by typical construction equipment that would be mobile and would not operate continuously at a single distance. This analysis uses an assessment of vibration generated by a large bulldozer, which is assumed to be the piece of construction equipment to be used on the site which would generate the highest levels of vibration and is therefore most likely to be felt at nearby residences. The estimated in./sec. RMS velocity that would be experienced at the nearest residential building measured from the property line of the project site, a distance of 110 feet, would be 0.004 in./sec. RMS. Therefore, groundborne vibration generated from construction activities would have a less than significant impact to the nearby residences.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project involves the following permanent noise sources that may increase the ambient noise level: Heating Ventilating Air Conditioning units (HVAC) and car wash. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on the noise report prepared by Rincon Consultants, Inc dated June 2020. The project will increase the ambient noise level by 0.5 dB CNEL from the traffic noise. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

As mentioned above in Section XI. Noise (a), off-site construction noise may exceed the County's Noise Ordinance standards without mitigation. The project will implement NOI#1 in order to mitigate noise levels to less than significant levels. However, it is not anticipated that the project will operate construction equipment on-site in excess of 75 dB for more than 8 hours during a 24-hour period. The construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Therefore, the project would not result in a substantial

temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. The closest airports are the John Nichol’s Field Airport, 8 miles to the southeast, and the Agua Caliente Airport, 9 miles to the northeast. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

Ordinance Compliance Checklist:

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

- YES
- NO
- NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has reviewed the Noise Report prepared by Rincon Consultants, Inc. and dated June 2020 for PDS2019-ZAP-19-003, Paradise Valley Gas Station and Mart. Staff determined that the documentation provided are considered accepted. The project is a Minor Use Permit for the construction of a gas station, convenience store, and car wash buildings on a 0.5 acre vacant lot. The main noise sources from this project are from the on-site traffic noise, mechanical units, and construction equipment. The project site as well as surrounding adjacent parcels to the east, south, and southwest are zoned Limited and General Impact Industrial (M52 & M54, respectively), which are subject to the noise levels of 70 dBA anytime. The adjacent parcels to the northwest are zoned Single-Family Residential (RS), which is subject to the arithmetic mean noise level limits of 60 dBA daytime and 57.5 dBA nighttime. The report evaluated the operational noise levels from the Heating Ventilating Air Conditioning units (HVAC) and car wash and demonstrated that the noise levels from those sources comply with the stringent noise levels of 57.5 dBA at the nearest property lines. Based on that information, the project is in compliance with the Noise Ordinance, Section 36.404 without mitigation.

In addition, the project demonstrated compliance with the County's General Plan Noise elements. The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project would increase traffic by 893 ADT on to Paradise Valley Road, which results in less than significant noise level increase to that roadway, therefore, complies to the County's Noise Elements standards.

The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project, Sections 36.408 and 36.409. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 pm and 7 am and no work shall be done on Sundays and Holidays, per Section 36.408. The project proposes approximately 550 cubic yards of earthwork. Construction equipment associated with the grading includes a dozers, excavators, and loaders. The report evaluated the construction noise based on a conservation scenario and have demonstrated that the noise levels from these activities will not exceed an average sound level of 75 dBA for an eight-hour period. Based on the report, construction equipment would be located as close as 110 feet to the residential properties. At that distance, if the loader and dozer were to

operate simultaneously, the noise levels would be 73 dBA Leq and 75 Lmax. In addition, the project will be conditioned with a "Good Practice Measures," to ensure compliance with the Noise Ordinance, Sections 36.408 and 36.409. Based on the information provided, the noise level generated from the construction activities is not anticipated to exceed the standards and therefore compliance with the Noise Ordinance, Sections 36.408 and 36.409. Pile driving or explosive blasting is not proposed for this project.

Lastly, off-site improvements are required and would occur approximately 60 feet from the single-family residences to the west. Based on the noise report, at that distance the concrete saw would generate a noise level of 81.0 dBA Leq, which exceeds the Noise Ordinance threshold. The project will incorporate NOI-1 to mitigate the noise levels from off-site conceptual median construction to compliance with the San Diego County the 75 dBA Leq (8-hour) noise threshold, this will be made a condition of approval. Measures to comply with this threshold may include reducing the usage for an equipment and or incorporating a noise barrier. Based on this information, the project would comply with the Noise Ordinance. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater that 75 dB at the property line as indicated above.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

~Staff has the following noise conditions for ZAP:

ANY PERMIT: (Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).

x. **NOISE#1–TEMPORARY NOISE IMPACTS [PDS, FEE X1].**

INTENT: In order to reduce the sound level generated from project construction on the residential uses and to comply with the [County of San Diego Noise Ordinance 36.409](#) the following noise attenuation measures shall be implemented. **DESCRIPTION OF REQUIREMENT:** As evaluated in the Noise Report prepared by Rincon Consultants, Inc. and [County of San Diego Noise Guidelines for Determining Significance](#), the temporary noise impacts from the off-site construction noise along Paradise Valley Road shall be mitigated below levels of significance. Noise levels from off-site conceptual median construction along Paradise Valley Road using a concrete saw shall not exceed the San Diego County the 75 dBA Leq (8-hour) noise threshold. Measures to comply with this threshold may include one of the following options:

- a. Option 1: Reduce the usage of the concrete saw to not be longer than 25 percent of an hour or approximately 15 minutes per hour and supply a statement and must be included in the grading plan. **OR**
- b. A temporary noise attenuation barrier shall be placed along Paradise Valley Road to break the line of sight between the occupied properties and concrete saw. The barrier shall be designed and placed to reduce construction noise that potentially will effect the adjacent residential use located 60 feet to the west of that roadway. The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. The attenuation barrier shall comply with following requirements:
 - i. The temporary construction noise barrier shall be 8-foot high with a minimum surface density of two pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these material with no cracks or gaps through or below the wall. If wood is used, temporary barrier design shall be with a minimum thickness of 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales.
 - ii. Alternately, where placement of noise reduction enclosures are feasible, they may be used in lieu of a barrier. The enclosure shall be a minimum 10 feet wide by 10 feet long and of eight-foot height to block the line of sight from the pile head to the nearest residence and shall move along with the saw. A typical noise reduction enclosure frame shall be constructed of steel tubing and sound

blankets. The sound blankets are required to have a minimum breaking and tear strength of 120 pounds and 30 pounds, respectively. The sound blankets shall have a minimum sound transmission classification of 27 and noise reduction coefficient of 0.70. The sound blankets shall be of sufficient length to extend from the top of the frame and drape on the ground or be sealed at the ground. The sound blankets shall have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches.

DOCUMENTATION: The contractor shall incorporate the noise mitigation measure(s) as indicated above. The contractor shall provide site photos, a statement from a California Registered Engineer, or licensed surveyor that the barrier has been installed to the [PDS, PCC]. OR the contractor shall provide a statement indicating the usage of the concrete saw cutting machinery shall not exceed 25% of an hour (15 minutes per hour). This statement shall be placed on the grading/improvement plans and verified by [PDS, PCC]. If a new analysis is performed to provide an alternative method, then submit the report to [PDS, PCC] for review. **TIMING:** Option 1: Prior to approval of any grading and/or improvement plans of any Grading; Option 2, prior to Preconference, the location of the walls a mitigation measure(s) indicated above must be incorporated. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

ONGOING: *(The following conditions shall apply during the term of this permit).*

x. **NOISE#2-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:**

The project shall conform to the following requirements:

Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4, therefore, may result in citations from the Code Compliance Division until the noise levels from the operations comply with the Noise Ordinance Section 36.404. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

MONITORING: The [PDS, CODES] is responsible for enforcement of this permit.

The following "Specific Environmental Condition Notes" below are to be placed on the Conceptual Grading and Development Plan, for implementation on the Final Grading and or Improvement Plans:

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

- x. **NOISE#3. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**
INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2019-ZAP-19-003 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:
- a. Turn off equipment when not in use.
 - b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
 - c. Use equipment with effective mufflers
 - d. Configure traffic pattern to minimize the use of back up movement and alarm. Minimize the use of back up alarm.
 - e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
 - f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.