

September 30, 2019

Mr. Eric Flodine
Strata Equity Group, Inc.
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

SUBJECT: BAXTER VILLAGE MEDICAL OFFICE AND HOTEL BUILDING NOISE REVIEW

Dear Mr. Eric Flodine:

Urban Crossroads, Inc. is pleased to provide the following Medical Office and Hotel Building Noise Review for the Baxter Village (Project), which is located west of the I-15 Freeway and north of Baxter Road, in the City of Wildomar. The purpose of this work effort is to determine if any additional exterior noise mitigation is needed to support the planned medical office building and hotel land uses planned for the Project.

BACKGROUND

On March 27, 2015 Urban Crossroads, Inc. completed the Baxter Village Noise Impact Analysis. The noise analysis evaluated the mixed-use development that included a combination of residential development north of the entry road and commercial land use to the south. Due to the noise sensitive nature of the residential land use, exterior noise mitigation in the form of noise barriers and upgraded windows were recommended for these uses. However, no exterior noise mitigation was identified for the planned commercial land uses.

NOISE REVIEW

The updated Project site plan shown on Exhibit A has modified the original commercial land use with plans for a 3-story medical office building and a 5-story hotel building. As shown on Exhibit A, these uses are located at distances of greater than 300 feet from the I-15 Freeway. Consistent with the recommendations of the Baxter Village Noise Impact Analysis, no exterior noise mitigation is needed to support these planned non-noise sensitive commercial uses.

The City of Wildomar General Plan Noise Element specifies the maximum noise levels allowable for new developments impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. The transportation noise standards (mobile noise source criteria) are derived from standards contained in the *General Plan Guidelines*, a publication of the California Office of Planning and Research. For noise sensitive residential uses the exterior noise levels shall not exceed 65 dBA CNEL. The 65 dBA CNEL exterior noise standards typically apply to outdoor areas where people congregate. In the case of residential projects, the standards typically apply to private yards of single-family homes and first floor

patio areas for multi-family units. Exterior noise mitigation is not required for non-noise sensitive areas, such as outdoor parking lots or second and third floor balconies.

EXHIBIT A: PROPOSED MEDICAL OFFICE AND HOTEL BUILDING SITE PLAN



While no exterior noise mitigation is needed to support the planned medical office building and hotel land uses, interior noise mitigation measures will be needed to satisfy the City of Wildomar 45 dBA CNEL interior noise standards consistent with the recommendations of the Noise Impact Analysis report. If you have any questions, please contact me directly at (949) 336-5979.

Respectfully submitted,

URBAN CROSSROADS, INC.

Bill Lawson, P.E., INCE
Principal