



3129 Tiger Run Court, Suite 202
Carlsbad, CA 92010
619-609-0712

March 17, 2021 DRAFT

Trish Edmonson
Cornerstone Communities
4365 Executive Drive, Suite 600
San Diego, CA 92121

Re: Laurel Heights, Santee
Construction Noise Analysis

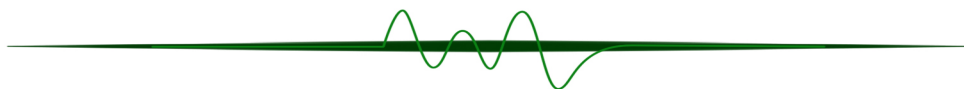
Ms. Edmonson:

At your request, dBF Associates, Inc. has conducted an analysis of construction noise associated with the subject project, an 80-condominium development at 7737 Mission Gorge Road, in the City of Santee.

The City of Santee does not regulate construction noise levels, only times of day; per Santee Municipal Code section 5.04.090, construction may occur on non-holidays, Monday through Saturday, between 7:00 a.m. and 7:00 p.m. Many jurisdictions in San Diego County, including the City of San Diego, limit construction noise at occupied residential property lines to a 12-hour average (Leq-12h) of 75 A-weighted decibels (dBA).

The project site is bounded by commercial uses on the north, single-family residences on the south, an apartment complex on the east, and a mobile home park on the west.

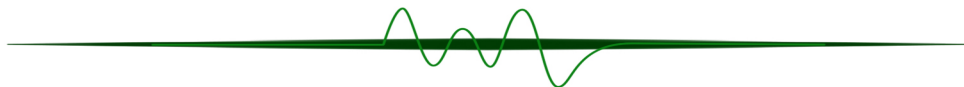
Construction noise was estimated using the Cadna/A Noise Prediction Model. The following equipment (or their equivalents) would be used during the described stages, according to Cornerstone Communities. It was assumed that the equipment would all operate continuously within the boundary of the project site. No correction was applied for downtime associated with equipment maintenance, breaks, or similar situations.



Phase / Equipment	Noise Level (each)
<i>Rough Grading</i>	
1 Caterpillar (CAT) 380 excavator	79 dBA Leq at 10 m
1 CAT D-8T dozer	80 dBA Leq at 10 m
3 Volvo 30-ton articulated trucks	74 dBA Leq at 10 m
2 4000-gallon water trucks	81 dBA Leq at 10 m
1 CAT 12M motor grader	86 dBA Lmax at 10 m
<i>Wet Utilities</i>	
1 CAT 330 excavator	79 dBA Leq at 10 m
1 CAT 966 loader	76 dBA Leq at 10 m
1 2000-gallon water truck	81 dBA Leq at 10 m
<i>Dry Utilities</i>	
1 CAT 318 excavator	77 dBA Leq at 10 m
1 CAT 426 backhoe	68 dBA Leq at 10 m
1 CAT 950 loader	80 dBA Leq at 10 m

Source: DEFRA 2005

During rough grading, construction noise levels at the project property lines would range from approximately 71-75 dBA Leq-12h. During wet utilities installation, construction noise levels at the project property lines would range from approximately 65-71 dBA Leq-12h. During dry utilities installation, construction noise levels at the project property lines would range from approximately 63-69 dBA Leq-12h.





Project construction would not occur on holidays, Sundays, or between the hours of 7:00 p.m. and 7:00 a.m., and would comply with City of Santee construction noise restrictions. In addition, project construction would not exceed the City of San Diego construction noise limit.

Please contact me at 619-609-0712 x102 if you have any questions.

Sincerely,

dBF ASSOCIATES, INC.

Steven Fiedler, INCE
Principal

References

Department for Environment, Food and Rural Affairs (DEFRA). 2005. Update of Noise Database for Prediction of Noise on Construction and Open Sites.

