

October 9, 2020

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Subject: Temecula Valley Self Storage Noise and Air Quality, and GHG Analysis Supplemental Letter, County of Riverside

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this a supplemental letter for the Temecula Valley Self Storage Project, located at the southwest corner of Winchester Road (SR-79) and Keller Road, in the County of Riverside.

The purpose of this letter is to review recent modifications to the project site plan and identify any changes that may affect the findings of the noise, air quality, and GHG studies previously completed by RK. RK previously performed prepared the following reports:

- Temecula Valley Self Storage Noise Impact Study, June 29, 2020. (Noise Study)
- Temecula Valley Self Storage Air Quality and Greenhouse Gas Analysis, June 29, 2020. (Air/GHG Study)

Based upon RK's review of the modified site plan, the total building area of the project site will be reduced from 137,197 square feet, which was analyzed in the original Noise and Air/GHG Studies, to 123,328 square feet which is now currently being proposed. As a result, the size of the project has been reduced by approximately 13,969 square feet.

Supplemental Review of Noise Impacts

The modified project would not generate additional noise impacts beyond those previously analyzed in the Noise Study. The modified plan shows minor changes to the building footprint near the southern portion of the site, however, this area is setback away from the adjacent residential uses to the west, and thus no additional noise impacts would be expected from the modified plan at the sensitive residential noise receptor adjacent to the

project. Additionally, the overall description of project construction and operational activities is not expected to change.

All findings and recommendations of the Noise Study are still applicable.

Supplemental Review of Air Quality Impacts

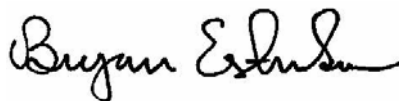
The modified site plan would not significantly change the findings of the previous Air/GHG analysis. Overall, the modified plan would actually result in slightly lower air quality and greenhouse gas emissions compared to what was previously, as building area is directly correlated to energy usage and mobile vehicle trips. Thus, lowering the building area will result in lower emissions. The previous analysis represents a worst case scenario, and no additional air quality or GHG impacts would result from the modified plan.

Conclusions

Based upon our review, the modified site plan for the Temecula Valley Self Storage project would not result in additional Noise, Air Quality, or Greenhouse Gas impacts beyond what was previously analyzed by RK. The findings and recommendations of the previous reports are still valid and provide a reasonable and worst-case estimate of project impacts. No further analysis is recommended.

If you have any questions regarding this letter, please do not hesitate to contact me at 949-474-0809 or be@rkengineer.com.

Respectfully submitted,
RK ENGINEERING GROUP, INC.



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Principal

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