

APPENDIX I

NOISE MEMORANDUM

August 28, 2018

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SUBJECT: Noise Memorandum for the updated El Corazon Development in Oceanside CA

Ldn Consulting, Inc. (Ldn) has reviewed the proposed El Corazon Specific Plan Amendment (SPA) and associated traffic memorandum. The proposed project includes a Specific Plan Amendment (Z17-00004) to the approved El Corazon Specific Plan and development of Tentative Map (T-17-00004). The El Corazon Specific Plan area consists of a 465 acre parcel located in the center of the City of Oceanside, bounded by Rancho Del Oro Road on the east, Oceanside Boulevard on the south, El Camino Real on the west, and Mesa Drive on the north. The Tentative Map component of the proposed project encompasses 82.9 acres within the southeastern portion of the larger 465 acre area (Assessor's Parcel Numbers 162-082-51, -60, -80, -90).

As part of the proposed project, amendments to the approved El Corazon Specific Plan are necessary to address minor acreage adjustments required as part of the proposed Tentative Map and roadway improvements. The proposed project's Specific Plan Amendments are applicable to the entire 465 acre area and would allow for continued build-out of the Specific Plan area as originally envisioned with mixed-use, commercial, office and industrial development supporting park areas and operations, with minor adjustments.

The Tentative Map area of the proposed project encompasses 82.9 acres within the southeastern portion of the Specific Plan site, including 14.4 acres of existing and proposed public streets. The Tentative Map would include the ultimate buildout and operation of 155,000 sf of retail, 169,000 sf of office, 170,000 sf of manufacturing/storage, 24,000 sf of research and development, 268 apartments and an 8,000 person capacity multi-story arena.

The purpose of this analysis is to determine if the proposed modifications would result in additional or increased impacts compared to those identified in the certified 2009 El Corazon Specific Plan FEIR.

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Project Information

The proposed project would amend the approved El Corazon Specific Plan to include the word "arenas", under the Commercial Recreation and Entertainment definition, added for clarification purposes and consistent with the Allowable Uses of the approved Specific Plan.

Findings

Ldn Consulting reviewed the updated traffic memorandum prepared by Linscott, Law & Greenspan Engineers (LLG) for the El Corazon Specific Plan Amendment (2018). The trip generation and intersection volumes were specifically reviewed. Total trip generation for the entire El Corazon site, with the ultimate land uses of the proposed project, is 26,708 average daily trips (ADT), about 8,600 fewer than the approved Specific Plan. Total trip generation for the entire El Corazon site, with the ultimate land uses of the proposed project and the temporary "Field of Dreams" site is 29,025 ADT, or approximately 5,600 ADT fewer than those analyzed within the FEIR under the approved Specific Plan.

Overall the trip generation was reduced by the proposed SPA and the overall traffic along the roadway segments, from the proposed SPA, would be less than what was analyzed in the certified 2009 El Corazon Specific Plan FEIR. Therefore, there are no changes to the conclusions of the certified 2009 El Corazon Specific Plan FEIR regarding noise impacts and no additional mitigation measures are necessary. If you should have any questions regarding these findings, please call me at (760) 473-1253 or jlouden@ldnconsulting.net at your convenience.

Sincerely,
Ldn Consulting, Inc.



Jeremy Loudon, Principal