

**§ 83.01.080 Noise.**

This Section establishes standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses.

(a) *Noise Measurement.* Noise shall be measured:

(1) At the property line of the nearest site that is occupied by, and/or zoned or designated to allow the development of noise-sensitive land uses;

(2) With a sound level meter that meets the standards of the American National Standards Institute (ANSI § S14 1979, Type 1 or Type 2);

(3) Using the “A” weighted sound pressure level scale in decibels (ref. pressure = 20 micronewtons per meter squared). The unit of measure shall be designated as dB(A).

(b) *Noise Impacted Areas.* Areas within the County shall be designated as “noise-impacted” if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Subdivision (d) (Noise Standards for Stationary Noise Sources) and Subdivision (e) (Noise Standards for Adjacent Mobile Noise Sources), below. New development of residential or other noise-sensitive land uses shall not be allowed in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to these standards. Noise-sensitive land uses shall include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses.

(c) *Noise Standards for Stationary Noise Sources.*

(1) *Noise Standards.* Table 83-2 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

<b>Table 83-2</b>		
<b>Noise Standards for Stationary Noise Sources</b>		
<b>Affected Land Uses (Receiving Noise)</b>	<b>7:00 a.m. - 10:00 p.m. Leq</b>	<b>10:00 p.m. - 7:00 a.m. Leq</b>
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)
Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically one, eight or 24 hours.		
dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.		
Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10:00 p.m. to 7:00 a.m.). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.		

(2) *Noise Limit Categories.* No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

(A) The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.

(B) The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.

(C) The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour.

(D) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.

(E) The noise standard plus 20 dB(A) for any period of time.

(d) *Noise Standards for Adjacent Mobile Noise Sources.* Noise from mobile sources may affect adjacent properties adversely. When it does, the noise shall be mitigated for any new development to a level that shall not exceed the standards described in the following Table 83-3 (Noise Standards for Adjacent Mobile Noise Sources).

<b>Table 83-3</b>			
<b>Noise Standards for Adjacent Mobile Noise Sources</b>			
<b>Land Use</b>		<b>Ldn (or CNEL) dB(A)</b>	
<b>Categories</b>	<b>Uses</b>	<b>Interior <sup>(1)</sup></b>	<b>Exterior <sup>(2)</sup></b>
Residential	Single and multi-family, duplex, mobile homes	45	60 <sup>(3)</sup>
Commercial	Hotel, motel, transient housing	45	60 <sup>(3)</sup>
	Commercial retail, bank, restaurant	50	N/A
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	N/A
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65
<b>Notes:</b>			
(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors.			
(2) The outdoor environment shall be limited to: <ul style="list-style-type: none"> <li>· Hospital/office building patios</li> <li>· Hotel and motel recreation areas</li> <li>· Mobile home parks</li> <li>· Multi-family private patios or balconies</li> <li>· Park picnic areas</li> <li>· Private yard of single-family dwellings</li> <li>· School playgrounds</li> </ul>			
(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.			
CNEL = (Community Noise Equivalent Level). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.			

(e) *Increases in Allowable Noise Levels.* If the measured ambient level exceeds any of the first four noise limit categories in Subdivision (d)(2), above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category in Subdivision (d)(2), above, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

(f) *Reductions in Allowable Noise Levels.* If the alleged offense consists entirely of impact noise or simple tone noise, each of the noise levels in Table 83-2 (Noise Standards for Stationary Noise Sources) shall be reduced by five dB(A).

(g) *Exempt Noise.* The following sources of noise shall be exempt from the regulations of this Section:

- (1) Motor vehicles not under the control of the commercial or industrial use.
- (2) Emergency equipment, vehicles, and devices.

(3) Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

(h) *Noise Standards for Other Structures.* All other structures shall be sound attenuated against the combined input of all present and projected exterior noise to not exceed the criteria.

<b>Table 83-4</b>
<b>Noise Standards for Other Structures</b>

<i>Typical Uses</i>	<i>12-Hour Equivalent Sound Level (Interior) in dBA Ldn</i>
Educational, institutions, libraries, meeting facilities, etc.	45
General office, reception, etc.	50
Retail stores, restaurants, etc.	55
Other areas for manufacturing, assembly, testing, warehousing, etc.	65

In addition, the average of the maximum levels on the loudest of intrusive sounds occurring during a 24-hour period shall not exceed 65 dBA interior.

(Ord. 4011, passed - -2007; Am. Ord. 4245, passed - -2014)

## 4.0 PROPOSED PROJECT

### 4.1 PROJECT DESCRIPTION

The proposed project consists of a 15-pump gas station (5 trucks and 10 standard) with a 5,637 square foot convenience store. Site access is planned via two all-access driveways, both on Oasis Road and Buckthorne Road. The site is currently zoned as CG for General Commercial per the Public San Bernardino County Map. The project site is currently vacant. The proposed project is anticipated to be built and generating trips in 2026.

### 4.2 PROJECT TRIP GENERATION

Trip generation represents the amount of traffic, both inbound and outbound, produced by a development. Determining trip generation for a proposed project is based on projecting the amount of traffic that the specific land uses being proposed will produce. Industry standard *Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021)* trip generation rates were used to determine trip generation of for most of the proposed project land uses.

**Table 8** summarizes the projected AM peak hour, PM peak hour, and daily trip generation of the proposed project. The proposed project is projected to generate 8,035 net daily trips with 702 net AM and 615 net PM peak hour trips.

**Table 8**  
Proposed Project Trip Generation

Proposed Land Use <sup>1</sup>	ITE Code <sup>2</sup>	Qty	Unit <sup>3</sup>	Daily		AM Peak Hour					PM Peak Hour				
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Convenience Store/Gas Station GFA (>5.5k), VFP (>8)	945(6)	20	VFP	345.75	6,915	31.6	50:50	316	316	632	26.9	50:50	269	269	538
Truck Stop	950	5	VFP	224	1,120	13.97	49:51	34	36	70	15.42	53:47	41	36	77
<b>Results</b>				Daily	Volume	AM Peak Hour	In	Out	Total	PM Peak Hour	In	Out	Total		
<b>Net Total</b>					<b>8,035</b>		<b>350</b>	<b>352</b>	<b>702</b>		<b>310</b>	<b>305</b>	<b>615</b>		

1: Trip generation and pass-by rates are from ITE Trip Generation Manual (11th Edition, 2021).

2: Parentheses reflect subcategory of land use code. For example, 945(6) is only convenience stores/gas stations with a general floor area (GFA) of >5.5k square feet and >8 VFPs.

3: VFP = Vehicle Fueling Positions.

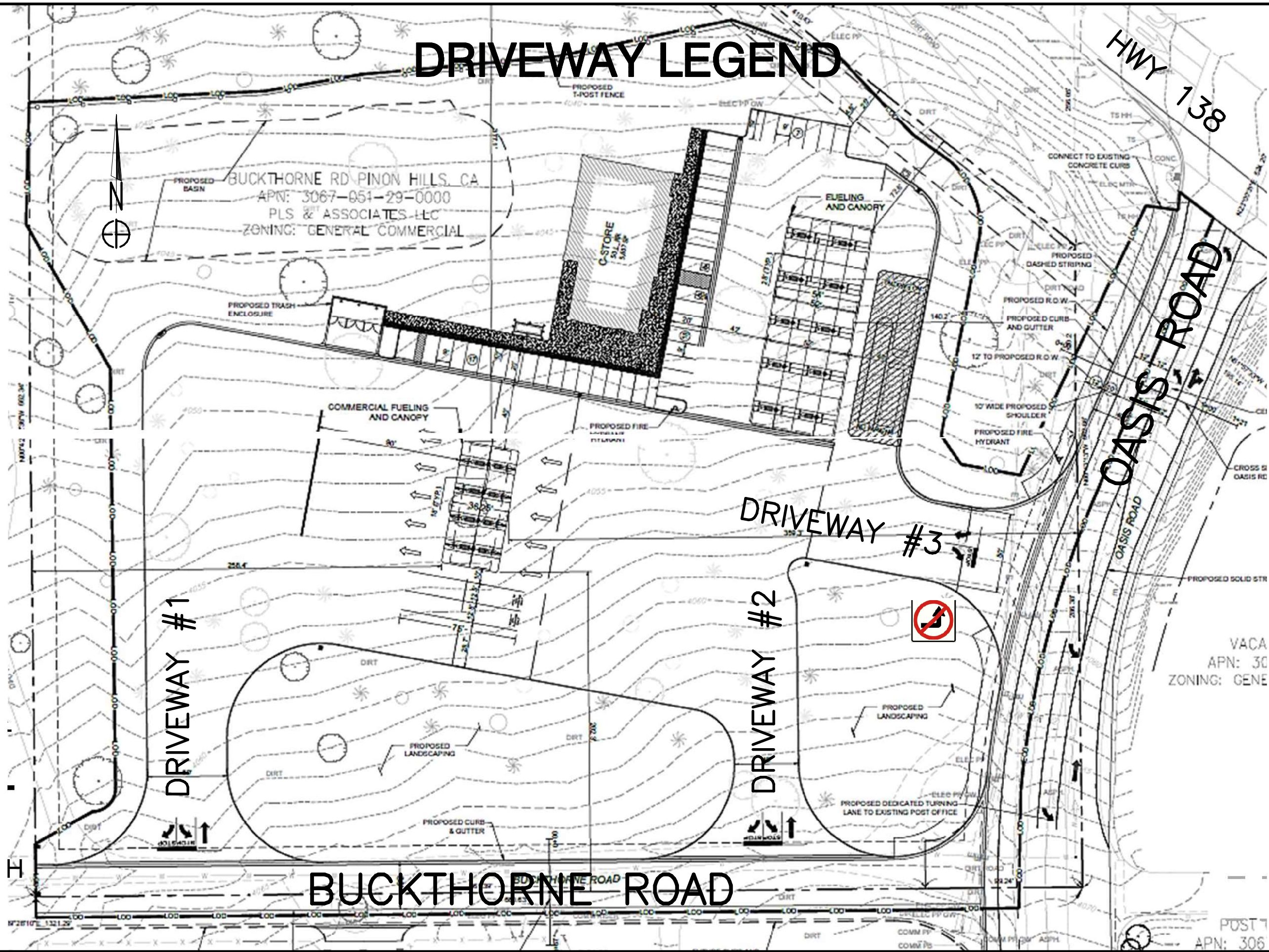
### 4.3 PROJECT TRIP DISTRIBUTION

Projecting trip distribution involves identifying probable destinations and traffic routes used by the proposed project's traffic. Potential interaction between proposed land use and surrounding regional access routes are considered to identify probable routes onto which project traffic would distribute. The projected trip distribution for the proposed project is based on anticipated travel patterns to and from the project site.

**Exhibit 6** shows the projected trip distribution of proposed project's generated trips.



# DRIVEWAY LEGEND



BUCKTHORNE RD PINON HILLS, CA  
APN: 3067-051-29-0000  
PLS & T ASSOCIATES LLC  
ZONING: GENERAL COMMERCIAL

HWY 138

OASIS ROAD

DRIVEWAY #1

DRIVEWAY #3

DRIVEWAY #2

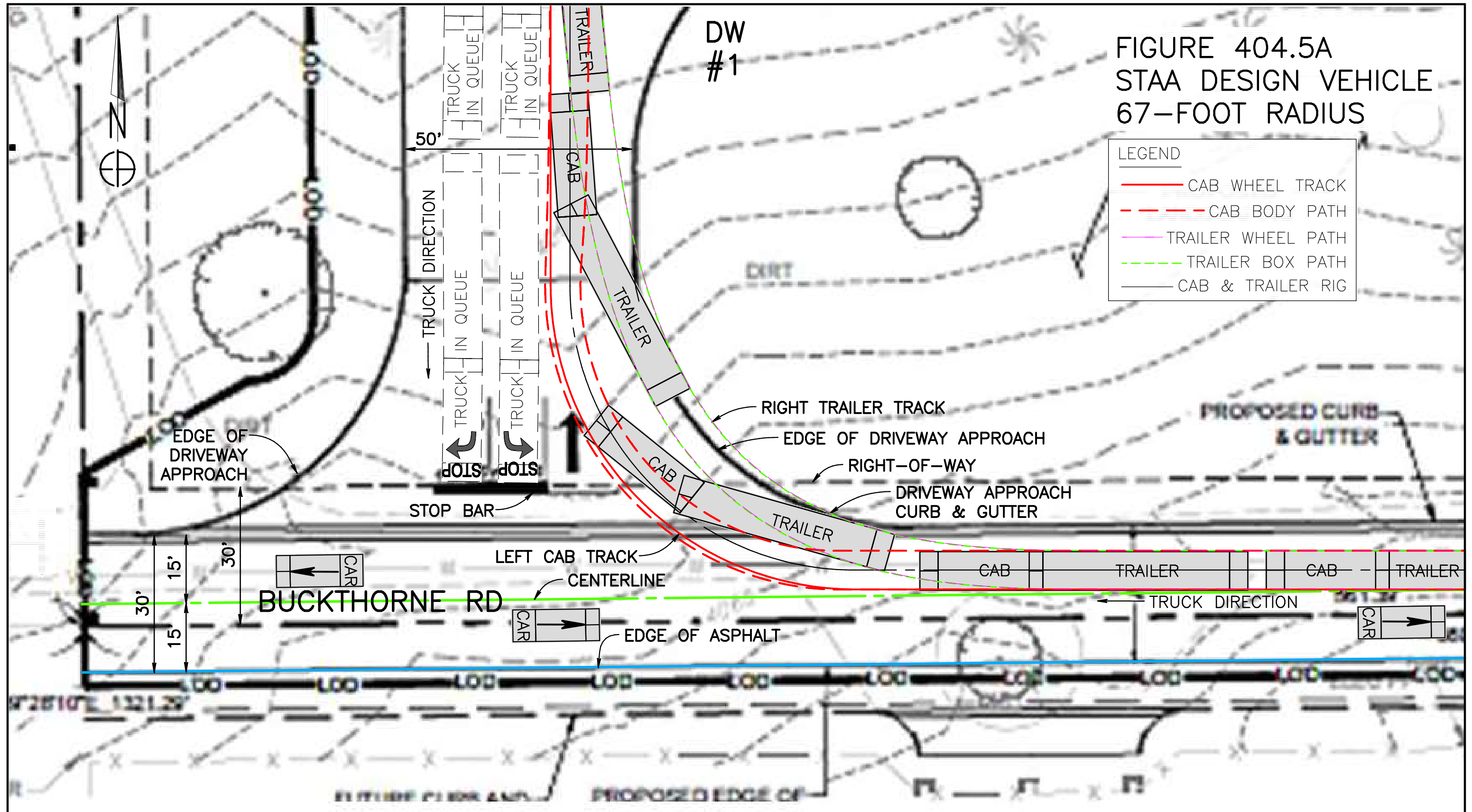
BUCKTHORNE ROAD

VACA  
APN: 30  
ZONING: GENE

POST 7  
APN: 306

FIGURE 404.5A  
STAA DESIGN VEHICLE  
67-FOOT RADIUS

LEGEND	
	CAB WHEEL TRACK
	CAB BODY PATH
	TRAILER WHEEL PATH
	TRAILER BOX PATH
	CAB & TRAILER RIG



DRIVEWAY #1 ENTER RIGHT

RESIDENTIAL

FIGURE 404.5A  
STAA DESIGN VEHICLE  
56-FOOT RADIUS

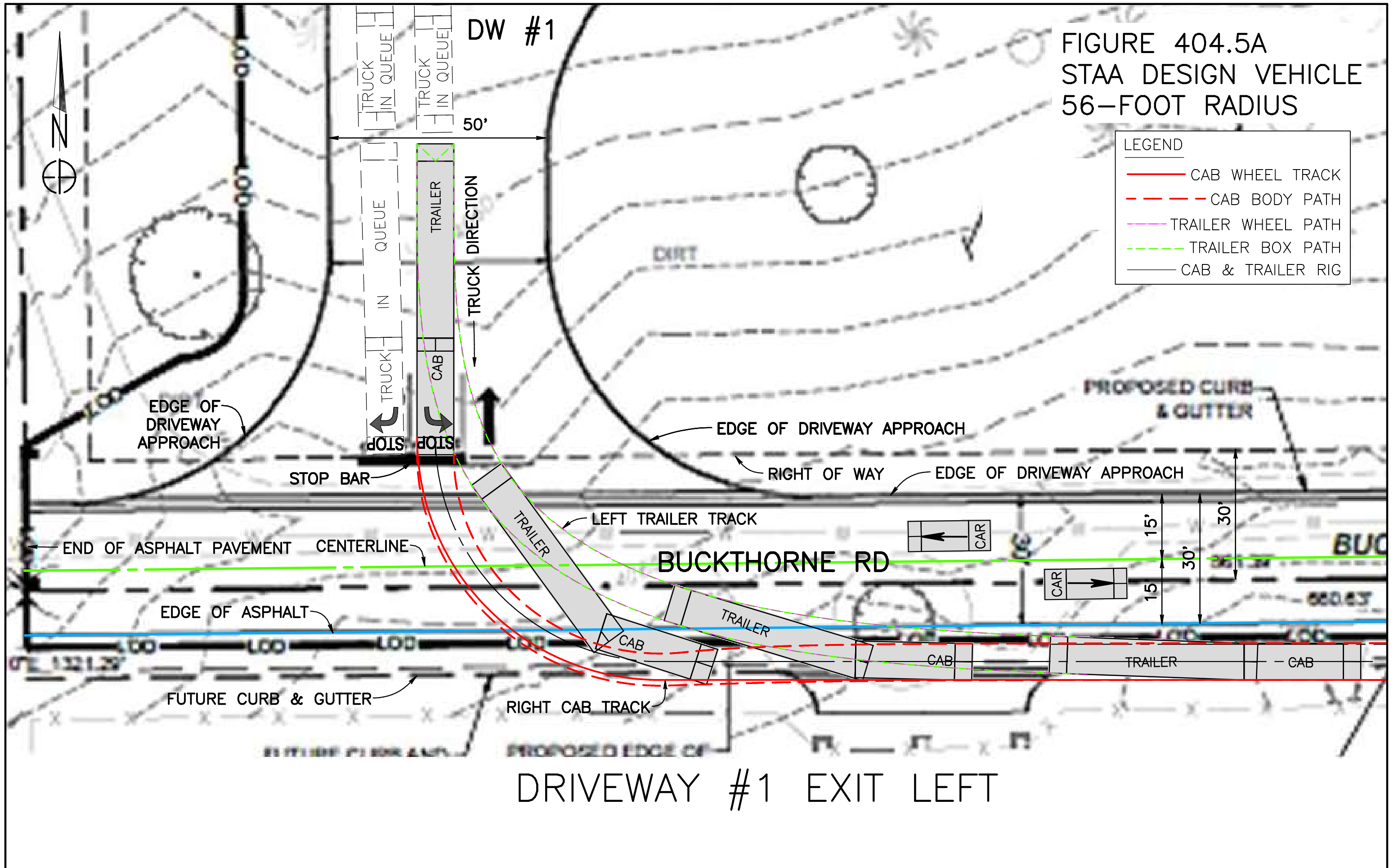
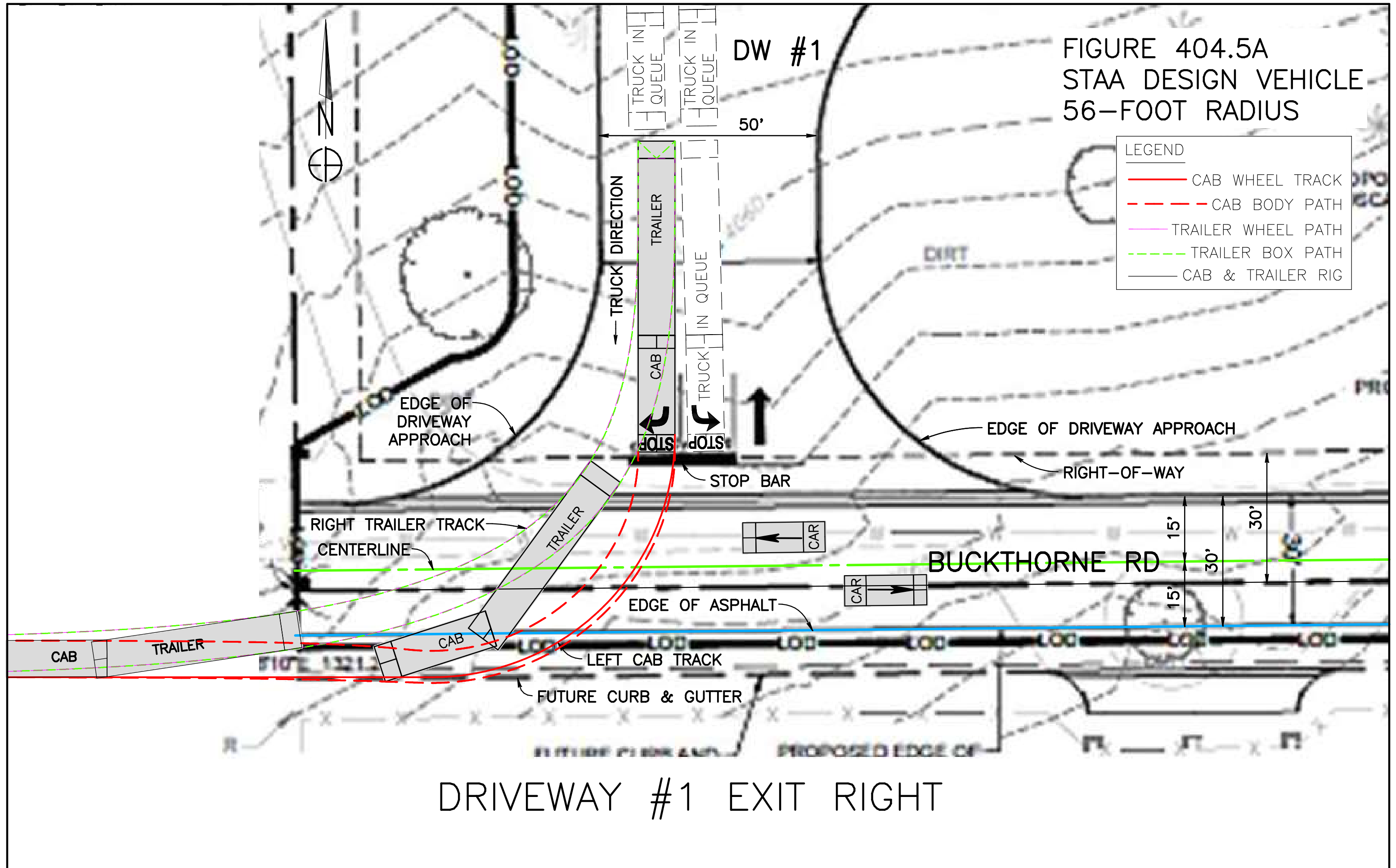


FIGURE 404.5A  
STAA DESIGN VEHICLE  
56-FOOT RADIUS



DRIVEWAY #1 EXIT RIGHT

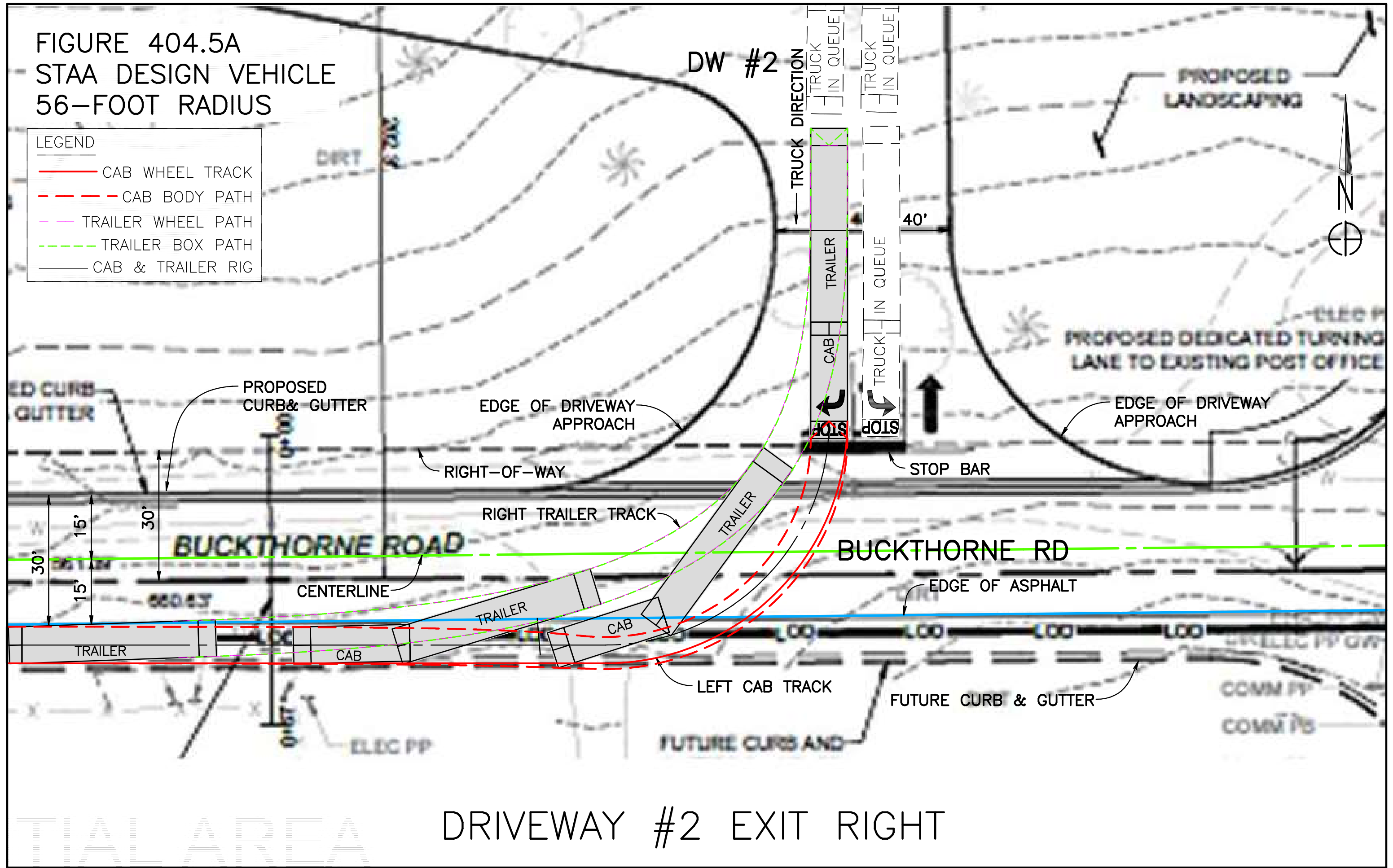




FIGURE 404.5A  
STAA DESIGN VEHICLE  
56-FOOT RADIUS

LEGEND

- CAB WHEEL TRACK
- - - CAB BODY PATH
- TRAILER WHEEL PATH
- - - TRAILER BOX PATH
- CAB & TRAILER RIG



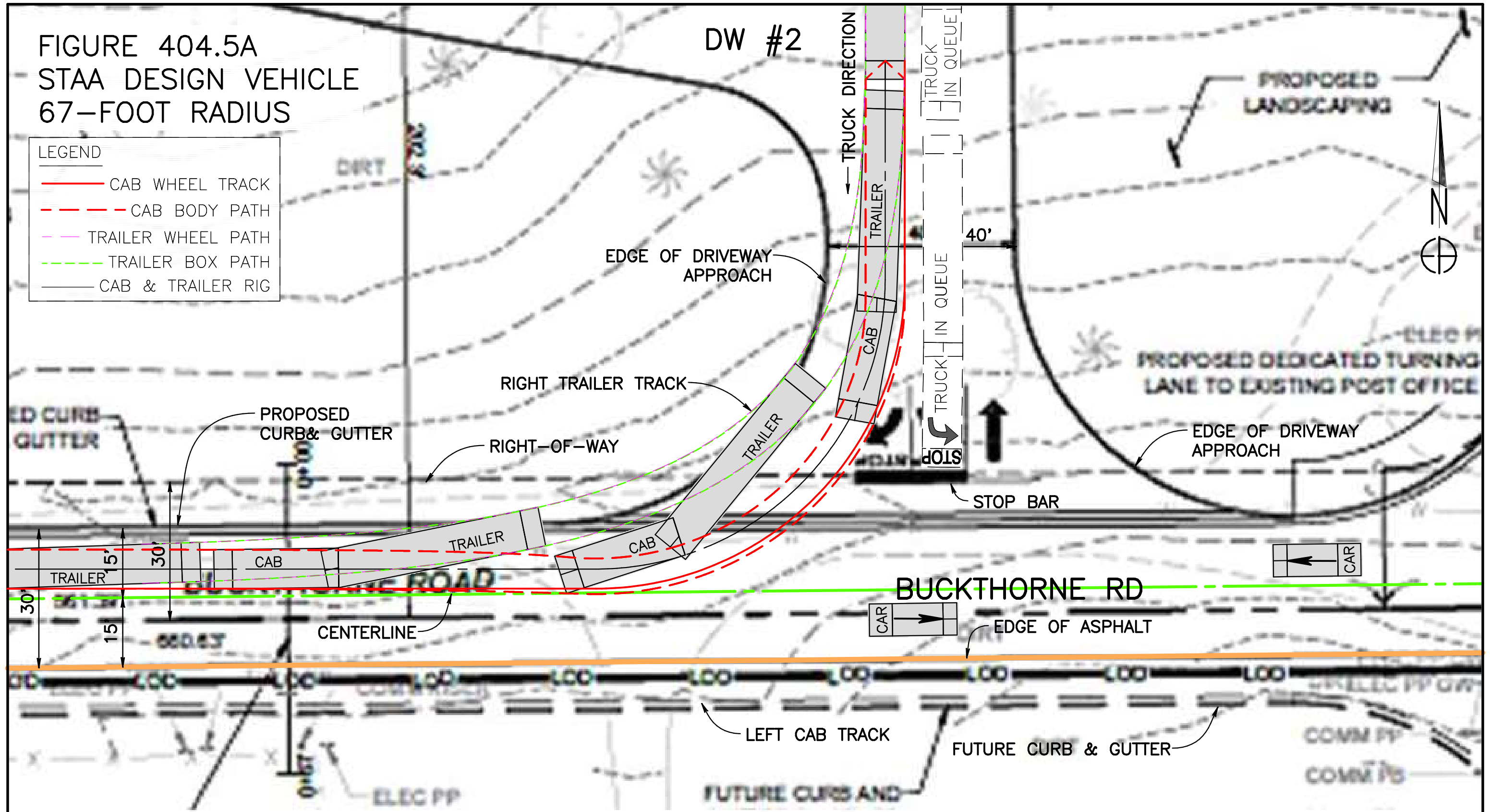
DRIVEWAY #2 EXIT RIGHT

TIALAREA

FIGURE 404.5A  
STAA DESIGN VEHICLE  
67-FOOT RADIUS

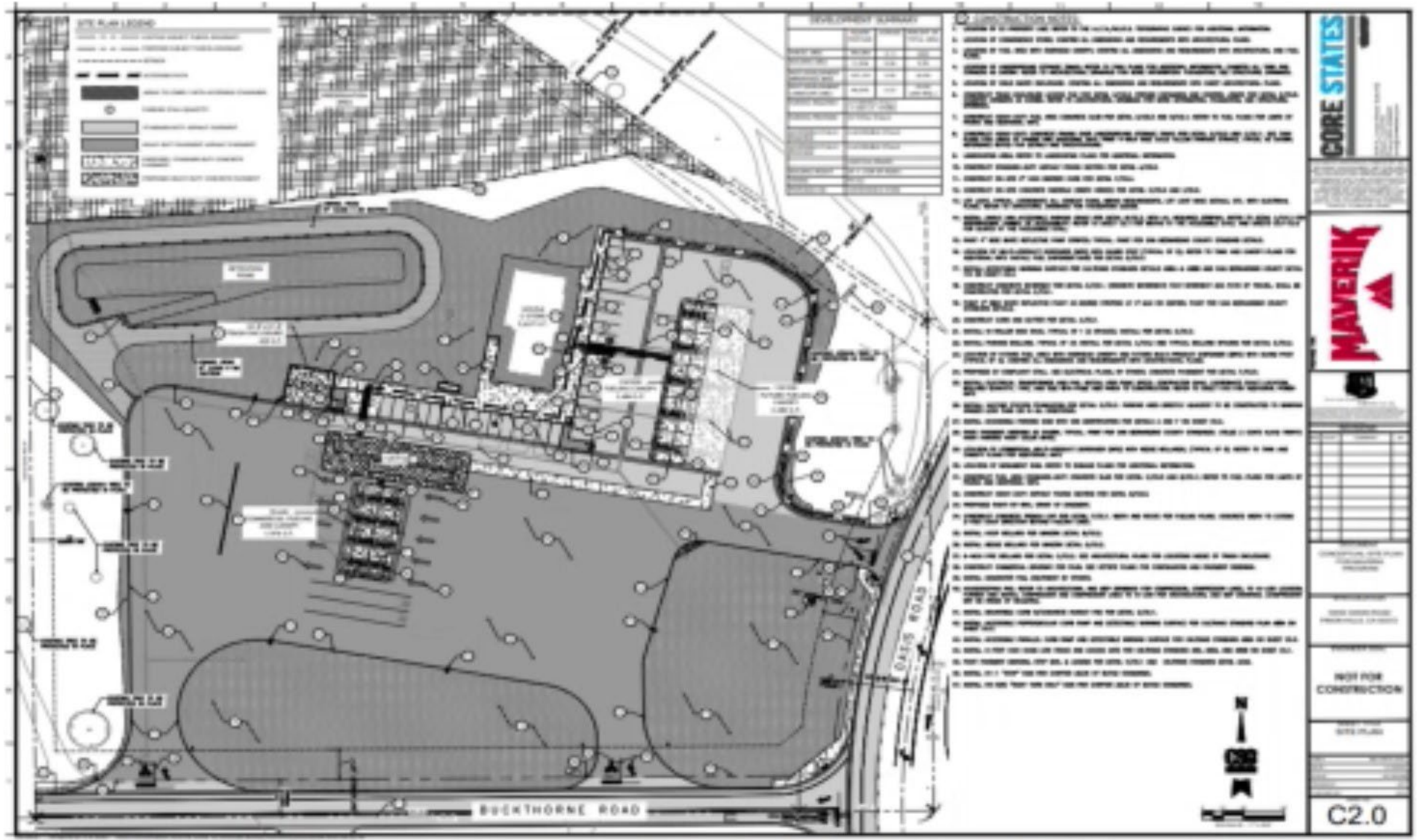
LEGEND

	CAB WHEEL TRACK
	CAB BODY PATH
	TRAILER WHEEL PATH
	TRAILER BOX PATH
	CAB & TRAILER RIG



DRIVEWAY #2 EXIT RIGHT-2

TIAL AREA



Site Plan Presented at Appeal Hearing

# MAVERIK SITE

