August 11, 2015

Mr. David Friedberg, Project Manager
SIMONCRE VIA SOLERI II
5111 North Scottsdale Road, Suite 200
Scottsdale, CA 85250

Dear Mr. Friedberg:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this letter report to address the San Bernardino Project Acoustical Form in reference to the Dollar General - Pinon Hills project. The Dollar General - Pinon Hills project is located south of SR-138 Highway between Mountain Road and Oasis Road in the Pinon Hills area of the County of San Bernardino (see Figure 1). Figure 2 illustrates the project site plan.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to noise analysis, a glossary of terms is provided within Appendix A.

PROJECT DESCRIPTION AND NOISE SOURCES

1. *Describe the project with emphasis on all aspects of the project that may generate noise, including potential noise sources, times of day noises may occur, duration, if noises are restricted to indoor or outdoor areas and if there are plans to change the size or intensity of operations.*

   The Dollar General - Pinon Hills project consists of the development of a 9,100 square foot commercial building, and installation of a lighted pylon sign, a delivery pad, 36 parking spaces, and a paved driveway. The proposed project would take access along State Route 138. Hours of operation will be 8:00 AM to 10:00 PM daily. No size or intensity changes to the project are proposed.

   Exterior noise sources associated with the project would include heating, ventilation and air conditioning unit(s), delivery trucks, unloading activities, and typical parking lot noise including vehicle start-up noise, doors closing, car alarms, and conversation, trash dumpsters. With the exception of HVAC, these typical noise commercial and parking lot noise sources are expected to occur for less than a minute at a time and are unlikely to occur simultaneously. HVAC is expected to be in operation during business hours. Indoor activities associated with the proposed project would not be readily audible outside or at nearby sensitive receptors.

The project is expected to generate approximately 62 evening peak hour trips. Fifty-three (53) peak hour trips are expected to travel southeast on SR-138 Highway and nine (9) peak hour trips are expected to travel northwest along SR-138 Highway[1]. Off-site project generated vehicle noise would not substantially increase ambient noise levels.

ZONING AND CURRENT LAND USES

2. The *Identify the existing zoning designation for the project site properties to the north, south, east and west.*

Figure 3 shows the zoning of the project site and adjacent parcels.

Land Uses North of the Project Site

The site's northern boundary is adjacent to SR-138 Highway. The existing zoning just north of SR-138 Highway is Phelan/Pinon/General Commercial. There is an existing tire store north of and adjacent to SR-138 Highway approximately 200 feet northeast of the project site. There are also several single-family detached residential dwelling units located over 250 feet north of SR-138 Highway.

Land Uses South of the Project Site

Land just south of and adjacent to the site's southern boundary is zoned Phelan/Pinon Hills/Neighborhood Commercial. One single-family detached residential dwelling unit is located approximately 225 feet south of the southern property line. A graded but not improved yard area is as close as 50 feet to the project's southern property line.

Land Uses East of the Project Site

Land uses located east of the project site are zoned Phelan/Pinon/General Commercial. The closest existing use east of the site is a real estate business. The parking area is adjacent to the project site and office buildings are as close as 130 feet east of the project's eastern property line.

Land Uses West of the Project Site

Land located adjacent to the northern half of the site's western boundary are zoned Phelan/Pinon Hills/General Commercial and land located adjacent to the southern half of the site's western boundary is zoned Phelan/Pinon Hills/Single Residential-1 Acre Minimum. There are five single-family detached residential dwelling units are located east of the project's western boundary. The closest unit is approximately 91 feet west of the project property line.

[1] Source: Dollar General - Pinon Hills Focused Traffic Analysis, Kunzman Associates, Inc. (August 10, 2015).

3. *Distances to the adjacent properties from the adjacent or onsite noise sources.*

   Distances to adjacent property lines from onsite noise sources are shown on Figure 4.

4. *Is the noise a fixed source (business, machinery, etc.) or a mobile source (roadway, rail line, etc.)?*

   The proposed project is a commercial building and therefore is considered to be a fixed/stationary noise source.

5. *Are there any structures or other obstacles that may aid in reducing the noise exposure?*

   The proposed building will shield land uses east of the site from parking lot and loading noise to some degree. A screening perimeter fence is also proposed.

6. *Provide an area map (copy of Thomas Guide page or other may noting the location of the facility).*

   Figure 1 shows the project location.

7. *Provide a facility map (hand drawn is adequate) noting the information in questions 2, 3, 4 and 5.*

   The proposed site plan is provided in Figure 2. The surrounding existing land uses, proposed noise sources and dimensions are provided in Figure 4.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES , INC.

Roma Stromberg, M.S./INCE
Senior Associate

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Figure 1
Project Location Map

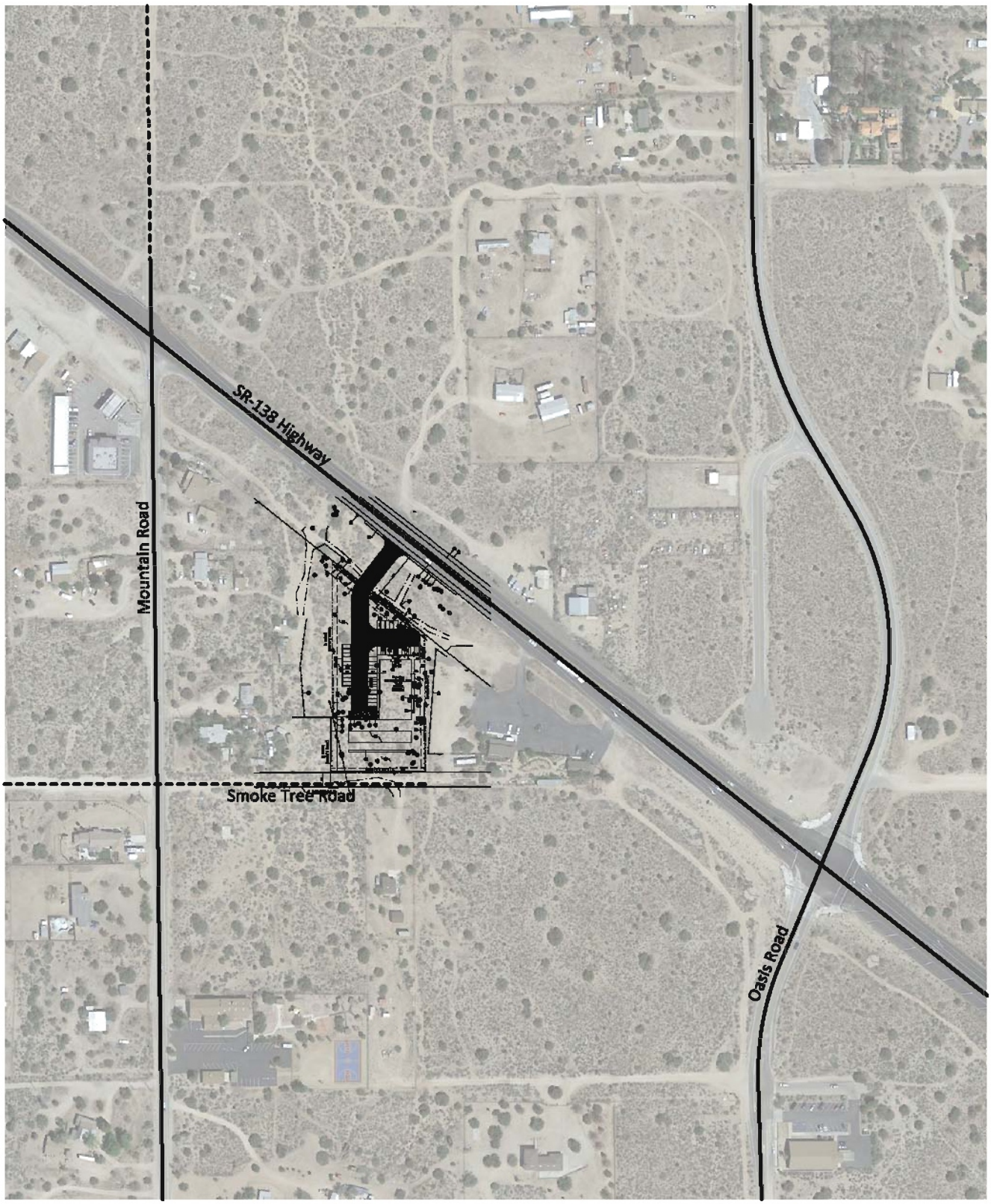

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Figure 2
Site Plan

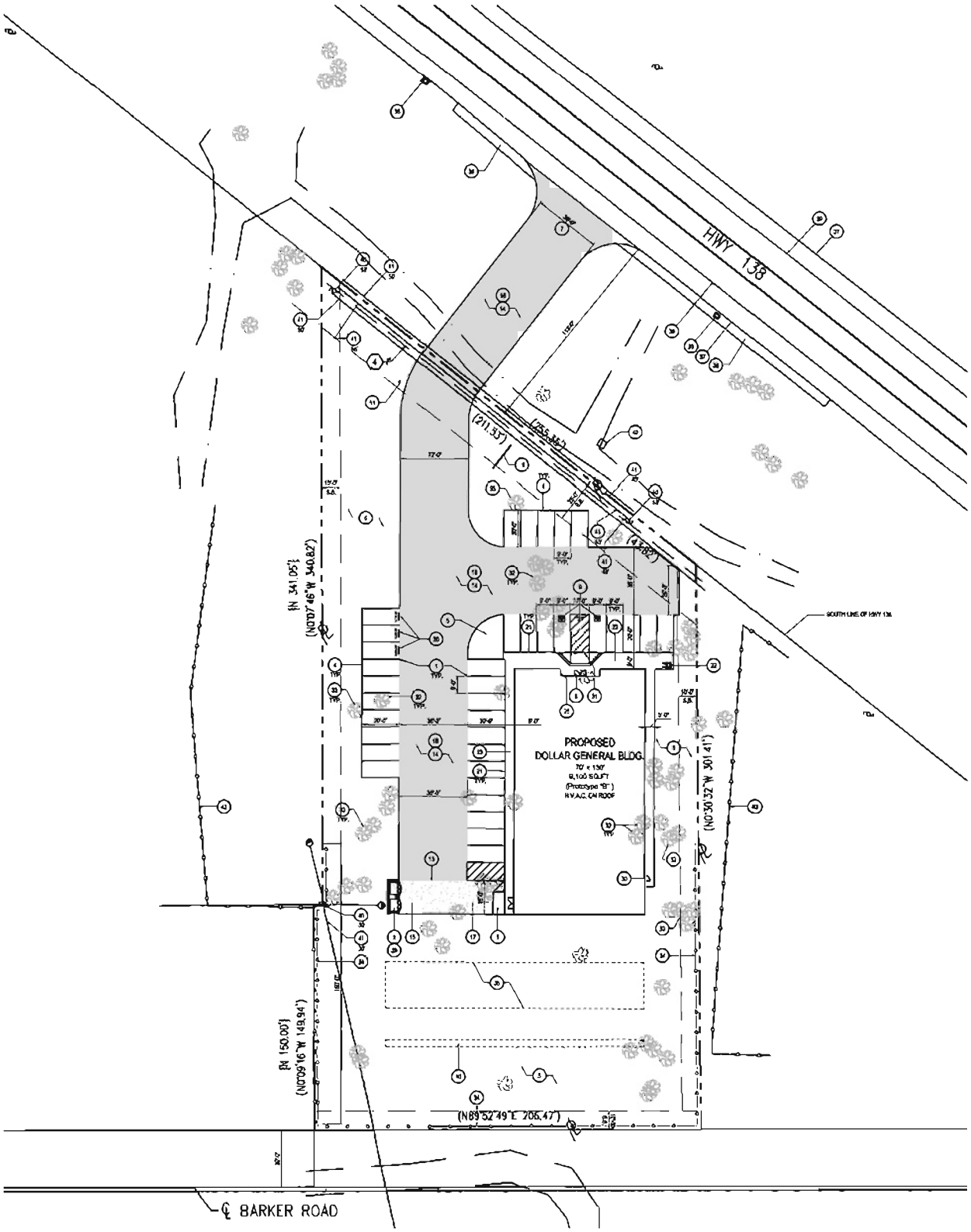

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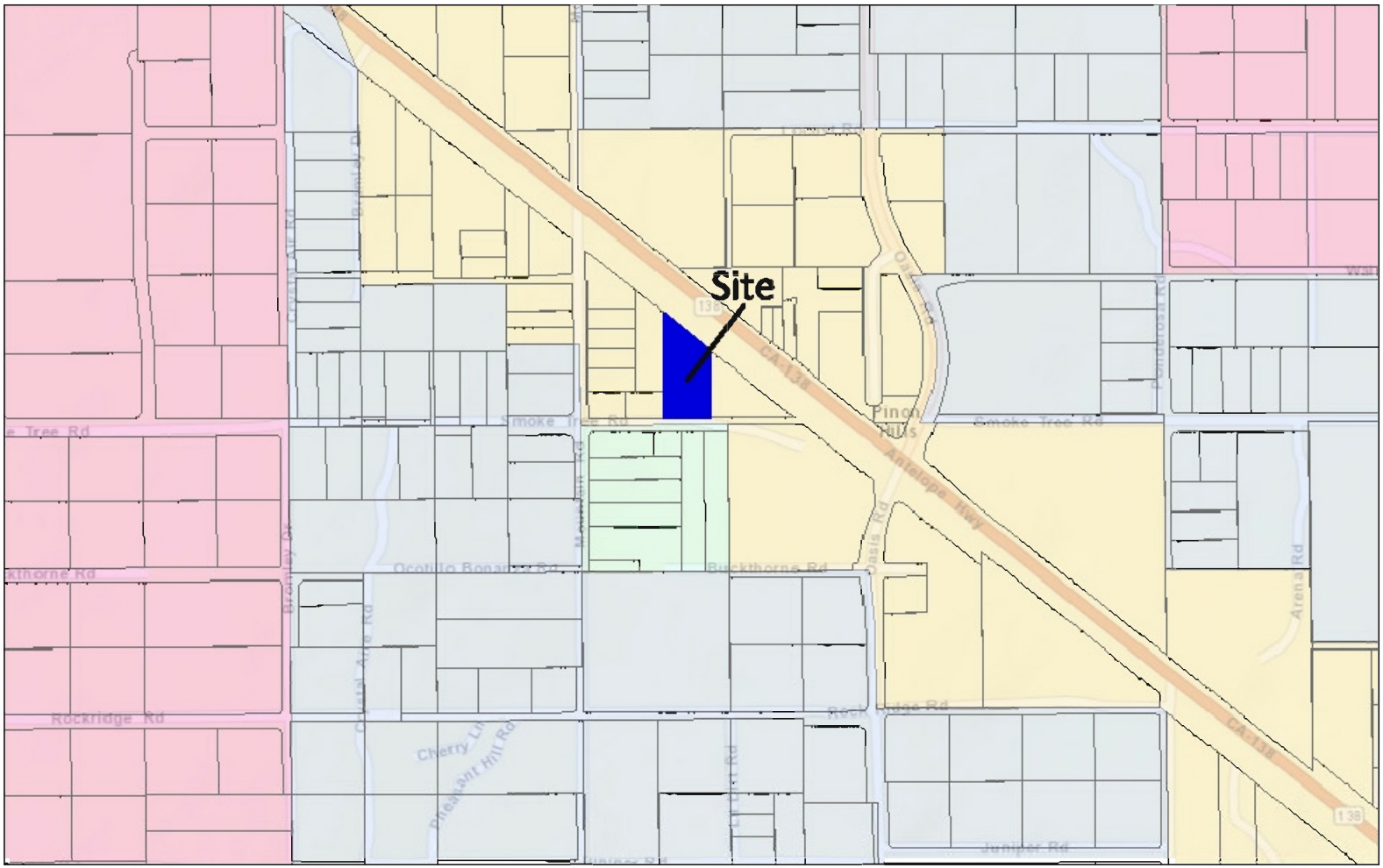
Figure 3
Existing Zoning



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LUS_Zoning_Website SBCISD01 County_boundary

LUS_Zoning_Website LUS_Zoning_Parcels

LUSD_Zones

Phelan/Pinon Hills/General Commercial

Phelan/Pinon Hills/Neighborhood Commercial

Phelan/Pinon Hills/Rural Living

Phelan/Pinon Hills/Single Residential-1 Acre Minimum

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

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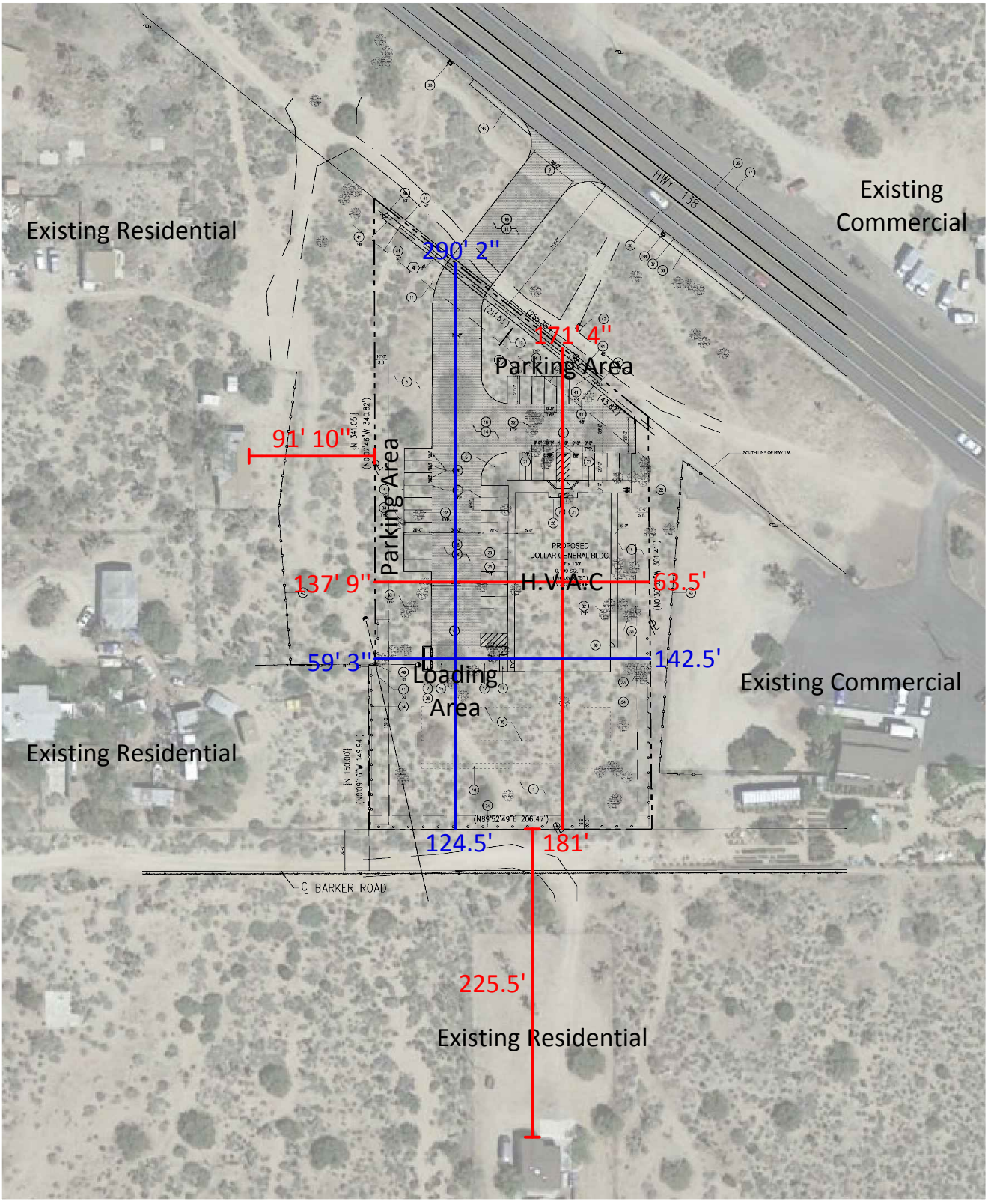
Figure 4
Existing Land Use and Proposed Noise Source Locations



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APPENDIX A

GLOSSARY OF ACOUSTICAL TERMS

Term	Definition
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hertz	In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
L_{02}, L_{08}, L_{50}, L_{90}	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.
L_{max}, L_{min}	L_{max} is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant.
Offensive/ Offending/ Intrusive Noise	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level.