



## TECHNICAL MEMORANDUM

**TO:** Tiffany Sukay | COMSTOCK HOMES

**FROM:** Roma Stromberg, Senior Associate | GANDDINI GROUP, INC.

**DATE:** July 5, 2024

**SUBJECT:** 190th Street Warehouse Project Noise Impact Analysis Addendum (GGI Project No. 19260)

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The Noise Impact Analysis report for the 190<sup>th</sup> Street Warehouse Project was completed on August 30, 2022. The purpose of this addendum is to address the revised project description for a reduction in the project square footage. The original Noise Impact Analysis analyzed an Office-Manufacturing Warehouse approximately 284,130 square feet in size and the revised project proposes a building approximately 262,970 square feet in size. This Noise Impact Analysis Addendum Technical Memorandum will address the potential difference in noise impacts due to the revised land use and revised project trip generation.

### IMPACT ANALYSIS

#### Construction Impacts

The latest (smaller) version of the project will not result in any changes to the proposed construction equipment and reflects a reduction in square footage. Therefore, impacts associated with construction of the latest version of the project would not result in greater impacts than those that are associated with previously proposed project. Construction of the smaller project would not result in new or more substantial increases in Noise or groundborne vibration than what was previously analyzed and disclosed in the September 2022 Noise Study.

#### Noise Impacts to Off-Site Receptors Due to Project Generated Trips

The original Noise Impact Analysis analyzed project generated off-site traffic noise impacts using a trip generation of 1,562 average daily trips (passenger car equivalent). The new smaller proposed building is approximately 21,160 square feet smaller than that analyzed in the September 2022 Noise Study; therefore, it is anticipated that the new smaller proposed building would generate fewer average daily vehicle trips per day.. Therefore, off-site project generated traffic noise impacts associated with the new smaller project would be less than those associated with the previously analyzed version of the proposed project.

#### Transportation Noise Impacts to the Proposed Project

The new site plan does not significantly change the distance between the proposed building and acoustically significant roadways. This impact would remain the same.

Tiffany Sukay  
COMSTOCK HOMES  
July 5, 2024

Noise Impacts to Off-Site Receivers Due to On-Site Operational Noise

The latest (smaller) version of the proposed building will not bring on-site noise sources closer to existing sensitive receptors. This impact would remain the same.

**CONCLUSIONS**

Implementation of the smaller version of the project will not result in changes to the findings provided in the previous version of the Noise Impact Analysis. Additional analysis is not warranted or required.

Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100 x206.

Sincerely,

GANDDINI GROUP, INC.



Roma Stromberg, M.S.  
Senior Noise Analyst

**APPENDIX A**  
**UPDATED PROJECT SITE PLAN**

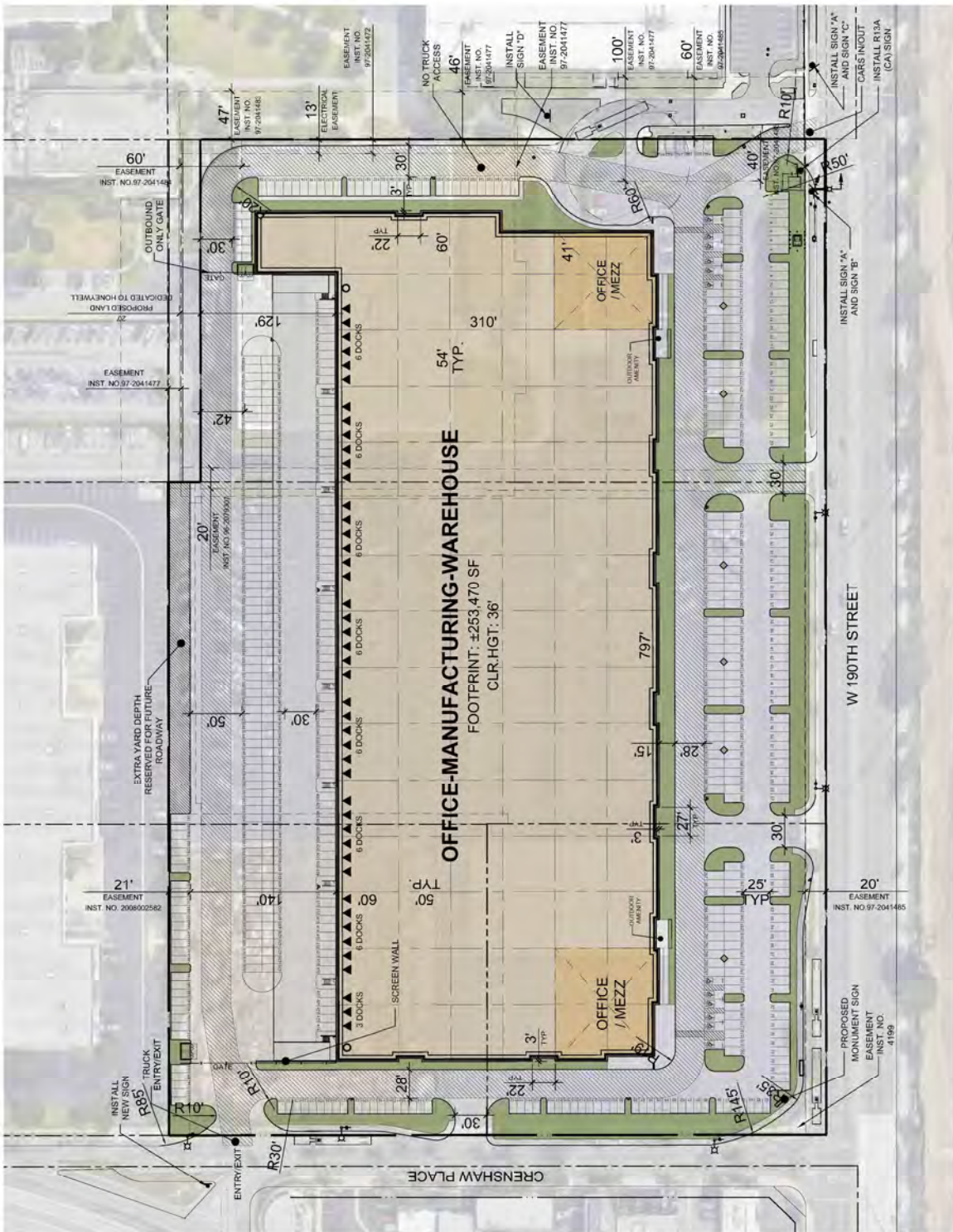
PROJECT DATA:	
SITE AREA:	13.59 AC
GROSS:	392,114 SF
BUILDING AREA:	n/a
MAX. F.A.R.:	n/a
MAX. COVERAGE:	n/a
FOOTPRINT:	253,470 SF
MEZZANINE:	9,500 SF
TOTAL BUILDING AREA:	262,970 SF
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	n/a
SIDE:	n/a
REAR:	n/a
LANDSCAPE REQ.:	5%
OFF-STREET PARKING:	
STANDARD:	8.5X19
COMPACT:	7.5X15
CONTRACT %:	10%
DRIVE AISLE:	25 FT
FIRE LANE:	20 FT
OVERHANG:	2 FT
TREE WELL:	n/a
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/250 SF
OFFICE:	1/250 SF
MANUFACTURING:	2/400 SF
NOTES:	
1. The maximum size of each parking space is 8' x 19' (8' x 19' max).	
2. All other notes on this sheet apply to all parking spaces.	
3. The maximum size of each parking space is 8' x 19' (8' x 19' max).	
4. All other notes on this sheet apply to all parking spaces.	
5. All other notes on this sheet apply to all parking spaces.	
6. All other notes on this sheet apply to all parking spaces.	
7. All other notes on this sheet apply to all parking spaces.	

DEVELOPMENT STANDARDS	
ZONING:	M2
MAX. F.A.R.:	n/a
MAX. COVERAGE:	n/a
FOOTPRINT:	253,470 SF
MEZZANINE:	9,500 SF
TOTAL BUILDING AREA:	262,970 SF
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	n/a
SIDE:	n/a
REAR:	n/a
LANDSCAPE REQ.:	5%
OFF-STREET PARKING:	
STANDARD:	8.5X19
COMPACT:	7.5X15
CONTRACT %:	10%
DRIVE AISLE:	25 FT
FIRE LANE:	20 FT
OVERHANG:	2 FT
TREE WELL:	n/a
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/250 SF
OFFICE:	1/250 SF
MANUFACTURING:	2/400 SF
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This conceptual design is based upon a preliminary review of site conditions and site-specific information and is subject to change based on final site conditions and site-specific information. The design is preliminary and is intended to provide information on how the project might be developed.

Site-specific information and site-specific information should be obtained and verified with CNA.

Boundary Overlay: CIVIL CAD FILE



Conceptual Site Plan  
2555 W 190th St Terrance  
Terrance, CA 90504  
scheme: 10.