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May 8, 2026

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SUBJECT: Supplemental Noise Memorandum for the Proposed Pump Track Operations at the Oakcrest Specific Plan Project - City of San Marcos

The firm of Ldn Consulting is pleased to submit the following supplemental noise evaluation for the proposed pump track operations at the Oakcrest Specific Plan project residential in the City of San Marcos. During preparation of the original noise study by Ldn Consulting, dated December 12, 2025, only conceptual plans were available for the proposed pump track design. The updated site plan is provided in Figure 1 on the following page. The purpose of the survey is to determine the estimated noise levels from the proposed operations and recommend any mitigation measures, if needed, for compliance with the City of San Marcos Ordinance requirements for noise.

The previous noise study referenced measurements taken at Bradley Bike Park in San Marcos, which is a dirt track used mainly for bicycles. However, the project is proposing an asphalt surfaced pump track which allows for both bicycles and hard wheeled devices such as scooters and skateboards. Therefore, to examine the potential noise impacts associated with the operations of the proposed pump track, sound level measurements were taken at the existing asphalt paved Temecula Pump Track at 42569 Margarita Road in Temecula CA on Wednesday, April 1, 2026.

NOISE STANDARDS

The City noise regulations and guidelines that apply to the Project are found in Chapter 20.300 Site Planning and General Development Standards of the City Municipal Code. These regulations aim to prohibit unnecessary, excessive, and annoying noises from all sources, as certain noise levels are detrimental to the health and welfare of individuals. The standards of this section and of Chapter 10.24 Noise of the Municipal Code apply to all land uses in all Zones unless otherwise specified. No person shall create or allow the creation of exterior noise that causes the noise level to exceed the noise standards established by Table 20.300-4 (provided in Table 1).

Figure 1: Park Configuration

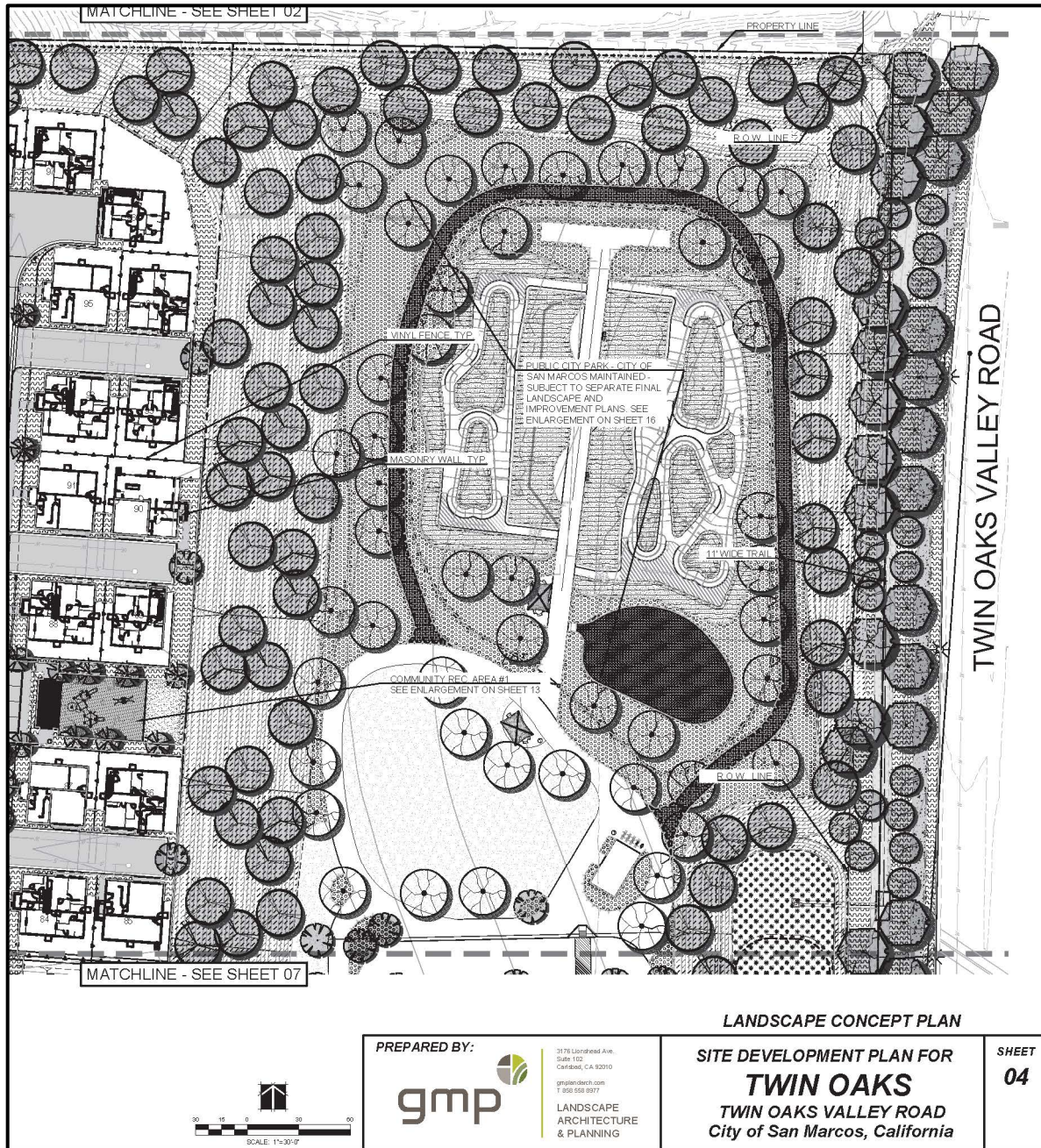


Table 1: Sound Level Limits

Zone	Allowable Noise Level (dBA Leq) Measured from the Property Line
Single-Family Residential (A, R-1, R-2) ^{1,2}	
7 a.m. to 10 p.m. (daytime)	60
10 p.m. to 7 a.m. (overnight)	50
Multifamily Residential (R-3) ^{1,2}	
7 a.m. to 10 p.m. (daytime)	65
10 p.m. to 7 a.m. (overnight)	55
Commercial (C, O-P, SR) ³	
7 a.m. to 10 p.m. (daytime)	65
10 p.m. to 7 a.m. (overnight)	55
Industrial	
7 a.m. to 10 p.m. (daytime)	65
10 p.m. to 7 a.m. (overnight)	60
Notes: 1. For single-family detached dwelling units, the "exterior noise level" is defined as the noise level measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least the following minimum net lot area: (i) for lots less than 4,000 square feet in area, the exterior area shall include 400 square feet, (ii) for lots between 4,000 square feet to 10 acres in area, the exterior area shall include 10 percent of the lot area; (iii) for lots over 10 acres in area, the exterior area shall include 1 acre. 2. For all other residential land uses, "exterior noise level" is defined as noise measured at exterior areas which are provided for private or group usable open space purposes. "Private Usable Open Space" is defined as usable open space intended for use of occupants of one dwelling unit, normally including yards, decks, and balconies. When the noise limit for Private Usable Open Space cannot be met, then a Group Usable Open Space that meets the exterior noise level standard shall be provided. "Group Usable Open Space" is defined as usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails, but not including off-street parking and loading areas or driveways. 3. For non-residential noise sensitive land uses, exterior noise level is defined as noise measured at the exterior area provided for public use.	

REFERENCE NOISE LEVELS

The noise measurements were taken using a Larson-Davis Spark Model 706 Type 2 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter was mounted on a tripod, five feet above the ground and equipped with a windscreen. On-site activity included 9 children on a mix of bicycles and scooters. The average sound levels were found to be 61.7 dBA at a distance of 60 feet to the center of the pump track. Considering that more (possibly double) participants could utilize the park on a busy weekend day, a noise level of 64.7 dBA at 60 feet will be utilized in this analysis. Because noise levels are calculated on a logarithmic scale, a doubling of the source or acoustical energy results in a noise level increase of 3 dBA.

FINDINGS

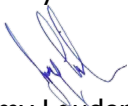
Using a point-source noise prediction model, calculations of the expected operational noise impacts were completed. The essential model input data for these performance equations include the source level, relative source to receiver horizontal and vertical separations, and any transmission loss from existing buildings or barriers. It is important to note that the projected noise levels assume the worst-case noise environment with the activities occurring continuously throughout the day. In reality, these noise levels will vary throughout the day and not operate on a continuous basis. The anticipated hours of operation will only occur during the daytime hours and are subject to the daytime noise thresholds of 60 dBA at single family residences and 65 dBA at multi-family residences as shown in Table 1.

Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Thus, a noise level of 70 dBA at 3 feet is 64 dBA at 6 feet and 58 dBA at 12 feet. Thus, a noise level of 64.7 dBA at 60 feet would be reduced to 60.3 dBA at a distance of 100 feet.

Based on the site plan, the pump tracks could be as close as 140-feet from the existing single-family residential property line to the north and as close as 130-feet from the proposed multi-family residential property line to the west. Therefore, the anticipated noise levels would be 58 dBA or below. It should be noted that the activities would be spread out over the tracks at an average distance of 200 feet or more. At 200 feet, noise levels would be reduced at least 10 dBA to approximately 54.3 dBA Leq or lower and will be below the City's 60 dBA daytime property line standard for single-family residences and below the City's 65 dBA daytime property line standard for multi-family residences.

Therefore, the proposed development related operational noise levels comply with the noise standards at the property lines and no impacts are anticipated and no mitigation is required. If you have any questions, please do not hesitate to contact me directly at (760) 473-1253 or at jlouden@ldnconsulting.net.

Sincerely Ldn Consulting,



Jeremy Loudon, Principal