



Noise Sensitive Land Uses

A series of land uses have been deemed sensitive by the State of California. These land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities depend on low levels of sound to promote the well being of the occupants. These uses include, but are not necessarily limited to; schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries, and passive recreation areas. Activities conducted in proximity to these facilities must consider the noise output, and ensure that they don't create unacceptable noise levels that may unduly affect the noise-sensitive uses. The following policies address issues related to noise-sensitive land uses.

NOISE COMPATIBILITY

The Noise Element of the General Plan is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. Noise-producing land uses must be compatible with adjacent land uses in order for the Land Use Plan to be successful. Land uses that emit noise are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL). If existing land uses emit noise above a certain level, they are not compatible with one another, and therefore noise attenuation devices must be used to mitigate the noise to acceptable levels indoors and outdoors. In cases of new development, the placement of noise-sensitive land uses is integral to a successful community. Table 1, Land Use Compatibility for Community Noise Exposure, reveals the noise acceptability levels for different land uses. The following policies protect noise-sensitive land uses from noise emitted by outside sources, and prevent new projects from generating adverse noise levels on adjacent properties.

Policies:

- N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or blockwalls shall be used. (AI 107)
- N 1.2 Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports. (AI 107)
- N 1.3 Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:
 - Schools;
 - Hospitals;
 - Rest Homes;
 - Long Term Care Facilities;
 - Mental Care Facilities;
 - Residential Uses;
 - Libraries;
 - Passive Recreation Uses; and
 - Places of worship

