

PLUMAS COUNTY 2035 GENERAL PLAN NOISE ELEMENT

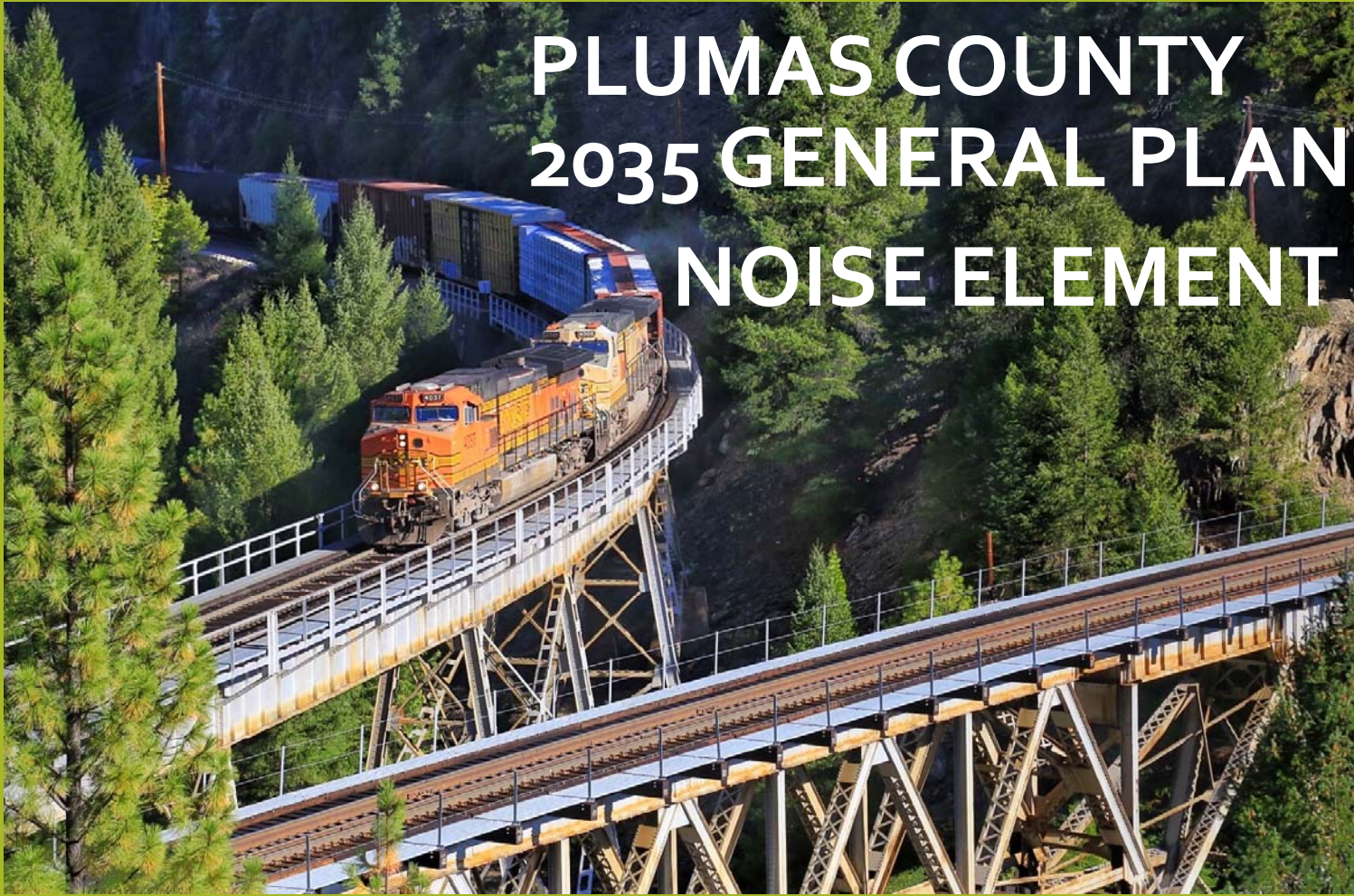


Photo Credit: Keddie Wye with Train by Christoph Kadel

GOAL N 3.1 Minimize the Exposure to Excessive Noise

To establish and maintain a quiet and healthy environment with land uses arranged and managed to reduce annoyance and complaints and minimize the exposure of community residents to excessive noise.

3.1.1 Primary Noise Sources + Implementation Measure #1

The County shall identify “major environmental noise generation sources” to including but not be limited to: State highways, primary arterials and major local streets, freight on-line railroad operations, County airports and local industrial plants, such as sawmills and other resource production facilities. These sources are defined as those above-noted land uses where the immediate CNEL meets or exceeds an exterior level of 60 dB.

3.1.2 Sensitive Land Uses + Implementation Measure #2

The County shall identify “noise sensitive areas” to include: residences, hospitals, convalescent homes, schools, and churches.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.3 Noise / Land Use Compatibility Standards

When considering a discretionary project, the County shall refer to the Noise Land Use Compatibility Standards, as shown in Figure 21, as a guide to ensure compatibility of land uses. New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise which exceed the levels specified in Figure 21 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Figure.

3.1.4 Construction Noise

The County shall seek to limit the potential noise impacts of construction activities on surrounding land uses. The standards outlined below shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.4 Construction Noise cont.

**TABLE 3-5. MAXIMUM ALLOWABLE NOISE EXPOSURE
WITHIN PLANNING AREAS – CONSTRUCTION NOISE.**

Land Use Designation	Time Period	Noise Level (dB)	
		L _{eq}	L _{max}
Residential	7 am to 7 pm	55	75
	7 pm to 10 pm	50	65
	10 pm to 7 am	45	60
Commercial and Public Facilities	7 am to 7 pm		90
	7 pm to 7 am		75
Industrial	Any Time		90

Any adopted community plan area should refer to the land use designations that most closely correspond to the General Plan land use designations for similar development.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.5 Development Surrounding Airports + Implementation Measure #3

The County shall require that development around local public-use airports be consistent with the noise standards contained in the approved Airport Land Use Compatibility Plan.

3.1.6 Noise-Generating Land Uses

The County shall protect important agricultural, commercial, industrial and transportation uses from encroachment by noise sensitive land uses. Temporary and portable industrial operations such as wood processing and gravel recovery operations must be considered on an individual basis and should be located near existing resource extraction or timber harvesting areas.

3.1.7 Noise Standard Exceptions

The County may allow greater exterior noise levels for some proposed new developments when it is not feasible to reduce noise levels in outdoor activity areas to acceptable noise levels specified in Figure or less using practical application of the best-available noise reduction measures.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.8 Noise Source Exemptions

The County shall consider the following noise sources to be exempt from the noise standards in this element:

- Emergency warning devices and equipment operated in conjunction with emergency situations, including sirens and generators which are activated during power outages. The routine testing of such warning devices and equipment shall also be exempt provided such testing occurs during daylight hours.
- Activities at schools, parks or playgrounds, provided such activities occur during daylight hours.
- Activities associated with County-permitted events and festivals.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.9 Environmental Review Process

For noise-sensitive locations where noise contours do not exist, the County shall require a noise analysis and determine the appropriate noise abatement measures, to the extent practicable, consistent with the General Plan and State standards as part of the environmental review process for individual projects.

3.1.10 Noise Buffering

The County shall require noise buffering or construction treatments in new development that includes noise sensitive uses located near major streets, highways, airports, railroad tracks or other significant noise sources. Setbacks shall be the preferred method of noise abatement for residential projects. Noise walls shall be discouraged in favor of less-intrusive noise mitigation measures such as landscaping and berms.



GOAL N 3.1 Minimize the Exposure to Excessive Noise cont.

3.1.11 Noise Study Requirements

When a discretionary project has the potential to generate noise levels in excess of general plan standards, the County shall require the preparation of a noise study. The noise study shall measure or model as appropriate, CNEL and Lmax levels at property lines and, if feasible, receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations and projected noise impacts. The Noise Guidebook published by the U.S. Department of Housing and Urban Development, or its equivalent, shall be used to guide analysis and mitigation recommendations. The noise or acoustic analysis should be the responsibility of the project applicant.

3.1.12 Agency Coordination and Information Sharing

The County shall establish and maintain coordination among other City, County and State and/or Federal agencies involved in noise abatement to reduce noise generated from sources outside the County's jurisdiction.



Implementation Measures

GOAL N 3.1 Minimize the Exposure to Excessive Noise

Implementation	Implements What Policy	Who is Responsible
<p>1. Noise Generation Source Map and Noise Contour Map. The County shall prepare and maintain a map showing the major environmental noise generation sources as shown in Table 3-1, Table 3-2, and Table 3-3 and noise contours around those sources. Combine refinement of existing data in conjunction with area-wide General Plan Amendments to use in updating map.</p>	3.1.1	Environmental Planning and Health

Implementation Measures cont.

Implementation	Implements What Policy	Who is Responsible
<p>2. Noise Ordinance. The County shall prepare, adopt, and regularly update a Noise Ordinance to implement the policies in this element. The ordinance should address the following:</p>	3.1.2	
<p>a. Establishment of noise sensitive protection areas around existing noise sensitive uses. Within these protection areas establish "limited" combining or overlay zones for all industrially zoned lands which would require mitigation of noise impacts which exceed 60 dB at the noise sensitive site or cause the interior noise level to exceed 45 dB or existing levels, whichever is greater, except where specifically altered based upon field measurements, environmental, social, economic or physical factors.</p>		
<p>b. Prohibition of new noise sensitive uses within the noise contour established around industrial noise generation sources in order to protect existing industrial areas.</p>		
<p>c. Requirements for new subdivisions to utilize normal residential design and construction techniques to achieve interior noise levels of 45 dB by site location.</p>		

Implementation Measures cont.

Implementation	Implements What Policy	Who is Responsible
d. Requirements that new established uses do not increase off-site noise to a level which exceeds the ambient noise level for the specific land-use area.		
e. Requirement for the preparation of a noise analysis/acoustical study, by a project applicant, including recommendations for attenuation, for all proposed projects which may result in potentially significant noise impacts to nearby sensitive land uses.		
f. Requirement for a noise analysis/acoustical study, by a project applicant, with recommendations for attenuation, for all proposed development within noise-impacted areas that may reasonably be expected to be exposed to levels that exceed the appropriate Land Use / Noise Compatibility Standards.		
g. Establishment of construction noise standards as a method of limiting the potential noise impacts of construction activities on surrounding land uses.		

Implementation Measures cont.

Implementation	Implements What Policy	Who is Responsible
3. a. Ensure that the policies and development standards of the County Zoning Ordinance and similar regulatory documents are consistent with the adopted Airport Land Use Compatibility Plans regarding noise mitigation and other site development standards by the establishment of an Airport Combining Zone or an Airport Overlay Zone.	3.1.5	
b. Adopt the Airport Land Use Compatibility Plans as part of the General Plan by reference.		