7. Noise Element

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Chapter 7. Noise

INTRODUCTION

Purpose and Function

The everyday activities of residents, visitors and workers have the potential to generate a variety of noise sources in the City of Highland. The San Bernardino International Airport (SBIA) is a public, full-service airport designed to serve the western United States with commercial and cargo air traffic. The SBIA contains and is surrounded by multiple commercial and industrial properties, all of which have the potential to generate noise through their business activities. Highland also generates and draws a significant level of passenger and truck traffic through the City along the major roadways and highways, creating mobile sources of noise that can impact noise-sensitive land uses such as homes and schools.

The Noise Element provides the goals and strategies necessary to ensure an appropriately quiet environment for the residents, employees and visitors in Highland. Since the regulation of transportation noise sources such as roadway and aircraft primarily fall under either state or federal jurisdiction, local land use and development planning decisions are generally made in terms of limiting locations or volumes of such sources, of avoiding development in noise impact zones or in shielding impacted receiver sites.

As development continues, the City shall carefully review proposals to ensure that land uses incompatible with the noise environment are avoided. This Element identifies noise issues within the City and provides goals and policies aimed at minimizing noise conflicts and furthering the public health, safety and welfare.

Element Components

The Noise Element has been organized into three sections:

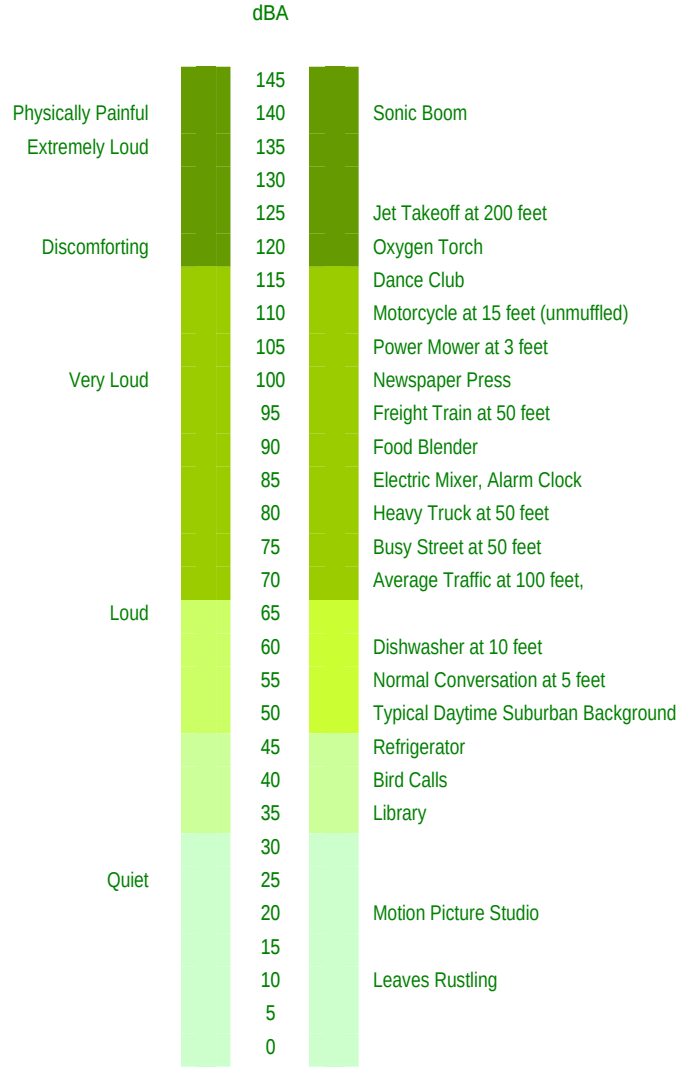
- **Introduction**. This section states the purpose of the Element, provides a brief introduction to the topic of noise and discusses other related plans and programs that affect the noise environment of Highland.
- **Noise Assessment and Modeling**. This section presents the findings and standards of the General Plan noise analysis on the buildout of the General Plan Land Use Plan.
- **Goals and Policies**. This section provides a discussion of noise issues that apply to one area of the City or apply Citywide. Each of the issue discussions is followed by a series of goals and policies.

Understanding Noise

The principal characteristics of sound are its loudness (amplitude) and frequency (pitch). The frequency of a sound is significant because the human ear is not equally sensitive to all frequencies. At low frequencies, characterized as a rumble or roar, the ear is not very sensitive while at higher frequencies, characterized as a screech or a whine, the ear is most sensitive. To reflect this varying sensitivity, an A-weighted decibel scale (dBA) is typically used to measure the perceived loudness of a sound.

Noise refers to sound pressure variations audible to the ear. The audibility of a sound depends on the amplitude and frequency of the sound and the individual's capability to hear the sound. Whether the sound is judged as noise depends largely on the listener's current activity and attitude toward the sound source, as well as the amplitude and frequency of the sound. To obtain convenient measurements and sensitivities at extremely low and high sound pressures, sound is measured in units of the decibel (dB). A listener often judges an increase in sound levels of 10 dBA as a doubling of sound. Examples of the decibel level of various noise sources are shown in Figure 7.1.

Figure 7.1: Noise Levels of Familiar Sources



Ranges and Effects of Noise

The most common sounds vary between 40 dBA (very quiet) and 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud engine noises equate to 110 dBA, which can cause serious discomfort. Physical health, psychological well-being, social cohesion, property values and economic productivity can all be affected by excessive amounts of noise.

The effects of noise on people can be grouped into three general categories: subjective effects, such as annoyance and nuisance; interference with activities such as conversation and sleep; and physiological effects, for example, a startle or hearing loss.

Noise Terminology

dB (Decibel) – The unit of measure that denotes the ratio between two quantities that are proportional to power; the number of decibels corresponding to the ratio of the two amounts of power is based on a logarithmic scale.

dBA (A-weighted decibel) – The A-weighted decibel scale discriminates against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale ranges from zero for the least perceptible sound to about 130 for the pain level.

CNEL (Community Noise Equivalent Level) – The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m. CNEL and Ldn are the metrics used in this document to describe annoyance due to noise and to establish land use planning criteria for noise.

L50 – The A-weighted sound level that is exceeded 50 percent of the sample time. Alternatively, the A-weighted sound level that is exceeded 30 minutes in a 60-minute period (similarly, L10, L25, etc.). These values are typically used to demonstrate compliance with noise restrictions included in the City noise ordinance.

Leq (Equivalent Energy Level) – The average acoustic energy content of noise during the time it lasts. The Leq of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure, no matter what time of day they occur.

Ldn (Day-Night Average Level) – The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m. Note: CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically one hour. CNEL and Ldn are the metrics used in this document to describe annoyance due to noise and to establish land use planning criteria for noise.

Noise Contours – Lines drawn around a noise source indicating equal levels of noise exposure.

Adverse reactions to noise generally increase with an increase in the difference between background or ambient noise and the noise generated from a particularly intrusive source such as a barking dog, traffic, aircraft or industrial operations. In most situations, noise control measures must reduce noise by 5 to 10 dBA in order to effectively lower the perceived sound. Therefore, loud, short duration noises from barking dogs and low-flying aircraft generally have little impact upon the Community Noise Equivalent Level (CNEL) levels of an area, due to the CNEL being a 24-hour weighted average of noise levels.

Managing the Noise Environment

There are a variety of strategies available for managing the City's noise environment and preserving those qualities of peace and quiet that are essential and highly valued community assets. Land use planning, transportation planning, project design mitigation, simple and sophisticated technical fixes, and acoustical barriers can be applied to address community noise compatibility issues.

In areas subject to significant or potentially significant noise impacts, site planning and design standards are geared to provide noise impact mitigation. Other mitigation measures include the use of buffer zones consisting of earthen berms, walls and landscaping between sensitive land uses and roadways and other noise sources. In addition, site planning and building orientation can provide shielding of outdoor living spaces and orient operable windows away from roadways. Effective acoustical materials can also be incorporated into building windows and walls that adequately reduce outdoor noise.

Sensitive Noise Receptors

A series of land uses have been deemed "noise-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. Land uses deemed noise-sensitive by the State of California include residences, schools, hospitals, rest homes, long-term care and mental care facilities. Highland considers residential dwellings and institutional uses such as hospitals, convalescent homes and churches to be sensitive noise receptors. 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.

Relatively noise insensitive land uses include retail and office developments. Land uses that are the least impacted by noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, rifle ranges, warehousing, liquid and solid waste facilities, salvage yards and transit terminals.

Related Plans and Program

Other Elements

The Noise Element is most closely related to the Land Use and Airport Elements. The Land Use Element identifies land use patterns and policies to address land use compatibility. The Airport Element addresses comprehensive issues related to the San Bernardino International and Redlands Municipal Airports, including noise.

Municipal Code

The City of Highland Municipal Code sets forth the City's standards, guidelines and procedures concerning the regulation of noise use. Specifically, the Code includes Title 8, Health and Safety, which includes a chapter on noise control, and Title 16, Land Use and Development. Title 8 directly regulates noise while Title 16 lays out land use standards that indirectly regulate noise-generating and sensitive land uses. These regulations are intended to implement the goals, objectives and policies of the General Plan; protect property values and the health and general well being of the public; and ensure that any negative effects of noise are minimized or completely avoided.

The City categorizes land uses into designated noise zones to assign appropriate interior and exterior noise standards. The appropriate interior and exterior noise standards are identified in Tables 7.1 and 7.2, respectively.

Table 7.1: City of Highland Interior Noise Standards

Type of Land Use	*CNEL (dBA)*
Residential	45
Educational/churches, other institutional uses	45
General offices	50
Retail stores, restaurants	55
Manufacturing, warehousing	65
Agricultural	55
Sand and gravel operations	75

Source: Chapter 8.50, Noise Control, City of Highland Municipal Code.

Table 7.2: City of Highland Exterior Noise Standards		
Type of Land Use	*Time Interval*	*CNEL (dBA)*
Residential	10:00 p.m. – 7:00 a.m.	55
	7:00 a.m. – 10:00 p.m.	60
Agricultural/Equestrian	10:00 p.m. – 7:00 a.m.	60
	7:00 a.m. – 10:00 p.m.	65
Commercial	10:00 p.m. – 7:00 a.m.	65
	7:00 a.m. – 10:00 p.m.	70
Manufacturing or Industrial	Any Time	75
Open Space	Any Time	75

Source: Chapter 8.50, Noise Control, City of Highland Municipal Code.

San Bernardino International Airport Plans

For a more detailed discussion of issues and policies related to the San Bernardino International Airport and Redlands Municipal Airport, please refer to the Airport Element.

The San Bernardino International Airport (SBD), located just outside the City's southern boundary, has the capacity to provide regional air traffic for domestic and international service, both commercial and cargo, along with the necessary support facilities for major and smaller airlines. When adopted, the Airport Master Plan should contain standards and guidelines on the appropriate range and design of land uses within areas impacted by noise emanating from airport operations.

Redlands Municipal Airport Land Use Compatibility Plan

Redlands Municipal Airport (RMA) is a General Aviation facility located south of Highland near the Santa Ana Wash. The Redlands Municipal Airport Land Use Compatibility Plan (LUCP) establishes procedures and criteria by which the City of Redlands can address, evaluate and review airport compatibility issues in the vicinity of the Redlands Municipal Airport. The (LUCP) also serves to alert the City of Highland to the potential effects of air traffic from the Redlands Municipal Airport on land uses in southern Highland.

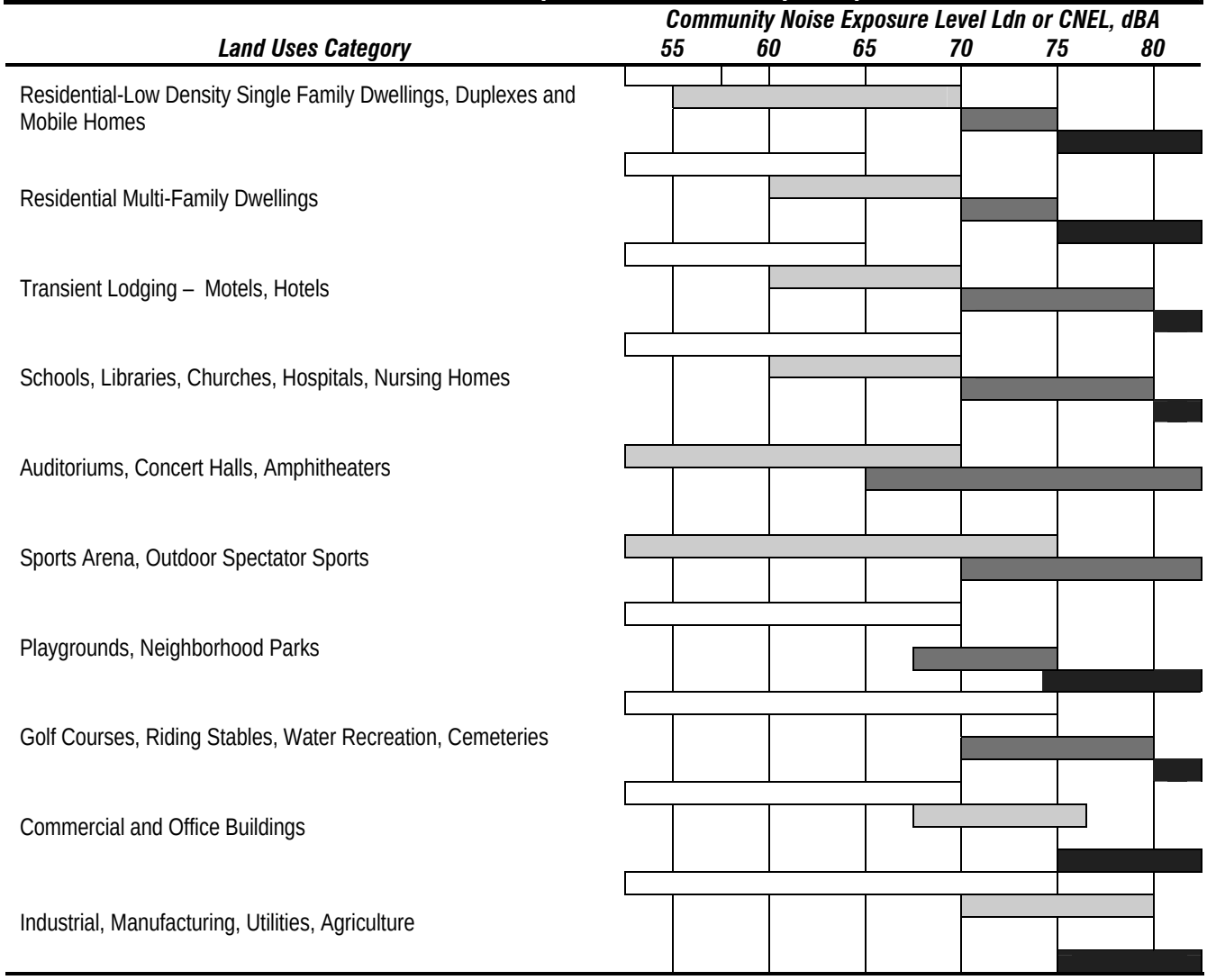
Federal Regulations

State routes and freeways that run through the City are subject to federal funding and, as such, are under the purview of the Federal Highway Administration (FHWA). The FHWA has developed noise standards that are typically used for federally funded roadway projects or projects that require either federal or Caltrans review. The Environmental Protection Agency is charged with the regulation of railroad noise under the Noise Control Act, which is enforced by the Federal Railroad Administration.

California Department of Health Services

The California Department of Health Services (DHS) Office of Noise Control studied the correlation of noise levels and their effects on various land uses. As a result, the DHS established four categories for judging the severity of noise intrusion on specified land uses. Table 7.3 presents a land use compatibility chart for community noise prepared by the California Office of Noise Control to demonstrate land use compatibility. Whereas the interior and exterior noise standards presented in Tables 7.1 and 7.2 provides limits on noise exposure for land uses from those sources of noise under the jurisdiction of the City, Table 7.3 provides planning guidelines for the review and approval of development applications in terms of the compatibility of land uses with the existing and future noise environment.

Table 7.3: Community Noise and Land Use Compatibility



Explanatory Notes

Normally Acceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice. Outdoor environment will seem noisy.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.

Clearly Unacceptable:
New construction or development should generally not be undertaken. Construction cost to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Source: California Office of Noise Control

NOISE ASSESSMENT AND MODELING

To understand and evaluate the impacts of land use patterns, traffic and individual developments on the noise environment, the General Plan Environmental Impact Report incorporates a comprehensive noise analysis of existing noise sources and projections of traffic volumes associated with the buildout of the General Plan. Existing and future impacts have been modeled, with projected noise contours for the City's roadways and freeways at buildout presented in Figure 7.2.

Like all highly urbanized areas, the City of Highland is subject to noise from a myriad of sources. The major source of noise is from mobile sources and most specifically, traffic traveling through the City on its various roadways and freeways. Future noise impacts to the community are expected to be primarily generated by increasing traffic volumes.

It is important to note that special attention to project specific site design may substantially reduce noise impacts below those projected; therefore, these estimates are considered to be conservative and unmitigated. A wide range of design criteria affecting roadway engineering and traffic noise abatement include differences in final grade between the roadbed and the top of walls, spacing of intersections, setbacks and parkway widths, roadway composition and other considerations.

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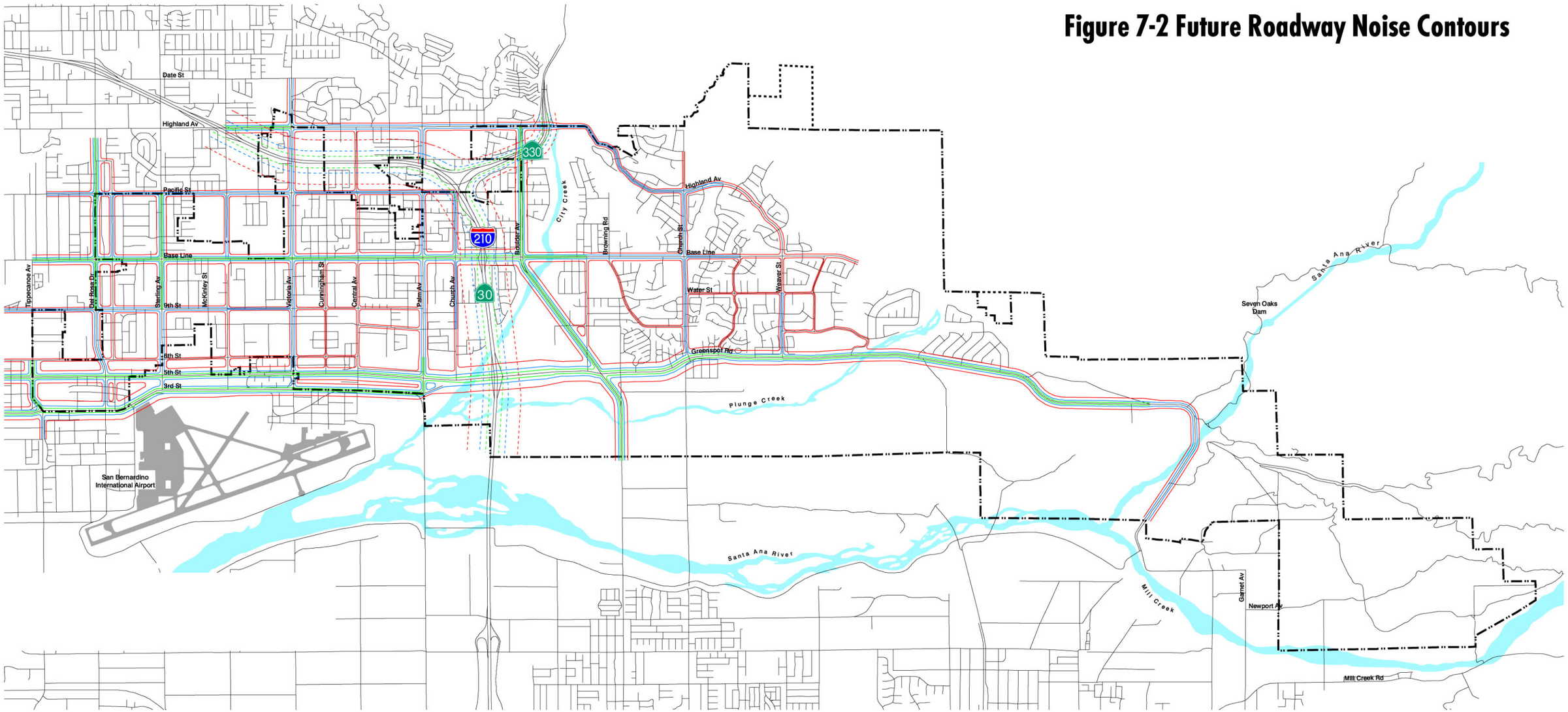
Figure 7-2 Future Roadway Noise Contours



65 CNEL
70 CNEL
75 CNEL
Freeway 65 CNEL
Freeway 70 CNEL
Freeway 75 CNEL
City Boundary
Sphere of Influence

0' 4000'

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GOALS AND POLICIES

This section contains a brief discussion and detailed policy direction for noise issues within Highland. The first issue, Land Use Planning and Design, concerns the relationship between the design and approval of land uses and existing or potential noise sources. The second issue, Transportation Related Noise Sources, considers impacts that can be created by the operation of motor vehicles, trucks, aircraft and railways in the City. Non-Transportation-Related Noise Sources, the third issue, involves noise impacts created by business or residential activities, such as air conditioning units, mining activities, barking dogs or community events. By following the policies associated with each issue, Highland will ensure compatible development, protect noise-sensitive land uses and minimize the effects of excessive and nuisance noise.

In addition to these goals, it is important to note that additional land use direction is provided through other General Plan Elements, the Development Code and redevelopment efforts.

Land Use Planning and Design

As Highland grows, the City's population, employment and commercial activity may generate more traffic and attract additional noise producing uses. In addition, some undeveloped and underdeveloped areas are designated for land uses that may be noise-sensitive and are located in proximity to roadways and transit facilities. For example, along Base Line, mixed-use and medium density residential development is encouraged to stimulate the development of vibrant commercial activity. In addition, some older neighborhoods in the southwestern portion of the City adjacent to the SBIA are currently located in areas that are transitioning to potential noise-generating business park and industrial uses.

As a result, land use compatibility with noise is an important consideration in the planning and design process. To identify potential mitigation to address noise abatement strategies, noise evaluations should be conducted when a proposed project places sensitive land uses and major noise generators within close proximity to each other. The City's Community Development Department currently uses the project review process to identify potential noise issues and works with developers or landowners to apply site planning and other design strategies to reduce noise impacts. A developer, for example, could take advantage of the natural shape and contours of a site to arrange buildings and other uses in a manner that would reduce and possibly eliminate noise impacts. Examples of other site and architectural techniques could include:

- Increasing the distance between noise source and receiver;

- Placing non-noise-sensitive land uses such as parking lots, maintenance facilities and utility areas between the noise source and receiver, while maintaining aesthetic considerations;
- Using non-noise-sensitive structures such as garages to shield noise-sensitive areas;
- Orienting buildings to shield outdoor spaces from a noise source; and
- Locating bedrooms in residential developments on the side of the house facing away from major roads.

GOAL 7.1

Protect sensitive land uses and the citizens of Highland from annoying and excessive noise through diligent planning and regulation.

Policies

1) Enforce the City's Noise Control Ordinance consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes and subdivision and zoning regulations.

2) Encourage the use of site planning and architectural techniques such as alternative building orientation and walls combined with landscaping to mitigate noise to levels consistent with interior and exterior noise standards.

3) Require mitigation where sensitive uses are to be placed along transportation routes to ensure compliance with interior and exterior noise standards.

4) Consider the compatibility of proposed land uses with the noise environment when preparing, revising or reviewing development proposals.

5) Prevent the siting of sensitive uses in areas in excess of established 65 dBA CNEL without appropriate mitigation. Special attention should be paid to potential development within the 65 dBA CNEL noise contour of the San Bernardino International Airport and mining operations of the Santa Ana River.

6) Work with San Bernardino International Airport Authority to ensure that future airport planning activities encourage consistency with adopted City land use plans and minimize impacts on Highland's economic development opportunities and quality of life.

7) Require that site-specific noise studies be conducted by a qualified acoustic consultant utilizing acceptable methodologies while reviewing the development of sensitive land uses or development that has the potential to impact sensitive land uses. Also require a site-specific noise study if the proposed development could potentially violate the noise provisions of the General Plan or City ordinance.

Actions

1) Coordinate with school districts to ensure that schools are located and designed so that:

   - interior noise in classrooms does not exceed 45 CNEL
   - noise exposure does not exceed 65 CNEL at classroom buildings; and
   - noise exposure does not exceed 70 CNEL on playgrounds and athletic fields.

2) Coordinate with the San Bernardino International Airport Authority to minimize flight patterns over the City.

3) When site and architectural design features cannot sufficiently reduce adverse noise levels, or cannot be economically provided, require the provision of noise barriers/berms, provided that noise barriers:

   - are sufficiently massive to prevent significant noise transmission and high enough to shield receiver from noise source;
   - noise barriers exhibit a minimum acceptable density of four pounds per square foot (equivalent to 3/4-inch plywood):
   - contain no cracks or openings; and
   - minimize the effect of flanking by bending the barrier back from the noise source at the end of the barrier.

4) Require landscaping treatment to be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts.

5) Require realtors representing homebuyers in the vicinity of the gun club to inform new buyers of the existence of potential noise impacts associated with gunfire.

6) Maintain a noise complaint file to document areas of excessive noise in the City.

Transportation-Related Noise Sources

Highland's proximity to southern Californian mountains, desert resorts and other cultural and recreational attractions draws a significant level of passenger and truck traffic through the City. The City contains two major highways (State Routes 30 and 330) and a number of major arterials (such as Base Line and 5th Street), and sits next to the San Bernardino International Airport. These transportation facilities, while important components to mobility and economic vitality, are the major contributors of noise in Highland. Cost effective strategies to reduce their influence on the community noise environment are an essential part of the Noise Element.

While local government has little direct control of transportation noise at the source, as these levels are set by state and federal agencies, the City does have some control over transportation noise that exceeds state and/or federal standards through the enforcement of the Municipal Code. The most effective method the City has to mitigate transportation noise is by reducing the impact of the noise onto the community through noise barriers and site design review. The effect of a noise barrier is critically dependent on the distance between the noise source and the receiver. Noise attenuation from barriers occurs when the barrier penetrates the "line of sight" between the source and receiver; the greater the penetration or height of the barrier, the greater the noise reduction. Additional attenuation can be achieved depending upon the source of transportation-related noise.

Roadways

Roadways are one of the biggest sources of noise in the City. Everyday, thousands of vehicles travel through and around Highland. Noise levels along roadways are determined by a number of traffic characteristics. The most important is the average daily traffic levels. Additional factors include the percentage of trucks, vehicle speed, the time distribution of this traffic and gradient of the roadway.

One way the City can control vehicle noise is through speed reduction. A change of just 5 miles per hour can change the resultant noise by approximately 1 to 2 dB. The difference in noise associated with a reduction of 10 miles per hour could be roughly equivalent to reducing the traffic volume by one-half. The City also has some control over traffic-generated noise through weight limitations and the designation of truck routes. Medium trucks (i.e., those with a gross vehicle weight between 5 and 13.25 tons) produce as much acoustical energy as approximately 5 to 16 automobiles depending on the speed, with slower speeds demonstrating greater differential. Similarly, heavy trucks (i.e.,

those with a gross vehicle weight in excess of 13.25 tons) produce as much acoustical energy as 10 to 60 automobiles.

The City can further reduce traffic-generated noise by ensuring that street paving is maintained and bumps and dips are minimized. Poor paving causes vehicles to bounce and this bouncing exacerbates the noise due to the rattling of the vehicle. This is especially important along those routes that realize augmented volumes of truck traffic. Noise contours for the City's roadways and freeways are presented in Figure 7.2. Future conditions consider sound levels given the buildout of land uses and the roadway network, but do not consider sound attenuation measures such as soundwalls.

Aircraft

Highland is subject to the activities of the San Bernardino International Airport (SBIA) and the Redlands Municipal Airport (RMA). Airport operations of the SBIA and RMA are of significant importance to the City of Highland because of their impacts to Highland's safety, physical development and economic welfare. In addition, local helicopter air traffic is commonplace throughout the City. News and other helicopters (e.g., freeway traffic report helicopters) fly through the area. Helicopter use for fire and police services and at local hospitals is considered as an emergency activity and is addressed by FAA regulations.

☞ Specific policy direction on aircraft noise is provided in the Airport Element.

GOAL 7.2

Encourage the reduction of noise from transportation-related noise sources such as automobile and truck traffic.

Policies

1) Guide the location and design of transportation facilities to minimize the exposure of noise on noise-sensitive land uses.

2) Employ noise mitigation practices, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of natural buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.

3) Require that development generating increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses provide appropriate mitigation measures.

4) Minimize truck traffic through residential neighborhoods.

5) Encourage the development of alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips and noise.

Actions

1) Maintain roadways so that the paving is in good condition to reduce noise-generating cracks, bumps and potholes.

2) Use the daily design capacity identified in the General Plan and the posted speed limit to quantify the design noise levels adjacent to transportation routes for mitigation purposes.

3) Require evaluation of highway and arterial roadway extensions for potential noise impacts on existing and future land uses.

4) Consider the effects of truck routes, truck traffic, posted speed limits and future motor vehicle volumes on noise levels adjacent to transportation routes when planning improvements to the circulation system.

5) Work with Caltrans to landscape or install mitigation elements along freeways and highways adjacent to existing residential subdivisions or noise-sensitive uses to beautify the landscape and reduce noise, where appropriate.

6) Monitor proposals for future transit systems and require noise control to be considered in the selection of transportation systems that may affect the City.

Non-Transportation-Related Noise Sources

The City currently maintains a diversity of land uses, most of which generate their own noise. Noise from one land use can "spill over" into other uses and can potentially create undesirable noise impacts. Industrial facilities generate noise through various processes that involve the use of heavy equipment and machinery. However, even commercial facilities and residential units can generate noise from the use of heating, ventilating and air conditioning (HVAC) units.

Restaurants, bars and entertainment establishments may use sound amplification equipment that operates well into the night. Residential areas are also subject to noise from the use of landscape maintenance equipment, barking dogs, etc. Mixed-use areas that place residential uses alongside or above commercial uses can present their own challenges. Requiring that the commercial component meet a residential standard could make commercial operations difficult.

Alternatively, applying a commercial standard to a mixed-use project could result in unacceptable noise levels at the residential portion of the structure/site. Still, mixed-use projects offer several advantages from both an air quality and transportation perspective, and should be encouraged.

One major stationary noise generator associated with mining and processing of sand and gravel operations is located southeast of the City's boundary. Noise generated from the gravel pit is produced by the use of vehicles and aggregate processing equipment. Vehicles include bulldozers, loaders and other heavy machinery, as well as heavy trucks used to load finished aggregate products for delivery via public roadways. Low frequency noise source emissions can be reduced by modifying equipment.

Noise emissions from mineral extraction activities are most heavily concentrated within the processing area. A combination of individual point noise sources and a diffuse collection of mobile equipment are the primary cause for the noise observed in the nearest residential neighborhoods north of the sand and gravel operations.

GOAL 7.3

Protect residents from the effects of "spill over" or nuisance noise.

Policies

1) Enforce the City's Noise Control Ordinance so that new projects located in commercial or entertainment areas do not exceed stationary-source noise standards at the property line of proximate residential or commercial uses, as appropriate.

2) Prohibit new industrial uses from exceeding commercial or residential stationary-source noise standards at the most proximate land uses, as appropriate. (Industrial noise may spill over to proximate industrial uses so long as the combined noise does not exceed the appropriate industrial standards.)

3) Require that construction activities employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.

4) Require that the hours of truck deliveries to commercial properties abutting residential uses be limited unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at another hour.

5) Ensure that buildings are constructed to prevent adverse noise transmission between differing uses located in the same structure and individual residences in multi-family buildings.

Actions

1) As a condition of approval, limit non-emergency construction activities adjacent to existing noise-sensitive uses to daylight hours between 7:00 a.m. and 6:00 p.m. Discourage construction on weekends or holidays except in the case of construction proximate to schools where these operations could disturb the classroom environment.

2) Ensure that the design and placement of air conditioning units and pool equipment within residential areas is accomplished in a manner that does not intrude upon the peace and quiet of adjacent noise-sensitive uses.

3) Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or make applicant provide evidence as to why the use of such barriers is infeasible.