

Exhibit E

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MOSS LANDING COMMUNITY PLAN POLICY MATRIX – NOISE

Policy No. NCLUP-ML-5.20		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall require new residential development, not including remodels, within 400 feet of the centerline of State Route 1 to prepare an acoustical report containing, among other things, design recommendations to maintain interior noise levels at 45 dBA Ldn or less.	The County of Monterey shall require new residential development, not including the demolition and rebuild of structures but excluding remodels, within 400 feet of the centerline of State Route 1 to prepare an acoustical report containing, among other things, design recommendations to maintain interior noise levels at 45 decibels (dBA) day-night average sound level (Ldn) or less.	The County of Monterey shall require new residential development, including the demolition and rebuild of structures but excluding remodels, within 400 feet of the centerline of State Route 1 to prepare an acoustical report containing recommendations to maintain interior noise levels at 45 decibels (dBA) day-night average sound level (Ldn) or less.
<p>Narrative: The properties zoned residential within 400 feet of the centerline of SR1 are all developed; therefore, there would be no “new” residential development. However, demo/rebuild in the coastal zone is treated like a new structure so policy language has been clarified. Heavy industrial allows for a caretaker unit and residential development not exceeding the square footage of an industrial use. Visitor serving commercial allows for a caretaker unit. Where did this policy come from?</p> <p>Area Subject to Policy: ML Community. Specifically, properties zoned Medium Density Residential (APNs 133-194-014; 015; 016; 017; 018; & 019 and 133-191-020 & 021), Heavy Industrial, Visitor Serving Commercial, and Moss Landing Commercial within 400 feet of SR1.</p>		

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New Policy		
2017 Version	Staff's Changes	Community Input
N/A	<u>Proposed development resulting in new noise levels that exceed standards established in the Monterey County Code shall incorporate site planning and design elements necessary to minimize noise impacts on surrounding land uses and reduce indoor noise- to an acceptable level.</u>	Proposed development resulting in new noise levels that exceed standards established in the Monterey County Code shall incorporate site planning and design elements necessary to minimize <u>achieve</u> noise impacts <u>standards</u> on surrounding land uses and reduce indoor noise to an acceptable level.
<p>Narrative: NCLUP-ML-5.20 addresses noise sensitive land uses (residential development). This policy addresses new land uses that include noise generation and their compatibility with existing development. <u>Should this be a NC LUP or MLCP policy? Check if noise ordinance adopted for coastal zone</u></p> <p>Area Subject to Policy: ML Community</p>		