

PART VI

HAZARD MANAGEMENT ELEMENT

INTRODUCTION

The Hazard Management Element combines the Noise and Safety Elements into a single element. [Note: the Safety Element is in itself a combination of the Seismic Safety and Safety Elements previously required by State Law but which were combined in the law as a single element in 1985]

SECTION A - SAFETY

INTRODUCTION

Section 65302 (g) of the California Government Code describes the requirements of the Safety Element as follows:

(g) "A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirements of this subdivision.

Each ...city shall submit to the Division of Mines and Geology of the Department of Conservation one copy of the safety element and any technical studies used for developing the safety element."

The County of Sacramento has adopted a Safety Element of the County General Plan. To the extent that the County's Safety Element applies to the Isleton Planning area, it is hereby incorporated by reference as part of this General Plan document. The descriptions of goals and policies which follow supplement those contained in the County's Safety Element.

SEISMIC SAFETY GOALS AND POLICIES

The reader is directed to the discussion of seismicity affecting the Isleton area beginning on page III-13 of this document.

Since new construction can be designed to withstand probable seismic shaking without collapse, the greatest existing danger is the continued use of older structures, and especially those of unreinforced masonry construction. Goals for achieving and maintaining safety from seismic events include preventing serious injury, loss of life, serious damage to critical facilities involving large assemblies of people, and loss of continuity in providing essential public services. The achievement of these goals is to occur through implementation of the following policies:

1. Inventory all buildings which are unsound under conditions of "moderate" seismic activity; buildings having questionable structural resistance should be considered for either rehabilitation or demolition. Structures determined by the City's Building Official to be structurally unsound are to be reported to the owner and recorded with the County Recorder to insure that future owners are made aware of hazardous conditions and risks.
2. All new building construction shall conform to the latest seismic requirements of the Uniform Building Code as a minimum standard. A building height limit of 50 feet shall be maintained, with a maximum of four stories.
3. Soil compaction tests, and geotechnical analysis of soil conditions and behavior under seismic conditions shall be required of all subdivisions and of all commercial, industrial and institutional structures over 6,000 square feet in area (or in the case of institutional structures, those which hold 100 or more people).
4. The City should adopt an Earthquake Disaster Plan in coordination with Sacramento County and local special districts (school, levee maintenance, reclamation and irrigation). The Plan should identify hazards that may occur as the result of an earthquake of major magnitude, and should designate evacuation routes and means to coordinate all local government agencies in assisting local residents in the event of a major earthquake, fire or explosion, or hazardous chemical spill or release of hazardous air-borne gas.
5. All lines which are part of the domestic water distribution system should be looped to assure adequate pressure in the event of major fire, earthquake, or explosion. Emergency standby power generation capability should be available at all water wells to assure water availability in the event of a major power failure.

SAFETY GOALS AND POLICIES

Only hazards from man-made structural or chemical (urban) fires and from flooding are covered by the Safety Element. The Isleton urban area is not subject to the potential for damage from wildland fire.

1. The City will continue to give high priority to the support of police protection, and to fire suppression and prevention functions of the Isleton Fire Department.
2. The City will work to maintain a fire flow standard of 3000 gpm for all commercial and industrial areas of the community, and 1000 gpm for residential areas, to assure the capability to suppress urban fires.
3. The City will maintain a street system which is capable of providing access to any fires that may develop within the urban area, and which is capable of providing for the adequate evacuation of residents in the event of an emergency condition of magnitude.
4. In the event that any part of the levee system protecting Isleton was to fail, the most expedient evacuation routes would be east and north along the Sacramento River levee roads toward Walnut Grove, and then east toward Interstate 5.

SECTION B - NOISE

INTRODUCTION

By this current General Plan document, the City of Isleton adopts the Noise Element of the Sacramento County General Plan to the extent that it affects the Isleton area as if wholly contained herein. The statements of goals and policies which follow supplement those of the County's Noise Element.

GOALS AND POLICIES FOR NOISE ABATEMENT AND CONTROL

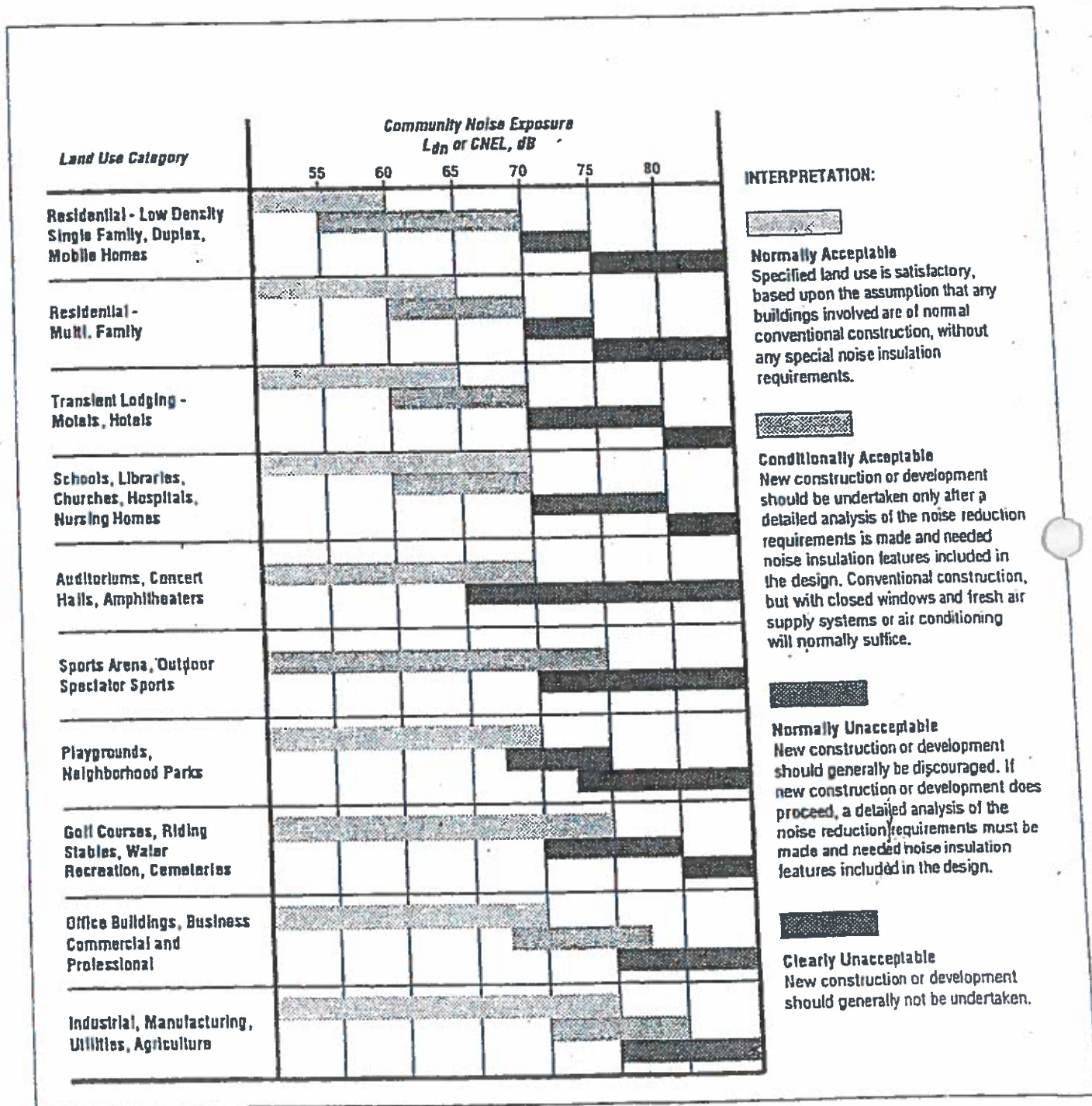
The Goals of the Noise Element are to protect citizens from the harmful effects of exposure to excessive noise, and to protect the economic base of the City by preventing the encroachment of incompatible land uses near noise-producing roadways, industries, and other sources. As a point of reference, Figure VI-1 illustrates the different degrees of sensitivity of various land uses to their noise environment, and the range of noise levels considered to be appropriate for the full range of land use activities involved. For example, exterior noise levels in the range of 50-60 dB CNEL (Community Noise Exposure Level) are generally considered to be acceptable for residential land uses, allowing normal indoor and outdoor residential activities to occur without interruption. In contrast, industrial activities relatively insensitive to noise may be located in a noise environment up to 75 dB CNEL without adverse affects. Examples of noise levels common to various outdoor environments are shown in Figure VI-2.

The following policies reflect the commitment of the City to the noise-related goals outlined above:

1. Areas within the City shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding 60 dB CNEL or the performance standards described in Table VI-1.
2. New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into project designs to reduce noise to the following levels:
 - a. Noise sources preempted from local control, such as highway traffic:
 - 60 dB CNEL or less in outdoor activity areas;
 - 45 dB CNEL within interior living spaces or other noise-sensitive interiors.
 - Where it is not possible to achieve reductions of exterior noise to 60 dB CNEL or less by using the best available and practical noise reduction technology, an exterior noise level of up to 65 dB CNEL will be allowed.
 - Under no circumstances will interior noise levels be allowed to exceed 45 dB CNEL with windows and doors closed.
 - b. For noise from other sources, such as local industries:
 - 60 dB CNEL or less in outdoor activity areas;
 - 45 dB CNEL or less within interior living spaces, plus the performance standards contained in Table VI-1.

FIGURE VI-1

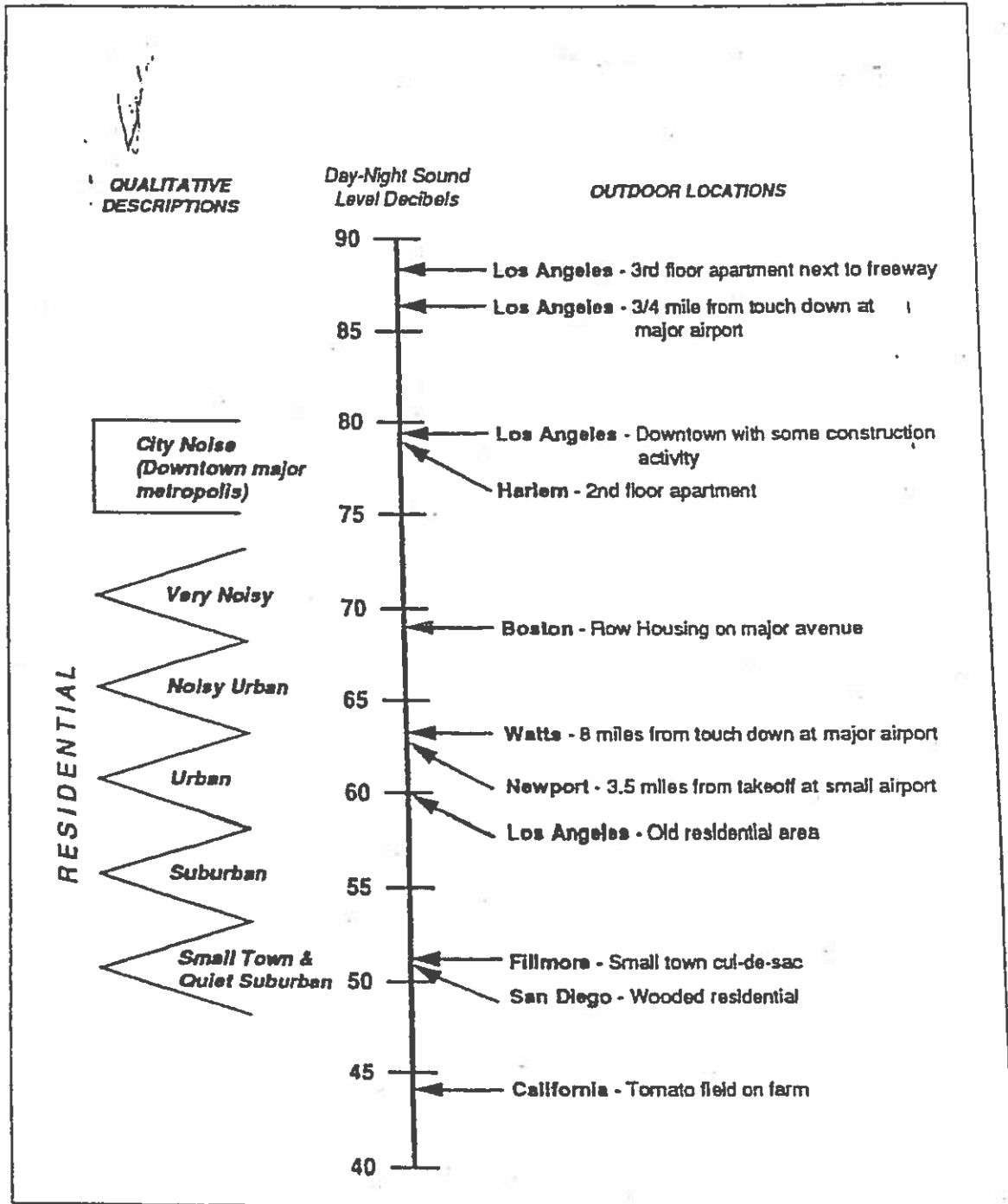
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS¹¹



¹¹ Office of Planning and Research, Appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, General Plan Guidelines, 1990.

FIGURE VI-2

RANGE OF TYPICAL OUTDOOR NOISE ENVIRONMENTS¹²
 [Expressed in Terms of Day-Night Sound Level (L_{dn})dB]



¹² Ibid.

TABLE VI-1

**NOISE LEVEL PERFORMANCE STANDARDS
For Non-Preempted Noise Sources**

Exterior Noise Level Standards*

Receiving Land Use	Nighttime 10pm - 7am			Daytime 7am - 10pm		
	RS	S	U	RS	S	U
One and Two Family Residential	40	45	50	50	55	60
Multiple Family Residential	45	50	55	50	55	60
Public Space	50	55	60	50	55	60
Limited Commercial		55			60	
Commercial		60			65	
Light Industrial		70			70	
Heavy Industrial		75			75	

RS-Rural Suburban, S-Suburban, U-Urban

Nighttime 10:00pm - 7:00am	Category	Cumulative No. of Minutes in any 1-Hour Period	Daytime 7:00am - 10:00pm
45	1	30	55
50	2	15	60
65	3	5	55
60	4	1	70
65	5	0	75

* Each of the noise level standards specified in Table VI-1 shall be reduced by five (5) dB for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards should be applied at a residential or other noise-sensitive land use and not on the property of a noise-generating land use. Nighttime and Daytime standards are measured by dB.

3. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB CNEL in areas containing residential or other noise-sensitive land uses. Additionally, new noise generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained in Table VI-1 in areas containing residential or other noise-sensitive land uses.
4. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with the recommendations of the California Office of Noise Control.
5. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.

THE EXISTING AND FUTURE NOISE ENVIRONMENT

The major noise generators in Isleton are State Route 160, arterial streets and (seasonally) the Riverside grain elevators east of the City limits. Facilities which are particularly sensitive to noise are those of the elementary school. However, the school is sufficiently removed from major sources of noise so as not to be adversely affected. 24 hour weekday noise measurements taken by the County's noise consultant at 310 B Street in 1993 showed an Ldn, dB level of 55.7.

The exterior noise levels within residential areas closest to that part of Second Street which also serves as State Route 160 through town are at or below the 60 dBA level. However, a projected level of 65 dBA is expected for the resort development area north of the proposed realignment of State Route 160 east of H Street shown as Alternative #4 in the Circulation Element [see Figure IV-10]. The projected noise contours for the other highway alternatives would be similar.

Seasonal noise from the Riverside grain elevators does not impact developed or planned areas of the City because of their distance east of the City limits.

NOISE MITIGATION

The construction of a 8' high sound barrier (wall) is recommended if necessary to reduce exterior sound levels within the proposed residential area east of H Street generated by traffic along any of the alternative alignment of Route 160. Other measures that may become necessary to meet HUD standards include:

- Mounting windows in low air infiltration rate frames.
- Weather-stripping of exterior doors, including threshold seals.
- Provision of air conditioning or mechanical ventilation to allow occupants to close doors and windows.

For the future, the most important mitigation measure will be to continue with noise-compatible land use policies which do not permit residential development close to adverse noise sources, and to assure that commercial/industrial uses are constructed to maintain appropriate interior noise levels for customers and the work force.

ENFORCEMENT

Noise Element Guidelines prepared by the Office of Noise Control of the State Department of Public Health urge communities to adopt a community noise ordinance in order to carry out policies of the Noise Element and to assure compliance with State requirements for certain other noise control programs. Such an ordinance would address the full range of potential noise, including operating machinery, truck traffic, poorly muffled motor vehicles, sirens, whistles, barking dogs and other sources that may become a nuisance. At this point, the City will carry out General Plan policy and mitigation measures described under previous sections of the Noise Element, but intends to defer the adoption of an ordinance until or unless complaints are received by the City that various other noise sources require the adoption of a noise abatement and control ordinance.