

## SECTION VI

### HEALTH AND SAFETY

Planning for Placerville's development must take into account a wide range of environmental hazards. Some are natural, such as seismic shaking, some are entirely man-made, such as noise, and others are natural hazards that are exacerbated by man, such as development in a floodplain or a wildland fire hazard area. Many of the hazards can simply be avoided in the development process through locational decisions, while others can be tolerated or minimized by including mitigation measures in the planning and land use process. The overall goal of the policies in this section is to minimize the public health and safety threats and nuisances to residents and minimize the potential for property damage and loss.

To promote land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the *Placerville Airport Land Use Compatibility Plan (ALUCP)*, and to make the General Plan consistent with the ALUCP as required under Government Code Section 65302.3, the following from the ALUCP are incorporated into this Section of the General Plan by reference:

- "Glossary of Terms," pages vii to xviii;
- Chapter 2: Basic Provisions;
- Chapter 3: ALUC Review Process
- Chapter 4: Land Use Compatibility Criteria;
- Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
- Chapter 9: Background Data: Placerville Airport and Environs  
(Res. \_\_\_\_\_, 2013)

### GOALS AND POLICIES

**Goal A: To prevent loss of lives, injury and property damage due to geological hazards.**

#### **Policies:**

1. Lands with significant, identified geological hazards shall be designated for open-space and low intensity uses until it becomes feasible to mitigate the health and safety risks.
2. The City shall require the following information and plans to be submitted for all projects subject to discretionary review by the City in areas of moderate or high slope instability and areas with identified soil instability problems.
  - Engineering geologic report
  - Soils and foundation engineering report
  - Grading, erosion, and sediment control plan

- Plan review letter evidencing review of all proposed development by a qualified engineering geologist
  - As-built construction report, including building plans, explanation and discussion of any deviations from the approved grading plan, the location and results of field tests, results of laboratory tests, and a statement that the work was performed under the supervision of and in accordance with recommendations of the engineering geologist and/or soils engineer
  - Signature of an engineering geologist certified by the State of California and/or a soils engineer registered in the State of California.
3. The City shall ensure that both public and private developments in areas with significant identified geological hazards are sited to minimize the exposure of structures and improvements to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.
  4. Development in areas of lava-caped underground streams shall be property engineered to allow for the free flow of water.
  5. The suitability of soil and/or rock formations should be one of the prime considerations for determining the type and intensity of development permitted.
  6. The City shall establish an ongoing program to collect and maintain current geological data.
  7. The City shall retain on an ongoing basis a qualified consulting geologist to assist the City in updating its geological data and to review geological reports prepared in connection with new development projects.

**Goal B: To prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to minimize disruption of essential services in the event of an earthquake.**

**Policies:**

1. The City shall, as required by State law, inventory all potentially hazardous buildings within the city and develop a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.
2. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effect of seismically-induced ground failure.

3. The City shall ensure that privately-owned and maintained above-ground petroleum products storage tanks and their retaining walls are structurally sound and able to withstand seismic shaking and the effects of seismically-induced ground failure.

**Goal C: To prevent loss of lives, injury, and property damage due to flooding.**

**Policies:**

1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
2. New residential development shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
3. Non-residential development shall be anchored and flood-proofed to prevent damage from 100-year flood, or alternatively, elevated to at least one foot above the 100-year flood level.
4. Existing development shall comply with policies VII.C.2 and VII.C.3 when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.
5. The City shall provide for channel improvements to and tree and brush clearance along watercourses in Placerville to reduce flooding.

**Goal D: To prevent loss of lives, injuries, and property damage due to wildland and urban fires.**

**Policies:**

1. Areas of high and extreme fire hazards shall be the subject of special review, and building and higher intensity uses shall be limited unless the hazards are mitigated to a point acceptable by the Fire Department.
2. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall be constructed with fire retardant roof coverings.
3. The City shall require the installation of an approved interior sprinkler system in all new combustible wood frame commercial buildings of 5,000 square feet or more.
4. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall provide for clearance around the structures and the use of fire resistant groundcover.
5. The City shall encourage the Placerville Fire Department to maintain a regular program of fire inspection for commercial and industrial buildings.

6. The City will ensure in approving and constructing new roads and streets that they are adequate in terms of width, turning radius and grade to facilitate access by firefighting apparatus. All plans for new streets for areas within the Urban Service Area and/or sphere of influence of the City shall be reviewed by the Placerville Fire Department to ensure that City standards are met since there is a high probability that these areas will be annexed to the City at some point in the future.
7. All new development shall be required to meet the minimum fire flow rates and other standards specified by the City's Fire Code.
8. Future roadway systems and networks shall be designed with at least one means of egress other than the access in all developing areas.
9. The City shall not approve any medium or high density residential developments unless they are served by a street system with at least two streets capable of carrying peak load traffic.
10. Parcel splits and multi-family developments shall not be allowed in areas served by narrow streets until minimum access can be guaranteed to emergency vehicles at all times.
11. In approving commercial, industrial, and multi-family developments, the City shall ensure all structures are located within 150 feet of an access useable by fire trucks.
12. Existing streets shall be upgraded to meet City Subdivision Ordinance standards wherever possible.
13. Parking shall be restricted on streets less than 28 feet in width curb to curb.
14. The City shall continue to aggressively enforce its fire code and weed abatement regulations.
15. The City shall encourage the Placerville Fire District to enact and enforce a weed abatement ordinance for the unincorporated area within the Fire District's service area.
16. The City shall strive to restrict vehicular access and recreational use of undeveloped foothill areas during critical fire hazard periods.
17. The City shall adopt a uniform system for numbering structures, residences, and businesses.
18. The City shall remove obstructions obscuring street signs and require that house numbers be legible from the street. Commercial structures with rear street access shall be identified with the business name and street address in a clear and conspicuous manner on the rear of the building.

**Goal E: To minimize crime and promote the personal security of Placerville residents.**

**Policies:**

1. The Placerville Police Department shall continue to promote neighborhood security programs and provide crime prevention training for neighborhood groups and associations.
2. Residential areas shall be designed to ensure the provision of adequate police services and to promote self-policing of individual communities.
3. The City shall promote the design of new development and the installation of security equipment aimed at crime prevention. To this end, the Police Department shall review proposed subdivisions, medium and high density projects, and commercial and industrial projects to ensure that these features are considered in the design of the projects.

**Goal F: To protect Placerville residents from the effects of hazardous materials.**

**Policies:**

1. City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
2. Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Placerville residents.
3. The City shall work with the County in implementing the County's Hazardous Materials Area Plan and acknowledges the County as lead agency for hazardous materials management and disclosure.
4. The City shall work with the County in establishing an Annual Citizens' Hazardous Materials Clean-up Day.

**Goal G: To ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.**

**Policies:**

1. The City shall maintain and periodically update the City's Emergency Plan. As part of the periodic update, the City shall review County and State emergency response procedures that must be coordinated with City procedures.
2. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

**Goal H: To protect the public from the hazards posed by old mine shafts and openings.**

**Policy:**

1. The City shall enforce the Nuisance Abatement Ordinance requiring the identification and capping of all abandoned mine shafts and openings.

**Goal I: To protect the residents of Placerville from the harmful effects of exposure to excessive noise.**

**Policies:**

1. The City shall attempt, insofar as possible, to protect areas within the city where the present noise environment is considered acceptable.
2. Areas within Placerville exposed to existing or projected exterior noise levels exceeding 60dB Ldn shall be designated as noise-impacted areas.
3. Areas within Placerville shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding the performance standards in Table II-1.
4. 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 the project design to reduce noise levels to:
  - a. 60 dB Ldn or less in outdoor activity areas, and interior noise levels to 45 dB Ldn or less, where the noise source is preempted from local control (i.e. traffic on public roadways, railroads and airports). In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB Ldn with the windows and doors closed.
  - b. Achieve compliance with the standards in Subsection 4.a. and with the performance standards set out in Table II-1, where the noise source is subject to local control (i.e., non-traffic related).
5. When industrial, commercial, or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the standards in Subsection 4.a. or the performance standards set out in Table II-1.
6. Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis shall be prepared at the applicant's expense. The acoustical analysis shall:

- a. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
  - b. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
  - c. Include estimated noise levels in terms of Ldn and/or the standards in Table II-1 for existing and projected future noise levels, with a comparison made to the adopted policies of this subsection.
  - d. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies of this subsection. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
  - e. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the policies of this subsection will not be achieved, a rationale for acceptance of the project must be provided.
7. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (see Table II-2).
  8. The City shall enforce the Noise Insulation Standards of Title 24 of the California Administrative Code and Chapter 35 of the Uniform Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.
  9. Noise exposure information developed during the community noise survey described in the Background Report shall be used as a guideline for the development of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.
  10. The rerouting of Highway 49 should be investigated for noise impacts on proposed land uses.
  11. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.
  12. The Placerville Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

- 13. The City shall monitor noise levels on Highway 50 and encourage the installation of noise barriers or noise attenuating vegetation if noise levels reach an unacceptable level.
- 14. The use of solid barriers, earth mounds, and vegetation should be utilized as a means of screening noise sources from adjacent land uses.
- 15. The City shall encourage acoustically compatible land uses and require noise attenuation measures, when necessary, in the vicinity of the Placerville Airport. The City shall ensure that land use approvals in the City are consistent with the ~~County Airport Land Use Plan~~ Placerville Airport Land Use Compatibility Plan (ALUCP).

**Goal J: To promote land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville ALUCP.**

**Policies:**

- 1. The City shall amend the General Plan as required under Government Code Section 65302.3 so that it is consistent with the ALUCP, incorporating by reference the following from the ALUCP into this Section of the General Plan:
  - “Glossary of Terms,” pages vii to xviii;
  - Chapter 2: Basic Provisions;
  - Chapter 3: ALUC Review Process
  - Chapter 4: Land Use Compatibility Criteria;
  - Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
  - Chapter 9: Background Data: Placerville Airport and Environs
- 2. The City shall ensure that land use approvals in the City are consistent with the Placerville Airport Land Use Compatibility Plan through the adoption of an airport overlay zone that references the policies and maps of the ALUCP.



**TABLE II-1  
NOISE LEVEL PERFORMANCE STANDARDS  
FOR NEW PROJECTS AND DEVELOPMENTS**





Noise created by non-preempted noise sources\* associated with new projects or developments shall be controlled so as not to exceed the noise level standards set forth below as measured at any affected residential land use situated in either the incorporated or unincorporated areas. New residential development shall not be allowed where the ambient noise level due to non-preempted noise sources will exceed the noise level standards set forth below.

<u>Category</u>	Cumulative Number of minutes in any one-hour <u>time period</u>	<u>Exterior Noise Level Standards, dBA</u>	
		Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Each of the noise level standards specified above shall be reduced by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

\*A preempted noise source is one that is regulated by the State or Federal Government at the source such as automobiles, railroads, and airports.

Table II-2: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE						<p><b>Interpretation</b></p>  <p><b>Normally Acceptable</b> Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>  <p><b>Conditionally Acceptable</b> 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 systems or air conditioning will normally suffice.</p>  <p><b>Normally Unacceptable</b> 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 and needed noise insulation features included in the design.</p>  <p><b>Clearly Unacceptable</b> New construction or development should generally not be undertaken.</p>
	Ldn OR CNEL, dB						
	55	60	65	70	75	80	
Residential – Low Density Single Family, Duplex, Mobile Homes	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	
Residential – Multi-Family	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	
Transient Lodging - Motels, Hotels	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	
Auditoriums, Concert, Halls, Amphitheatres	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable	
Sports Arena, Outdoor Spectator Sports	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable	
Playgrounds, Neighborhood Parks	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	
Office Buildings, Business Commercial and Professional	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	
Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	
Source: California Office of Noise Control							

## Implementation

To implement Policies 1 and 2 of Goal J the City shall incorporate by reference the “Glossary of Terms,” provisions, review process, noise, safety, airspace protection, overflight and other special characteristic compatibility policies and maps contained in the following sections of the Placerville Airport Land Use Compatibility Plan, as may be amended from time to time.

- “Glossary of Terms,” pages vii to xviii;
- Chapter 1: Introduction;
- Chapter 2: Basic Provisions;
- Chapter 3: ALUC Review Process
- Chapter 4: Land Use Compatibility Criteria;
- Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
- Chapter 9: Background Data: Placerville Airport and Environs

The City shall also adopt an airport overlay zone that references the policies and maps of the ALUCP.

Responsibility: City Council, Development Services Department

Time Frame: Spring 2013