

Chapter Eight: Health and Safety Element

This section of the General Plan covers two of the seven State-mandated General Plan elements: Safety and Noise. The purpose of the Safety section is to identify and appraise hazards in the community in order to assure community safety. Information on Safety issues has been coordinated with the other elements of the City's General Plan, particularly Land Use, Open Space and Conservation. The extent of a hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

Noise issues are most closely associated with the Land Use and Circulation portions of the Hollister General Plan. Specific concerns addressed are: (1) establishment of noise compatible land uses; (2) regulation of new development to limit noise impacts on noise-sensitive uses; (3) minimization of traffic noise; (4) enforcement of noise standards to protect the existing quality of life; and (5) insulation of residences exposed to excessive levels of noise.

Below is a review of State law requirements for the two mandated elements covered in this chapter of the General Plan.

HOLLISTER TODAY

Safety issues have been required to be addressed as part of local general plans since 1971. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over \$500 million in property damage, and the devastating wildland fires in September and October of 1970, were largely responsible for prompting the Legislature to pass this requirement. The following citation is from Government Code Section 65302(f),

"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, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

Geologic and safety hazards are related to landforms and sub-surface features, and thus often cross jurisdictional boundary lines. To eliminate duplicative efforts, State law allows cities to adopt the relevant portions of their county's safety elements, as long as the element is sufficiently detailed and complies with all other General Plan requirements (Government Code, Section 65350).

The County's Seismic and Safety Element is a comprehensive document, addressing seismic, geologic, structural and other hazards countywide. The element addresses specific issues in Hollister but contains no policies specific to Hollister land use and development. However, information related to seismic and geologic hazards included in the County element is incorporated by reference.

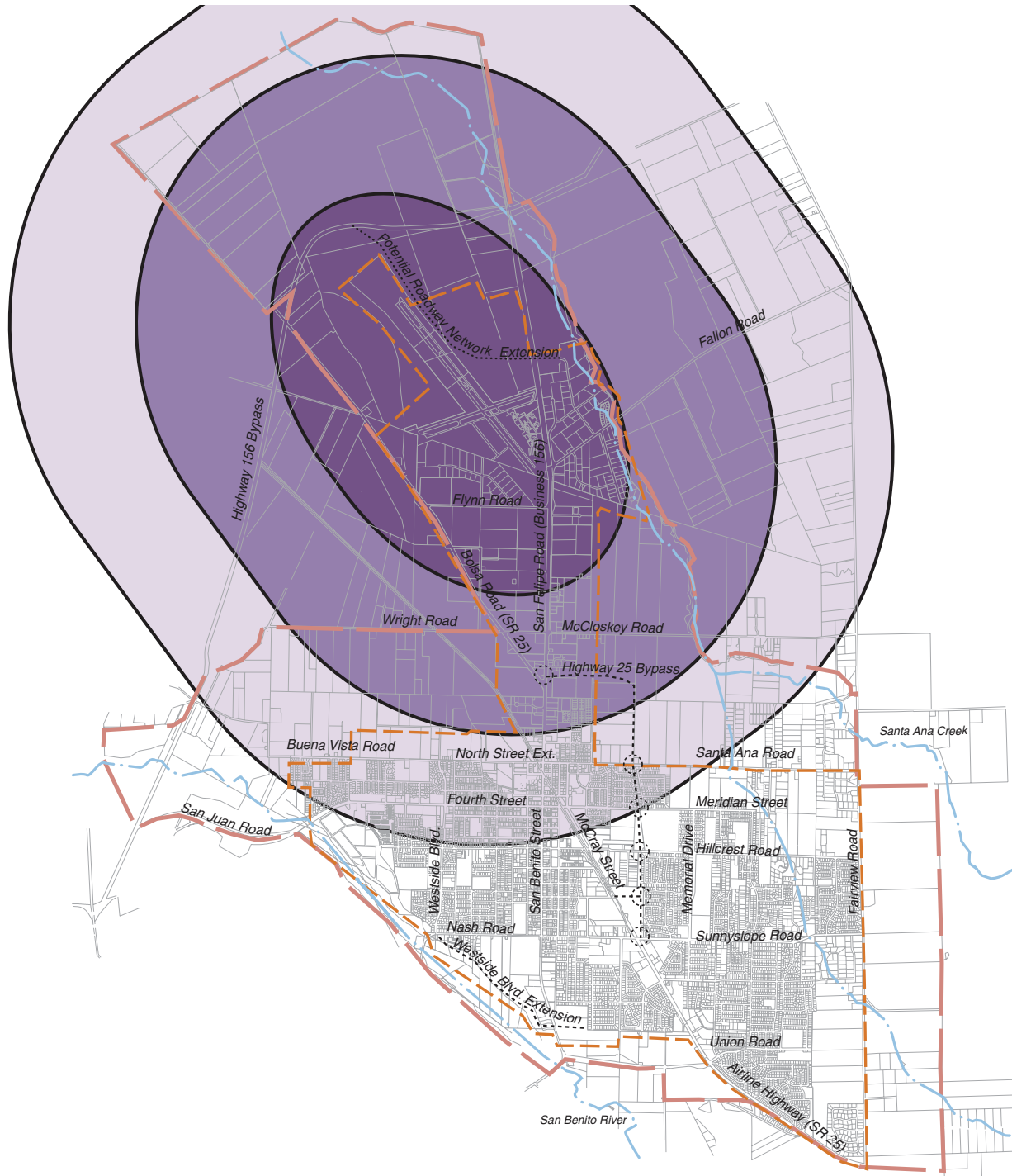
The following information supplements the County Element. There is potential for earthquake, landslide and liquefaction hazards in some portions of Hollister and the General Plan Planning Area. Map 17 illustrates that there is one localized area in the City of Hollister near Park Hill that has the potential for Landslide Hazard. This property area is also within the Alquist Priolo Earthquake Fault Hazard Zone. Map 18 illustrates the potential for liquefaction hazards in the planning area. The City of Hollister has adopted a fault hazard overlay zone that establishes procedures for geologic fault hazard assessments if required by the Alquist-Priolo Earthquake Fault Zone Act.



The City of Hollister is not located within a State Responsibility Area for Fire Protection or an Extremely High Fire Hazard Area.



In 2001, the City of Hollister adopted a Comprehensive Land Use Plan for the Municipal Airport. The Plan identifies both an inner and outer safety zone with restrictions on residential uses and an influence area. This General Plan recommends that all development within the identified influence area be reviewed for compatibility with the 2001 Land Use Plan or its subsequent updates during the development review process.



A Noise Element has been required as part of local General Plans since 1971. The State Legislature adopted the California Noise Control Act of 1973, which defined the following findings and policy:

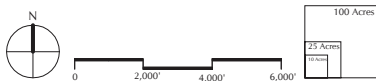
- (1) Excessive noise is a serious hazard to the public health and welfare.
- (2) Exposure to certain levels of noise can result in physiological, psychological, and economic damage.
- (3) There is a continuous and increasing bombardment of noise in urban, suburban, and rural areas.
- (4) Government has by and large not taken the steps necessary to provide for the control, abatement, and prevention of unwanted and hazardous noise.



-  Sphere of Influence
-  Planning Area

-  Creeks and Rivers
-  Airport Influence Area

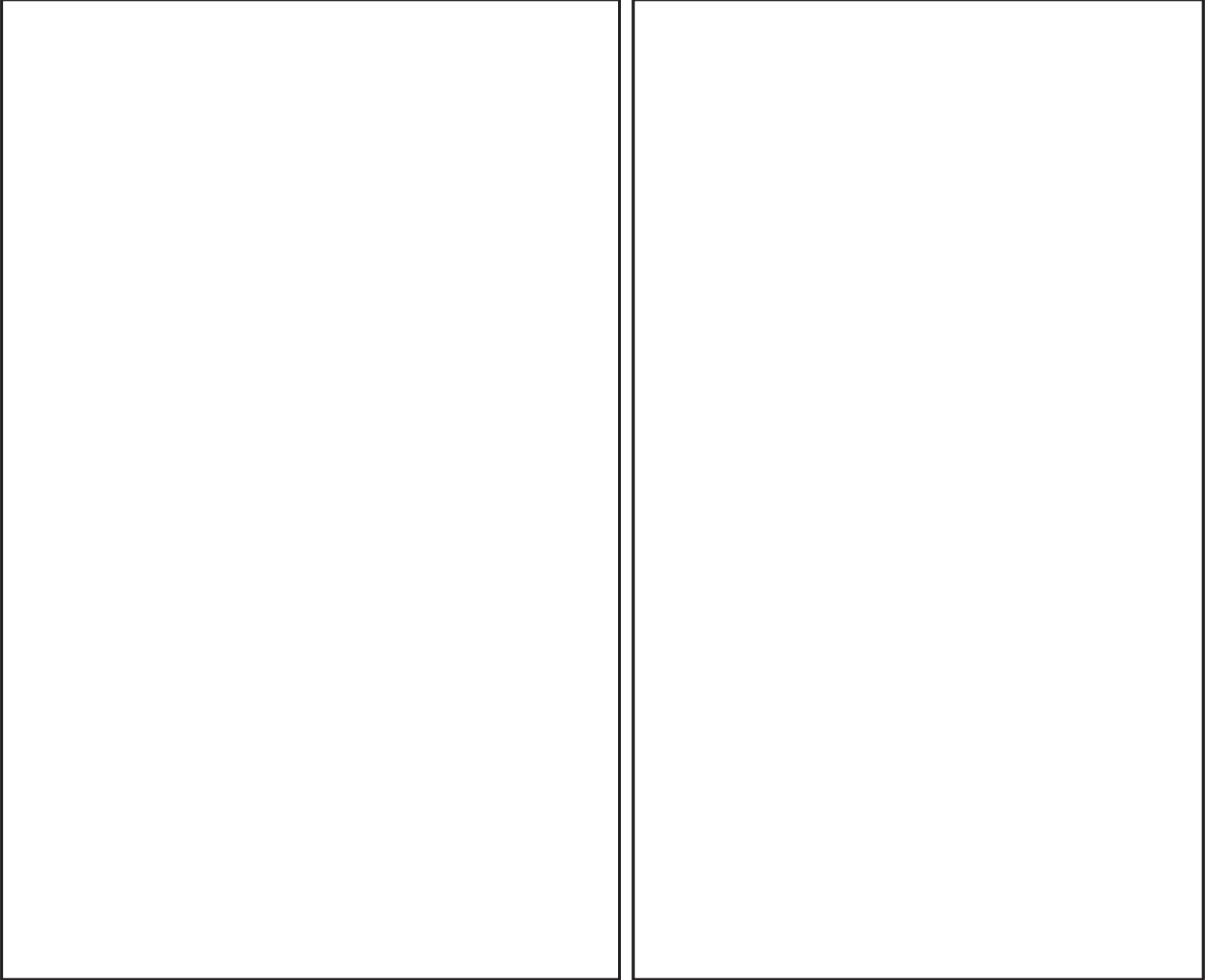
-  Inner Safety Zone
-  Outer Safety Zone



Map prepared by MIG, Inc. - October 2005

Map 16
Airport Influence Areas

City of Hollister 2005 General Plan

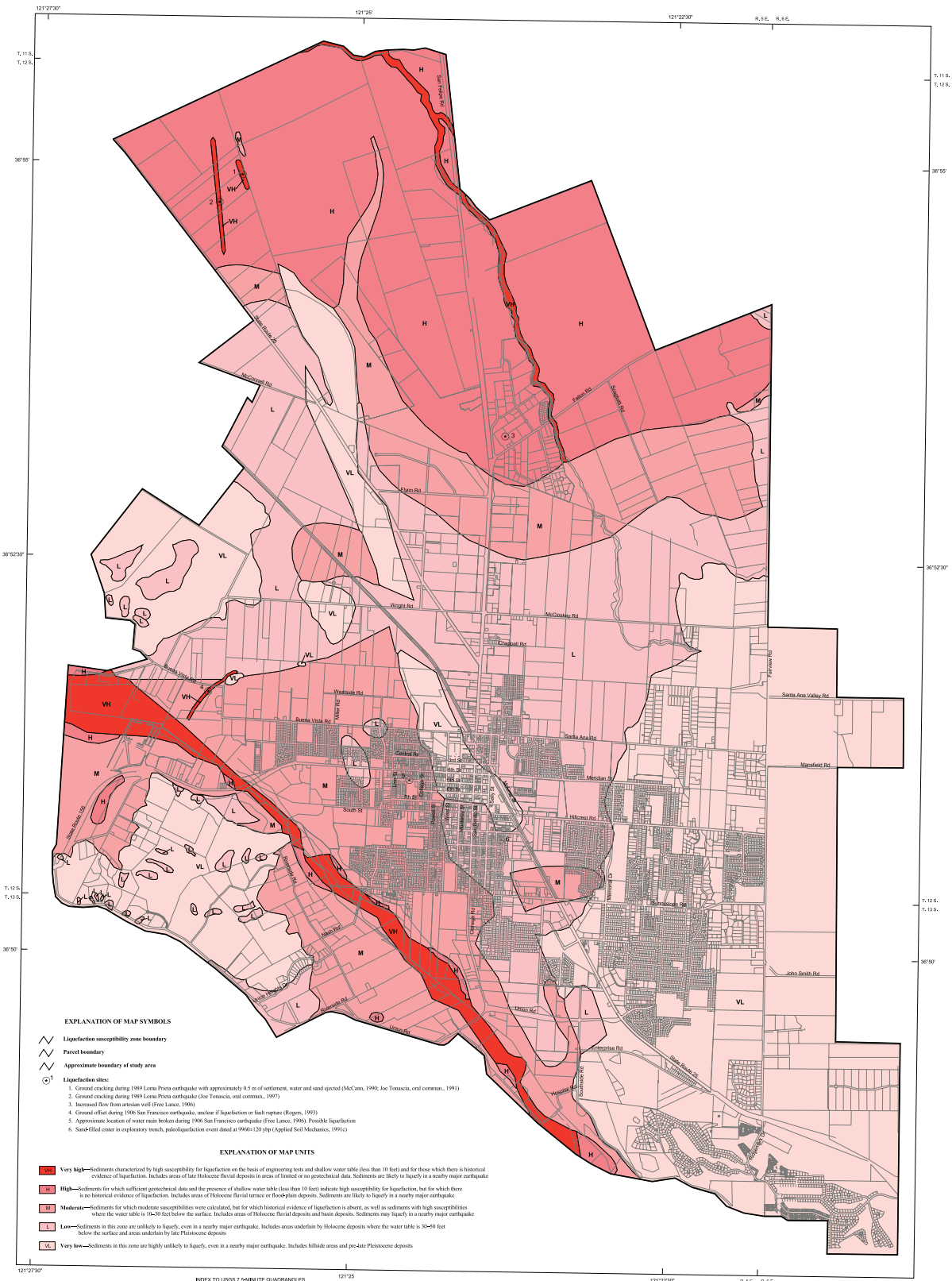


Map prepared by Hasmukhrai H. Majmundar, Geologist - 1994
Not to Scale

Map 17
Landslide Hazard Susceptibility

City of Hollister 2005 General Plan

8. HEALTH AND SAFETY ELEMENT



Base from City of Hollister Engineering Department parcel map, 1996

INDEX TO USGS 7.5-MINUTE QUADRANGLES

SCALE 1:24,000

0 100 200 300 400 500 FEET

0 100 200 300 400 METERS

MAP LOCATION

To understand the assumptions and limitations of this map, refer to the accompanying maps and text. This map is for regional planning purposes and is not intended as a substitute for the specific studies, appropriate site-specific studies should be done by engineering, geologists or geotechnical engineers (1-4) to determine the risk of liquefaction at a site.

Map 18
Relative Liquefaction Susceptibility
 City of Hollister 2005 General Plan

- (5) It is the policy of the State to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

To implement this policy, Section 65302(f) of the California Government Code requires each city to have a Noise Element as part of its General Plan. The Government Code states that the Noise Element should be prepared according to guidelines established by the State Department of Health Services, Office of Noise Control.

KEY FINDINGS AND RECOMMENDATIONS

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

HEALTH AND SAFETY ELEMENT GOALS AND POLICIES

The matrix presented on the following pages guides the City's future health and safety policies. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section. The matrix is organized according to the following health and safety goals:

GOAL Protect community health and safety from natural and
HS1 man-made hazards.

GOAL Prepare for emergency situations.
HS2

GOAL Achieve noise levels consistent with acceptable standards
HS3 and reduce or eliminate objectionable noise sources.

GOAL Protect community health and safety from natural and man-made hazards.
HS1

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS1.1 Location of Future Development</p> <p>Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.</p>	<p>Engineering</p> <p>Planning</p>	<p>3 years</p> <p>On-going</p>	<p>Update geologic, flooding and other hazard maps [HS.G]</p> <p>Coordinate with San Benito County on hazardous waste management planning [HS.I]</p> <p>Use established geologic hazard and flood hazard overlay zoning during the review of new development and to inform the public of potential hazards.</p> <p>Update Flood Hazard Overlay zoning and mapping on the Geographic Information System for the City of Hollister as new information about flood hazards becomes available.</p>
<p>HS1.2 Safety Considerations in Development Review</p> <p>Require appropriate studies to assess identified hazards and assure that impacts are adequately mitigated.</p>	<p>Building</p>	<p>On-going</p>	<p>Regularly update the Building Code [HS.Q]</p>
<p>HS1.3 Coordination with San Benito County and Other Agencies on Safety Matters</p> <p>Cooperate with the County of San Benito and with other government agencies in all matters related to safety, hazardous waste management and emergency planning.</p>	<p>Planning</p>	<p>On-going</p>	<p>Coordinate with San Benito County on hazardous waste management planning [HS.I]</p>

GOAL Protect community health and safety from natural and man-made hazards.
HS1

<p>HS1.4 Seismic Hazards</p> <p>Assure existing and new structures are designed to protect people and property from seismic hazards. Review all development proposals for compliance with the Alquist-Priolo Earthquake Fault Zoning Act and the Uniform Building Code as a way to reduce the risk of exposure to seismic hazards for those who will be living and working within the Hollister Planning Area.</p>	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
<p>HS1.5 Geotechnical and Geologic Review</p> <p>Require all geologic hazards be adequately addressed and mitigated through project development. Development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.</p>	Building	On-going	Regularly update the Building Code [HS.Q]
<p>HS1.6 Engineering Tests for Geologic Conditions</p> <p>Require engineering tests for those development projects which may be exposed to impacts associated with expansive soils, so that building foundation footings, utility lines, roadways and sidewalks can be designed to accept the estimated degree of soil contraction, expansion and settlement, according to the standards of the Uniform Building Code.</p>	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]

GOAL Protect community health and safety from natural and man-made hazards.
HS1

HS1.7 Design of Safe Structures and Utilities Require new roads, bridges and utility lines are constructed to accommodate possible fault movement and withstand the expected ground motion induced during an earthquake.	Building	On-going	Regularly update the Building Code [HS.Q]
	Building	On-going	Continue to implement actions related to unreinforced masonry buildings [HS.L]
HS1.8 Electromagnetic Fields Monitor available information regarding possible health hazards of electromagnetic fields and will continue to prohibit the construction of permanent buildings directly beneath electrical transmission lines.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
HS1.9 Flood Hazards Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevention Ordinance as amended from time to time.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
	<p>New residential development on properties located within the FEMA 100 year flood plain shall be designed to avoid FEMA 100-year flood zones. If a new residential lot has a portion of the property in the 100 year flood plain, at least 6,000 square feet entirely outside of flood hazard area, a Letter of Map Revision (LOMAR) shall be approved by FEMA for the 6,000 square foot area located outside of the floodplain prior to recordation of a final map or a parcel map and a non-developable easement shall be recorded on the portion of any lot in the FEMA 100-year flood plain.</p> <p>Prior to rezoning and annexation of lands with a residential designation north of Santa Ana Road that are located in the 100 year FEMA flood zone or the Department of Water Resources Awareness Flood Maps, a comprehensive plan for flood control improvements to avoid damage to persons and property with an approved mechanism for funding the improvements shall be required.</p>		

GOAL **Protect community health and safety from natural and man-made hazards.**
HS1

<p>HS1.10 Floodplain Uses</p> <p>Identify those areas with natural hazards that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Master Plan or other infrastructure plan developed for a given area. Such areas of dedication or proposed to develop as recreation amenities to the community should be economically feasible to build and maintain.</p>	Building	On-going	Apply flood control requirements in new development [HS.H]
	<p>Amend the zoning ordinance to prohibit the establishment of new hospitals, health care facilities, emergency shelters, fire stations, emergency command centers and communication facilities in flood hazard zones.</p> <p>Identify necessary improvements in the area of existing essential public facilities located in a flood hazard zone or flood awareness area to minimize the damage to these facilities.</p>		
<p>HS1.11 Airport Safety</p> <p>Avoid residential dwellings in the Aircraft Flight Zones and establish compatible land use zones around the Airport consistent with Hollister Municipal Airport planning.</p>	Planning	2 years	Implement the airport land use plan [HS.C]
	Building	On-going	Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]
<p>HS1.12 Potential Hazardous Soils Conditions</p> <p>Evaluate new development prior to development approvals on sites that may contain hazardous materials</p>	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
	Planning	On-going	Require cleaning on sites with hazardous soils [HS.R]

GOAL Protect community health and safety from natural and man-made hazards.
HS1

HS1.13	<p>Hazardous Waste Management</p> <p>Support measures to responsibly manage hazardous waste to protect public health, safety and the environment, and support state and federal safety legislation to strengthen requirements for hazardous materials transport.</p>	Planning	On-going	Coordinate with San Benito County on hazardous waste management planning [HS.I]
HS1.14	<p>Hazardous Materials Storage and Disposal</p> <p>Require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal. Provide the public, industry, agriculture and local government with the available information needed to enable them to take rational and cost-effective actions to minimize, recycle, treat, dispose of or otherwise manage hazardous wastes within the Hollister Planning Area.</p>	<p>Planning</p> <p>Engineering</p>	<p>On-going</p> <p>2 years</p>	<p>Coordinate with San Benito County on hazardous waste management planning [HS.I]</p> <p>Designate travel routes for hazardous materials [HS.A]</p>

GOAL Prepare for emergency situations.
HS2

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS2.1 High Occupancy Structures High-occupancy structures (such as schools, hospitals, office buildings and apartments) or critical emergency facilities (such as fire and police stations, emergency relief storage facilities, and water storage tanks) should not be located within an active fault's "zone of potential surface deformation". In addition, high-occupancy structures should be designed or redesigned to protect human life to the highest degree possible during the "maximum probable event" of seismic activity. High occupancy structures should also have emergency plans approved by the City.</p>	Engineering	On-going	Designate emergency evacuation routes [HS.M]
<p>HS2.2 Emergency Services Facilities The structures designated to house local command control of emergency/disaster services should be designed or redesigned to withstand a "maximum probable event" to remain operational. Secondary facilities should be identified and equipped as back-up.</p>	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]

GOAL Prepare for emergency situations.
HS2

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS2.3 Hazard Awareness Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire.</p>	<p>Planning Planning</p>	<p>On-going 2 years</p>	<p>Conduct periodic emergency exercises [HS.J] Provide public information on safety and emergency preparedness issues [HS.E]</p>
<p>HS2.4 Access for Emergency Vehicles Provide adequate access for emergency vehicles and equipment, including providing a second means of ingress and egress to all development.</p>	<p>Engineering</p>	<p>On-going</p>	<p>Review and update the City's Emergency Plan [HS.S]</p>
<p>HS2.5 Neighborhood Disaster Preparedness Neighborhoods with potential for being cut-off in an emergency should have a volunteer center for emergency coordination.</p>	<p>Planning</p>	<p>On-going</p>	<p>Conduct periodic emergency exercises [HS.J]</p>
<p>HS2.6 Disaster Preparedness Training and Planning Continue to provide essential emergency public services during natural catastrophes. Undertake disaster preparedness training and planning in cooperation with other public agencies and appropriate public-interest organizations.</p>	<p>Engineering</p>	<p>On-going</p>	<p>Review and update the City's Emergency Plan [HS.S]</p>

GOAL Achieve noise levels consistent with acceptable standards and reduce or
HS3 eliminate objectionable noise sources.

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS3.1 Protection of Residential Areas from Unacceptable Noise Levels</p> <p>Protect the noise environment in existing residential areas, requiring the evaluation of mitigation measures for projects under the following circumstances: (a) the project would cause the Ldn to increase 3 dB(A) or more; (b) any increase would result in an Ldn greater than 60 dB(A); (c) the Ldn already exceeds 60 dB(A); and (d) the project has the potential to generate significant adverse community response.</p>	<p>Building</p> <p>Engineering</p> <p>Planning</p>	<p>On-going</p> <p>On-going</p> <p>2 years</p>	<p>Review new development for potential noise impacts [HS.T]</p> <p>Periodically evaluate the City's Noise Ordinance [HS.O]</p> <p>Provide for public awareness and education about noise issues [HS.D]</p>
<p>HS3.2 Noise Source Control</p> <p>Work with property owners to control noise at its source, maintaining existing noise levels and ensuring that noise levels do not exceed acceptable noise standards as established in the Noise and Land Use Compatibility Guidelines.</p>	<p>Public Works</p> <p>Public Works</p>	<p>On-going</p> <p>On-going</p>	<p>Conduct periodic noise monitoring [HS.K]</p> <p>Provide staff training on noise enforcement [HS.P]</p>

GOAL
HS3 Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS3.3 Construction Noise Regulate construction activity to reduce noise between 7:00 pm and 7:00 am.</p>	Engineering	2 years	Designate truck routes [HS.B]
<p>HS3.4 Vehicle Noise Strive to reduce traffic noise levels, especially as they impact residential areas, and continue enforcement of vehicle noise standards through noise readings and enforcement actions. In particular, strive to minimize truck traffic in residential areas and ensure enforcement of Vehicle Code provisions which prohibit alteration of vehicular exhaust systems in a way that increases noise emissions</p>	Public Works Engineering	On-going 2 years	Identify traffic noise mitigation needs [HS.N] Designate truck routes [HS.B]
<p>HS3.5 Street Improvements for Noise Mitigation Design city street improvements to reduce noise levels in adjacent areas, and work with the State to address noise impacts from highway traffic through construction of sound walls and other noise buffering devices.</p>	Building Public Works	On-going On-going	Review new development for potential noise impacts [HS.T] Identify traffic noise mitigation needs [HS.N]

GOAL Achieve noise levels consistent with acceptable standards and reduce or
HS3 eliminate objectionable noise sources.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
HS3.6	<p>Noise Standards Enforcement</p> <p>Administer the policies identified in the Noise Element and comply with State requirements for certain other noise control programs through specific local enforcement programs.</p>	Police	3 years	Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F]
HS3.7	<p>Airport Noise</p> <p>Review all proposed development north of Wright Road/McCloskey Road to ensure that it will be compatible with operations at the Hollister Municipal Airport and applicable noise standards and regulations.</p>	<p>Police</p> <p>Building</p> <p>Building</p>	<p>3 years</p> <p>On-going</p> <p>On-going</p>	<p>Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F]</p> <p>Review new development for potential noise impacts [HS.T]</p> <p>Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]</p>
HS3.8	<p>Hazard Mitigation</p> <p>Annually review capital improvements, ordinances and standards for revisions that may be warranted to implement an adopted hazard mitigation plan or similar planning document.</p>			Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan [HS.V]

IMPLEMENTATION MEASURES

2-Year Time Frame

HS.A Designate travel routes for hazardous materials

Establish, in coordination with the County of San Benito and other government agencies, designated travel routes through Hollister for vehicles transporting hazardous materials, in accordance with state and federal regulations.

HS.B Designate truck routes

Adopt a truck route plan in cooperation with the County of San Benito and CALTRANS, and provide enforcement mechanisms to ensure compliance.

HS.C Implement the airport land use plan

Coordinate with the Airport Land Use Commission (Council of San Benito County Governments) the completion, adoption and implementation of an Airport Land Use Plan.

HS.D Provide for public awareness and education about noise issues

Provide publicity regarding the Noise Ordinance, encouraging residents to be aware of noise issues and to do their part towards creating a quiet ambience in Hollister's neighborhoods.

HS.E Provide public information on safety and emergency preparedness issues

In cooperation with the County of San Benito, support public education programs for the public and City staff in emergency preparedness and disaster response.

3-Year Time Frame

HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts

Develop capabilities to compile data as part of the Police records on noise-related complaints.

HS.G Update geologic, flooding and other hazard maps

Maintain detailed hazard maps for use in development review.

On-going Time Frame

HS.H Apply flood control requirements in new development

Update and apply flood control requirements to regulate construction within flood zones.

HS.I Coordinate with San Benito County on hazardous waste management planning

Cooperate with San Benito County in implementation of the Hazardous Waste Management Plan.

HS.J Conduct periodic emergency exercises

Participate with the County of San Benito in disaster preparedness planning and exercises.

HS.K Conduct periodic noise monitoring

Monitor residential noise generators on a periodic basis and develop noise reduction and abatement measures that can be applied to limit noise, phasing in appropriate mitigation measures.

HS.L Continue to implement actions related to unreinforced masonry buildings

Continue to implement actions to address safety issues related to Unreinforced Masonry Buildings (URM) and other buildings as conditions are discovered.

HS.M Designate emergency evacuation routes

Designate emergency evacuation routes in conjunction with the County of San Benito, and make them known to the public.

HS.N Identify traffic noise mitigation needs

Continue to enforce City Ordinances, which restrict through truck traffic on residential streets and the parking and maintenance of trucks in residential districts.

HS.O Periodically evaluate the City's Noise Ordinance

Revise the Noise Ordinance to incorporate the noise-related policies presented in the Hollister General Plan and to develop a procedure for handling noise complaints.

HS.P Provide staff training on noise enforcement

Train Police, Public Works and Community Development Department personnel as needed in the use of noise measurement equipment to enforce the Noise Ordinance and vehicular noise standards, and to monitor noise levels throughout the City.

HS.Q Regularly update the Building Code

Regularly update the Building and other essential codes as necessary to address earthquake, fire and other hazards and support programs for the identification, abatement or mitigation of existing hazardous structures.

HS.R Require cleaning on sites with hazardous soils

Sites within Hollister that are contaminated with hazardous substances should be cleaned through decontamination of soils and filtration of ground water.

HS.S Review and update the City's Emergency Plan

The City shall regularly update its Emergency Plan.

HS.T Review new development for potential noise impacts

Review all development proposals to verify that the proposed development would not significantly increase noise beyond current ambient levels and that it would not generate noise that would be incompatible with existing uses in the vicinity of the proposed development.

HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan

Review all development proposals with the airport influence area to verify that the proposed development would not conflict with the land use guidelines established in the 2001 Hollister Municipal Airport Comprehensive Land Use Plan or subsequent updates.

HS.V Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan