

Chapter Five
SAFETY ELEMENT
INTRODUCTION

Section 65302 of the California Government Code requires that every jurisdiction in California adopt 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; liquefaction; and other geologic hazards known to the legislative body; flooding; military installations; and wildland and urban fires.

Stanislaus County is susceptible to many of the safety hazards listed above with the exception of tidal waves, military installations, and major hazardous waste disposal sites. No special airspace or aircraft training routes are located in Stanislaus County. Information on the various types of safety hazards are summarized herein.

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SAFETY HAZARDS

Seismic and Geological Hazard

Several known faults exist within Stanislaus County. They are located in the western part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale, which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake. However, with exception of the Diablo Grande community, most development in the unincorporated county is not located near the areas of greatest shaking potential.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone. This prohibits most construction without a geologic study.

(See Figures V-1 – Fault Map and V-2 – Earthquake Hazard Map)

Dam Inundation

One of the hazards associated with major seismic activity that has a potential for destruction and loss of life is dam failure. Large portions of the county could be under 10 feet of water or more within a few hours of failure.

Seven dams present an inundation risk for Stanislaus County, including: Don Pedro, Exchequer, La Grange, New Melones, Pine Flat, San Luis, and Tulloch Reservoirs. The risks of inundation resulting from failure of a dam pose a threat to the entire valley floor and, in particular, from New Melones and Don Pedro dams within the area of greatest population density.

(See Figure V-3– Dam Inundation Map)

Flood Hazards

The main flood risk in Stanislaus County exists along the San Joaquin River and isolated stretches of Dry Creek and the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Nine Reclamation Districts maintain levees along the San Joaquin River, built by the Corps of Engineers. Since these levees do not extend the full length of the river, flooding still occurs. There are two flood control districts in the County, the Orestimba Flood Control District and Sand Creek Flood Control District (Denair).

(See Figures V-4 – Flood Hazard Map, and V-5 – 100-Year and 200-Year Flood Zone, Best Available Maps)

Fire Hazards

Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums, and zoning or subdivision ordinance requirements.

Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility. Four factors contribute to wildland fires: vegetation, climate, topography, and

people. Chaparral, grasslands and other wild plant life provide the major sources of fire fuel. Within Stanislaus County, the areas of potential wildland fires are designated as State Responsibility Areas (SRA), and are located along the Diablo Range, generally west of Interstate 5, and the Sierra Nevada foothills in the eastern portions of the County. SRAs are under the responsibility of the California Department of Forestry and Fire Protection (CDF, or CAL FIRE). Government Code Section 51178 requires the Department of Forestry and Fire Protection to identify very high fire hazard severity zones in the state. These areas of the county are sparsely populated. Evacuation routes are available along existing roads.

(See Figures V-6 – Fire Hazard Severity Zones, and V-7 – State Responsibility Areas)

Hazardous Materials

The use, transportation, and disposal of hazardous materials is an issue of increasing concern. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters.

Cal EPA can delegate responsibility for hazardous materials oversight, permitting, and regulation to local agencies through the Certified Unified Program Agency (CUPA) program. The local CUPA is responsible for writing and updating a Hazardous Materials Area Plan (for the public safety response in the jurisdiction) and providing guidelines for the Hazardous Materials Business Plan (for local businesses designated as handlers of hazardous materials). The Stanislaus County Hazardous Material Division of the Department of Environmental Resources is the CUPA.

Airports

Airports located in urban areas, or areas with dwellings in the approach or take-off pattern, may cause safety problems for both the airplanes and occupants on the ground. Stanislaus County has an Airport Land Use Commission (ALUC) which reviews land use proposals within the approach patterns of airports (not air strips). The Commission bases its determinations on whether or not the proposed development meets compatibility criteria identified in the adopted ALUC plan. Location of air strips is governed by the County Zoning Ordinance and, in some cases, the State. The County has an adopted policy regarding the siting of air strips that requires approach patterns to be free from development (See Appendix V-A – Airport Siting Standards). County regulations require new communications antennas in agricultural areas be referred to crop dusters for input regarding safety.

Other Safety Hazards

Other safety concerns include unprotected canals, insufficient lighting, large antennas, communication facilities, and wind power facilities located in agricultural areas. Streets and roads in terms of width, location, and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access. Road safety is discussed in more detail in the Circulation Element of the Stanislaus County General Plan. Dust and dirt moved as a result of erosion can also cause safety problems, as can the uncovered transportation of sand and gravel material.

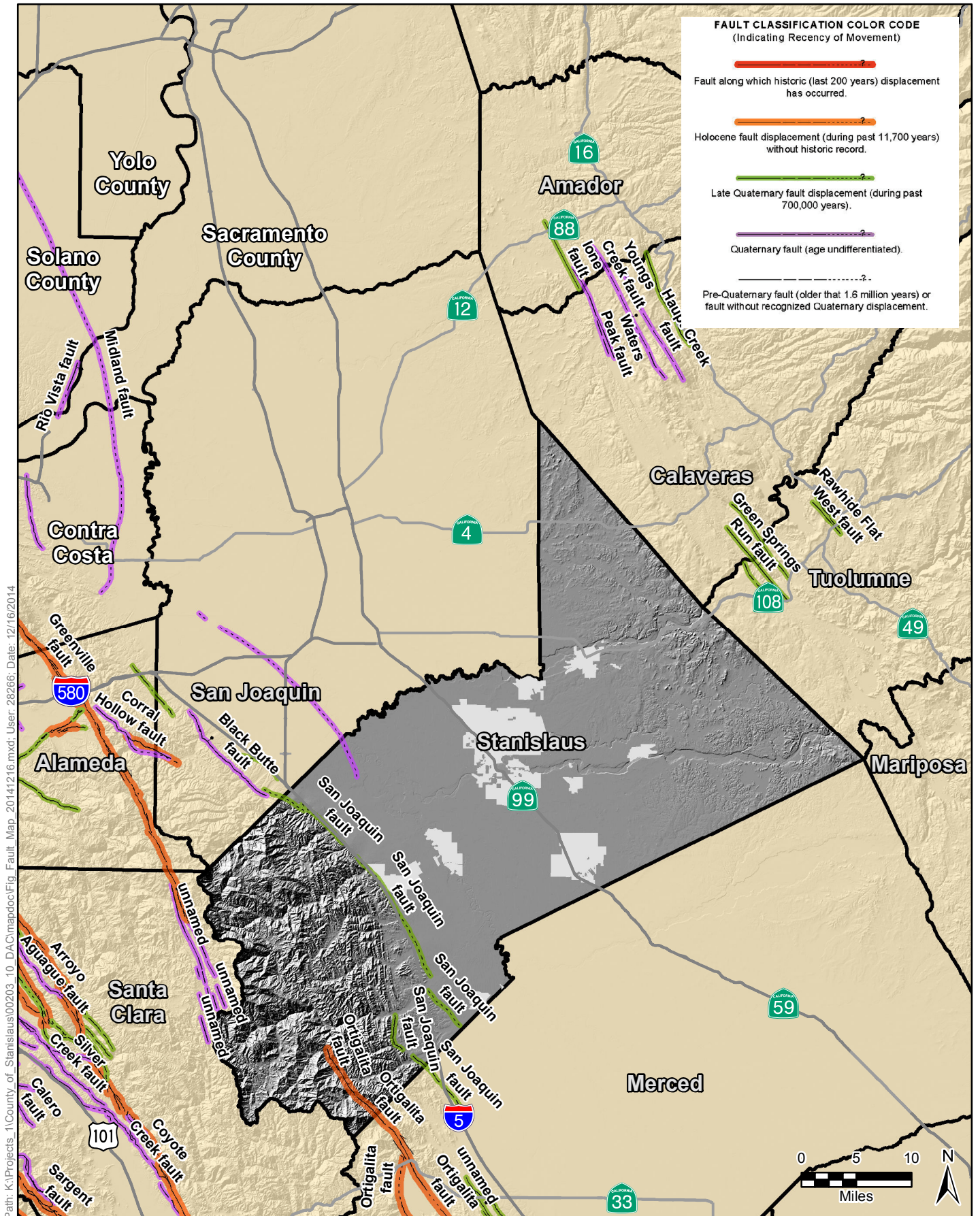
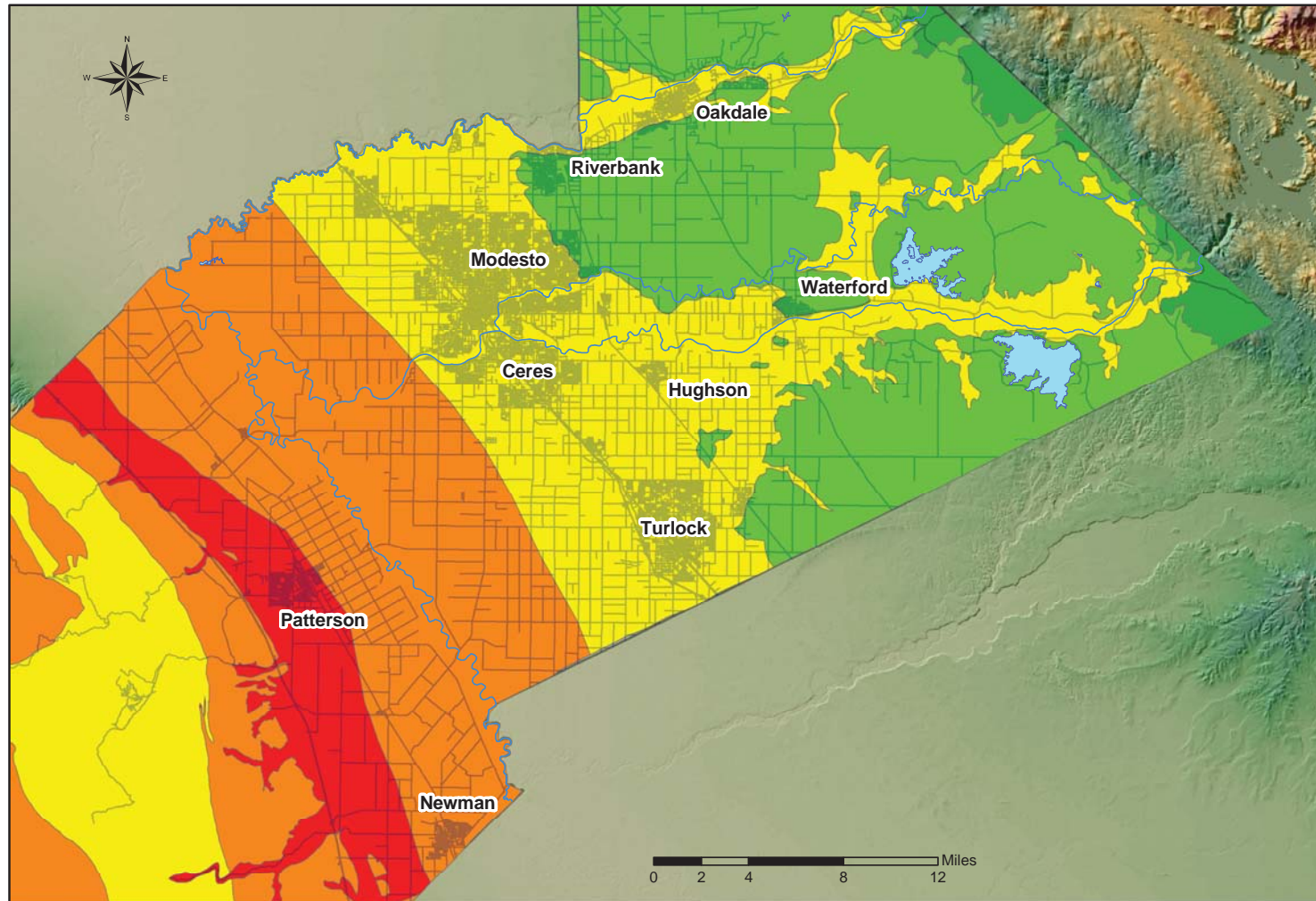


Figure V-1
Stanislaus County Fault Map

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Figure V-2 2010 Stanislaus County -- Earthquake Hazard



Map Legend:

- Rivers
- Lakes
- Roads

Shaking Potential
Peak Ground Acceleration

0.45 G's
0.35 G's
0.25 G's
0.15 G's
0.05 G's

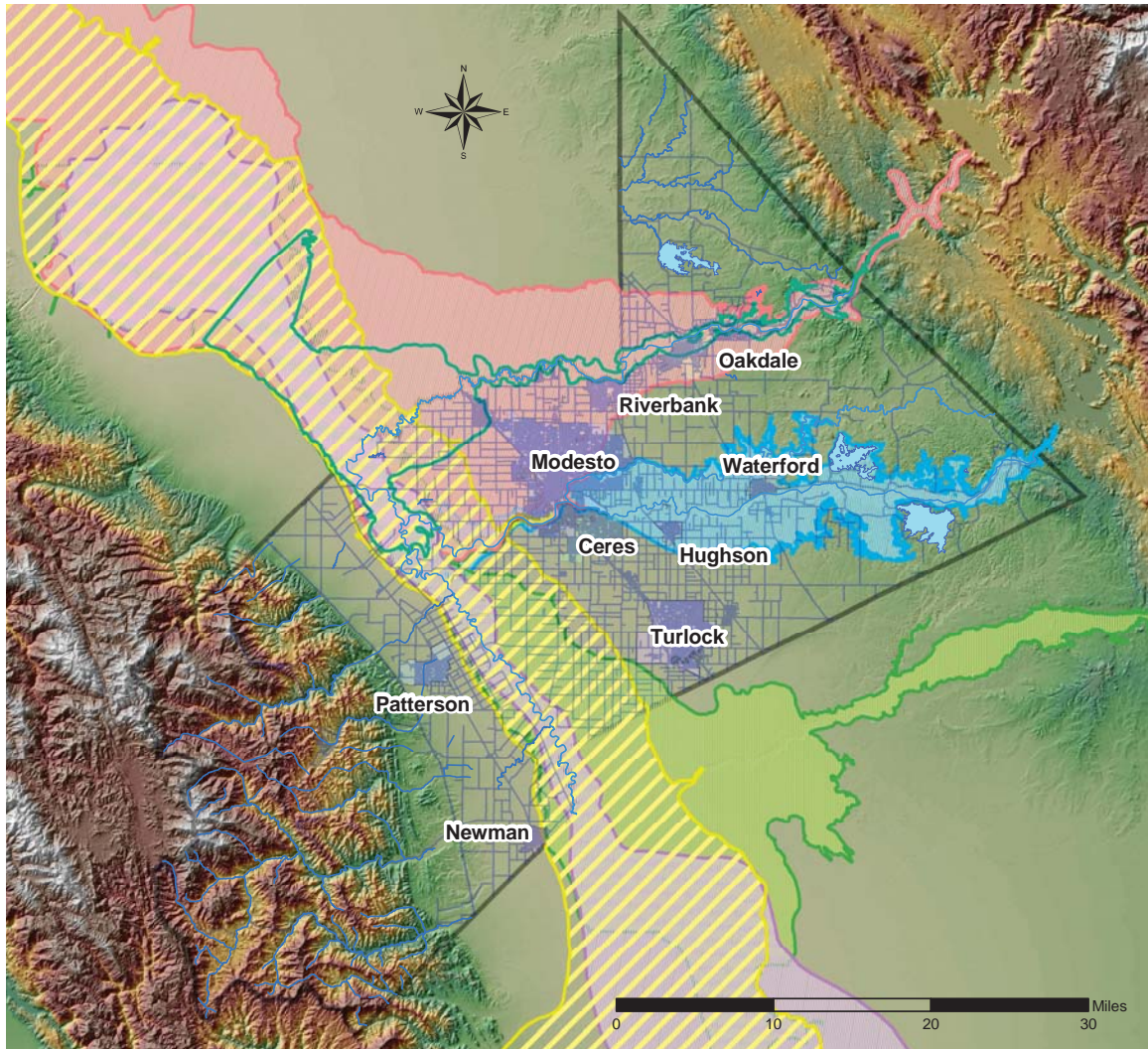
↑ Intensity

Map displays Stanislaus County with Earthquake Shaking Zones at PGA.
(Peak Ground Acceleration)

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Stanislaus County
Public Works - GIS
November, 2009

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Figure V-3 - Stanislaus County Dam Inundation Hazards (2010)



Map Legend:

- Lakes
- Rivers
- Streams
- Roads

Dam Inundation Areas

Dam Name

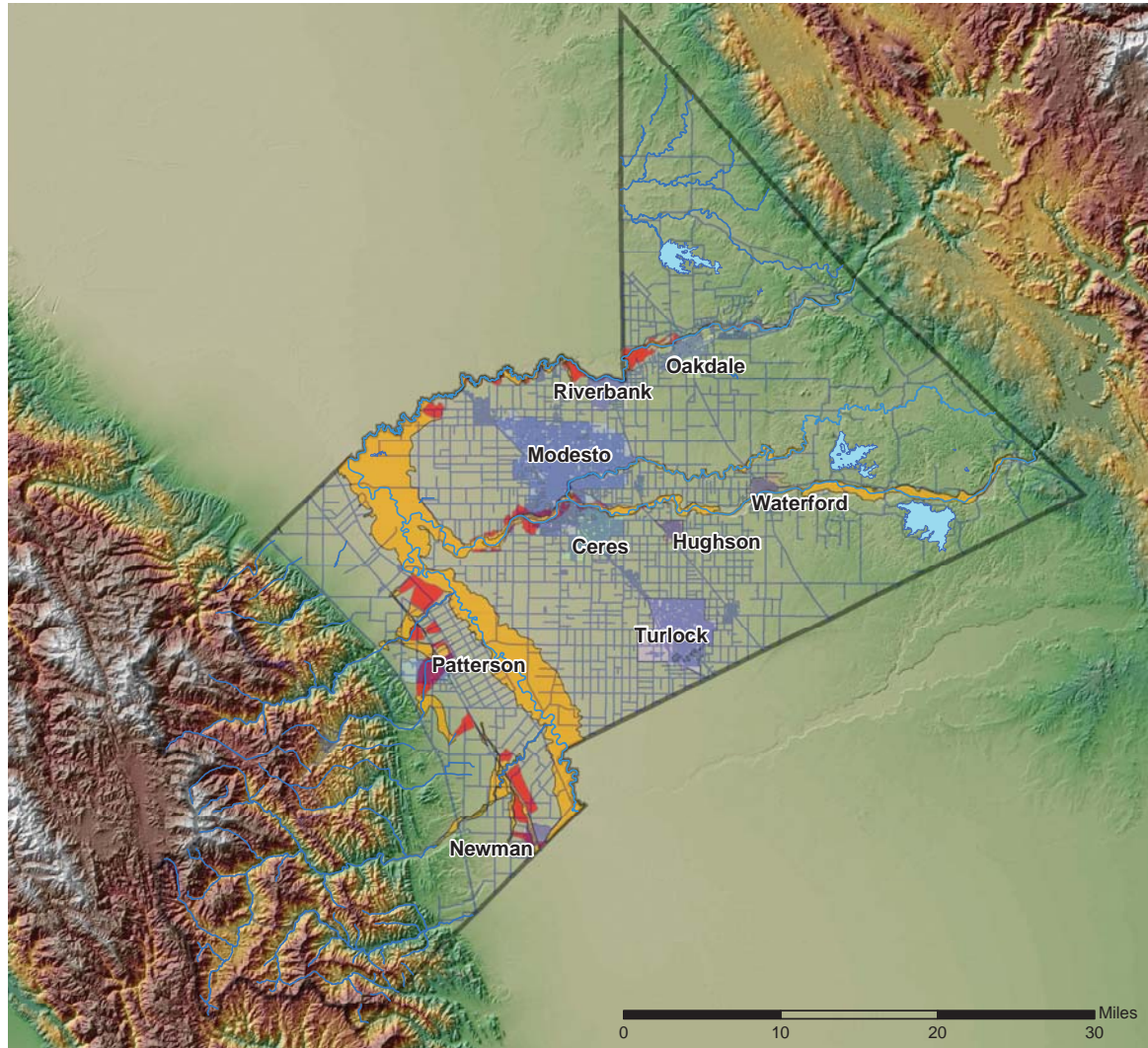
- Don Pedro
- Exchequer
- New Melones
- San Luis
- Pine Flat
- Tulloch

Map displays Stanislaus County with Dam Inundation Areas of regional dams.

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November, 2009

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Figure V-4 - Stanislaus County Flood Hazards (2010)



Map Legend:

- Rivers
- Streams
- Lakes
- Roads

FEMA Flood Zones

Federal Emergency Mgt Agency

- 100 Year Flood Zone
- 500 Year Flood Zone



Map displays Stanislaus County with 100 and 500 year FEMA floodplain boundaries. (1% and 0.2% chance of flood)

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November, 2009

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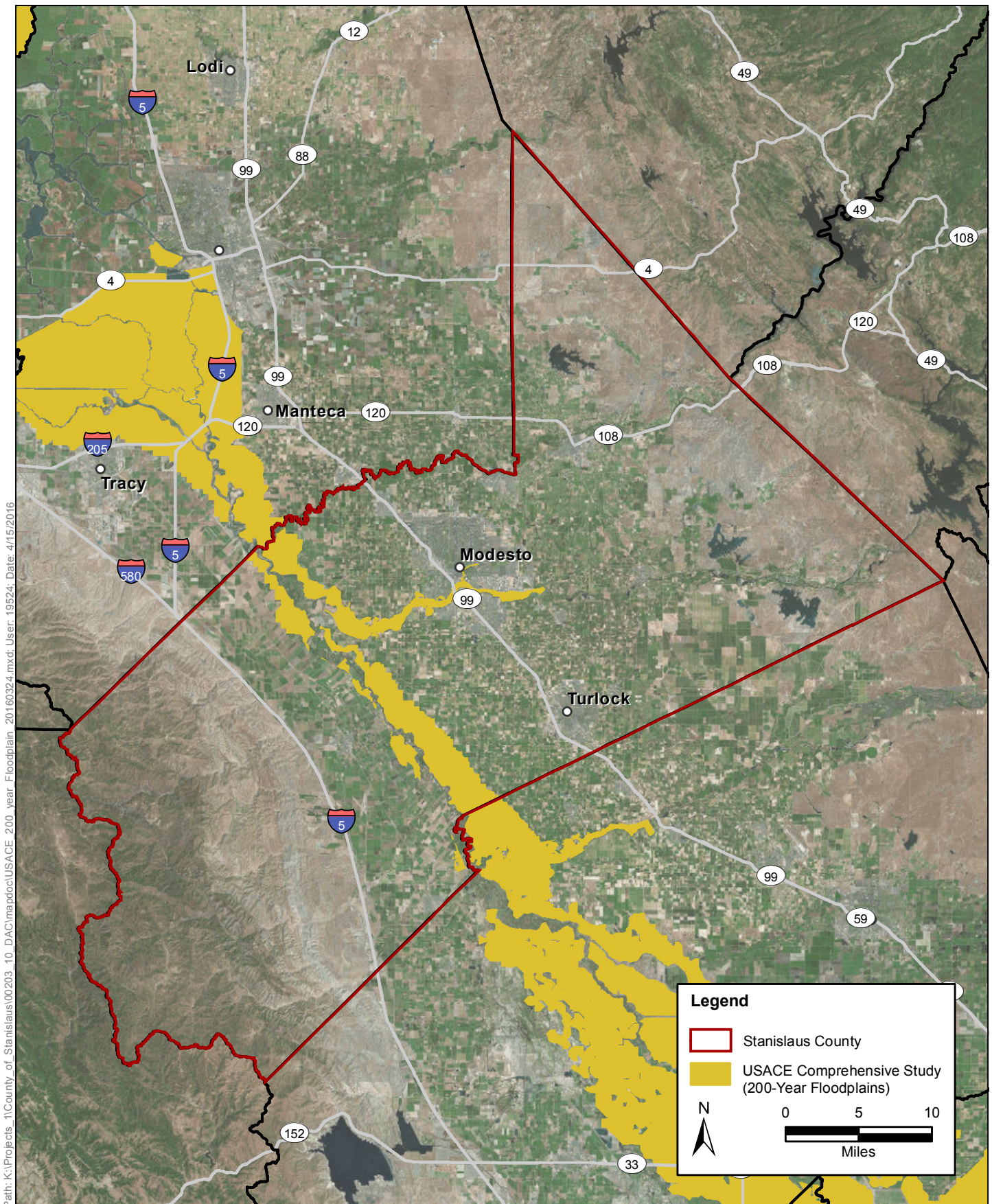


Figure V-5
Stanislaus County 200-year Floodplain



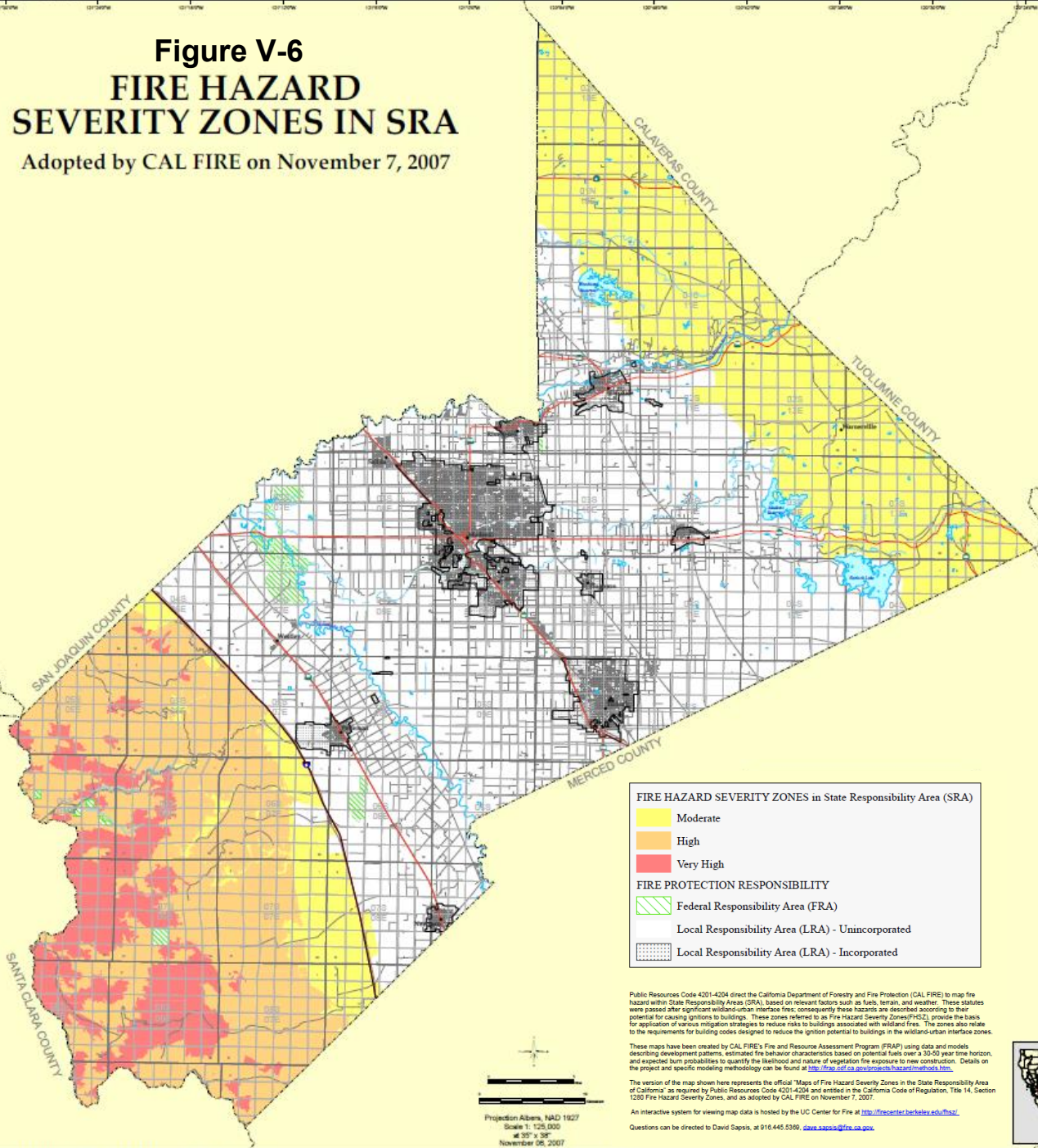
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STANISLAUS COUNTY

Figure V-6 FIRE HAZARD SEVERITY ZONES IN SRA

Adopted by CAL FIRE on November 7, 2007



FIRE HAZARD SEVERITY ZONES in State Responsibility Area (SRA)

- Moderate
- High
- Very High

FIRE PROTECTION RESPONSIBILITY

- Federal Responsibility Area (FRA)
- Local Responsibility Area (LRA) - Unincorporated
- Local Responsibility Area (LRA) - Incorporated

Public Resources Code 4201-4204 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA), based on relevant factors such as fuels, terrain, and weather. These statutes were passed after significant wildland-urban interface fires, consequently these hazards are described according to their potential for causing ignitions to buildings. These zones referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the wildland-urban interface zones.

These maps have been created by CAL FIRE's Fire and Resource Assessment Program (FRAP) using data and models describing development patterns, estimated fire behavior characteristics based on potential fuels over a 30-50 year time horizon, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure to new construction. Details on the project and specific modeling methodology can be found at <http://fire.ca.gov/assess/hazard/methods.htm>.

The version of the map shown here represents the official "Maps of Fire Hazard Severity Zones in the State Responsibility Area of California" as required by Public Resources Code 4201-4204 and entitled in the California Code of Regulation, Title 14, Section 1250 Fire Hazard Severity Zones, and as adopted by CAL FIRE on November 7, 2007.

An interactive system for viewing map data is hosted by the UC Center for Fire at <http://firecenter.berkeley.edu/fire/>.

Questions can be directed to David Sapsis, at 916.440.5350, dave.sapsis@fire.ca.gov.

Projection: Albers, NAD 1927
Scale: 1:125,000
at 30° x 30"
November 08, 2007



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, releases and publications on the Internet at <http://frap.cdf.ca.gov>
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2463, (916) 527-5939.

Arnold Schwarzenegger, Governor,
State of California
Mike Christman, Secretary for Resources,
The Resources Agency
Ruben Gallego, Director,
Department of Forestry and Fire Protection

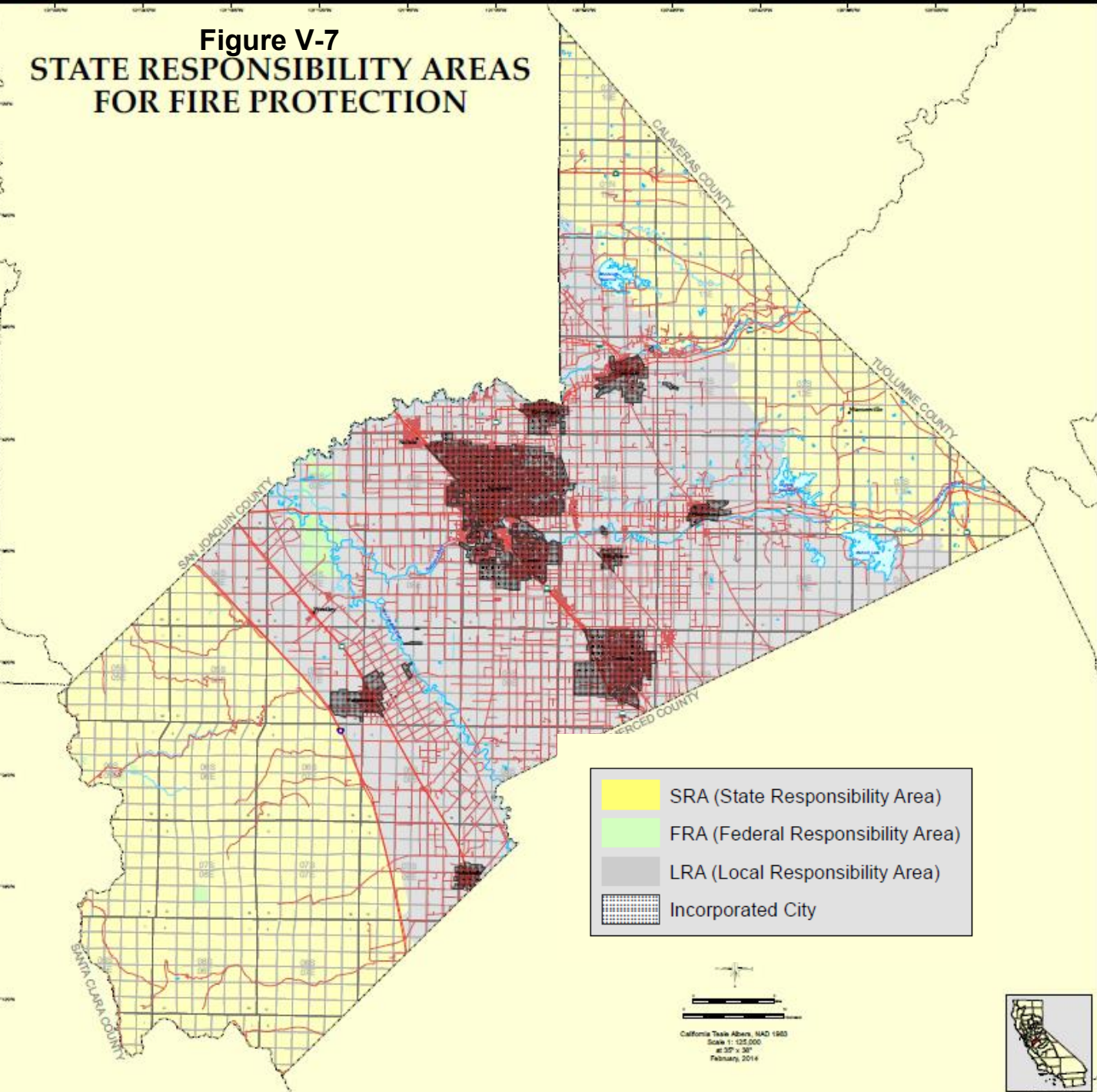
MFP 07-FHSZ3_MFP
DATA SOURCES:
CAL FIRE Fire Hazard Severity Zones (FHHSZ03a_01)
CAL FIRE State Responsibility Areas (SRAS03_01)
CAL FIRE Incorporated Cities (incorp03_01)
PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)

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STANISLAUS COUNTY

Figure V-7 STATE RESPONSIBILITY AREAS FOR FIRE PROTECTION



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Obtain FRAP maps, data, reports and publications on the Internet at <http://www.fire.ca.gov> or more information, contact CAL FIRE-FRAP, PO Box 944046, Sacramento, CA 95844-0460, (916) 337-3600.

Edmund G. Brown, Jr., Governor, State of California
John Leland, Secretary for Resources, The National Resources Agency
Ron Plonka, Director, Department of Forestry and Fire Protection

DATA SOURCED
CAL FIRE State Responsibility Areas (SRA13_0)
CAL FIRE Incorporated Cities (IC0913_0)

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MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

The Stanislaus County Board of Supervisors has adopted, and will routinely update, the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

Detailed information on the various types of safety hazards and mitigation strategies to help reduce risk and prevent future losses in Stanislaus County are provided in the MJHMP. Dam Inundation and Flood Hazard maps from the 2010 MJHMP have been incorporated into the Safety Element for reference. However, the MJHMP is required to be updated every five years and, as such, more recent maps and data may be found in subsequent MJHMPs. The County is relying upon the MJHMP to meet its requirements under California Government Code Section 65302(g)(4).

The hazards in the County's adopted MJHMP were identified through a process that utilized input from the various multi-jurisdictional partners, Work Groups, Stanislaus County Emergency Operations Plan, the Safety Element of the General Plan, input from the County's Planning Director, Public Health Director, Assistant Director of Emergency Services, City governments, researching past disaster declarations in the County, and public input. Hazards that are unlikely to occur, or for which the risk of damage is accepted as being very low, were eliminated from consideration. The MJHMP focuses on the five hazards with the greatest potential to cause a negative impact on the community. They are: earthquake, landslide, dam failure, flood, and wildfire.

The MJHMP accomplishes the following:

- Ensures compliance with the Disaster Mitigation Act of 2000, that establishes requirements for local governments and requires that in order to remain eligible to receive Federal funding for both pre-disaster and post-disaster mitigation project funding, a local government must have a FEMA approved Local Hazard Mitigation Plan written in accordance with Section 322 of the Act; and
- Ensures that Stanislaus County complies with the Disaster Mitigation Act requirement that only local governments with a state and FEMA approved Local Hazard Mitigation Plan will be eligible to receive Hazard Mitigation Grant Program project grants for disasters declared after November 1, 2004; and
- Ensures compliance with the requirement that only local governments with a state and FEMA approved Local Hazard Mitigation Plan will be eligible to receive future mitigation project funding awarded through the Flood Mitigation Administration Assistance program, the Pre-Disaster Mitigation grant programs, and the U.S. Small Business Administration's (SBA) low-interest, pre-disaster, small business loan program; and
- Unlike past years, when a local plan was created after the disaster damage, the County must now have an approved local plan in place before a disaster strikes.

The MJHMP includes the following components:

1. Prerequisites – includes the adoption of the final plan by the local governing body. This demonstrates the County's commitment to fulfilling the mitigation goals and objectives outlined in the plan.

2. Planning Process – documents the planning process used to develop the plan, including how it was prepared and who was involved in the process.
3. Risk Assessment – includes seven requirements for each of the five hazards identified in the MJHMP
 - A. Identifying Hazards – includes a description of the hazards.
 - B. Profiling Hazard Events – identifies the location, extent, previous occurrences, and probability of future events.
 - C. Assessing Vulnerability/Overview – identifies an overall summary description of the vulnerability to each hazard and the impact of each hazard on the jurisdiction.
 - D. Assessing Vulnerability/Identifying Structures – includes the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas.
 - E. Assessing Vulnerability/Estimating Potential Losses – includes estimates of potential dollar losses to vulnerable structures and describes the methodology used to prepare the estimate.
 - Assessing Vulnerability: Addressing Repetitive Loss Properties - As of October 1, 2008, all mitigation plans must also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged by floods. Repetitive Loss Properties (RLP) are those for which two or more losses of at least \$1,000 each have been paid under the NFIP within any 10 year period since 1978.
 - F. Assessing Vulnerability/Analyzing Development Trends – includes the land uses and development trends.
 - G. Multi-Jurisdictional Risk Assessment – each of the participating jurisdictions must include their unique risks, if different from the County's, in their individual plan.
4. Mitigation Strategy – provides the County's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources and expands on and improves these existing tools. This entails the development of goals from which specific mitigation actions will be derived. All mitigation actions must be prioritized and the plan must describe the strategy for implementation.
5. Plan Maintenance – describes the method and schedule for monitoring, evaluating, and updating the plan every five years to make sure the plan remains an active and relevant document.

CLIMATE ADAPTATION

The State of California's Cal-Adapt website provides information on key environmental changes that are expected to be the results of climate change. These include: temperature, snowpack, sea level rise, wildfire risk, and precipitation. Cal-Adapt estimates, as of 2016, that the average temperature in Stanislaus County will increase from 60.7 degrees F to 67.2 degrees under a high greenhouse gas emissions scenario or to 64.6 degrees under a low greenhouse gas emissions scenario. Stanislaus County is not subject to snowfall, so changes in snowpack would not directly impact the County. Sea level rise will not affect Stanislaus County, as it is an inland county. Wildfire risk is not predicted to change, nor is the level of precipitation (although precipitation is expected to include more rain and less snow at higher elevations).

The County can be expected to experience the following effects as a result of climate change, most of which are related to the increase in average temperature:

- Increased health risks for vulnerable populations during extended heat waves
- Changes in insect vector populations due to warmer temperatures, and associated increase in human health risk
- Increased drought potential due to less reliable snowfall
- Increased flood risk due to the expected increase in winter rains in relation to winter snow at higher elevations
- Reduced carry-over storage in multi-purpose reservoirs as a result of the need to maintain a larger flood control capacity later into the year
- Extended wildfire season

These effects have the potential to affect the following community resources:

- Essential facilities (hospitals, fire stations, police stations, water, and wastewater treatment plants, etc.), transportation systems, utilities, and developed areas, where there is a risk of flooding
- Vulnerable populations, including disadvantaged unincorporated communities, where there is a risk of flooding and where air conditioning is limited
- Industrial or commercial businesses, where flood damage could result in economic losses or the release hazardous materials

The Safety Element policies and implementation measures relating to efforts to improve flood control and reduce risks for future development, and efforts to improve the standard of living in disadvantaged unincorporated communities, along with the MJHMP, comprise the County's adaptation strategy. The risk assessments of flood and wildfire hazard in the MJHMP, and the associated goals and mitigation actions, describe these risks to life, property, and essential facilities in more detail and contain additional adaptation strategies to be undertaken by the County and other jurisdictions within the county.

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GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Prevent loss of life and reduce property damage as a result of natural disasters.

POLICY ONE

The County will adopt (and implement as necessary) plans inclusive of the Multi-Jurisdictional Hazard Mitigation Plan, to minimize the impacts of a natural and man-made disasters.

IMPLEMENTATION MEASURES

1. The County Sheriff's Department will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster, including dam failure. Evacuation routes will serve all of the jurisdictions in the County; therefore, plans for evacuation routes must be coordinated with these cities.
Responsible Departments: Sheriff, Office of Emergency Services / Fire Warden
2. The County will follow the policies included in the adopted County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan. New development shall not conflict with policies included in that document.
Responsible Departments: Sheriff, Office of Emergency Services / Fire Warden, Planning
3. The County will make information available to landowners in areas subject to flooding to help them form a flood control district.
Responsible Department: Planning
4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
5. In the event of a major threat, the Sheriff, Office of Emergency Services / Fire Warden, and the Local Fire Agency having jurisdiction may mandate and coordinate evacuation of the threatened area.
Responsible Departments: Sheriff, Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction
6. The County has adopted a Multi-Jurisdictional Hazard Mitigation Plan, and will implement and evaluate the Plan on a regular basis as necessary to comply with state and federal laws. This includes implementing the mitigation actions of the Plan through the Safety Element.
Responsible Department: Office of Emergency Services / Fire Warden

POLICY TWO

Development should not be allowed in areas that are within the designated floodway or any areas that are known to be susceptible to being inundated by water from any source.

(Comment: The Federal Emergency Management Agency (FEMA) has developed floodway maps which identify areas prone to flooding.)

IMPLEMENTATION MEASURES

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.50 (Flood Damage Prevention) of the County Code and within the designated floodway shall obtain Central Valley Flood Protection Board approval.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
Responsible Departments: Public Works, Planning, Planning Commission, Board of Supervisors
3. The County shall amend its Zoning Ordinance, as needed, for compliance with the Central Valley Flood Protection Act of 2008 (and any subsequent amendments).
Responsible Departments: Public Works, Planning, Planning Commission, Board of Supervisors

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Earthquake Fault Zoning Act.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
2. Development in areas of geologic hazard shall be considered for approval only where the development includes an acceptable evacuation route.
Responsible Departments: Public Works, Sheriff, Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning, Planning Commission, Board of Supervisors
3. Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.
Responsible Departments: Parks and Recreation, Planning, Planning Commission, Board of Supervisors
4. The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

5. Where it is found that right-of-way widths greater than those specified in the Circulation Element are necessary to provide added safety in geologically unstable areas, additional width shall be required.
Responsible Departments: Public Works, Planning, Planning Commission, Board of Supervisors

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
2. Development west of I-5 shall include a geological report unless the Chief Building Official is satisfied that no need for the study is present.
Responsible Departments: Planning
3. The routes of new public and private roads in areas subject to landslides shall be designed to minimize landslide risks.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.
Responsible Departments: Chief Executives Office, Planning, Board of Supervisors

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GOAL TWO

Minimize the effects of hazardous conditions that might cause loss of life and property.

POLICY SIX

All new development shall be designed to reduce safety and health hazards.

IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles. The County shall promote the design of structures, streetscapes, pathways, project sites, and other elements of the built environment that allow for surveillance of publically accessible areas.
Responsible Departments: Sheriff, Office of Emergency Service / Fire Warden, Local Fire Agency Having Jurisdiction
2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
3. Development standards shall be imposed to provide street lighting, storm drainage, adequate setbacks, fire walls, and fire safe standards for defensible space, pursuant to California Code of Regulations Title 14, Fire Safe Regulations.
Responsible Departments: Public Works, Planning, Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning Commission, Board of Supervisors
4. All building permits shall be reviewed to ensure compliance with the California Code of Regulation, Title 24, California Building Codes, and California Code of Regulations Title 14, Fire Safe Regulations.
Responsible Departments: Planning, Local Fire Agency Having Jurisdiction

POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

IMPLEMENTATION MEASURES

1. The County shall continue to implement the funding strategies for Capital Improvements and ongoing operations as identified under Policy Twenty-Four of the Land Use Element.
Responsible Departments: Public Works, Planning, Board of Supervisors

2. All discretionary projects in the County shall be referred to the Office of Emergency Services / Fire Warden, and the Local Fire Agency having jurisdiction for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues, including emergency access and evacuation routes. All projects in State Responsibility Areas or Very High Fire Hazard Severity Zone shall be routed to CALFire for comments.
Responsible Departments: Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction, Planning
3. The County Fire Warden and the Local Fire Agency having jurisdiction shall work with the California Department of Forestry and Fire Protection and with local fire agencies to minimize the danger from wildfire by establishing adequate fire suppression, setbacks, and other requirements pursuant to California Code of Regulations Title 14, Fire Safe Regulations. All building permits and discretionary projects located within State Responsibility Areas and Very High Fire Hazard Severity Zones, the Strategic Fire Plans of the local and adjoining jurisdictions CalFire units shall be followed.
Responsible Departments: Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction
4. Discretionary projects shall be considered for approval only when they are found to include adequate fire protection.
Responsible Departments: Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning, Planning Commission, Board of Supervisors
5. New development shall have water to meet the fire flow standards established in the current adopted fire code, and the current California Public Resources Code 4290, and when located within the State Responsibility Area and Very High Fire Hazard Severity Zones, the National Fire Protection Association 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting.
Responsible Departments: Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction, Planning, Planning Commission, Board of Supervisors
6. All discretionary projects shall be referred to the Sheriff's Department for comment and evaluation of security features including crime prevention through design. Comments from the Sheriff will be used to either condition or modify the project.
Responsible Departments: Sheriff, Planning, Planning Commission, Board of Supervisors
7. All building permits and discretionary projects within the State Responsibility Areas and Very High Fire Hazard Severity Zones, as identified by the current California Department of Forestry and Fire Protection Fire Hazard Severity Zone maps, shall meet the minimum state development standards, including the current chapters of the California Fire Code regarding requirements for wild land – urban interface fire areas, the California Building Code and Residential Code Materials and Construction Methods for Exterior Wildfire Exposure, and California Code of Regulations Title 14, Fire Safe Regulations, or more stringent specific standards as may be adopted by the Board of Supervisors for this County.
Responsible Departments: Public Works, Planning, Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning Commission, Board of Supervisors, CalFire

8. All discretionary projects shall be referred to the Local Emergency Medical Services Agency for comments related to ambulance service.
Responsible Departments: Planning, Planning Commission, Board of Supervisors

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURES

1. New urban development shall provide street lighting, storm drainage, setbacks, and other safety features as the specific case may require for all modes of travel (automobile, pedestrian, bicycle, etc.).
Responsible Departments: Public Works, Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning Commission, Board of Supervisors
2. New development shall conform to the standards in the County Department of Public Works Specifications and Improvement Standards for maintenance and improvement of roads.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
3. The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel, and other materials.
Responsible Department: Sheriff
4. Private access roads in the State Responsibility Areas, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet state-mandated standards for such roads and all requirements under California Code of Regulations Title 14, Fire Safe Regulations.
Responsible Departments: Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning, Planning Commission, Board of Supervisors
5. Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.
Responsible Departments: Planning, Planning Commission, Board of Supervisors

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) or overlay zones to mitigate safety hazards.

IMPLEMENTATION MEASURES

1. Fire Agencies, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support capital needs. Such requests shall be accompanied by supporting documentation.
Responsible Departments: Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Sheriff, Chief Executive Office, Board of Supervisors

2. The County will work with the State Department of Forestry and Fire Protection and the local fire agencies having jurisdiction to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
Responsible Departments: Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning, Board of Supervisors
3. The County may consider the adoption of overlay zones for the purpose of alerting property owners to restrictions relating to safety hazards.
Responsible Departments: Planning, Planning Commission, Board of Supervisors

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix V-A)
Responsible Departments: Planning, Planning Commission, Board of Supervisors
2. Development proposals for the establishment of an air strip shall include easements to restrict development on neighboring properties as required by County policy. The developer shall document existing easements and demonstrate the ability to acquire additional easements, if needed, prior to project approval. Projects shall be conditioned to require easements be recorded prior to development of the air strip.
Responsible Departments: Planning, Planning Commission, Board of Supervisors

POLICY ELEVEN

Restrict large communication and wind power facilities within the agricultural area with respect to maximum height, markings (lights), and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. All communication facilities shall meet the siting standards established by Chapter 21.90 - Communication Facilities of the Zoning Ordinance.
Responsible Departments: Planning, Planning Commission, Board of Supervisors
2. Discretionary development proposals for communication and wind power facilities in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.
Responsible Department: Planning

POLICY TWELVE

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURES

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.
Responsible Departments: Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors
2. The Airport Land Use Commission Plan shall be updated, as necessary, to conform to current state and federal law.
Responsible Departments: Planning, Airport Land Use Planning Commission
3. All amendments to a land use designation, zoning district, or zoning regulation affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Commission for comment. If that commission recommends denial, the Board of Supervisors may overrule that recommendation only by a two-thirds majority vote.
Responsible Departments: Planning, Airport Land Use Commission, Board of Supervisors
4. The height and exterior materials of new structures, protected by the Airport Land Use Commission Plan shall be reviewed to determine whether they conform to those regulations.
Responsible Departments: Planning, Board of Supervisors

POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of spilled hazardous materials as required.

IMPLEMENTATION MEASURES

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
Responsible Department: Environmental Resources
2. The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. The goals, objectives, conclusions, recommendations, and implementation measures of that plan are hereby incorporated as a part of the Safety Element, along with any modifications which may result from state review of the Hazardous Waste Management Plan.
Responsible Departments: Board of Supervisors, Environmental Resources
3. The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.
Responsible Departments: Environmental Resources, Sheriff, Office of Emergency Services / Fire Warden

POLICY FOURTEEN

The County will continue to enforce state-mandated structural Health and Safety Codes, including but not limited to the California Building Code, the International Property Maintenance Code, the California Fire Code, the California Plumbing Code, California Electric Code, and Title 24, Parts 1-9.

(Comment: The California Building Code includes provisions for safe construction under the most current standards. The International Property Maintenance Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the California Building Code.
Responsible Department: Planning
2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the International Property Maintenance Code.
Responsible Departments: Environmental Resources, Planning
3. The California Fire Code shall be followed in inspections and maintenance of structures regulated under that code.
Responsible Departments: Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction

POLICY FIFTEEN

The County will support the Federal Emergency Management Agency (FEMA) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets FEMA standards, property owners whose property is located within certain areas identified by FEMA as flood hazard areas may purchase insurance against flood damage. Chapter 16.50 of the Stanislaus County Code meets the FEMA standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter 16.50 (Flood Damage Prevention) of the County Code to meet FEMA standards.
Responsible Departments: Public Works, Board of Supervisors

APPENDIX V-A
AIRPORT SITING STANDARDS

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THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 6, 1984

No. 84-367

On motion of Supervisor Blom, Seconded by Supervisor Simon,
and approved by the following vote,
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn
Noes: Supervisors: None
Excused or Absent: Supervisors: Terry
Abstaining: Supervisor: None

D-2

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL
SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, after receiving a report concerning private airports in Stanislaus
County, this Board referred the matter to the Planning Commission for study and
possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private
airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this
Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural
Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby
adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service
Airports and Temporary Agricultural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk
Stanislaus County Board of Supervisors,
State of California.



By: Rochelle A. Tilton, Assistant Clerk

File No. S-18-CC-27

ESTABLISHING POLICIES FOR THE SITING OF NEW
AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY
AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.
2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.
3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.
4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.
5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.

