



## INTRODUCTION

In order to promote a safe and high quality community, the City must ensure that risks associated with noise and natural hazards are minimized. This element of the Ione General Plan addresses issues related to noise and safety in the community. The setting and known issues related to these topics is described, and frames the goals and policies set forth to address such issues. Additional information related to the setting can be found in the General Plan Background Report, bound under a separate cover. Goals, policies and actions are identified which minimize the exposure to excess noise and reduce foreseeable hazards within the City of Ione.

Please turn to Page 7-2 for a complete listing of contents covered in this Element, with page number references.

Noise, for the purposes of this General Plan, is considered any unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. While there are sounds that are considered desirable, this element is intended to address unwanted sounds that impact the health, safety, and welfare of the community. Removing or reducing significant sources of noise will improve quality of life for Ione's residents, employees, and visitors.



## IN THIS SECTION

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Safety is an important aspect in ensuring the general well being of City residents, and it encompasses the prevention of and response to damages caused by manmade and naturally occurring hazards. Ione currently faces a range of safety issues including flooding, wildfires, hazardous materials, geologic and traffic hazards, and crime. The City's prevention of and response to these issues will determine its success in maintaining and attracting residents, businesses and tourists.

### VISION

Ione will retain the character and quality of a small town. Residents will continue to benefit from quiet, safe neighborhoods. The quality of life, and the comfort and safety enjoyed by residents, visitors, and business owners and operators within the City will remain without the exposure to unnecessary risks associated with natural and manmade hazards or intrusion of harmful levels of noise.

### PURPOSE

The purpose of this Noise and Safety Element is to identify and remedy both present and anticipated concerns regarding major sources of noise and safety issues within and surrounding the City. The goals, policies, and actions provided will, when implemented, ensure the comfort and safety of residents in the Planning Area. This element will identify viable solutions to minimize annoyance, potential risk of death, injuries, property damage, economic hardship, and social displacement resulting from noise and safety hazards.

### RELATED PLANS AND PROGRAMS

The Noise and Safety Element relates to several other plans and programs, including the following:



## **California Noise Control Act and Guidelines**

The California legislature enacted the Noise Control Act to address unwanted and hazardous noise as a public health and welfare issue through noise control, prevention, and abatement. The State Office of Noise Control in the Department of Health Services established criteria and guidelines for use in setting standards for human exposure to noise. This Element is consistent with those provisions.

## **California Building Code (CBC)**

The California Building Standards Code is comprised of twelve parts that incorporate public health and safety standards used in the design and construction of buildings in California. The CBC is administered by the California Building Standards Commission. The codes also include standards for energy efficiency and access compliance for persons with disabilities. Seismic design standards provide regulations for earthquake safety in the construction of all buildings in California. Specific wildland-urban interface fire protection standards provide for protection of structures located in areas prone to wildfires. In addition, changes to building standards for persons with disabilities were adopted to introduce federal Department of Justice (DOJ) certification requirements. California continues to strive for barrier-free design in buildings to ensure they are accessible to, and usable by, everyone.

## **California Occupational Safety and Health Administration**

In accordance with the California Code of Regulations, Title 8 Sections 1270 “Fire Prevention” and 6773 “Fire Protection and Fire Fighting Equipment” the California Occupational Safety and Health Administration (Cal OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire housing sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all fire fighting and emergency medical equipment.

## **California Fire Code and International Fire Code**

The California Fire Code and International Fire Code contain regulations relating to construction, maintenance, and use of buildings. Topics addressed in the codes include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The codes also contain specialized technical regulations related to fire and life safety.

## **California Health and Safety Code**

State fire regulations are set forth in Sections 13000 *et seq* of the California Health and Safety Code, which includes regulations for building standards, fire protection and notification systems, fire



protection devices such as extinguishers, smoke alarms, high-rise building, childcare facility standards, and fire suppression training.

### **California Department of Transportation (Caltrans) Standards**

Caltrans standards establish construction specifications associated with Caltrans facilities and rights-of-way related to transportation noise and safety. The following are the Caltrans rights-of-way in Ione: State Routes 104 and 124 intersect within the center of downtown Ione. State Route 88 is also within the Planning Area of this General Plan. These three state highways are under the jurisdiction of Caltrans and any changes associated with these roadways, or their right-of-ways, must be approved by Caltrans.

### **Central Sierra Planning Council (CSPC)**

CSPC is an association of local governments in the four-county Region. Its members include the counties of Alpine, Amador, Calaveras, and Tuolumne as well as the cities of Amador City, Angels, Ione, Jackson, Plymouth, Sonora, and Sutter Creek. The CSPC serves as a forum for the study and resolution of regional issues.

### **Amador County Transportation Commission (ACTC)**

ACTC serves as the Regional Transportation Planning Authority for Amador County. The primary responsibilities of the ACTC include the administration of Transportation Development Act funds and other state and federal transportation funding within Amador County. ACTC works in partnerships with other agencies and municipalities within its jurisdiction including the County and the cities of Ione, Jackson, Amador City, Plymouth and Sutter Creek. ACTC facilitates implementation of the Countywide Regional Transportation Plan and the Amador County Pedestrian and Bicycle Transportation Plan.

### **California Environmental Quality Act (CEQA)**

CEQA is the State's environmental review process that requires public agencies to identify the significant environmental effects of a project, including potential noise and safety hazards and either avoid the significant environmental effects, where feasible, or mitigate the significant environmental effects, where feasible. This General Plan and all qualifying projects within the Ione General Plan Planning Area will be subject to environmental analysis consistent with CEQA.

### **Plans and activities of the Federal Emergency Management Agency (FEMA)**

FEMA is the federal agency charged with preparing the nation for all hazards and effectively managing federal responses and recovery efforts following any national incident (e.g., major flood, earthquake, tornado, or hurricane). FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration. FEMA will coordinate with the City's designated emergency responders.



## **California Emergency Management Agency (CEMA)**

CEMA coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies, and for assisting local governments in their emergency preparedness, response and recovery efforts. CEMA will review the City's local Emergency Management Plan.

## **Local Floodplain Management Regulations**

Title 18.04 of the City's Municipal Code includes regulations to protect the public health, safety, and welfare of the community through the establishment of floodplain management regulations. These regulations were adopted in order to protect human life and health, minimize the need for expensive flood control projects, minimize flood damages including business interruption, damage to public facilities or other potential losses due to flooding. These regulations pertain to any area subject to flood hazards. Any development that is proposed in flood hazard areas must first obtain a development permit as required by the City's Floodplain Management regulations.

## **Local Emergency Management Plan**

As provided for in State law, local jurisdictions are required to establish plans and ordinances addressing emergency management operations. This includes identifying hazards that may pose a major threat to the City and how to address these potential threats should an emergency occur. CEMA provides requirements and guidelines for such plans. The City of Ione utilizes the Countywide Multi-Hazard Mitigation Plan as its local emergency management plan. This plan is described below.

## **Amador County Multi-Hazard Mitigation Plan**

The Amador County Multi-Hazard Mitigation Plan is a multi-jurisdictional plan that includes the County and the communities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek. The purpose of hazard mitigation and this Plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Amador County. The plan acknowledges that Amador County is vulnerable to several natural hazards including wildfires, floods, and drought. Each hazard is identified, profiled, and analyzed in the plan. The plan and planning process lay out the strategy that will enable Amador County to become less vulnerable to future disaster losses. This plan has been formally adopted by each participating entity and is required to be updated a minimum of every five years.

## **Alquist-Priolo Earthquake Fault Zoning Act (1972)**

This legislation establishes a series of earthquake fault zones along and around surface traces of active fault lines. Local agencies are required to regulate development within these zones to prevent the construction of buildings used for human occupancy on surface traces of active faults. While



there are no active faults within the Planning Area, the General Plan must evaluate the potential. There are faults located east of the Planning Area, as shown in **Figure 6-1**.

### **Measure M (2008)**

Measure M established a one-half cent sales tax in Amador County for fire protection and emergency medical response services, with the proceeds allocated to local fire districts in the County. The Amador Fire Protection Authority (AFPA), a Joint Powers Authority, provides oversight of the program.

### **Seismic Hazards Mapping Act (1990)**

This legislation addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically-induced landslides. It includes specific criteria for approving development projects that occur within a seismic hazard zone. While there are no seismic hazards identified within the Planning Area, the General Plan must evaluate the potential, as Amador County lies between two active seismic regions.

### **Surface Mining and Reclamation Act (1975)**

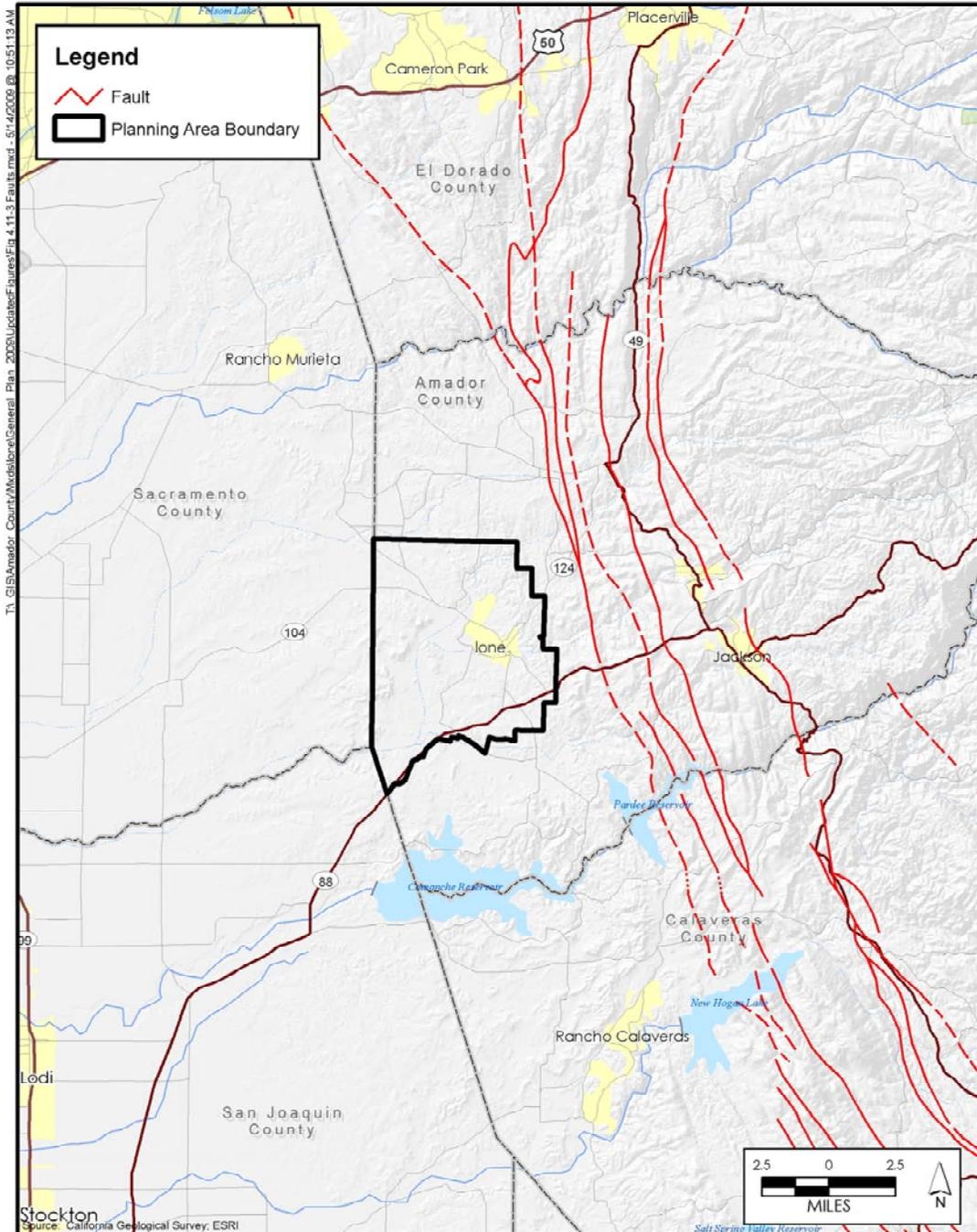
The California Department of Conservation Surface Mining and Reclamation Act (SMARA), provides a comprehensive surface mining and reclamation policy that permits the continued mining of minerals, as well as the protection and subsequent beneficial use of the mined and reclaimed land. The purpose of SMARA is to ensure that adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a useable condition and readily adaptable for alternative land uses.

### **Plans and Actions of the Federal Environmental Protection Agency (EPA)**

The EPA regulates cleanup of groundwater contamination and other pollutants that may be unsafe to humans and the natural environment. There are two cleanup sites within the City and Planning Area, which must comply with the regulations of the EPA. These are the Q Ranch and the MP Associates, Inc. site. These sites are discussed further, below.



**FIGURE 6-1: REGIONAL FAULT ZONES**



City of Ione  
Planning Department

Regional Fault Zones



## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Noise and Safety Element works in conjunction with the other elements of this General Plan. Most specifically, it relates to the Public Facilities Element with the mutual goal of timely public service and infrastructure provision, and to the Land Use Element, which promotes development policies to ensure land use compatibilities including potential noise and safety issues through appropriate land use planning and site design. Portions of this element also relate to the Circulation Element when projecting transportation noise sources and addressing safety at interfaces between different modes of travel.

## SETTING, ISSUES, AND CONSIDERATIONS

### NOISE

Noise can come from two types of sources: **mobile** and **stationary**.

- Mobile source** noises are generally associated with transportation, such as roadway traffic, trains, and aircraft. The most significant mobile sources of noise in Ione are State Routes 104, 124 and 88 and other major roadways. Typical noises from railways include the locomotive engine noise, track noises, and warning horn sounds. Each of these noise sources is discussed in greater detail later in this element and policies have been incorporated into this General Plan to address these and other noise sources.
- Stationary sounds** can be pin-pointed and do not move. Examples of stationary sources in Ione include general service commercial areas (such as automobile repair), outdoor machinery (such as heating/air conditioning systems, which may be found in both residential and commercial areas), outdoor recreational facilities (such as Howard Park, Castle Oaks Golf Club, and outdoor play areas at schools), agricultural operations and machinery, and industrial operations such as blasting, mining, drilling, and use of heavy equipment that may occur in industrial or mining areas. Noise generated at construction



*Noise at stock car races can reach 130 decibels.*

How Loud Is It? Sound Levels for Common Noise Sources

Activity	Noise Level in Decibels
Limit of Hearing	0 dB
Normal Breathing	10 dB
Soft Whisper	30 dB
Library	40 dB
Refrigerator	50 dB
Rainfall	50 dB
Washing Machine	50-75 dB
Normal Conversation	60 dB
Hair Dryer	60-95 dB
Alarm Clock	65-80 dB
Power Mower	65-95 dB
Dumpster Pickup (@ 50')	80 dB
Garbage Disposal	80-95 dB
Noisy Restaurant	85 dB
Train Approaching (Engines)	85-90 dB
Tractor	90 dB
Shouting in Ear	110 dB
Loud Rock Concert	120 dB
Stock Car Race	130 dB
Jet Engine at Takeoff	150 dB

These are typical noise levels. Distance from the source will reduce the noise level. A 10 dB increase doubles perceived loudness. Continued exposure to noise above 85 dB can cause hearing loss; the maximum exposure to 85 dB noise in the workplace is eight hours. A single exposure to 140 dB noise can cause some hearing loss. *Source: National Institute for Occupational Safety and Health.*



sites also falls within the category of stationary sound. Each of these noise sources is discussed in greater detail later in this element and policies and actions have been incorporated into this General Plan to address these and other noise sources.

Generally speaking, any land use where activities of people can be disrupted or annoyed by loud noises is considered noise-sensitive. For example, a residential land use, where people live, sleep, and study, is considered sensitive to noise because noise can disrupt these activities (the passing train, for instance, whose engine noise or warning horn can disrupt sleep).

## GENERAL SERVICE COMMERCIAL AND LIGHT INDUSTRIAL USES

Noise sources associated with service commercial uses such as automotive repair facilities, car washes, loading docks, lumber yards, etc., are found at various locations within the City. The noise emissions of these types of uses are dependent on many factors, and are therefore difficult to quantify precisely. Nonetheless, noise generated by these uses contributes to the ambient noise environment in the immediate vicinity of these uses and should be considered where either new noise sensitive uses are proposed nearby or where similar uses are proposed in existing residential areas.

A number of uses throughout Ione, from dry cleaners to gas stations, maintain stocks of hazardous substances on site, leading to the potential for the accidental release of these substances. Vehicles and rail cars carrying hazardous materials on the railroad lines within the Planning Area and on SR 104, 124 and 88 can bring the risk of an accident involving hazardous substances to large areas of Ione, including downtown.

## HAZARDOUS MATERIALS

Areas in and around the City have historically been used for agricultural and mining activities, as well as uses such as gas stations that have the potential for contamination. Agricultural production of crops may cause contamination from fertilizers and pesticides, and mineral extraction may lead to contamination of arsenic and other hazardous materials.

There are several sites listed in the State of California Department of Toxic Substances Control database within the Planning Area. In particular, there are several Leaking Underground Fuel Tank (LUF) cleanup sites in Ione, and one Spills, Leaks, Investigation, and Cleanups (SLIC) site. The California State Waterboard regulates LUF and SLIC sites, investigating and regulating non-permitted discharges. In addition to LUF and SLIC sites, the Q Ranch, located at 3391 State Route 104 is performing voluntary clean-up of contaminated soil in a localized area of the property, and MP Associates at 6555 Jackson Valley Road is undergoing cleanup, according to the State database (<http://www.geotracker.waterboards.ca.gov/>, January 27, 2009).



### SURFACE MINING FACILITIES

Clay, coal, sand, and gravel mines are located in the Ione Planning Area, as the area is rich in both metallic and non-metallic mineral resources. There are various mining and processing facilities within the Planning Area, including the Uniman Mines, the largest mining operation near the City, located south of Ione. Operations at mining facilities typically consist of the excavation of material using front-loaders and/or self-elevating scrapers, the transfer of that material via truck or conveyor to the processing plant, where it is crushed and the load-out of the material via heavy trucks or trains.



The noise generation of such facilities varies by size, type of equipment, and hours of operation, but noise from processing plant equipment is sufficient to create nuisance to sensitive land uses. Issues associated with these types of uses include early startup hours and the high noise generation of the mining and processing equipment.

Potential safety hazards related to surface mining include the release of gases, dust in suspension, and airborne particles. In addition, mining operations can cause ground-borne vibrations from the machines and explosions. Mining operations can also leave behind large empty pits if not backfilled.

### ROADWAY TRAFFIC

Major roadways within the Planning Area include State Routes 104, 124, and 88, and other major local roadways. State Routes 104 and 124 bisect the downtown area of Ione. This results in noise generated by heavy trucks and other state highway traffic within the City. Arterials and collector streets generally have higher volumes of traffic than neighborhood streets and produce greater noise disturbances within the City. Some arterials and collector streets within Ione are Preston Avenue, Church Street, Main Street, West Marlette Street, Shakeley Lane, Waterman Road and Market Street. State Route 88 is also a major roadway serving the greater Ione area.

Several businesses and industrial land uses in the Planning Area use and transport hazardous materials as a part of their operations, including transportation of loads on the highways, which run through downtown Ione. These roadways require trucks to make tight turns, in close proximity to downtown buildings. As traffic and population increase, the potential for accidents involving hazardous materials and trucks also increases. Noise and safety issues are associated with the routing of state highways through the downtown area.

### RAIL SYSTEM AND RAILROAD CROSSINGS

A Union Pacific rail line runs along the southern boundary of the City connecting Ione with Galt. Historically this rail line has served mining and industrial properties, but it is no longer active.



Policies in this Element address noise and safety issues associated with use of the rail line should this line become active.

Several at-grade railroad crossings exist within the Planning Area. South Church Street is crossed by Amador Central Line and Old Stockton Road is crossed by the Union Pacific line. All rail crossings are signalized to alert drivers and pedestrians to oncoming rail traffic, although only some have crossing arms.

## PARKS AND RECREATIONAL FACILITIES

Recreational areas within the community are often generators of noise. The City's recreational facilities include small parks with benches and historical exhibits and one major recreation facility, Howard Park. Howard Park includes soccer fields, softball, baseball and little league diamonds, half-court basket ball, tennis courts, a Bocci ball court, a playground, and roller hockey area. In addition, a variety of equestrian facilities are located at the park including stables, corrals, an arena, and historic racetrack. Noise generated by these uses depends on the age and number of people using the respective facility at a given time, and the types of activities in which they are engaged. School playing field activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be higher. At organized events such as ball games with large crowds and public address systems, the noise generation is often significantly higher. As with service commercial uses, the noise generation of parks, school playing fields, and the golf course is variable.



*Howard Park*

## MULE CREEK STATE PRISON

The Mule Creek State Prison (MCSP) is a prison housing adult male inmates. The prison is located in the northern portion of the City, away from the general community, and houses almost 4,000 inmates. Safety issues include the escape of potentially violent inmates. Noise issues include recreation noise and noise from a public address system. Related noise and safety issues include worker shift changes where at certain times there is a large number of personnel going in and out of the facility.

## PRESTON YOUTH CORRECTIONAL FACILITY

The Preston Youth Correctional Facility is a juvenile prison housing male wards. The prison is located at 201 Waterman Road, within the City limits just north of downtown. Safety issues include the escape of potentially violent inmates. Noise issues include recreation noise and noise from a public address system.



### CAL FIRE ACADEMY

The CAL FIRE Academy, located at 4501 Preston Road, provides training in fire protection, fire prevention, law enforcement, administration, resource management, and fire crew management.

Potential noise and safety issues include the use of helicopters, flammable liquids, flammable structures, off-road vehicles, live-fire weapons range, and other activities during training.

### CONSTRUCTION ACTIVITIES

During construction and demolition associated with projects within the Planning Area, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction would generate maximum noise levels typically ranging from 85 to 90 dB at a distance of 50 feet. Although construction activities can vary in duration, they are generally temporary in nature and typically occur during normal daytime working hours. Increased noise from truck traffic also typically results from construction activities.

### FLOODING AND DRAINAGE

Flooding has been a documented hazard in the Planning Area since the 1860s. The City is located in the Sacramento-San Joaquin Drainage Basin. Major streams in the area include Sutter Creek, which flows through the center of town, and Mule Creek, which is located at the western city limits. To the west of the City both of these creeks flow into Dry Creek, which flows north of the City, and through the Q Ranch. The City of Ione's flood concerns occur mostly where portions of Sutter Creek flow through the City. Storm water runoff can also pose flooding problems during heavy rains.

### WILDFIRES

The City is located in an area susceptible to risk of wildland fires. The entire County is classified as moderate to very high fire hazard severity based on CAL FIRE analysis of fuels, terrain and weather. The rural setting coupled with hot, dry summers, dense clusters of trees as well as dry grasses present the potential for wildland fire. Fire season typically occurs from early spring to late fall when the rainy season ends and moisture content diminishes causing vegetation to dry. Wildland fires are primarily associated with the wildland-urban interface (i.e. areas where development is placed next to wildlands). As Ione grows, greater potential for exposure to wildland fires could occur. Additionally, several of the proposed developments in the Planning Area are abundant in natural vegetation, which have the potential to ignite and pose safety risks to adjacent and surrounding developments. The California Building Code contains specific regulations for construction in areas of urban-wildland interface, in order to prevent damages related to wildfires.

Fire protection is provided by the City of Ione Fire Department, the Amador Fire Protection District, the Mule Creek State Prison Fire Department, and CAL FIRE. The services provided by these agencies are addressed in the Public Facilities Element of this General Plan.



## SEISMIC

Amador County lies between two seismically active regions. There is a potential for the generation of damaging earthquakes along faults to the west of the County. The eastern Amador County area contains active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range. The nearest fault to the planning area is the Foothill Fault System, which is approximately 7 miles to the east (see **Figure 6-1**). The Foothill Fault System is considered a potentially active fault capable of an earthquake with a magnitude of 6.5 on the Richter scale.

## EROSION

At least half of the soil types found in the planning area are moderately to very severely prone to erosion. Erosion may result in hazards including mudslides, soil instability or other issues which could result in dangerous conditions for residents, and/or damage to structures.

The Ione Police Department (IPD) provides law enforcement services within the City, including traffic enforcement, patrol, and investigation. IPD relies on Amador County Sheriff for specialized team services. Law Enforcement and Police Protection are addressed in the Public Facilities Element of this General Plan.

## ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

This Element provides goals, policies, and actions that address the following issues, many of which were raised at public meetings during creation of the General Plan:

- Developing precautions to prevent flooding and drainage issues when possible, and measures to minimize damage from flooding when preventative actions are insufficient.
- Managing geologic and seismic hazards through rehabilitation and renovation of older buildings, and using inspection as a way to ensure new structures will be safe in the event of any likely geologic or seismic hazards.
- Minimizing the likelihood of traffic and pedestrian accidents by at-grade railroad crossings.
- Preparation and response to major emergencies both within the City and region wide events that could threaten the community and its residents.
- Creating procedures to decrease the likelihood of harm to humans or the ecosystem in the event of a release of toxic or hazardous materials.
- Addressing both real and perceived safety concerns within the community through design of public and private projects, as well as enhanced activities and services.



## NOISE & SAFETY

- Reducing noise from vehicle traffic, especially in residential areas.
- Controlling noise from industrial uses and aggregate operations.
- Minimize hazards and noise issues which result from state highway routes through the downtown areas of the City.

### GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions identify the standards that the City of Ione will use during planning and development to ensure the safety of residents and to provide an environment free of excessive noise disturbances. Each of the goals listed is followed by specific policies and actions that will be carried out and enforced in order to meet the goals and address the issues identified above.

#### GOAL NS-1: New development will reduce unnecessary noise disturbances.

Policy NS-1.1: Establish the Noise Level Performance Standards in **Table 6-1** and **Table 6-2** to govern maximum allowable sound levels in all new development.

**TABLE 6-1:  
CITY OF IONE EXTERIOR NOISE LEVEL PERFORMANCE STANDARDS FOR  
NON-TRANSPORTATION NOISE FOR NEW PROJECTS**

Land Use Type	Maximum Noise Exposure Level (dBA)	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-Family Homes	55	45
Multi-Family Residential	60	45

*Notes: The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.*

**TABLE 6-2:  
CITY OF IONE NOISE LEVEL PERFORMANCE STANDARDS FOR ALL NOISE SOURCES,  
INCLUDING TRANSPORTATION NOISE, FOR NEW PROJECTS**

Noise-Sensitive Land Use	Maximum Noise Exposure Level (dBA)	
	Outdoor Activity Areas <sup>1</sup>	Interior Spaces
Residential	60 <sup>2</sup>	45
Churches	60 <sup>2</sup>	45
Playgrounds, Neighborhood Parks	70	--

# NOISE & SAFETY



Noise-Sensitive Land Use	Maximum Noise Exposure Level (dBA)	
Schools, libraries, museums	--	45
Nursing Homes/Hospitals	60 <sup>2</sup>	45

*Notes:*

1- Outdoor activity areas are property locations where an individual spends the most outdoor time or where people are likely to congregate. Where the outdoor activity area is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

2 - Where it is not possible to reduce noise in outdoor activity areas to 60 dBA or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dBA may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

**Policy NS-1.2:** Ensure the outdoor and indoor areas of new projects will be located, constructed and/or shielded from noise sources in compliance with the City’s noise standards. (Cross reference LU 2.4.3)

**Action NS-1.2.1:** Require new development of noise-creating uses to conform with the City’s maximum noise levels as shown in **Table 6-1** and **6-2**. (See future noise contours in **Figure 6-3**).

**Action NS-1.2.2:** Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City’s standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.

**Policy NS-1.3:** Ensure that proposed development likely to exceed the City’s standards do not create noise disturbance in existing noise-sensitive areas.

**Action NS-1.3.1:** Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City’s noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.

**Policy NS-1.4:** Mitigate noise created by proposed non-transportation noise sources to comply with the City’s noise standards to the maximum extent feasible.

**Action NS-1.4.1:** Limit construction activity to the hours of 7:00 am to 7:00 pm weekdays and 8:00 am to 6:00 pm weekends, when construction is conducted in proximity to residential land uses.



## NOISE & SAFETY

Action NS-1.4.2: Restrict the hours of operation of loading docks, trash compactors and other noise-producing uses in commercial areas with the potential to significantly impact noise-sensitive land uses.

Policy NS-1.5: Mitigate noise created by the construction of new transportation noise sources to the maximum extent feasible to comply with the City's standards.

Action NS-1.5.1: Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.

Policy NS-1.6: Ensure that comfortable noise levels are maintained in high-density, mixed-use and transitional development areas.

Policy NS-1.7: Emphasize noise mitigation methods other than soundwall installation.

### **GOAL NS-2: Maintain a safe community and environment.**

Policy NS-2.1: Strive to reduce levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in the area.

Policy NS-2.2: Cooperate and consult with other local, regional, state and federal agencies and with rail carriers in an effort to secure the safety of all residents of the City of Ione.

Action NS-2.2.1: Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army and local medical institutions to assist in shelter, relief and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations. (*Cross reference CIR 2.8*)

Action NS-2.2.2: Collaborate with Amador County Unified School District and other public entities to offer public safety classes, including but not limited to personal safety, fire safety, and traffic and bicycle safety.

Policy NS-2.3: Prepare for emergencies and disasters prior to their occurrence.

Action NS-2.3.1: Create, adopt and update as needed a local Emergency Management Plan identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.



Action NS-2.3.2: Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.

Action NS-2.3.3: Consult with the County and other cities on the update, adoption, and implementation of the regional Amador County Multi-Hazard Mitigation Plan.

Action NS-2.3.4: Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals and expedited permitting procedures for repair and reconstruction.

Policy NS-2.4: Ensure plans are kept current to maintain the City as a safe community in the region.

Action NS-2.4.1: Develop and update risk assessments and emergency management provisions to maintain or improve the safety rating of the community.

Policy NS-2.5: The City shall require written confirmation from applicable local, regional, state and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the City approving site development. Alternatively, the City may require applicants to provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.

Policy NS-2.6: Implement measures to address community safety and awareness in the event of the escape of potentially violent persons from the Preston Youth Correctional Facility or Mule Creek State Prison.

Policy NS-2.7: All new roadway construction projects, or projects requiring new or expanded roadways, shall be required to assess impacts to existing railroad crossings and provide improvements as necessary to ensure such crossings remain safe for vehicles, pedestrians, and bicycles.

## **GOAL NS-3: Reduce the possibility of flooding or drainage issues.**

Policy NS-3.1: Support and encourage efforts to limit and reduce the potential for community flooding from local waterways.



Action NS-3.1.1: Support the construction of flood control projects to protect residents and properties within the community.

Action NS-3.1.2: Participate in the National Flood Insurance Program by updating the Local Floodplain Management Ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and business owners in the City of Ione. As part of the update, consider adopting more stringent standards than included in model ordinances as a way of improving flood safety and reducing insurance premiums for property owners.

Policy NS-3.2: Manage the risk of flooding by discouraging new development in areas which are likely to flood. (*Cross reference: LU 1.10, LU 1.11, LU 1.13, LU 1.15, PF 6.1*)

Action NS-3.2.1: The City shall not approve new development projects that will result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that corresponding improvements to drainage facilities are sufficient to mitigate any potential impacts. Projects shall mitigate for increases in flooding potential through project-related improvements (either on-site or off-site), as approved by the City Engineer.

Action NS-3.2.2: The City shall develop specific criteria for development in infill areas of the community at risk of flood damage. Criteria will include specific performance measures needed to protect homes and structures from flood damage, while providing property owners with options for development of properties designated for urban development.

Action NS-3.2.3: Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.

Action NS-3.2.4: On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage area.

Action NS-3.2.5: Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts to wildlife, habitat and flooding on other parcels.

Action NS-3.2.6: Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.



Action NS-3.2.7: Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.

Action NS-3.2.8: Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of affected properties will not be adversely affected.

Action NS-3.2.9: The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable.

Policy NS-3.3: Discourage the creation of new parcels when the presence of easements, floodplain, marsh or riparian habitat and/or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage or wetland maintenance. (*Cross reference: LU 1.10, LU 1.11, LU 1.13, LU 1.15*)

Policy NS-3.4: Ensure that adequate drainage exists for both existing and new development.

Action NS-3.4.1: Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement comprehensive drainage plans. (*Cross reference: PF 3.1.4, PF 3.1.5*)

Action NS-3.4.2: Maintain drainage facilities in order to ensure their proper operation during storms.

## **GOAL NS-4: Reduce the risk of adverse effects to residents or businesses as a result of geologic or seismic instability.**

Policy NS-4.1: Support efforts by federal, state, and local jurisdictions to investigate local seismic and geologic hazards and support those programs that effectively mitigate seismic and safety hazards.

Action NS-4.1.1: Continue to implement the California Building Code to ensure that structures meet all applicable seismic standards.

Policy NS-4.2: Ensure that new structures are protected from damage caused by geologic and/or soil conditions to the greatest extent feasible.



Action NS-4.2.1: Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas.

**GOAL NS-5: Reduce serious harm to residents, employees, or the environment as the result of an accidental release of toxic or hazardous substances.**

Policy NS-5.1: Work with public agencies and private companies to identify and work towards elimination of potential hazardous releases and comply with state and federal laws.

Policy NS-5.2: Consider the potential impact of hazardous facilities on the public and/or adjacent or nearby properties.

Action NS-5.2.1: Adopt and update local standards, if necessary, above state and federal requirements, for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects on-site and at off-site locations that could result in death, significant injury, or significant property damage.

Policy NS-5.3: Ensure the safe storage of hazardous materials and waste. (*Cross reference: CO 4.3.1*)

Action NS-5.3.1: During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials. (*Cross reference: CO 4.3.4*)

Action NS-5.3.2: Require all sites that are suspected or known to contain hazardous materials and/or are identified in a hazardous material/waste search to be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.

Policy NS-5.4: Ensure that all industrial facilities are constructed, maintained, and operated in accordance with current safety and environmental protection standards.

Action NS-5.4.1: Support the continued enforcement of permitting requirements for radioactive materials.

Action NS-5.4.2: Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.

Policy NS-5.5: Ensure public contact with hazardous or toxic materials is limited to the greatest extent possible.



Action NS-5.5.1: Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the City.

Action NS-5.5.2: Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.

Action NS-5.5.3: Consult with the Amador County Unified School District in the siting of new school facilities, allowing for the location of such facilities at the necessary distances from rail lines, hazardous materials sites, and highways, as determined by the California Department of Education and Government Code standards.

Action NS-5.5.4: Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents.

Policy NS-5.6: Ensure that procedures are in place to reduce the chance of accidents in the transport of hazardous materials.

Action NS-5.6.1: Continue to consult with California Emergency Management Agency, the State Department of Toxic Substances Control, the State Highway Patrol, Amador County, and other appropriate agencies in hazardous materials route planning and incident response.

Action NS-5.6.2: Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.



### **GOAL NS-6: Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.**

Policy NS-6.1: Use Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings. (*Cross reference: CIR 2.4.3*)

Action NS-6.1.1: Adopt, and update as necessary, development standards and design provisions consistent with current Crime Prevention Through Environmental Design (CPTED) guidelines. Specifically, incorporate provisions to address the following:

- **Natural Surveillance.** Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting).
- **Territorial Reinforcement.** Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences.
- **Natural Access Control.** A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements.
- **Target Hardening.** This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.

Policy NS-6.2: Implement measures to minimize future roadway conflicts within urbanized areas.

Action NS-6.2.1: Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.



## GOAL NS-7: Reduce the probability of fire damage to structures.

Policy NS-7.1: The City shall ensure that the Ione Fire Department has sufficient resources and capabilities to reduce fire hazards, assist in fire suppression, and ensure efficient emergency medical response. *(Cross reference: PF 13.1)*



Action NS-7.1.1: Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel. *(Cross reference: PF 13.2)*

Action NS-7.1.2: Continue to review projects for compliance with the Fire Code as part of the building permit process.

Action NS-7.1.3: The Fire Department shall develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.

Action NS-7.1.4: Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.

Action NS-7.1.5: Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.

Action NS-7.1.6: Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.

Action NS-7.1.7: Continue to enforce all codes and ordinances regarding fire protection, including building inspection and vegetation management.

Action NS-7.1.8: Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.

Action NS-7.1.9: The City shall require that future projects are not initiated without assurance from the Fire Department that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment,



## NOISE & SAFETY

water flow and pressure to the site, and adherence to Fire District construction and design requirements. Mitigation as part of the CEQA process is an acceptable method of providing service capacity upgrades to meet fire department needs.

Policy NS-7.2: All new development shall provide adequate improvements to meet fire flow requirements established by the City. (*Cross reference: PF 1.3, PF 1.3.1*)

Policy NS-7.3: Ensure adequate and appropriate mitigation fees to fund fire protection and emergency medical response facilities. (*Cross reference: PF 1.3, PF 1.3.1*)

Policy NS-7.4: Reduce the risks associated with wildfires in and around the City.

Action NS-7.4.1: Establish fire safe regulations for all new housing developments in areas with high potential for wildfires; to be applied to all such development. Measures shall include brush clearing, planting guidelines, and other measures to reduce the risk of person or property damage in the event of wildfires.

Action NS-7.4.2: Set standards for commercial development within areas of Urban Wildland Interface in order to reduce the potential for loss, damage, or personal injury in the event of wildfires. Standards will include appropriate vegetation, brush clearing and other measures.

### **GOAL NS-8: Reduce Risks Associated with local surface mining.**

Policy NS-8.1: Ensure public contact with surface mining operations is limited to the maximum extent possible. (*Cross reference: CO 5.2*)

Policy NS-8.2: Work with State and federal agencies to ensure proper permitting of any surface mining operations and the safe closure of any mining operations that are ceasing operations.

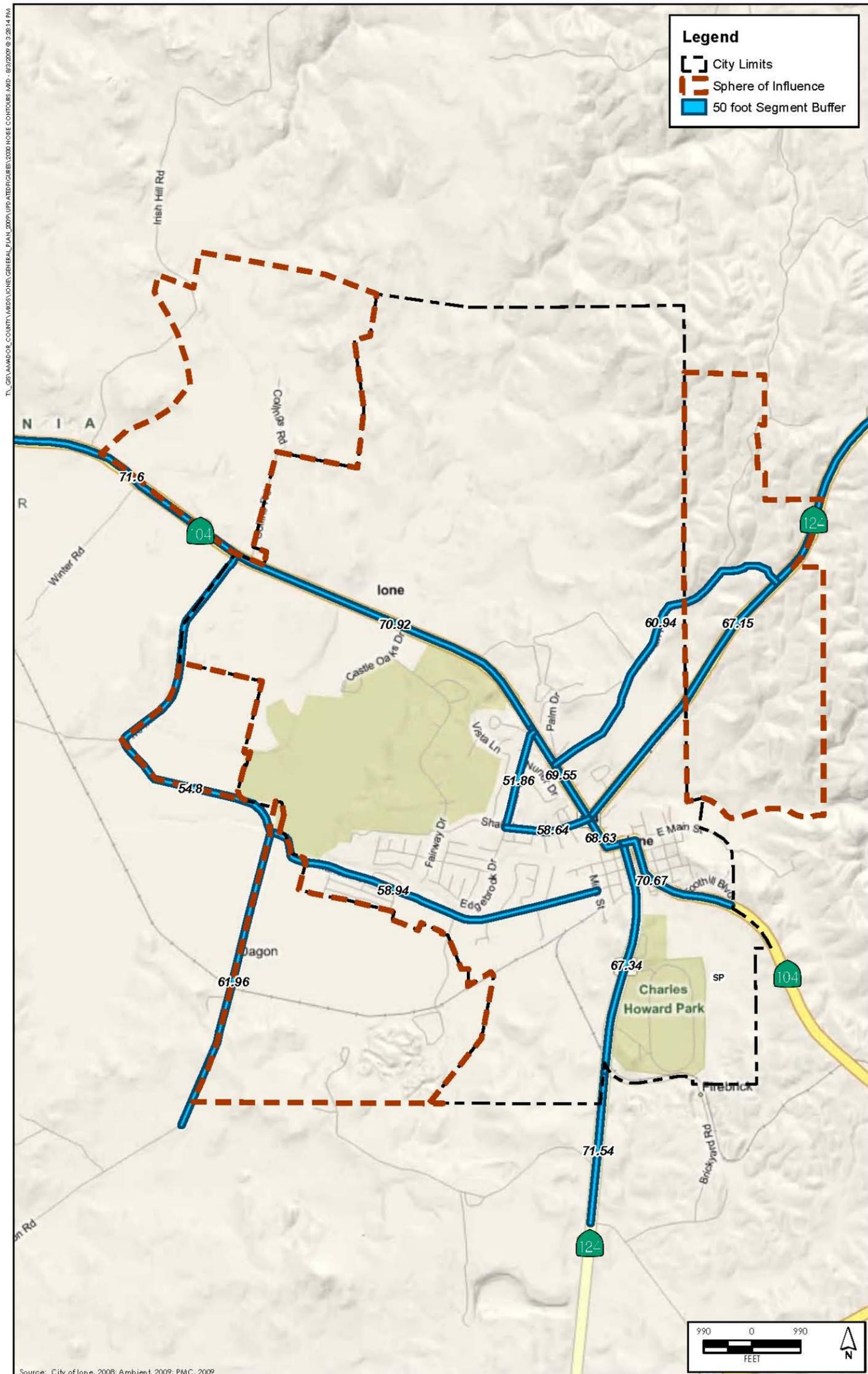




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**FIGURE 6-3: FUTURE NOISE CONTOURS**



City of Ione  
Planning Department

Figure 6-3  
Traffic Noise Levels - CNEL at 50ft from Near Travel Lane  
2030



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