

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: LOCAL HAZARD MITIGATION PLAN  
DATE: MARCH 15, 2005

Needs: To consider adoption of a Local Hazard Mitigation Plan (LHMP) to fulfill the requirements of Federal Regulations pertaining to Hazard Mitigation Grants.

Facts:

1. Federal regulations governing assistance from the Federal Emergency Management Agency (FEMA) provide that local jurisdictions must have a FEMA-approved LHMP in order to apply for Hazard Mitigation Grants.
2. An LHMP is a plan by which the City would take proactive steps to mitigate impacts from a comprehensive list of possible future disasters, including, but not limited to, earthquakes, flooding, landslides, wildland fires, and hazardous material incidents. Attached is a brief summary of LHMP requirements.
3. The LHMP was prepared by URS Corp., under contract to the City. The plan preparation process included participation by several city departments and by other interested governmental agencies (e.g., School District, County Office of Emergency Services, CDF, etc.).
4. Copies of the Final Draft LHMP were distributed to the City Council, Paso Robles Unified School District, placed in the Library, and posted on the City's web site.
5. A Draft LHMP was circulated in Fall 2004 to the City Council, Planning Commission, interested governmental agencies, and to the public. A copy of the Draft LHMP has been posted on the City's web site since then, and a public meeting to receive comments on the draft was conducted at the Planning Commission meeting of October 26, 2004. No comments were received.
6. Copies of the Draft LHMP were submitted to the California Office of Emergency Services (Cal OES, which, per federal regulations must review and comment on it) and to FEMA. In December, Cal OES reported that it had recommended approval of the Draft LHMP, but FEMA commented that it wanted some minor changes made to the plan.
7. The changes recommended by FEMA have been made to the Final Draft, and a public hearing on the Final Draft has been scheduled for the City Council's meeting of March 15.

Analysis and  
Conclusion:

The requirement for local jurisdictions to prepare an LHMP was adopted by Congress as part of the Disaster Mitigation Act of 2000.

The FEMA Hazard Mitigation Grant funds that are at stake should the City decide not to prepare an LHMP are not the "public assistance" funds to repair damaged public facilities, but rather competitive funds that would be used to prepare an LHMP and/or to construct improvements that would mitigate future damage to public facilities.

The LHMP focuses on the types of hazards listed below, which have the highest likelihood of occurrence in the City.

- Earthquakes
- Expansive Soils
- Flooding
- Hazardous Material Incidents
- Landslides
- Soil Subsidence
- Wildland Fires

As a result of assessing the risk from the above factors, a complete set of 9 goals, 21 objectives, and 39 actions that the City could pursue to mitigate hazards was identified. These policy statements can be found on Pages 66-70 of the Final Draft LHMP.

Per federal regulations, a 5 year action plan consisting of 12 of the 39 actions listed on Pages 66-70 was prepared and is presented on Pages 71-78 of the Final Draft LHMP. The 12 actions proposed were selected as having the most critical need, best cost/benefit ratio, and/or the highest likelihood of being implemented, given fiscal constraints and available resources. Many of the 12 actions are activities that the City already carries out on a routine basis. In such cases, the action plan calls for the City to continue with implementing such activities.

A table containing the 12 actions included in the 5 year action plan is attached to this report.

Policy

Reference: Federal regulations governing FEMA assistance.

Fiscal

Impact: Hazard Mitigation Grants require that applicants provide a 25% match, which may include in-kind expenses such as staff time. Presently, the City has an pending application with FEMA for a Hazard Mitigation Grant for up to \$82,500 to recover up to 75% of the costs of preparing the LHMP. To date, the City has invested \$64,911 in contracted consultant fees, staff time, and expenses for printing, postage, and a public notice.

Options:

After consideration of all public testimony, that the City Council consider the following options:

- a. Adopt attached Resolution No. 05-xx adopting a Local Hazard Mitigation Plan
- b. Amend, modify or reject the foregoing options.

Prepared By:

Ed Gallagher  
Housing Programs Manager

Attachments:

1. Resolution Adopting a Local Hazard Mitigation Plan
2. 5 Year Action Plan
3. Local Hazard Mitigation Plan Requirements
4. Newspaper Notice

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ADOPTING A LOCAL HAZARD MITIGATION PLAN

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WHEREAS, pursuant to the Federal Disaster Mitigation Act of 2000 as set forth in 44 CFR Part 201, the City of Paso Robles has prepared a Local Hazard Mitigation Plan (“the Plan”) to identify the risks to lives and property created by those natural and artificial hazards pertinent to the City and to formulate a set of goals, objectives and actions to mitigate the risks created by such hazards; and

WHEREAS, the process of preparing the Plan included consultation with other affected governmental agencies in the manner described on Pages 6 through 10 of the Plan; and

WHEREAS, beginning on October 12, 2004, the public was invited to review and comment on the Draft Hazard Mitigation Plan (“the Draft Plan”) via a press releases, posting the Draft plan on the City’s web site, and the holding of a public meeting on the Draft Plan on October 26, 2004; and

WHEREAS, the City did not receive any comments from the public on the Draft Plan; and

WHEREAS, the Draft Plan was submitted to the California Department of Emergency Services (“Cal OES”) and to the Federal Emergency Management Agency (“FEMA”) for their review and comment; and

WHEREAS, in December 2004, Cal OES notified the City that it recommended approval of the Draft Plan; and

WHEREAS, in December 2004, FEMA notified the City that it recommended minor changes to the Draft Plan; and

WHEREAS, the Plan incorporates revisions to the Draft Plan to address comments made by FEMA.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of El Paso de Robles as follows:

1. The Local Hazard Mitigation Plan dated March 2005 labeled Exhibit A is approved and incorporated by reference and is on file with a record of the proceedings.
2. The above Recitals are true and correct and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15<sup>th</sup> day of March 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

## LOCAL HAZARD MITIGATION PLAN: 5 YEAR ACTION PLAN

The *Disaster Mitigation Act of 2000* requires the development of an action plan that includes prioritized actions and information on how the prioritized actions will be implemented, as shown in Table 7-7, below. Members of the City of Paso Robles's Hazard Mitigation Plan Team worked together and with appropriate City departments and organizations to prepare an implementation strategy for the top 12 prioritized mitigation actions.

**TABLE 7-7**  
**DMA 2000 REQUIREMENTS – MITIGATION STRATEGY – IMPLEMENTATION OF MITIGATION ACTIONS**

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### Implementation of Mitigation Actions

**Requirement: §201.6(c)(3)(iii):** *[The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.*

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### Element

- A. Does the mitigation strategy include how the actions are **prioritized**? (For example, is there a discussion of the process and criteria used?)
  - B. Does the mitigation strategy address how the actions will be **implemented and administered**? (For example, does it identify the responsible department, existing and potential resources, and timeframe?)
  - C. Does the prioritization process include an emphasis on the use of a **cost-benefit review** (see page 3-36 of *Multi-Hazard Mitigation Planning Guidance*) to maximize benefits?
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Source: FEMA, March 2004.

In order to focus on the City's hazard mitigation priorities and to comply with the *Disaster Mitigation Act of 2000*, the team members identified the City's top 12 priorities for hazard mitigation for the next five years (2005 through 2009; after which local jurisdiction hazard mitigation plans must be updated), as shown in Table 7-8. Note that additional actions may be considered if the prioritized actions are accomplished or events warrant consideration of additional actions. Information is provided for each of the actions listed in the Mitigation Action Plan on associated goals/objectives, category of benefit, implementation responsibility, and resources required.

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LOCAL HAZARD MITIGATION PLAN: 5 YEAR ACTION PLAN

Actions	Category of Benefit	Priority	Economic Justification	Implementation Responsibility	General Resources Required	Potential Funding Sources	Implementation Schedule
1.B.1 Continue to implement and improve the City's Uniform Building Codes relative to fire safety (fire-retardant roof covering and sprinkler systems) and flood safety, and implement new codes specific to avoiding landslide-prone areas (hillsides) and potential subsidence areas.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>High</i>	<i>Existing UBCs (wildland fire and flood ) significantly reduce vulnerability, and new UBCs (landslide and subsidence) will do the same.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept.</i></li> <li>▪ <i>Emergency Services Dept.</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Existing UBCs: ¼ FTE-month annually for enforcement annually; ½ FTE-month annually to review State code changes</i></li> <li>▪ <i>New UBCs: 1 FTE month every 3 years to develop new codes</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Existing: General Fund</i></li> <li>▪ <i>New: General Fund</i></li> </ul>	<i>Every 3 years (or in conjunction with the State's schedule of adopting updated building and safety codes)</i>
2.A.1 Continue to seek Pre Disaster Mitigation (PDM) and Hazard Mitigation Grant Program funds (HMGP).	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> </ul>	<i>Medium</i>	<i>Grant fnds provide direct economic resources to the City for hazard mitigation activities that reduce the threat to life and property.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept. (Housing Programs Manager)</i></li> <li>▪ <i>Public Works Dept. (Capital Projects Engineer)</i></li> </ul>	<i>¼ FTE-month annually</i>	<i>General Fund</i>	<i>Ongoing</i>
2.A.3 Continue and maintain relationship with the California Office of Emergency Services and the San Luis Obispo County Office of Emergency Services.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Natural Resources Protection</i></li> <li>▪ <i>Emergency Services</i></li> </ul>	<i>Medium</i>	<i>Maintaining these relationships facilitates the exchange of information on hazard mitigation and may lead to collaborative hazard mitigation actions and cost-sharing.</i>	<ul style="list-style-type: none"> <li>▪ <i>Emergency Services Dept.</i></li> <li>▪ <i>City Manager</i></li> </ul>	<i>1/8 FTE-month annually</i>	<i>General Fund</i>	<i>Ongoing</i>

<sup>1</sup> FTE is the "Full-time equivalent" (City personnel), and FTE-Month is 1/12 of an FTE

LOCAL HAZARD MITIGATION PLAN: 5 YEAR ACTION PLAN

Actions	Category of Benefit	Priority	Economic Justification	Implementation Responsibility	General Resources Required	Potential Funding Sources	Implementation Schedule
4.A.1 The City will continue water infrastructure improvements of channels, storm drains, diversions, and retention basins in the City for flood protection.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Natural Resources Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>Medium</i>	<i>Floods are a moderate threat to life and property in the City. This action reduces the probability and magnitude of floods.</i>	<ul style="list-style-type: none"> <li>▪ <i>Public Works Dept. (Capital Projects Engineer and Utilities Engineer)</i></li> <li>▪ <i>Community Development Dept (City Engineer)</i></li> </ul>	<i>1/4 FTE Annually</i>	<ul style="list-style-type: none"> <li>▪ <i>Capital Improvement Program; possibly FEMA PDM-C grant program; possibly FEMA FMA grant program.</i></li> <li>▪ <i>Conditions imposed by City on private development</i></li> </ul>	<i>Ongoing</i>
4.A.2 Encourage bridge or culvert construction where roads are in locations susceptible to flooding.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Medium</i></li> </ul>	<i>Floods are a moderate threat to life and property in the City. This action reduces the probability and magnitude of floods.</i>	<i>Public Works Dept. (Capital Projects Engineer)</i>	<i>1/8 FTE annually</i>	<i>Capital Improvement Program</i>	<i>2006 - 2009</i>
4.B.4 Continue the production of an updated storm drain atlas for the City's Storm Drain Master Plan that identifies potential drainage hazards, solutions, budgets, and priorities.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Public Education and Awareness</i></li> <li>▪ <i>Natural Resources Protection</i></li> </ul>	<i>High</i>	<i>Floods are a moderate threat to life and property in the City. This action reduces the probability and magnitude of floods.</i>	<i>Public Works Dept. (Capital Projects Engineer)</i>	<i>1/8 FTE-month<sup>1</sup> annually</i>	<ul style="list-style-type: none"> <li>▪ <i>General Fund; possibly PDM-C planning grant</i></li> <li>▪ <i>Drainage Fees (condition of parcel maps and subdivision maps)</i></li> </ul>	<i>2006 - 2008</i>

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LOCAL HAZARD MITIGATION PLAN: 5 YEAR ACTION PLAN

Actions	Category of Benefit	Priority	Economic Justification	Implementation Responsibility	General Resources Required	Potential Funding Sources	Implementation Schedule
5.A.1 Ensure that subdivision regulations for new subdivisions allow adequate access for fire apparatus.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>High</i>	<i>Wildland fires are a significant threat to life and property in the City. This action reduces the magnitude of fires.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept.</i></li> <li>▪ <i>Emergency Services Dept.</i></li> </ul>	<i>Negligible</i>	<i>General Fund</i>	<i>Ongoing</i>
5.A.2 Ensure that building codes for all new homes prohibit the use of untreated wood shake roofs and mandate the installation of a spark arresting system on the chimneys of homes with wood burning fireplaces.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Emergency Services</i></li> </ul>	<i>High</i>	<i>Wildland fires are a significant threat to life and property in the City. This action reduces the probability of fires.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept.</i></li> <li>▪ <i>Emergency Services Dept.</i></li> </ul>	<i>Negligible</i>	<i>General Fund</i>	<i>Ongoing</i>
5.A.3 Investigate, and implement if feasible and appropriate, mandating the installation of fire-extinguishing sprinklers in new homes and substantial renovations.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Emergency Services</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>High</i>	<i>Wildland fires are a significant threat to life and property in the City. This action reduces the magnitude of fires.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept.</i></li> <li>▪ <i>Emergency Services Dept.</i></li> </ul>	<i>Negligible</i>	<i>General Fund</i>	<i>Ongoing</i>
6.C.1 Post water conservation messages and newspaper articles relative to the City's water resources on the City's website.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Public Education and Awareness</i></li> </ul>	<i>Low</i>	<i>Drought is cyclical threat to the region. This action reduces water usage.</i>	<i>Community Development Dept.</i>	<i>Negligible</i>	<i>General Fund</i>	<i>2005 - 2009</i>

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LOCAL HAZARD MITIGATION PLAN: 5 YEAR ACTION PLAN

Actions	Category of Benefit	Priority	Economic Justification	Implementation Responsibility	General Resources Required	Potential Funding Sources	Implementation Schedule
7.A.1 Continue to enforce the provisions of Ordinance 878 N.S., which requires that all commercial unreinforced masonry buildings be retrofitted by January 2007.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>High</i>	<i>Earthquakes are a significant threat to life and property in the City. This action reduces earthquake vulnerability.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept. (Building Official and 3 building inspectors)</i></li> <li>▪ <i>Public Works Dept. (Capital Projects Engineer and Utilities Engineer)</i></li> </ul>	<i>¼ FTE-month<sup>1</sup> annually</i>	<i>General Fund</i>	<i>2005, 2006 (all URM's must be retrofitted by January 2007)</i>
9.A.1 Require the construction and maintenance of retaining structures that will help to control landslide risk in key residential and/or commercial areas.	<ul style="list-style-type: none"> <li>▪ <i>Prevention</i></li> <li>▪ <i>Property Protection</i></li> <li>▪ <i>Structural Projects</i></li> </ul>	<i>Medium</i>	<i>Landslides are a moderate threat to life and property in the City. This actual reduces landslide probability and magnitude.</i>	<ul style="list-style-type: none"> <li>▪ <i>Community Development Dept. (Building Official and 3 building inspectors)</i></li> <li>▪ <i>Public Works Dept. (Capital Projects Engineer and Utilities Engineer)</i></li> </ul>	<i>¼ FTE-Month<sup>1</sup></i>	<i>General Fund</i>	<i>2006, 2007, 2008</i>

Source: City of Paso Robles, September 2004.

<sup>1</sup> FTE is the "Full-time equivalent" (City personnel), and FTE-Month is 1/12 of an FTE



## Local Hazard Mitigation Plan Requirements

### What must an LHMP contain?

1. Documentation of the *planning process* used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.
2. A *risk assessment* that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards. The risk assessment shall include:
  - a. A description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.
  - b. A description of the jurisdiction's vulnerability to the hazards described in subsection a. This description shall include an overall summary of each hazard and its impact on the community. The plan should describe vulnerability in terms of:
    - (1) The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas;
    - (2) An estimate of the potential dollar losses to vulnerable structures identified in subsection (1) and a description of the methodology used to prepare the estimate;
    - (3) Providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.
3. A *mitigation strategy* that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools. This section shall include:
  - a. A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.
  - b. A section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.
  - c. An action plan describing how the actions identified in subsection 2b will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

### Other Requirements

1. *Planning process.* An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

- a. An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;
  - b. An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process; and
  - c. Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.
2. A *plan maintenance process* that includes:
- a. A section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.
  - b. A process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.
  - c. Discussion on how the community will continue public participation in the plan maintenance process.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

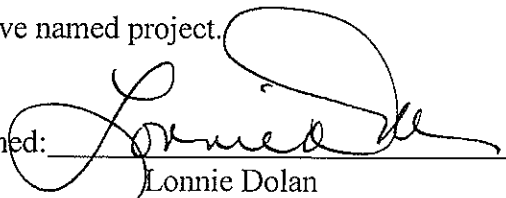
Newspaper: Tribune

Date of Publication: March 2, 2005

Meeting Date: March 15, 2005  
(City Council)

Project: Local Hazard Mitigation Plan

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING  
Local Hazard Mitigation Plan

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider adoption of a Local Hazard Mitigation Plan (LHMP).

The LHMP identifies risks posed by natural and manmade disasters to persons and properties within City Limits and it proposes measures to minimize damage from those disasters. Adoption of an LHMP is necessary in order for the City to qualify for federal Disaster Mitigation Grant funding in the event of future disasters.

The LHMP focuses on potential impacts of disasters such as earthquakes, wildfires, droughts, dam failure, landslides, and floods. Mitigation measures focus on prevention, property protection, public education and awareness, natural resource protection, emergency services, and improved management practices for structural projects.

This hearing will take place in the Conference Room at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California, on Tuesday, March 15, 2005, at the hour of 7:30 pm.

All interested parties may appear and be heard at the above hearing.

Copies of the staff report with the proposed funding are available at Paso Robles City Hall, 1000 Spring Street, Paso Robles, and will be posted on the City's web site: [www.prcity.com](http://www.prcity.com) prior to the hearing. Copies of the staff report may be purchased at City Hall for the cost of reproduction.

Comments on the proposed Local Hazard Mitigation Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to [CDdirector@prcity.com](mailto:CDdirector@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge the Local Hazard Mitigation Plan in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Ed Gallagher, Housing Programs Manager  
March 2, 2005 6146676