TOWN OF FAIRFAX
STAFF REPORT

To: **Mayor, Members of the Town Council**

From: **Michael Rock, Town Manager** (MR)
Jim Moore, Director of Planning & Building Services

Date: **March 7, 2012**

Subject: Adoption of Resolution 12-15, a Resolution of the Town Council of the Town of Fairfax adopting the Association of Bay Area Government (ABAG) Plan "Taming Natural Disasters" and the Town of Fairfax Local Annex, as the Town of Fairfax's Local Hazard Mitigation Plan (LHMP).

RECOMMENDATION

1. Open the public hearing and take testimony.

2. Close the public hearing.

3. Adopt Resolution 12-15 adopting, with its local "Annex" (or, addendum), the Plan *"Taming Natural Disasters"* as the Town of Fairfax Local Hazard Mitigation Plan (LHMP).

BACKGROUND

The federal Disaster Mitigation Act of 2000 (Act) requires all cities, counties, and special districts to adopt a Local Hazard Mitigation Plan, with updates every five years, in order to receive disaster mitigation funding from FEMA. This is the second update, the first was in 2005.

ABAG's multi-jurisdictional Local Hazard Mitigation Plan, to which **Exhibit A** is an "Annex" (or, addendum), lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Except for tsunamis and active fault surface rupture, these hazards also impact this community. Tsunamis do not impact the Town of Fairfax because it is not along the coast. No active faults are mapped as rupturing the surface in the Town.

DISCUSSION

The Town of Fairfax does not face any natural disasters not listed in the ABAG multi-jurisdictional plan and no new hazards have been identified by the Town of Fairfax since the original development of this plan in 2005.

The Town has created a number of general hazard maps as part of the new 2010 General Plan Safety Element, all of these maps can be viewed in the new 2010 General Plan on the Town's webpage at http://www.town-of-fairfax.org; and they are comparable to those shown on the ABAG website at **http://quake.abag.ca.gov/mitigation/**, with the exception of maps prepared

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for the Flood Mitigation Plan which include critical facilities and repetitive loss properties within the 100 and 500 year floodplains.

With the Town Councils direction, staff plans to continue working with ABAG to improve the risk assessment information being compiled by ABAG, including developing ways to assess how many soft-story buildings are located in the Town. Likewise, staff plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure, and critical facilities which might result from any of the hazards previously noted.

FISCAL IMPACTS

Adoption of the LHMP Annex is required in order for the Town to be eligible to receive FEMA mitigations funds; this includes funding for projects like the seismic retrofit of the Pavilion.

ATTACHMENTS

Exhibit A – Local Hazard Mitigation Plan Annex
Exhibit B – Resolution 12-15

Annex to 2010 Association of Bay Area Governments Local Hazard Mitigation Plan *Taming Natural Disasters*

Town of Fairfax

142 Bolinas Road
Fairfax, CA 94930

EXHIBIT # A

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Introduction

The Town of Fairfax, incorporated in 1931, has a population of 7,441 people based on the 2010 census[1], is 2.1 square miles in size and sits at approximately 155 feet above sea level at the upper end of the Ross Valley water shed (part of FEMA Flood District IX) in the center of Marin County. A map of the Town's jurisdictional boundary is provided in **Exhibit A**.

The Town currently owns and maintains a Town Hall, Youth Center, Women's Club (used for Town meetings) and a large assembly hall know as the "Pavilion". Last year, the Town's budget was $6,897,002 and it employs 28 people. While the Town provides local police services, the fire services are supplied by a separate Joint Powers Authority.

The Regional Planning Process

The Town's on-going mitigation planning is integral to the LHMP Annex Update. Many of the activities conducted by the Town were fed into the planning process for the multi-jurisdictional plan. The Town has participated in various Association of Bay Area Governments (ABAG) workshops and meetings, including meetings held in conjunction with Marin County and ABAG in Marin County. In addition, the Town has provided written and oral comments on the multi-jurisdictional plan. Finally, the Town provided information on facilities that are viewed as "critical" to ABAG.

Following the devastating December 2005 floods, Fairfax received a Flood Mitigation Assistance Grant to develop a stand-alone Flood Mitigation Plan. The Plan was adopted by the Fairfax Town Council and approved by the Federal Emergency Management Agency (FEMA) in June 2008.

In addition, the Town routinely enforces the requirements of the California Environmental Quality Act (CEQA) requirements (which, since 1988, have required mitigation for identified natural hazards). The Town's effort has focused on building on these pre-existing programs and identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

(Information pertaining to public hearings and Town Council adoption will be added at a later date.)

The Local Planning Process

Key Town staff reviewed the plan to identify and prioritize mitigation strategies appropriate for the Town. Staff involved in these meetings included the Town Manager, Planning Director,

[1] For complete Census information on this Town, see **http://www.bayareacensus.ca.gov/**.

Public Works Director, Chief of Police, and Ross Valley Fire Department Chief. The general priorities and appropriate Town departments were reviewed and updated for 2009 needs.

The Town has a new Safety Element as part of its new 2010 General Plan. The 2010 General Plan, including the new Safety Element, was accepted by the Town Council in December of 2010 and it is currently going through CEQA review. The new 2010 General Plan is due for final adoption, after CEQA review, by the Town Council in December of 2011.

The new Safety Element includes a discussion of fire, earthquake, flooding, and landslide hazards; and importantly includes a section on Community Preparedness. Consistent with the Plan Maintenance and Update Process section of the 2004 Local Hazard Mitigation Plan (LHMP) Annex, the General Plan Advisory Committee (GPAC) reviewed, refined, and incorporated selected mitigation strategies into the final draft 2010 General Plan Safety Element.

Review and Incorporation of Existing Information

The following documents were reviewed and incorporated into this annex in addition to those documents referenced in Appendix A of the regional plan.

Existing plans, studies, reports, and technical information	**Method of incorporation into the jurisdiction annex**
Town of Fairfax 2010 General Plan, Safety Element	Hazards Assessment and priority mitigation actions
Capital Improvements Plan	Priority mitigation actions and programs
Town of Fairfax, Emergency Response Plan	Priority mitigation actions and programs
Town of Fairfax, Community Preparedness Plan	Priority mitigation actions and programs

Process of Updating Plan Sections

The Plan was updated to reflect any code revisions, amendments, or other actions related to the Plan that the Town of Fairfax undertook between the 2005 Annex and the 2010 Annex. It was determined that a major update was not necessary because most of the information was still accurate. The Planning Process section was updated to reflect the process undertaken for the update of this Plan.

Changes in Town of Fairfax policies, including code revisions and amendments, are actions taken by the Town Council. The Council's highest priority is community involvement in Town actions. It is, therefore, the responsibility of Town staff to ensure this priority is met through a variety of methods, such as a hard copy and email subscription service for Council agendas and posting of agendas and staff reports at Town Offices and on the City website. Written

correspondence is forwarded to all Council members, and verbal comments are welcome at all Council meetings.

Public Meetings

Opportunity for public comments on the DRAFT mitigation strategies were provided at a public meeting on October 1st & 15th, and November 5th, 2009 at 7:30 p.m. at the Town of Fairfax Women's Club and advertised on the Town of Fairfax website. At these meetings the DRAFT Safety Element containing "annex" mitigation strategies was presented to the Planning Commission during regular and/or a special workshops public meeting. Only minor technical/typographical changes were requested before adopting the plan and strategies. No public comments were received from either the meeting or the internet posting. Copies of the legal notice, and/or Planning Commission Minutes are included as **Exhibit B** to the Town of Fairfax 2010 LHMP Annex.

The Town Council will adopt the plan in a public meeting via an official Resolution upon approval by FEMA. The mitigation strategies will become an implementation appendix of the Town of Fairfax 2010 General Plan - Safety Element.

Hazards Assessment

The ABAG multi-jurisdictional Local Hazard Mitigation Plan, to which this is an Annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Except for tsunamis and active fault surface rupture, these hazards also impact this community. Tsunamis do not impact the Town of Fairfax because it is not along the coast. No active faults are mapped as rupturing the surface in the Town.

Since the impacts of the other potential disasters are not fully developed, the Town has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes, flooding, and wildfire rank the highest in importance. Landslides are next most important, with tsunamis being of least importance.

The Town has created a number of general hazard maps as part of the new 2010 Safety Element, all of these maps can be viewed on the Town's webpage at http://www.town-of-fairfax.org/html/dept_planbuild_overview.html; and they are comparable to those shown on the ABAG website at **http://quake.abag.ca.gov/mitigation/**, with the exception of maps prepared for the Flood Mitigation Plan which include critical facilities and repetitive loss properties within the 100 and 500 year floodplains

Past Occurrences of Disasters (natural and human-induced)

The Town has suffered a number of landslides, road slippages and other storm related damage within the Town over the past 50 years. Fairfax was most recently affected in the Federal

Emergency Management Agency (FEMA) declared winter storm disasters of 2005/06 and the flood of April 2007. More information on State and Federally declared disasters in the Town of Fairfax can be found at **http://quake.abag.ca.gov/mitigation/ThePlan-D-Version-December09.pdf**

Risk Assessment

Urban Land Exposure

The Town examined the hazard exposure of Town urban land based on the information on ABAG's website at **http://quake.abag.ca.gov/mitigation/pickdbh2.html**. The "*2005 Existing Land Use with 2009 Mapping*" file was used for this evaluation (in the existing plan, the file used was "*Existing Land Use in 2000*").

Of the 1,008 urban acres in the Town,

- 34 acres are in the 100-year flood plain, while an additional 40 acres are in other flood-prone areas;
- There are no acres subject to dam inundation;
- 663 acres are in areas of existing landslides;
- The California Geological Survey has not completed mapping of earthquake induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- 303 acres are in areas of moderate, high, or very high liquefaction susceptibility;
- 1,008 acres are in the highest two categories of shaking potential, in large part because the Town lies midway between the San Andreas-North Golden Gate fault, about 7.5 miles to the west, and the Roger's Creek and North Hayward faults, approximately 14 miles to the east;
- 54 acres are subject to high, very high, or extreme wildfire threat (because of the urban nature of the Town), but 996 acres are in wildland-urban interface threat areas.
- Drought, though a potential problem in the Town of Fairfax, is not fully assessed. The Town will be working with ABAG and the various water supply agencies on this issue.

In general, the hazard exposure of the Town of Fairfax is increasing slightly over time as the amount of urban land increases (in the last 5 years, 10 acres of land has become urban). The Town of Fairfax actually reduced the acres of urban land in the 100 year flood zone over the last 5 years due to changes in the new FEMA flood maps. The following table described the exposure of urban land within the unincorporated County to the various hazards.

Exposure (acres of urban land)			
Hazard	**Plan Year 2005**	**Plan Year 2010**	**Change**
Total Acres of Urban Land	*33,366*	*36,021*	*2,655*
Earthquake Faulting (within CGS zone)	1,594	2,054	460
Earthquake Shaking (within highest two shaking categories)[2]	17,593	18,638	1,045
Earthquake-Induced Landslides (within CGS study zone)[3]	2,766	4,965	2,199
Liquefaction (within moderate, high, or very high liquefaction susceptibility	9,095	11,212	2,117
Flooding[4] (within 100 year floodplain)	1,010	984	(26)
Flooding (within 500 year floodplain)	900	1,430	530
Landslides (within areas of existing landslides)	3,999	4,466	467
Wildfire (subject to high, very high, or extreme wildfire threat)[5]	15,686	13,981	(1,705)
Wildland-Urban Interface Fire Threat	10,178	11,100	922
Dam Inundation (within inundation zone)	4,334	4,597	263
Sea Level Rise[6]	not applicable		
Tsunamis[7] (within inundation area)	not applicable		
Drought[8]	33,366	36,021	2,655

[2] In large part because the Hayward, Greenville, and Calaveras fault systems run through the County.
[3] The California Geological Survey continues to map Alameda County and added the Livermore-Altamont area in late 2009. Though some areas of the County have not yet been completely mapped, the densely populated areas in Alameda County are mostly done.
4 Sea Level rise data was not available in 2005.
[5] The decrease is due to better and more accurate mapping.
[6] The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.
[7] Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Acres of exposed land are not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.
[8] The entire Alameda County unincorporated area is subject to drought.

Infrastructure Exposure

The Town of Fairfax has also examined the hazard exposure of infrastructure based on the information on ABAG's website at **http://quake.abag.ca.gov/mitigation/pickdbh2.html**. Of the 37 miles of roadway in the Town,

- 2 miles of roadway are in the 100-year flood plain, while an additional two miles are in other flood-prone areas;
- no roads are in an area subject to dam inundation;
- 20 miles of roadway are in areas of existing landslides;
- The California Geological Survey has not completed mapping of earthquake induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- 13 miles of roadway are in areas of moderate, high, or very high liquefaction susceptibility;
- all 37 miles of roadway are in the highest two categories of shaking potential;
- while one mile of roadway is subject to high, very high, or extreme wildfire threat, 36 miles of roads are in wildland-urban interface threat areas.

Exposure (miles of infrastructure)						
	Roadway		**Transit**		**Rail**	
Hazard	**Plan Year 2005**	**Plan Year 2010**	**Plan Year 2005**	**Plan Year 2010**	**Plan Year 2005**	**Plan Year 2010**
Total Miles of Infrastructure	*1,524*	*1,627*	*11*		*38*	
Earthquake Shaking (within highest two shaking categories)	673	701		8		2
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility	302	333		2		21
Liquefaction Hazard (within CGS study zone)[1]		140		3		9
Earthquake-Induced Landslides (within CGS study zone)[2]	52	50		1		1

[1] 1,083 miles of roadway, 3 miles of transit, and 21 miles of rail are outside the area that has been evaluated by CGS for this hazard

[2] The California Geological Survey continues to map Alameda County and added the Livermore-Altamont area in late 2009. Though some areas of the County have not yet been completely mapped, the densely populated areas in Alameda County are mostly done. 1,083 miles of roadway, 3 miles of transit, and 21 miles of rail are outside the area that has been evaluated by CGS for this hazard

Earthquake Faulting (within CGS zone)	63	75		0		2
Flooding (within 100 year floodplain)	29	31		0		4
Flooding (within 500 year floodplain)	26	28		0		2
Landslides (within areas of existing landslides)	431	440		2		4
Wildfires (subject to high, very high, or extreme wildfire threat)	1,083	1,130		5		24
Wildland-Urban Interface Fire Threat	280	280	3	3	10	10
Dam Inundation (within inundation zone)	120	143		1		18
Sea Level Rise[3]	not applicable					
Tsunamis[4]	not applicable					
Drought[5]	not applicable					

[3] The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.
[4] Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Miles of exposed infrastructure is not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.
[5] Drought is not a hazard for roadways.

Exposure of Town-Owned Buildings, Plus Critical Healthcare Facilities and Schools

The Town of Fairfax examined the hazard exposure of critical health care facilities, schools, and Town-owned buildings based on the information on ABAG's website at **http://quake.abag.ca.gov/mitigation/pickcrit.html**.

The Town provided a list of the critical facilities it owns to ABAG. ABAG provided a detailed assessment of the hazard exposure of each of its facilities. The following number of facilities is exposed to the various hazards analyzed.

- The Town has determined that the combination of construction type, age, and shaking exposure to the Fairfax Pavilion which is the only facility suitable as a shelter, are significant. Therefore, the Town has applied for and received a Pre-Disaster Mitigation grant to seismically retrofit this building.
- Town Hall, Police Department, Fire Department, and Women's Club (Council Chambers) are in the 100-year flood plain.

- The California Geological Survey has not completed mapping of earthquake induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- One long-term care facility, all 3 schools, the fire station, police station and the Town Hall are in the middle categories of shaking potential;
- One long-term care facility, all 3 schools, the fire station, police station and the Town Hall are in wildland-urban interface threat areas.

Please Note:

- No critical health care facilities, or schools, are in either the 100-year flood plain or in other flood-prone areas;
- No critical health care facilities, schools, or Town-owned facilities are in an area subject to dam inundation;
- No critical health care facilities, schools, or Town-owned facilities are in areas of existing landslides;
- No critical health care facilities, schools, or Town-owned facilities are in areas of moderate, high, or very high liquefaction susceptibility;

Exposure (number of facility types)								
Hazard	**Hospitals**		**Schools**		**Locally owned critical facilities**		**Locally owned bridges and interchanges**	
	Plan Year 2005	**Plan Year 2010**	**Plan Year 2005**	**Plan Year 2010**	**Plan Year 2005**	**Plan Year 2010**	**Plan Year 2005**	**Plan Year 2010**
Total Number of Facilities	*3*		*36*		*53*		*15*	
Earthquake Shaking (within highest two shaking categories)	3		31		29		6	
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility	0		16		25		2	
Liquefaction Hazard (within CGS study zone)[1]	2		15		15		2	
Earthquake-Induced Landslides (within CGS study zone)[2]	0		0		2		6	

[1] Two county-owned critical facilities are outside the area that has been evaluated by CGS for this hazard
[2] The California Geological Survey continues to map Alameda County and added the Livermore-Altamont area in late 2009. Though some areas of the County have not yet been completely mapped, the densely populated areas in Alameda County are mostly done.

Earthquake Faulting (within CGS zone)	0		0		2		0	
Flooding (within 100 year floodplain)	1		1		3		0	
Flooding (within 500 year floodplain)	1		0		0		0	
Landslides (within areas of existing landslides)	0		0		4		2	
Wildfires (subject to high, very high, or extreme wildfire threat)	0		3		25		3	
Wildland-Urban Interface Fire Threat	0		16		10		2	
Dam Inundation	0		4		8		0	
Sea Level Rise (exposed to 16in sea level rise)[3]	-		-		-		-	
Sea Level Rise (exposed to 55in sea level rise)[4]	-		-		-		-	
Tsunamis[5] (within inundation area)	-		-		-		-	
Drought[6]	-	-	-	-	-	-	-	-

[3] Sea level rise data was not available in 2005
[4] Sea level rise data was not available in 2005
[5] Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.
[6] Drought will not affect locally owned facilities directly.

Repetitive Loss Properties

In spite of the areas of the Town located in flood-prone areas, there are only four repetitive loss properties in the Town based on the information at:

http://quake.abag.ca.gov/mitigation/pickflood.html

However, updated information obtained from FEMA during the development of the Flood Hazard Mitigation Plan in 2008 indicates there are six repetitive loss properties. This change is likely the result of expansion in the flood plain boundaries on the newer FEMA maps.

Other risks

The Town of Fairfax does not face any natural disasters not listed in the ABAG multi-jurisdictional plan and no new hazards have been identified by the Town of Fairfax since the original development of this plan in 2005.

The Town plans to continue to work with ABAG to improve the risk assessment information being compiled by ABAG, including developing ways to assess how many soft-story buildings are located in the Town.

The Town plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure, and critical facilities which might result from any of the hazards previously noted.

National Flood Insurance Program

Town of Fairfax has participated in the National Flood Insurance Program since 1988. The Town does not participate in the Community Rating System. The Town insures all of its facilities in the flood plain through NFIP. These include the Town Hall, Police Department, Fire Department, and Women's Club (Council Chambers) which are within the 100-year flood plain.

Following the devastating December 2005 floods, Fairfax received a Flood Mitigation Assistance Grant to develop a stand-alone Flood Mitigation Plan. The Plan was adopted by the Fairfax Town Council and approved by the Federal Emergency Management Agency (FEMA) in June 2008.

Mitigation Goals and Objectives

The goal of the ABAG MJ-LHMP is to maintain and enhance a disaster-resistant region by reducing the potential for loss of life, property damage, and environmental degradation from natural disasters, while accelerating economic recovery from those disasters. This goal is unchanged from the 2005 plan and continues to be the goal of the Town of Fairfax in designing its mitigation program.

Additionally, the Town has the specific objective of reducing the number of public and private buildings within the Town that are vulnerable to the effects of earthquakes; particularly the "Pavilion".

Mitigation Activities and Priorities

Evaluation of Progress from 2005 Plan

In 2005, mitigation actions and priorities were identified. The attached list indicates each of the strategies identified, along with responsible party, action taken, and current status of progress.

These included:

- Pursued and secured funding for the earthquake retrofitting of the "Pavilion" (DPW)
- Relocate the emergency generator and fuel tank for the Town Hall, Police Department, Fire Station / EOC Center and Corporation Yard above the 100 foot flood level (DPW).
- Pursued and secured funding for storm drain projects, working with county and flood district staff on coordinating regional mitigation projects for local creeks that flood (DPW).
- Continued maintenance efforts to keep storm drains and creeks free of obstructions, while retaining vegetation in the channels (as appropriate), to allow for the free flow of water (DPW).
- Installed remote sensing devises to monitor creek levels during storm activity (DPW).
- Enforce real estate disclosure of multi-hazards – ongoing process (DPBS).
- Establish/map Wildland-Urban Interface area within the Town limits and adopted additional code requirements for Wildland-Urban Interface areas (Wildland-Urban Interface map adopted 2008) (DPBS).
- Secure grants and implement vegetation management programs to reduce fuel loads (RVFD/DPW).
- Ensure adequate fire equipment road and/or fire road access to developed and open space areas (RVFD).

Future Mitigation Actions and Priorities

As a participant in the ABAG multi-jurisdictional planning process, Town of Fairfax staff helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The list was reviewed by the Town Chief of Police, the Ross Valley Fire Chief, the acting Senior Planner, the Public Works Director, Planning Director, and the Town Manager in September 2009.

The tentative decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage. Over time, the Town is committed to developing better hazard and risk information to use in making those trade-offs.

In the Town of Fairfax, many of the strategies are programs already existing as part of the planning process from plan and project reviews, building and fire code enforcement, and/or in the Town's new 2010 General Plan Safety Element – which includes a Community Preparation Section. Some activities will require funds that have not been identified. The Town will be working to identify potential funding sources, including capital improvement budgets, bond issues, and federal or state grants.

These draft priorities were submitted to the General Plan Advisory Committee and Planning Commission, during which, there were no public comments except to the annex. The final strategies (as shown in the attached Table) will become an Implementation Appendix to the Town's Safety Element.

In addition, the Town examined the hazard exposure information to Town-owned critical facilities supplied by ABAG. Town Hall, the Police Station and Fire Station 21 were all repaired with minimal FEMA funded mitigation (i.e., wet proofing and installing flood gates on Town Hall) following the flood of 2005/2006. Elevation and relocation, which would constitute more permanent long-term mitigation, were not considered cost-effective.

The Town has established priorities related to building construction, critical facility upgrades, and specific mitigation tasks for the next 5 years; including the follow:

- In January 2011, the Town Council adopted the 2010 California Building Code which applies to all construction activity within the Town boundaries. The California Building Code is comprised of 11 parts that incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies, advances in construction standards and seismic design for the use in new residential and commercial construction and in remodels.

- The Town has determined that the combination of construction type, age, and shaking exposure to the Fairfax Pavilion which is the only facility suitable as a shelter, are significant. The Town has applied for and received a Pre-Disaster Mitigation grant to seismically retrofit this building. The Pavilion renovation will qualify as a principal disaster shelter by Red Cross standards.

- No determination has been made at this time for the Town-owned Women's Club (Council Chambers). It is anticipated this building will need seismic retrofitting.

- The Town will establish a General Plan Implementation Committee (GPIC) to guide and assist in the implementation of the Town's new 2010 General Plan; including the implementation of the new Safety Element section titled "Community Preparedness."

On-Going Mitigation Strategy Programs

The Town of Fairfax has many on-going mitigation programs that help create a more disaster-resistant region. The following list highlights those programs identified as *Existing Programs* in the mitigation strategy spreadsheet. Others are on-going programs that are currently underfunded. It is the County's priority to find additional funding to sustain these on-going programs over time.

- Continue to comply with all applicable building and fire codes as well as other regulations when constructing or significantly remodeling infrastructure facilities (INFR, HOUS, ECON, GOVT)

- Continue to enforce and/or comply with State-mandated requirements, such as the California Environmental Quality Act (ENVR a-1)

- Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards (LAND, GOVT, HOUS, INFR)

- Continue to participate in FEMA's National Flood Insurance Program (GOVT d-5)

- Continue to facilitate the distribution of emergency preparedness materials and trainings through the General Plan Implementation Committee (INFR, HOUS, ECON, GOVT)

- Conduct periodic tests of the emergency sirens and BEARS emergency warning systems (GOVT c-15)

- Continue to maintain the emergency operations center (GOVT c-10)

- The Town will participate in the Ross Valley Watershed group, which is how priorities were set for flooding hazard mitigation. A successful local election has created a flood fee generating revenues to fund watershed wide flood mitigation projects through the local flood control district. A hydrologic study has been completed that encompasses the entire Ross Valley watershed in order to determine the effects of potential flood mitigation projects. (GOVT-d-3)

- As new flood-control projects are completed, request that FEMA revise its flood insurance rate maps and digital Geographic Information System (GIS) data to reflect flood risks as accurately as possible – ongoing project, Planning and Building Dept. (GOVT-d-4).

- Enforce and/or comply with the hazardous materials requirements of the State of California Certified Unified Program Agency (CUPA) – Ross Valley Fire Department, ongoing project. (ENVI-a-9)

- Seek grant funding for vegetation removal along roadways and roadside collection/ chipping of hazardous vegetation within the Wildland-Urban Interface. (ECON-e-6,j-9)

- Ross Valley Fire to work with other Marin County Fire agencies and Marin Municipal Water District to review and update MMWD Fireflow Master Plan to improve the water distribution system. (INFR-c-2)

Incorporation into Existing Planning Mechanisms

The Town has several planning mechanisms which this annex can be incorporated into which include:

- 2010 General Plan Safety Element
- Capital Improvements Plan
- Climate Action Plan

- Zoning Ordinance
- Municipal Code
- Open Space Management Plan
- Flood Mitigation Plan

The Town of Fairfax has a new 2010 Safety Element in its new 2010 General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards – as well as a separate section on "Community Preparedness." This plan will be adopted as an implementation appendix to the 2010 General Plan Safety Element.

In addition, the Town enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The Town has used these pre-existing programs as a basis for identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

Plan Update Process

As required in the Disaster Mitigation Act of 2000, the Town of Fairfax will update this plan annex at least once every five years, by participating in a multi-agency effort with ABAG and other agencies to develop a multi-jurisdictional plan.

This plan will be monitored on an on-going basis via the Planning Department. However, the major disasters affecting our community, legal changes, notices from ABAG as the lead agency in this process, and other triggers will be used. The public will continue to be involved whenever the plan is updated and, as appropriate, during the monitoring and evaluation process. The General Plan Implementation Committee (GPIC) will review all new public comments, and be responsible for determining if the plan should be updated.

The Town of Fairfax is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The Town Planning Director will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the Town of Fairfax again plans to participate in the multi-jurisdictional plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including the County's Office of Emergency Services. Cities should then work together to identify another regional forum for developing a multi-jurisdictional plan.

The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the Town will provide the opportunity for the public to comment on the updates. A public notice will be posted prior to the meeting to announce the comment period and meeting logistics.

Mitigation Plan Point of Contact

Name:	James M. Moore
Title:	Director of Planning & Building Services
Mailing Address:	142 Bolinas Road, Fairfax, CA 94930
Telephone:	(415) 458-2346
Email:	jmoore@townoffairfax.org

Alternate Point of Contact

Name:	Linda Neal
Title:	Senior Planner
Mailing Address:	142 Bolinas Road, Fairfax, CA 94930
Telephone:	(415) 458-2344
Email:	lneal@townoffairfax.org

Exhibit A - Jurisdiction Boundary Map

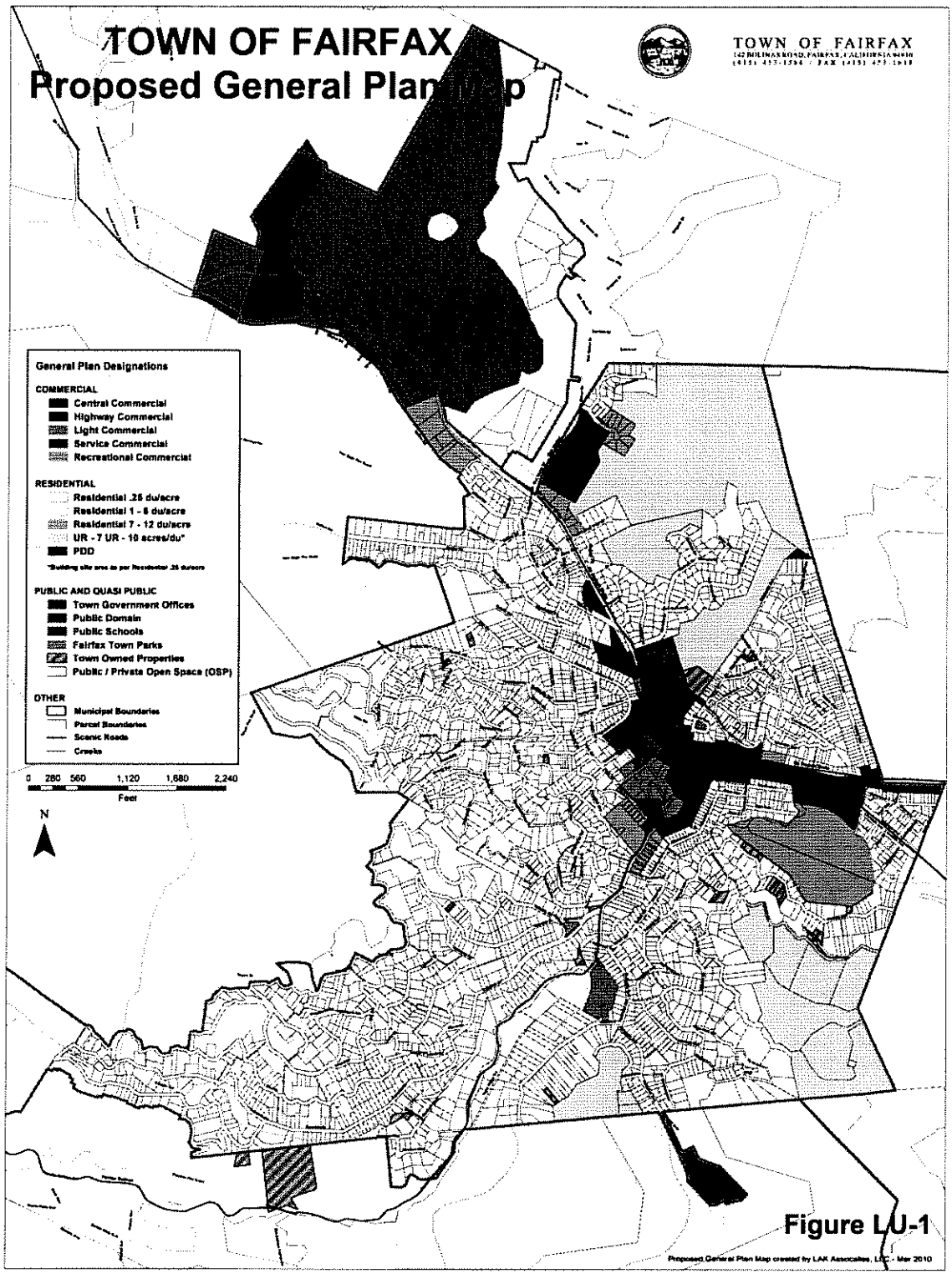

Exhibit B - Public Meeting Announcements & Minutes

TOWN OF FAIRFAX
PLANNING COMMISSION
WORKSHOP MEETING AGENDA
7:00 PM, TUESDAY, OCTOBER 1, 2009
FAIRFAX YOUTH CENTER, 16 PARK ROAD

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENTS ON NON-AGENDA ITEMS

DISCUSSION ITEMS

1. Approve final changes and conclude review of the Circulation Element of the General Plan.

2. Adopt Resolution No. 09-05, a resolution of the Fairfax Planning Commission forwarding the draft Circulation Element of the General Plan Update t the Town Council for review and to make appropriate amendments.

3. Commence consideration of the Safety Element of the General Plan (references, tables and addendums will be forthcoming).

4. Discuss disposition of Town Center Element with new Appendix.

APPROVAL OF MINUTES

5. Minutes from the September 1st, 2009 workshop meeting.

COMMISSION COMMENTS AND REQUESTS

ADJOURNMENT

Conduct: All interested persons are invited to attend and participate in public hearings. In order to give all interested persons an opportunity to be heard, and to ensure the presentation of all points of view, members of the audience should: (1) Limit presentation to three minutes; (2) Always address the Chair; (3) State name and address; (4) State views and concerns succinctly; and (5) Submit any new documents to the Planning Staff, first, to be entered into the record. **Staff Reports:** Staff reports and associated materials will be available for public review at the front counter in Town Hall after 5:00 PM on the Friday before the meeting.
Court Challenges: If you challenge the matter(s) described above 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 at, or prior to, the above referenced public hearing [Govt. Code section 65009(b)]. If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.**The Final Agenda** will be posted on the Friday evening before the hearing at the Fairfax Post Office, the Women's

DRAFT Town of Fairfax Planning Commission Workshop Minutes
Fairfax Women's Club
Thursday, 1 October 2009

Call to Order/Roll Call:

COMMISSIONERS PRESENT:	Shelley Hamilton Brannon Ketcham Peter Lacques, Chair Peter Ramsay Shelby LaMottte
COMMISSIONERS ABSENT:	Terry Goyan Pam Meigs
OTHER COMMITTEE MEMBERS:	Bruce Ackerman, Chair, GPAC
STAFF PRESENT:	Larry Kennings, Consultant Joanne O'Hehir, Minutes-Secretary

Chair Lacques called the meeting to order at 7.40 pm when a quorum had convened.

Approval of the Agenda

M/S, Ketcham/LaMotte, Motion to approve the agenda.

AYES: All

Public Comments on Non-Agenda Items

There was no-one present from the public.

Discussion Items
(Excerpt)

3. Commence consideration of the Safety Element of the General Plan (Please note: references, tables and addendums will be forthcoming).

Consultant Kennings introduced the General Plan Environmental Safety Element. He provided background information on how the Element was drafted, and noted that they had worked with Paula Shultz, a hazard-mitigation consultant, and GPAC (General Plan Advisory Committee). Consultant Kennings said that they had incorporated elements of ABAG's (Association of Bay Area Governments) Jurisdictional Local Hazard Mitigation Plan that they considered appropriate for Fairfax.

Mr. Ackerman discussed the process. He invited the commissioners to help educate the citizens of Fairfax on the Safety Element, and suggested that they drew up a list of items to focus on.

Senior Planner Neal and Commissioner Ramsay discussed the Flood Hazard Mitigation Plan, which would need to be incorporated into the Safety Element.

Commissioner Ketcham requested that the items in the appendices be referenced.

Commissioner LaMotte led a discussion on mapping. Mr. Ackerman said that the members of GPAC were not satisfied with information on MarinMap and that their combined knowledge of Fairfax was more helpful.

Consultant Kennings said that MarinMap would incorporate maps into their system if they were provided.

Chair Lacques requested the provision of certain maps to the commissioners, including a map concerning liquefaction.

Commissioner Ramsay left the meting at 8.10 p.m. General consensus was reached among staff and commissioners that discussions would continue but that no decisions could be made because the Planning Commission was inquorate.

Mr. Ackerman suggested that a member of GPAC, Ray Moritz, be invited to make a presentation on the Safety Element, to which he had made a significant contribution.

Discussion continued on items that had not been included in the Safety Element. Mr. Ackerman said that GPAC thought that consideration should be given to how people could exist if they were "cut off" for a week.

The commissioners proceeded to review the Safety Element.

Minor amendments were made to Page 1 of the Safety Element.

Staff and commissioners discussed the Hazard Mitigation Plan that was mentioned in the Safety Element. Senior Planner Neal said that a Plan existed, although she could not confirm if it had been adopted by the Town Council.

Chair Lacques suggested that there should be a link to the Hazard Mitigation Plan from the Town's Website.

Commission Ketcham and Consultant Kennings briefly discussed document layout.

General discussion took place on using collected data that related to Program ESE-1.2.1. General consensus was reached that the wording used should be simplified because it would be too difficult to implement. Amendments were then made.

Following general discussion on the seismic retrofit program, minor amendments were made to Program ESE-1.3.4.

Discussions continued on Policy ESE-1.4, which related to seismic retrofitting of private property. Staff and commissioners discussed the difference between the Town Code's 50% remodel and substantial improvement.

It was generally agreed that timeframes would be discussed at a later date, although Commissioner LaMotte noted that where the timeframe stipulated "2009", it should be changed to "2010".

General discussion moved on to Program ESE-1.4.3, which pertained to financial incentives to undertake seismic retrofitting. Chair Lacques discussed programs that were operated by other jurisdictions that encouraged homeowners to retrofit their homes. However, Consultant Kennings discussed the difficulty of implementing such plans without adequate staffing levels.

General consensus was reached that a new Program ESE-1.4.4 should be created to seek out grants to subsidize seismic retrofitting.

Minor amendments were made to Policy ESE-1.5.

Commissioner Lacques led a discussion on the feasibility of creating a clean local water supply. However, it was generally agreed among commissioners and staff to defer discussion to a later date.

Discussion continued on Policy ESE-1.7 that concerned town ordinances that addressed minimizing risks from earthquakes and landslides. Senior Planner Neal noted that geotechnical reports were usually required for hillside construction, and Commissioner Ketcham said that the provision to the Planning Commission of a list of ordinances that addressed landslide and earthquake hazards would be useful.

Commissioner LaMotte and Consultant Kennings discussed post-earthquake repair requirements that related to Program ESE-1.7.2. Consultant Kennings noted that the Fire Department might have different requirements to those of the Building Code.

Minor amendments were made to Program ESE-1.7.3 after brief discussion.

Discussion of the Environmental Safety Element ended at this point.

Exhibit C - Town of Fairfax 2010 Mitigation Strategy Spreadsheet

[Attached as separate electronic file]

Town of Fairfax Resolution 12-15

Adoption of the Association of Bay Area Governments Plan "Taming Natural Disasters" and Local Annex as the Town of Fairfax's Local Hazard Mitigation Plan

Passed and Adopted March 7, 2012

WHEREAS, the Bay Area is subject to various earthquake-related hazards such as ground shaking, liquefaction, landsliding, fault surface rupture, and tsunamis; and

WHEREAS, the Bay Area is subject to various weather-related hazards including wildfires, floods, and landslides; and

WHEREAS, the Town of Fairfax recognizes that disasters do not recognize city, county, or special district boundaries; and

WHEREAS, the Town of Fairfax seeks to maintain and enhance both a disaster-resistant Town and region by reducing the potential loss of life, property damage, and environmental degradation from natural disasters, while accelerating economic recovery from those disasters; and

WHEREAS, the Town of Fairfax is committed to increasing the disaster resistance of the infrastructure, health, housing, economy, government services, education, environment, and land use systems in the Town, as well as in the Bay Area as a whole; and

WHEREAS, the federal Disaster Mitigation Act of 2000 (Act) requires all cities, counties, and special districts to adopt a Local Hazard Mitigation Plan to receive disaster mitigation funding from FEMA; and

WHEREAS, ABAG has approved and adopted the ABAG report ***Taming Natural Disasters,*** created in collaboration with the participating jurisdictions, as the multi-jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area;

NOW, THEREFORE, BE IT RESOLVED that the Town of Fairfax adopts, and adapts with its local annex, this multi-jurisdictional plan as its Local Hazard Mitigation Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Town of Fairfax commits to continuing to take those actions and initiating further actions, as appropriate, as identified in the Town of Fairfax Annex of that multi-jurisdictional Local Hazard Mitigation Plan by adopting this list of mitigation strategies as the Implementation Appendix of the Safety Element of Its General Plan.

PASSED AND ADOPTED THIS 7th day of March, 2012.

EXHIBIT # B

AYES:

NOES:

ABSENT:

MAYOR Pam Hartwell-Herrero

Attest:

Judy Anderson, Town Clerk