

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

Town of Portola Valley

Table of Contents

Introduction	2
The Regional Planning Process.....	2
The Local Planning Process.....	3
<i>Incorporation of Existing Information</i>	3
<i>Process for Updating Plan Sections</i>	3
<i>Public Meetings</i>	3
Hazards Assessment	4
Past Occurrences of Disasters (natural and human-induced)	5
Risk Assessment	5
<i>Urban Land Exposure</i>	5
<i>Infrastructure Exposure</i>	6
<i>Exposure of Town-Owned Buildings, Plus Critical Healthcare Facilities and Schools</i>	8
<i>Repetitive Loss Properties</i>	9
<i>Other risks</i>	9
National Flood Insurance Program	9
Mitigation Goals and Objectives.....	10
Mitigation Activities and Priorities.....	10
<i>Evaluation of Progress from 2005 Plan</i>	10
<i>Future Mitigation Actions and Priorities</i>	14
<i>On-Going Mitigation Strategy Programs</i>	16
Incorporation into Existing Planning Mechanisms	18
Plan Update Process.....	18
Mitigation Plan Point of Contact	19
Exhibit A - Jurisdiction Boundary Map.....	21
Exhibit B - Public Meeting Announcements.....	23
Exhibit C - Hazard Maps.....	28

Introduction

The Town of Portola Valley is a small, rural residential municipality located in San Mateo County, California, near the communities of Menlo Park and Palo Alto. A location map is attached as Exhibit "A". The Town has a population of 4,462 people, based on the 2000 census. As indicated on the Association of Bay Area Government's (ABAG) website, approximately 86% (2,832 acres) of the land use in Town is residential. The Town's 2010/2011 General Fund budget is approximately \$3.9 million. The Town employs 13 full-time and two part-time employees, and contracts for law enforcement services with the San Mateo County Sheriff's Office. Fire protection services are provided by the Woodside Fire Protection District.

The Town completed construction of a new Town Center in 2008, which includes the Town Hall, the Portola Valley Library, a branch of the San Mateo County Library system, Community Hall, maintenance and restroom buildings, a playground and numerous athletic facilities, as well as an historic schoolhouse, which has undergone seismic strengthening but does not meet current seismic standards. The new buildings contain approximately 20,793 square feet of floor area. Previously, several of these critical structures straddled the San Andreas Fault line, which runs through the Town Center site. Completion of the project achieved the primary objective of relocating the buildings away from the fault line and reconstructing them to current seismic standards, significantly improving their safety. Sustainable building practices were also employed throughout the project, with the Town receiving certification through Leadership in Energy & Environmental Design (LEED) at the Platinum level.

The Town also has two off-site athletic fields, approximately 36 miles of roadway and an additional 36 miles of equestrian/hiking/biking trails that are maintained as part of the Town's overall infrastructure.

The Town has been fortunate that it has not suffered any recent significant disasters. The most recent event that required activation of the Emergency Operations Center (EOC) occurred in 1998 and involved a landslide following El Niño storms that resulted in closure of a portion of Upper Alpine Road, between the Town of Portola Valley and an unincorporated area of San Mateo County to the southwest.

The Regional Planning Process

The Town of Portola Valley has participated in various aspects of the ABAG process for updating the Local Hazard Mitigation Plan, including:

- Attendance at one City/County workshop
- Attendance at two ABAG Executive Board meetings

For more information on these meetings and for rosters of attendees, please see Appendices A and H in the ABAG Multi-Jurisdictional Local Hazard Mitigation Plan 2010 (MJ-LHMP). In addition, the Town of Portola Valley has provided written and oral

comments on the multi-jurisdictional plan and provided information on facilities that are defined as “critical” to ABAG.

The Local Planning Process

Management staff of the Town of Portola Valley met to review, discuss, identify and prioritize appropriate hazard mitigation strategies. Personnel involved in these meetings included the Public Works Director, Planning Manager, Building Official and Assistant Town Manager. In addition, the Town Manager, contract Planner and the Fire Chief of the Woodside Fire Protection District were provided an opportunity to review and provide input regarding the mitigation strategies and priorities developed. The Town also contracts with a licensed geologist who provides input into local hazard mitigation on an ongoing basis.

Incorporation of Existing Information

In preparation of this Annex, the Town reviewed the studies and information used in the development of the umbrella plan. In addition to those documents, the following documents were reviewed and incorporated into this Annex.

Existing plans, studies, reports, and technical information	Method of incorporation into the jurisdiction annex
Fire Hazard Map	Hazards Assessment – Identifies areas of high fire hazard potential
Geologic Map	Hazards Assessment – Identifies areas of high geologic hazard potential
Ground Movement Potential Map	Hazards Assessment – Identifies areas of high earthquake/ground movement potential

Process for Updating Plan Sections

The Plan was updated to reflect any code revisions, amendments, or other actions related to the plan that the Town 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 relatively accurate. The Planning Process section was updated to reflect the process undertaken for the update of this plan and the Hazards section now incorporates more detailed seismic information adapted from the Town of Portola Valley General Plan.

Public Meetings

Opportunity for public comments on the DRAFT mitigation strategies was provided at a public Town Council meeting held on September 23, 2009, at the Historic Schoolhouse, 765 Portola Road, Portola Valley, CA. The Town Council carefully reviewed

each section of the DRAFT mitigation strategies. Comments received from the public and the Town Council members, were then incorporated into the DRAFT by staff.

In addition, the DRAFT mitigation strategies were posted on the Town's website at www.portolavalley.net beginning September 18, 2009 through September 25, 2009, and residents were invited to e-mail any comments to the staff. No public input was received through this method of communication.

These opportunities for public comment were advertised through placement of an ad in the *Country Almanac*, a weekly newspaper of general circulation; posting on the Town's website, as indicated above; and through posting of a notice on the Portola Valley Forum, an independently moderated e-mail forum that is widely used by residents. A copy of the notice published in the Country Almanac on September 16, 2009, a copy of the Town's website page announcing posting of the mitigation strategies, as well as a copy of the PV Forum posting made on September 18, 2009, are attached as Exhibit "B".

The Town of Portola Valley Town Council will adopt the plan in a public meeting through adoption of an official Resolution upon approval by FEMA. The mitigation strategies will become an implementation appendix of the Safety Element of the Town's General Plan, and may also be referenced in the Land Use, Circulation and Sustainability Elements of the General Plan.

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, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Maps of these hazards and risks are shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

The Town of Portola Valley has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), localized stream flooding, landslides (including unstable earth) and wildfire pose significant risks for potential loss.

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

The Town has recently completed new geologic hazard mapping activities, and has adopted maps that provide more detail and are more current than those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>. The information contained in this Annex primarily relies upon the information provided through the ABAG website. It is believed the Town of Portola Valley's recently adopted maps provide more specific detail concerning location of hazards, such as fault lines, flammability

of vegetation, etc. These maps were not readily available at the time this Annex document was being developed. ABAG and the Town of Portola Valley will work together to integrate and refine maps to ensure the most up-to-date, accurate information is being utilized in future mitigation efforts.

The following recently updated maps have been adopted by the Town Council and are attached as Exhibit C:

Fire Hazard Map (Incorporated into Safety Element adopted 7/28/10)

Geologic Map (Res. 2506-2010 - 9/22/10)

Ground Movement Potential Map (Res. 2506-2010 - 9/22/10)

(Note: These maps will be uploaded to the Town website prior to adoption of this document)

Past Occurrences of Disasters (natural and human-induced)

The Town of Portola Valley has experienced only one notable disaster since its incorporation in 1964.

While the San Andreas Fault runs through the Town, there has been little or no damage to Town owned and operated infrastructure, nor to commercial or residential property. It is believed the rural characteristics of the Town will be of tremendous benefit in the event of an earthquake, as development is typically not concentrated, and a great deal of open space is found throughout the Town.

One incident that did affect the Town occurred in 1998 and involved a landslide across a portion of Alpine Road, blocking access between the Town of Portola Valley and the unincorporated area of San Mateo County to the southwest. The cost to repair damage and reopen the road was \$10 Million.

Risk Assessment

Urban Land Exposure

The Town of Portola Valley examined the hazard exposure of the Town's urban land based on information included in 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")

In general, the hazard exposure of the Town of Portola Valley is increasing very slightly over time as the amount of urban land increases (In the past five years, 59 acres of land has become urban, based on data found through ABAG's website. The Town has actually reduced the acres of urban land in the 100 year flood zone over the

last five years due to changes in the new FEMA flood maps. The following table describes the exposure of land within the Town to the various hazards.

Exposure (acres of urban land)			
Hazard	Plan Year 2005	Plan Year 2010	Change
<i>Total Acres of Urban Land</i>	3244	3303	59
Earthquake Faulting (within CGS zone)	469	528	59
Earthquake Shaking (within highest two shaking categories) ¹	3185	3303	118
Earthquake-Induced Landslides (within CGS study zone) ²	0	937	937
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	344	395	51
Flooding (within 100 year floodplain) ³	87	77	10
Flooding (within 500 year floodplain)	6	5	1
Landslides (within areas of existing landslides)	2762	2840	78
Wildfire (subject to high, very high, or extreme wildfire threat)	639	740	101
Wildland-Urban Interface Fire Threat ⁴	2973	3062	89
Dam Inundation (within inundation zone)	Not applicable		
Sea Level Rise	Not applicable		
Tsunamis (within inundation area)	Not applicable		
Drought ⁵	3389	3303	86

¹ Exposure is high in large part because the San Andreas Fault runs through the Town.

² Area had not been evaluated for inclusion in 2005 data.

³ Urban land exposure to flooding decreased due to better and more accurate mapping.

⁴ The Town has adopted a Fire Hazard Map, together with mitigation strategies for high hazard areas.

⁵ The entire Town of Portola Valley is subject to drought.

Infrastructure Exposure

The Town of Portola Valley also examined the hazard exposure of infrastructure within the jurisdiction based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 36 miles of public roadway in the Town, the following are exposed to the various hazards analyzed:

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Miles of Infrastructure</i> ¹	64	59	Not applicable		Not applicable	
Earthquake Shaking (within highest two shaking categories)	61	59	"		"	
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	4	0	"		"	
Liquefaction Hazard (within CGS study zone)	0	7	"		"	
Earthquake-Induced Landslides (within CGS study zone)	0	12	"		"	
Earthquake Faulting (within CGS zone)	13	13	"		"	
Flooding (within 100 year floodplain)	1	1	"		"	
Flooding (within 500 year floodplain)	0	0	"		"	
Landslides (within areas of existing landslides)	54	52	"		"	
Wildfires (subject to high, very high, or extreme wildfire threat)	15	10	"		"	
Wildland-Urban Interface Fire Threat ²	55	54	"		"	
Dam Inundation (within inundation zone)	Not applicable					
Sea Level Rise	"					
Tsunamis	"					
Drought ³	"					

¹ The Town has approximately 36 miles of publically owned roadway. The additional 23 miles of roadway indicated may be located in Ladera and/or Los Trancos Woods; both are unincorporated areas of San Mateo County. Better mapping and data are needed to reflect only infrastructure located within the Town of Portola Valley Limits.

² The Town has adopted a Fire Hazard Map together with mitigation strategies for high fire areas.

³ Drought is not a hazard for roadways.

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

Finally, the Town examined the hazard exposure of critical health care facilities and schools located within the Town of Portola Valley, and Town-owned buildings based on the information on ABAG’s website at

<http://quake.abag.ca.gov/mitigation/pickcrit2010.html>. The Town of Portola Valley provided a list of the critical facilities it owns to ABAG. ABAG has also obtained information relating to schools and hospitals through other sources. ABAG provided a detailed assessment of the hazard exposure of each of these facilities. The following number of facilities are exposed to the various hazards analyzed:

Exposure (number of facility types)								
Hazard	Hospitals		Schools		Locally owned critical facilities ¹		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
<i>Total Number of Facilities</i>	1	1	3	3	8	7	5	5
Earthquake Shaking (within highest two shaking categories)	1	1	3	3	8	7	5	5
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	1	0	1	1	0	0	4	2
Liquefaction Hazard (within CGS study zone)	Not Yet Studied							
Earthquake-Induced Landslides (within CGS study zone)	Outside Study Zone							
Earthquake Faulting (within CGS zone)	1	1	0	2	8	7	2	1
Flooding (within 100 year floodplain)	0	0	0	0	0	1	2	2
Flooding (within 500 year floodplain)	0	0	0	0	0	0	0	0
Landslides (within	1	1	1	2	0	0	5	5

¹ ABAG is updating its website to reflect accurate information relating to the buildings located at the recently constructed Town Center, school and bridge information. Information within the table is believed by the Town to be accurate.

areas of existing landslides)								
Wildfires (subject to high, very high, or extreme wildfire threat)	0	0	0	0	0	0	1	0
Wildland-Urban Interface Fire Threat ²	1	1	3	3	8	7	5	5
Dam Inundation	Not Applicable							
Sea Level Rise (exposed to 16in sea level rise)	Not Applicable							
Sea Level Rise (exposed to 55in sea level rise)	Not Applicable							
Tsunamis (within inundation area)	Not Applicable							
Drought ³	Not Applicable							

² The Town has adopted a Fire Hazard map as part of the update to the Safety Element that was adopted in 2010.

³ Drought will not affect locally owned facilities directly.

Repetitive Loss Properties

There are two repetitive loss properties in the Town of Portola Valley based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>, as well as information obtained through the National Flood Insurance Plan (NFIP). Both properties are residential. In 2004 the Town had one repetitive loss property that was outside the flood plain. The second repetitive loss property is within the flood plain.

Other risks

The entire San Francisco Bay Area has the potential to suffer damage from earthquakes. With the San Andreas Fault running through the Town of Portola Valley, the Town may have greater risk than other areas of the region.

The Town plans to continue to work with ABAG to improve the risk assessment information being compiled by ABAG, and will make available new hazard maps for the Town that have been adopted by the Town Council.

National Flood Insurance Program

The Town of Portola Valley has participated in the NFIP since October 17, 1978, but does not participate in the Community Rating System, and there have been no changes made since approval of the previous Plan. The Town uses only maps and data provided to it by FEMA in connection with regulating flood hazards within the Town.

The Town has also adopted a flood plain ordinance consistent with FEMA and state requirements. (Ord. 1978-164)

The Town is unaware of any issues relating to community participation in the NFIP program, and has not identified any hurdles to effective implementation of the NFIP. The Town has been audited by FEMA through the Community Assistance Program and is compliant.

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 Portola Valley in implementing its mitigation program.

A critical aspect of the Town's mitigation strategies is the establishment as a high priority the objective of educating residents about the importance of maintaining emergency supplies, such as food, water, flashlights, radio, etc. for use in an emergency to allow residents to "shelter in place" in the hours immediately following a disaster. Significant effort will be made in this area during the 5-year life of this plan update.

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.

- Assess the vulnerability of critical facilities owned by infrastructure operators subject to damage in natural disasters or security threats... (INFR-a-1)

While not identified as a priority within the 2005 Plan, the Town had identified the location of the prior Town Hall, Public Library and Multi-Use Facility as a significant hazard because the buildings straddled the San Andreas Fault. In 2008 the new Town Center was completed, with all buildings constructed to current seismic standards and located away from the fault line.

- Develop a plan for speeding the repair and functional restoration of water and wastewater systems... (INFR-a-6)

The Town is storing 800 feet of hose for Cal Water to use as bypass in the event pipes in the vicinity rupture. Hose is also stored at the PV Ranch for this purpose.

- Engage in, support, and/or encourage research by others on measures to further strengthen transportation, water, sewer, and power systems...(INFR-a-7)

Discussions with the Town's water service are ongoing. The Town has also recently adopted a water conservation ordinance to encourage residents to conserve in developing landscaping and other plans, as well as an indoor water efficiency ordinance, with the objective of heightening resident awareness of the need to conserve.

- Minimize the likelihood that power interruptions will adversely impact lifeline utility systems or critical facilities by ensuring that they have adequate back-up power. (INFR-a-11)

The Town does not have any lifeline facilities; it was determined this strategy should be deleted.

- Encourage replacing above ground electric and phone wires and other structures underground... (INFR-a-12)

This is an ongoing program for the Town and is being accomplished over time. The Town recently adopted a resolution establishing an area along Alpine Road as an additional utility undergrounding district and is working with PG&E to accomplish the undergrounding in this area.

- Install portable facilities (such as hoses, pumps, emergency generators, or other equipment to allow pipelines to bypass failure zones... (INFR-b-6)

The Town is storing 800 feet of hose to use as bypass in the event pipes in the vicinity rupture. Hose is also stored at the Portola Valley Ranch for this purpose.

- Ensure a reliable source of water for fire suppression for existing & new development. (INFR-c-1)

Cal Water & Woodside Fire Protection District are engaged in ongoing discussions.

- Ensure all dead-end segments of public roads in high hazard areas have a least a "T" intersection turn-around... (INFR-c-4)

This is an ongoing program for new development.

- Ensure that critical buildings owned or leased by special districts or private utility companies participate in a program similar to San Francisco's Building Occupancy Resumption Program (BORP). (INFR-f-1)

It has been determined that Cal Water and West Bay Sanitary Sewer District are the responsible parties to implement this strategy; however, there are no critical buildings within the Town under their control.

- Designate locations for the distribution of antibiotics to large numbers of people should the need arise... (HEAL-c-1)

The Town has an ongoing relationship with the Sequoias (a retirement housing Development) that can be used as a safe and appropriate distribution center. The Community Hall within the newly constructed Town Center is also suitable for this purpose.

- Create discussion forums for food and health personnel to develop safety, security, and response strategies for food supply contamination. (HEAL-c-5)

This appears to be a County health department function. The Town will cooperate in this effort by making the Community Hall available to county officials for purposes of information dissemination.

- Require engineered plan sets for voluntary or mandatory soft-story seismic retrofits by private owners... (HSNG-c-1)

The Town has determined there are no soft-story structures within the community.

- Tie public education on defensible space and a comprehensive defensible space ordinance to a field program of enforcement. (HSNG-g-2)

The Woodside Fire Protection District has jurisdiction over this issue and has, with the Towns of Portola Valley and Woodside, undertaken a comprehensive and ongoing public education effort. Two public workshops have been held this year alone, resulting in an increase in the number of requests for “friendly” inspections conducted by the Fire District.

- Create or identify “model” properties showing defensible space and structural survivability in neighborhoods that are wildland-urban-interface fire-threatened... (HSNG-g-4)

The Woodside Fire Protection District has identified some properties that can serve as a model for purposes of public education. Participants in the public education program described in HSNG-g-2 above tour these properties to learn effective strategies of reducing wildfire hazards on private property. In addition the Town has planned unit developments constructed with defensible space, fire resistant plant material and fire resistant building materials incorporated as project standards.

Finally, the Town has adopted a Fire Hazard Map indicating the areas of high fire hazard, as well as relevant mitigation measures to address the hazard.

- Work to ensure a reliable source of water for fire suppression in rural-residential areas through cooperative efforts of water districts, fire districts and residents. (HSNG-g-8)

Cal Water & Woodside Fire Protection District are engaged in ongoing discussions.

- Expand vegetation management programs in wildland-urban-interface fire-threatened communities... to effectively manage fuel load. (HSNG-g-9)

In addition to the public education efforts described in HSNGg-2 above, the Town and Woodside Fire Protection District have made a free chipping program available to residents. Further, the Town's Conservation Committee encourages residents to remove highly flammable non-native plant/trees, particularly Eucalyptus and Monterey Pine. These species are also being removed from Town-owned property as funding becomes available.

- Identify and undertake cost-effective retrofit measures related to security on critical facilities (such as moving and redesigning air intake vents and installing blast-resistant features) when these building undergo major renovations... (GOVT-a-7)

Construction of the new Town Center corrected a number of deficiencies.

- Prepare a basic Recovery Plan that outlines the major issues and tasks that are likely to be the key elements of community recovery, as well as integrate this planning into response planning. (GOVT-b-2)

The Town's Emergency Preparedness Committee is working to identify and address tasks related to this strategy.

- Develop a continuity of operations plan that includes back-up storage of vital records, such as plans and back-up procedures to pay employees and vendors if normal finance and other operations are disrupted. (GOVT-b-4)

A daily computer back up of Town data is made and stored off site to preserve vital information. The Town is continuing in its efforts to identify and address tasks related to this strategy.

- Work cooperatively to ensure that school district personnel and relevant staff understand and are trained that being designated by the American Red Cross or others as a potential emergency shelter does not mean that the school has had a hazard or structural evaluation to ensure it can be used as a shelter following any specific disaster. (EDUC-b-2)

It has been determined this is a strategy to be carried out by the Portola Valley School District.

- Work cooperatively to ensure that school district personnel understand and are trained that they are designated as disaster service workers and must remain at the school until released. (EDUC-b-3)

It has been determined this is a strategy to be carried out by the Portola Valley School District.

- Develop and maintain the capacity for schools to take care of the students for the first 48 hours after a disaster, and notify parents that this capacity exists. (EDUC-c-6)

It has been determined this is a strategy to be carried out primarily by the Portola Valley School District, with cooperation by the Town.

- Monitor the science associated with global warming to be able to act promptly when data becomes available to warrant special design and engineering of government-owned facilities... (ENVR-a-7)

While not identified as a priority within the 2005 Plan, the Town utilized Green Building standards in the 2007/2008 construction of the new Town Center. Those efforts resulted in award of platinum LEED certification of the new campus. Additionally, the Town has adopted a Sustainability Element for inclusion in its General Plan.

- For new development, require a buffer zone between residential properties and landslide or wildfire hazards. (LAND-e-1)

The Town has existing ordinances to require appropriate buffer zones.

Future Mitigation Actions and Priorities

As a participant in the 2010 ABAG multi-jurisdictional planning process, the staff of the Town of Portola Valley assisted in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The 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. Senior Town staff then met to review progress on the Town's 2005 strategies, and to identify and prioritize additional mitigation strategies in order to update the list.

These draft priorities were submitted to the Town Manager, Town Planner, and the Fire Chief for the Woodside Fire Protection District for review, and were later considered by the Town Council as part of a public hearing process conducting in September, 2009. The draft priorities will be provided to the Portola Valley Town Council for formal adoption pending approval of this LHMP by FEMA.

The Town's senior staff, comprised of the Planning Manager, Public Works Director, Building Official, and Assistant Town Manager, also prioritized specific mitigation

tasks relating only to the Town for the next 5 years. In completing this prioritization, staff considered which actions would likely result in preventing loss of life, then preservation of Town and local agency infrastructure and finally, preservation of property. Availability of resources to implement the strategies was also considered. This list includes the implementation process, funding strategy, responsible agency, and approximate time frame.

It should be noted that while earthquake, flood and landslides are all hazards to which the Town is susceptible, the mitigation strategies identified for implementation within the next five year period relate primarily to climate change and wildfire. The Town has also identified some additional strategies to increase the public's awareness of the need for residents to take proactive measures themselves to be prepared to shelter in place, should the need arise.

The absence of identified mitigation strategies to address the hazards of earthquake, flood and landslides during the upcoming five year reporting period should not be construed as a lack of planning for the potential for these significant disasters. Since the Town's incorporation in 1964, it has been extremely proactive in working with geologists, planners, engineers and other experts to develop and implement ordinances that strictly regulate development along creeks, earthquake fault traces, and sloped areas. Many of these measures have been in place for decades and were implemented long before the Town began participating in the Local Hazard Mitigation process.

After careful review of the mitigation strategies that have been identified by and for the Town, the following strategies are of the highest priority and will be the focus of the Town's efforts to mitigate disasters during the next five-year period:

- The Town will work with members of its Emergency Preparedness Committee and the Citizens Emergency Response & Preparedness Program (CERPP) to inform residents of the need to develop a family disaster plan and to maintain food, water and other supplies to enable them to shelter in place in the days immediately following a disaster. (HSNG-k-2)

Hazard addressed: all

The Town may consider partial funding of a position to be shared with the Town of Woodside and the Woodside Fire Protection District, whose charge will be to coordinate emergency preparedness programs among CERPP, various committees and others involved in disaster preparedness planning. It is anticipated significant progress will be made over the 5-year life of this plan, with approximately \$100,000 of general fund money to be recommended for program funding.

- Continue to work diligently with the Woodside Fire Protection District and the Town of Woodside to educate and encourage the public to create and maintain defensible space around their homes and other buildings. (ECON-e-2)

Hazard addressed: wildfire

The Town will host events, such as the recent “Firewise” workshop designed to heighten awareness of attendees who will then share information with their neighbors. The annual budget for such events will be \$2,500, coming from the Town’s general fund. Additionally, the Town’s Emergency Preparedness and Conservation Committees will continue to develop appropriate content for posting on the Town’s very active website, at no cost to the Town, utilizing volunteer resources. This is ongoing and will be enhanced through the entire five-year reporting period.

- The Town will continue to promote its philosophy of “leading by example” through enhancement of its Environmental Purchasing Policy and practices, sponsoring educational opportunities, such as the “Green Speaker Series”, and through adoption of ordinances designed to reduce greenhouse gas emissions wherever possible. Funding for the public education/outreach effort will come from the Town’s general fund or private donors, when possible, with \$5,000 to \$10,000 to be included in the budget annually during the next five-year reporting period, assuming availability of funds. (ENVR-b-2)

Hazard addressed: climate change

- The Town is currently working closely with the Portola Valley School District to increase the use of carpools to school, and to improve current conditions on pedestrian paths to encourage children to walk or bike to school. In addition, the Town will continue to coordinate with SamTrans, the region’s transit provider, to coordinate public transit schedules with identified local needs. These efforts can be accomplished at no additional cost, using existing Town staff resources throughout the five-year reporting period (ENVR-b-4)

Hazard addressed: climate change

- The Town is currently working with The Sequoias, a senior residential complex centrally located within the Town, to develop a mutual aid agreement that will allow that facility to be incorporated into the Town’s emergency response efforts. The complex facilities include dining halls, conference rooms, patient exam rooms, and various rooms and residential units that can be pressed into service to provide for housing and other immediate needs of Town residents, thereby utilizing any excess capacity available during an emergency.

Hazard addressed: all

On-Going Mitigation Strategy Programs

Through the ABAG Local Hazard Mitigation Plan update process, the Town of Portola Valley has identified 175 mitigation programs that are ongoing. Of these, the following are particularly worthy of note:

- The Town has adopted ordinances establishing both indoor and outdoor water conservation standards requirements in connection with new construction and substantial remodels. (Ord. 2010-383 & 2010-384) (INFR-c-1)
- The Town has adopted an ordinance establishing creek setback standards designed to protect the creek environment and flows as well as protect the property owner from potential damage to improvements due to flooding. (Ord. 2009-369)(INFR-d-9)
- The Town has adopted an ordinance setting forth standards relating to use of fire resistant materials and strategies in construction of new homes as well as significant remodels. These standards exceed those found in the Uniform Fire Code and other related codes. (Ord. 2009-377) (HSNG-g-3)
- The Town has adopted an ordinance requiring sprinklers in all new or substantially remodeled structures of more than 1,000 square feet. (Ord. 2009-377) (HSNG-g-13)
- Portola Valley has adopted a Geologic Map and Ground Movement Potential Map. These maps are in a GIS format and are referred to when projects come before the Town for approval. Coupled with these maps is a Resolution that correlates acceptable land uses with respect to the geologic conditions on a site. Further, the zoning ordinance establishes required setbacks from earthquake faults that are shown on the Ground Movement Potential Map. The town geologist and town planner assist the Town in the ongoing administration of these items. This system of maps, regulations and policies are fundamental to helping mitigate geologic hazards on sites within the Town. (Res. 2506-2010) (HSNG-i-1)
- The Town, together with Woodside Fire Protection District, continue to fund, and encourage residents to take advantage of, a chipping program offered each year. (ECON-e-5)
- The Town has adopted ordinances regulating ground-slope density, which have served as models for other communities. (Ord.1995-285) (ECON-g-1)
- The Town has as one of its core values the preservation of open space, as evidenced by the approximately 1,500 acres of open space that has been preserved to date. In addition, the Town has an Open Space Committee charged with actively seeking opportunities to acquire additional property for open space purposes. (ENVR-b-3)
- The Town's recently constructed Town Center, including the Town Hall, Community Hall, and library, were constructed using the latest Green Building standards. The project received LEED certification at the Platinum (highest level).

Through one-time grant funds offered by a donor, the Town has hired a Sustainability and Resource Efficiency Coordinator to examine, monitor and reduce global warming emissions. The Sustainability Program also serves to educate the public and further overall objectives on myriad issues relating to sustainability. Despite the exhaustion of the grant funding, the Town has continued to fund the position through its general fund. (ENVR-b-6)

- All new Town-owned appliances are Energy Star certified. (ENVR-b-7)
- The Town has chosen to adopt a Sustainability Element for inclusion in the Town's General Plan. This is not a required element; however, the Town considers sustainability a core value of the community and has chosen to establish various goals, objectives and strategies to address the need for sustainable practices. (Res. 2429-2009) (ENVR-b-8)

Incorporation into Existing Planning Mechanisms

The Town of Portola Valley has a Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. The Safety Element was updated in July, 2010. This mitigation plan was adopted as an implementation appendix to the 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.

In addition, the Town has adopted a Sustainability Element of the General Plan which sets forth a number of strategies to achieve a reduction in green house gas emissions. The Town is also currently developing a Climate Action Plan; it is anticipated the plan will be adopted by the Town Council in 2012.

Plan Update Process

As required by the Disaster Mitigation Act of 2000, the Town of Portola Valley 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.

Town Administration will ensure that monitoring of this Annex and its implementation will occur on an on-going basis. The Annex will be a discussion item on the agenda of the meeting of department leaders at least once a year in April. At that meeting, the department heads will focus on evaluating the Annex in light of technological and political changes during the past year or other significant events. The department leaders will be responsible for determining if the plan should be updated. Finally, the major disasters affecting the Town, legal changes, notices from ABAG as the lead agency in this process, and other triggers will also be used.

The Town 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 Assistant Town Manager 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 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 San Mateo City/County Managers Association. 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.

Incorporation into Existing Planning Mechanisms

This document will become an annex to the Safety Element of the Town's General Plan. The Town has also adopted Sustainability, Open Space, Conservation and Land Use Elements of its General Plan. Upon adoption, the annex will be referenced in the Safety Element text and will also be incorporated into the General Plan as an Appendix, creating two formal reference points within the Town's General Plan.

Mitigation Plan Point of Contact

Name: Janet McDougall
Title: Assistant Town Manager
Mailing Address: 765 Portola Road, Portola Valley, CA 94028
Telephone: (650) 851-1700 ext. 218
Email: jmcdougall@portolavalley.net

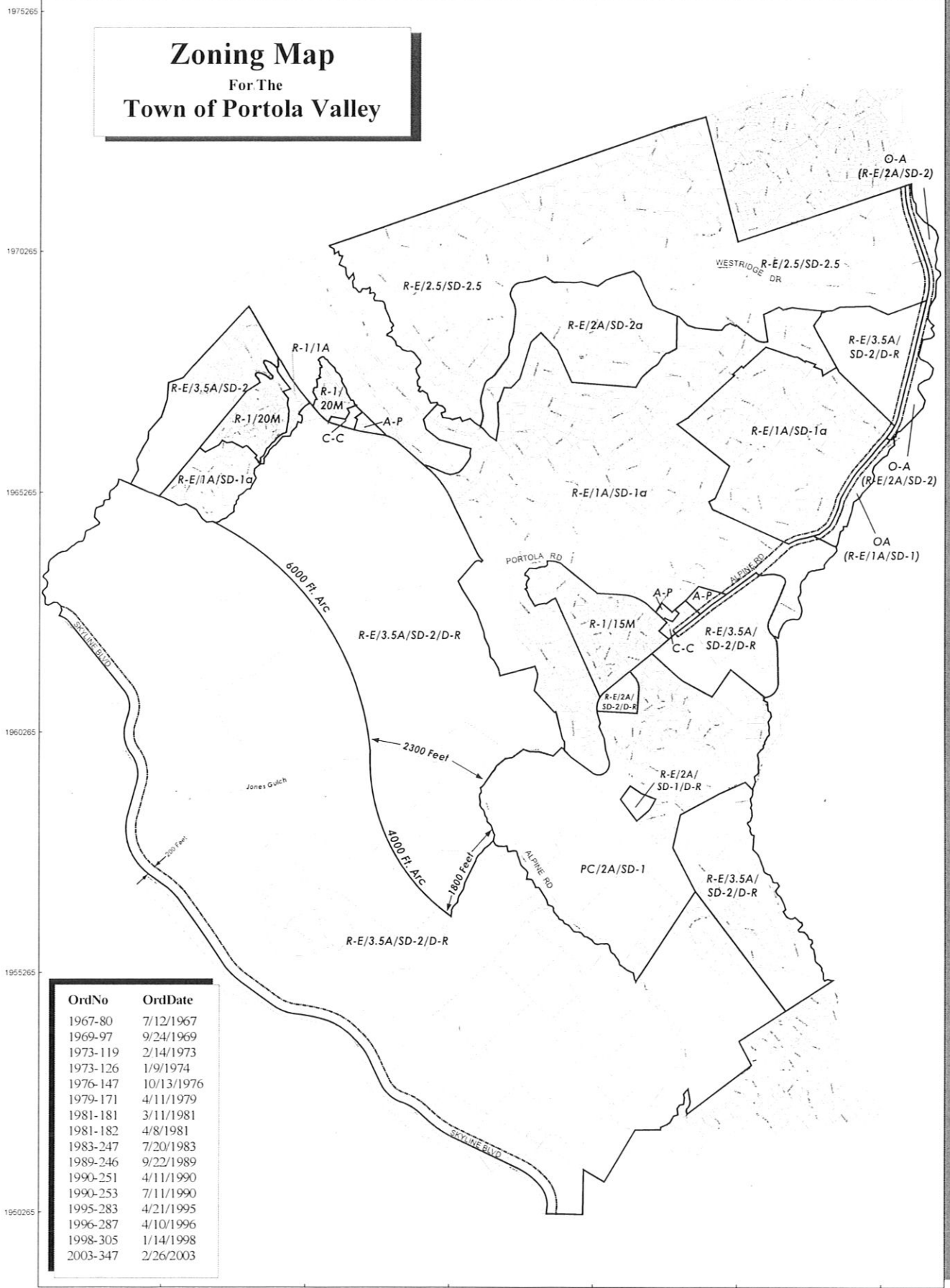
Alternate Point of Contact:

Name: Leslie Lambert
Title: Planning Manager
Mailing Address: 765 Portola Road, Portola Valley, CA 94028
Telephone: (650) 851-1700 ext. 212
Email: llambert@portolavalley.net

Exhibit A
Jurisdiction Boundary
(Zoning) Map

Zoning Map

For The
Town of Portola Valley

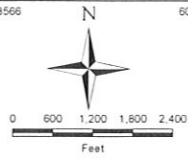


OrdNo	OrdDate
1967-80	7/12/1967
1969-97	9/24/1969
1973-119	2/14/1973
1973-126	1/9/1974
1976-147	10/13/1976
1979-171	4/11/1979
1981-181	3/11/1981
1981-182	4/8/1981
1983-247	7/20/1983
1989-246	9/22/1989
1990-251	4/11/1990
1990-253	7/11/1990
1995-283	4/21/1995
1996-287	4/10/1996
1998-305	1/14/1998
2003-347	2/26/2003



Legend

- RE/SD Zoning Boundary & Designation
- Special Building Setback Lines



PROJECTION: CALIFORNIA STATE PLANE COORDINATES
 ZONE II: NAD83 DATUM, UNITS IN FEET
 PUBLISHED: OCTOBER, 2004

Exhibit B
Public Meeting
Announcements



TOWN OF PORTOLA VALLEY PUBLIC MEETING NOTICE

The Town Council of the Town of Portola Valley will conduct a public meeting to consider updates to the Local Hazard Mitigation Plan that are being proposed through a coordinated effort with the Association of Bay Area Governments (ABAG). The public is invited to attend and comment on elements included in the proposed Plan. The meeting will be held:

Wednesday, September 23, 2009
7:30 p.m.
The Historic Schoolhouse
765 Portola Road
Portola Valley, CA

In addition to this public meeting, the proposed updated Plan will be available on-line at the Town's website at www.portolavalley.net beginning September 18, 2009 through September 25, 2009, and residents may e-mail comments to jmcdougall@portolavalley.net.

For more information, please contact Janet McDougall at (650) 851-1700, ext. 218 or through e-mail at jmcdougall@portolavalley.net.

Janet McDougall

From: Stacie Nerdahl
Sent: Tuesday, September 29, 2009 8:42 AM
To: Janet McDougall
Subject: Mitigation Article

Portola Valley, CA Microsoft Internet Explorer

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News Review

Proposed Mitigation Strategies
Posted Date: 9/29/2009

Portola Valley Council Members will review the Town's Proposed Mitigation Strategies at its upcoming meeting on Wednesday, September 23. Residents are encouraged to review and comment on these proposed updates. Please use the direct links from the Council agenda to view these documents, or you may stop by Town Hall.

All questions or comments should be directed to Janet McDougall at (925) 881-1100 or via e-mail at jmcdougall@portolavalley.net.

TOWN OF PORTOLA VALLEY Home | About Portola Valley | What's New | For Residents | Building & Planning | Sustainability | Town Government

10000 Redwood
Portola Valley, CA 94028
(925) 881-1100 | Fax: (925) 881-1107
Town Hall Hours

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Administrators' Toolkit
Add News
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Log Out

Marketing Toolkit
Sign Up
Previously Published For
WebSite: State Page 1 of 1
Content Group: Webmaster
Previous State: For State
Current State: Publishing
Next State: N/A

Content Actions
Content Group: Webmaster
Last Action: Content Approved
Updated On: 9/29/2009 8:26:28 AM
Updated By: Stacie Nerdahl
Content Editor

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Department:
 Environmental Services
 Building Permits
 Planning Commission
 Sustainability
 Town Center
 Town Committee
 Town Council

News Title: Proposed Migration Strategies

News Subtitle:

News Publish Date: 01/26/2010

News Publish Time: [Time Selection]


News Expiry Date: 01/26/2010

News Expiry Time: [Time Selection]

Display on this page:

Notify:

News Content: Council to discuss updates of local migration plan on September 23.


 Park Valley Council Minutes will review the Town's Proposed Migration Strategy at an upcoming meeting on Wednesday, September 23. Residents are encouraged to review and comment on these proposed updates. Please use the directions from the council agenda to view these documents or you may call by Town Hall.

Questions or comments should be directed to Town Hall at (950) 852-1700 or via email at info@parkvalley.net

Done

Start | 2:49:00 | Microsoft... | 0x00-14 | 0x00-14 | Document...

Janet McDougall

From: PVForum@yahoogroups.com on behalf of janetmcdougall75 [jmcDougall@portolavalley.net]
Sent: Friday, September 18, 2009 12:30 PM
To: PVForum@yahoogroups.com
Subject: [PVForum] Comments to the Town's Local Hazard Mitigation Plan Are Invited

The Federal Emergency Management Agency (FEMA) requires that every city, county and special district adopt a Local Hazard Mitigation Plan in order to be eligible for certain federal funding.

This plan is designed to identify various measures the Town can take now and during the next five years to minimize the potential for damage, should we experience a major natural disaster.

The Town is currently in the process of updating its existing plan, and residents are invited to take advantage of two different opportunities to review and provide comments on the proposed plan.

The first will be at the Town Council meeting set for 7:30 p.m. on Wednesday, September 23, 2009. You may also visit the Town's website at www.portolavalley.net to review the plan and provide the Town with your comments. The document will be posted through September 25, 2009. Please note, the plan has not yet been posted, but will be available no later than 5:00 p.m. today.

In viewing the plan, please note that it is in the form of an Excel spreadsheet with eight separate sections; infrastructure, government, health, housing, economy, education, environment, and land use. There is an accompanying staff report that explains in more detail what the plan is designed to accomplish.

If you have any questions or comments, please contact Janet McDougall at (650) 851-1700, ext. 218 or via e-mail at jmcDougall@portolavalley.net

Janet McDougall
Assistant Town Manager

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MARKETPLACE

Mom Power: Discover the community of moms doing more for their families, for the world and for each other

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New Members 15
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It's Now Personal
Guides, news,
advice & more.

Get in Shape
on Yahoo! Groups
Find a buddy
and lose weight.

Celebrity kids
and families
Surviving in
the spotlight

Exhibit C

Hazard Maps

The following maps can also be found online

Fire Hazard Map - <https://www.portolavalley.net/ftp/FireMap.pdf>

Geologic Map - <http://www.portolavalley.net/Modules/ShowDocument.aspx?documentid=3969>

Ground Movement Potential Map -

<http://www.portolavalley.net/Modules/ShowDocument.aspx?documentid=3967>