



2010 Local Hazard Mitigation Plan Annex

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Introduction

The City of Fairfield is a suburban city located in central Solano County, California, 45 miles northeast of San Francisco. A map of the City is included in Exhibit A. The City has a population of 106,200 people (California Department of Finance Estimate, 2009) in approximately 39 square miles. During fiscal year 2010/2011, the City's budget was \$293 million, and the City Government employs 560 people. City services include police, fire, and water, with sewer provided by the Fairfield-Suisun Sewer District, an independent District that includes Suisun City.

Major government facilities include the Fairfield Civic Center in downtown Fairfield (which contains City Hall, the Fairfield Community Center, Fairfield Council Chambers, and the Fairfield Senior Center), two water treatment plants (Waterman Treatment Plant and the Northbay Regional Water Treatment Plant shared with the City of Vacaville), six fire stations, the Fairfield Center for the Creative Arts, and the Fairfield Corporation Yard. Fairfield is also home to the Solano County Government Center, major courts facilities, and the Solano County Jail. Finally, Travis Air Force Base, a major military facility, is located in northeastern Fairfield.

The Regional Planning Process

The City of Fairfield originally participated in the ABAG workshops in 2005 which developed the original Regional Plan. The Fairfield City Council formally approved that plan in July 2005.

During preparation of this five year update, City staff attended the initial kickoff meeting and attended a sub-regional workshop to review the strategies matrix developed by ABAG staff and consultants and develop regional priorities for mitigation. A representative from the City also attended an ABAG Regional Planning Committee meeting on April 2, 2008. The City provided input to the regional process from the perspective of the City and helped determine what regional mitigation priorities were important for Fairfield.

The Local Planning Process

The Fairfield City Manager directed staff to form an internal staff team to undertake the review of the City of Fairfield 2010 Local Hazards Mitigation Plan.

Brian Miller, Associate Planner, was assigned as lead staff for the 2010 Update. Mr. Miller reviewed the initial information from ABAG and FEMA, identified key issues in the 2010 Strategies Matrix, and coordinated the review by other departments of the



Strategies matrix. Two team meetings were held to coordinate the City's response. Participating senior staff and their roles included:

- Gene Cortright, Public Works Director

Mr. Cortright provided input on City facilities, including buildings, roads, public infrastructure, and other facilities potentially impacted by hazards. Mr. Cortright also reviewed and provided comments on the 2010 Strategies Matrix.

- Vince Webster, Fire Chief

Chief Webster coordinates the City of Fairfield EOC program. He provided input on fire and emergency response issues, including radio interoperability and the operation of the City's Emergency Operating Center. Mr. Webster also arranged for training at Solano County EOC in order to ensure that City staff involved in preparation of the LHMP understood local and county procedures.

- Tom Garcia, Chief Building Official

Mr. Garcia provided input primarily on building code issues, including the issue of unreinforced masonry buildings (not an issue in the City of Fairfield) and policies regarding reconstruction of residences and commercial buildings.

- Paul Bockrath, Captain, Fairfield Police Department

Mr. Bockrath provided input on Police Department response procedures for a natural disaster.

The staff team reviewed the proposed Strategy Matrix and provided comments and rankings on the suitability of the strategies and policies for Fairfield. The meetings identified mitigation strategies, prioritized said strategies, and reviewed preliminary budgets and potential funding sources for strategies designated as "High" priority for City -owned-and-operated facilities.

No formal meeting agendas, minutes, or sign in sheets were prepared during the staff team process. The City of Fairfield approach involved a collaborative, informal review and discussion of materials.

Process for Updating Plan Sections

A key element in the above process was review of the 2005 plan. This was done comprehensively as part of the City's review of the 2010 materials, with material updated as needed to reflect the minor changes to City policies and programs that had



occurred since 2005. The updates also incorporated the new ABAG data on hazards susceptibility and the 2010 planning process. The City included any additional occurrences of natural hazards since the last plan and updated the risk assessment with new data from ABAG. No separate meetings addressed specifically the updates from 2005.

Review of Existing Reports, Studies and Plans

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
Fairfield General Plan, Health and Safety Element	Hazards Assessment and priority mitigation actions
Capital Improvements Plan	Priority mitigation actions and programs
City of Fairfield Emergency Response Plan	Priority mitigation actions and programs

Public Meetings

Opportunity for public comments on the DRAFT mitigation strategies was provided at a public meeting at the Fairfield Planning Commission on September 9, 2009 and advertised on the City of Fairfield website. The meeting was televised and the public informed of opportunities to review and comment on the strategies. The objectives of this public meeting included informing the Planning Commission about the issues and priorities facing the City’s Multihazard response programs and to provide an opportunity for public comment and response.

The draft mitigation strategies were also published on the ABAG website for public viewing. Copies of the internet posting are included as **Exhibit B** to the City of Fairfield 2010 Annex.

No public comments were received at the the public hearing or in response to the internet posting. However, the City will seek further comments prior to and during the adoption process for the plan in 2011. The City Council will also adopt the plan in a public hearing format that will provide further opportunities for public comment. In addition, the City will publish press releases or work with the Daily republic to further publicize the local annex document and make the public more aware of the issues and strategies facing the City.



Ultimately, the mitigation strategies will become an implementation appendix of the Health and Safety Element of the Fairfield 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
 - liquefaction
 - tsunamis
- Four related to weather:
 - flooding
 - landslides
 - wildfires
 - drought

These nine hazards also impact the City of Fairfield and have been analyzed in this document.

Fairfield's review of the hazards is based on the 2002 Fairfield General Plan Health and Safety Element. The Health and Safety Element addresses several key hazards, including landslide susceptibility, fire hazards, and ground liquefaction. The maps in the General Plan are that...general, and are thus less detailed and are not as current as those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

As applicants submit development projects for City review and approval, project-specific hazard mapping may be required. In some cases, the City requires specific mitigation measures to eliminate or mitigate impacts from these hazards. This information has been incorporated into the strategies matrix submitted to ABAG and FEMA.

In general, however, the City of Fairfield does not face any natural disasters not addressed in the ABAG multi-jurisdictional plan and no new hazards have been identified by the City since the original development of this plan in 2005. The City has had landslides in the hills north, west, and south of the City. Slides in the Rolling Hills and Rancho Solano neighborhoods threatened (but did not damage) homes and public infrastructure. The City and local neighborhood associations have undertaken geotechnical repairs of these slides and other mitigation efforts.



The most significant hazards to Fairfield include susceptibility to regional seismic activity, wildfire in hillside landscapes adjacent to Fairfield, and flooding associated with certain creeks, including LedgeWood Creek and Union Avenue Creek. By regional standards, however, Fairfield is not particularly or uniquely susceptible to natural disasters.

Information on disasters declared in Solano County is at <http://quake.abag.ca.gov/mitigation/disaster-history.html>.

Past Occurrences of Disasters (natural and human-induced)

Disasters in Fairfield's past have been relatively limited. Fairfield did experience significant flooding in 1986. This flooding directly led to the completion of the Army Corps of Engineers' Fairfield Streams Project, which largely eliminated most flooding situations impacting Fairfield. However, another flood did occur on December 31, 2005 impacting streams in southern Fairfield and the Cordelia community. Interstate 80 was briefly closed due to this flood event.

Fairfield was not significantly impacted by the 1989 Loma Prieta Earthquake. Fairfield participated in the response to the Oakland Hills Fire of 1991 and through mutual aid has provided assistance to other cities during civil disturbances. More information on State and Federally declared disasters in the region can be found at <http://quake.abag.ca.gov/mitigation/ThePlan-D-Version-December09.pdf>

In addition to the declared regional disasters noted in Appendix D, locally significant incidents that have also impacted Fairfield include:

- Weather, Summer Heat and Winter Cold. During weather extremes the City of Fairfield and Solano County OES monitors the situation. Cooling Centers have been opened to ameliorate impacts on residents with no access to air conditioning or heat.
- December 31, 2006 Floods. The only time during the past decades in which the City of Fairfield formally activated its Emergency Operations Center (EOC) was during this major flood event.

Risk Assessment

Urban Land Exposure

The City of Fairfield examined its hazard exposure for urban land based on information 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 previous existing plan, the file used was “*Existing Land Use in 2000*”).

In general, the hazard exposure of the City of Fairfield is increasing over time as urban land increases (In the last 5 years, 940 acres of land has become urban). However, the City of Fairfield 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 City of Fairfield to the various hazards.

Exposure (acres of urban land)			
Hazard	2005	2010	Change
<i>Total Acres of Urban Land</i>	15,700	16,640	940
Earthquake Faulting (within CGS zone)	218	332	114
Earthquake Shaking (within highest two shaking categories)	922	922	0
Existing Landslides	331	331	0
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	4,107	7,598	3,491
Flooding (within 100 year floodplain)	939	302	(637)
Flooding (within other flood-prone areas, including the 500 year floodplain)	1,599	2,466	867
Landslides (within areas of existing landslides)	305	331	26
Wildfire (subject to high, very high, or extreme wildfire threat) ¹	3,683	1,465	(2,218)
Wildland-Urban Interface Fire Threat	8,483	8,511	28
Dam Inundation (within inundation zone)	1,731	1,727	(4)
Tsunamis (within inundation area)	not applicable		
Drought	15,700	16,640	940

¹ CGS has not completed studying earthquake zones. The acreage reported here is existing landslides.
 2. The decrease is due to better and more accurate mapping.



Infrastructure Exposure

The City of Fairfield 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>. The table below summarizes the exposure of infrastructure in the City of Fairfield, including roadway infrastructure, transit, and rail

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	2004	2010	2004	2010	2004	2010
<i>Total Miles of Infrastructure</i>	425	478	0	4	15	16
Earthquake Shaking (within highest two shaking categories)	33	43	0	0	0	0
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	129	291	0	1	4	8
Earthquake Faulting CGS zones	10	12	0	0	0	0
Flooding (within 100 year floodplain)	25	5	0	0	1	1
Flooding (within 500 year floodplain)	54	87	0	2	3	2
Landslides (within areas of existing landslides)	9	10	0	0	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	60	19	0	0	0	1
Wildland-Urban Interface Fire Threat	188	218	0	0	2	2
Dam Inundation (within inundation zone)	48	58	0	0	0	2
Tsunamis ¹	not applicable					
Drought ²	not applicable					

¹ Fairfield does not abut a coastal area subject to Tsunami inundation.

² Drought is not a hazard for roadways, railroads, or transit.



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

Finally, the City of Fairfield examined the hazard exposure of critical health care facilities and schools located within the City and City-owned buildings based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickcrit.html>. The City of Fairfield 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.



Exposure (number of facility types)								
Hazard	Hospitals		Schools		Locally owned bridges and interchanges		Locally owned critical facilities (City)	
	2005	2010	2005	2010	2005	2010	2005	2010
<i>Total Number of Facilities</i>	13	2	28	40	31	28	13	13
Earthquake Shaking (within highest two shaking categories)	0	0	2	3	4	2	0	0
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	7	2	6	25	17	23	6	7
Earthquake Faulting (within CGS zone)	0	0	2	0	0	1	0	0
Flooding (within 100 year floodplain)	1	0	2	2	8	3	1	0
Flooding (within 500 year floodplain)	0	1	4	11	6	7	2	2
Landslides (within areas of existing landslides)	1	0	0	0	0	0	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	0	0	1	0	0	0	0	0
Wildland-Urban Interface Fire Threat	2	0	8	12	7	8	3	5
Dam Inundation	1	1	1	5	10	15	1	1
Tsunamis ¹ (within inundation area)	-	-	-	-	-	-	-	-
Drought ²	-	-	-	-	-	-	-	-

¹ Fairfield is not impacted by tsunamis.

² Drought will not affect locally owned facilities directly.



Repetitive Loss Properties

There are **four** repetitive loss properties with **nine claims** in the City based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>. There were no reported claims outside the floodplains. There are no recorded claims outside the floodplains.

The attached report (Exhibit C) from the Fairfield Public Works Department summarizes information on these four properties, including a discussion of the causes of flooding and current status/mitigation efforts completed to reduce the potential for future flooding.

Other risks

The City 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. The city does not anticipate identifying new risks from natural hazards, however, and ABAG data confirms that Fairfield will face limited impacts from new concerns like sea level rise.

National Flood Insurance Program

The City of Fairfield has participated in the National Flood Insurance Program since 1984. The City also participates in the Community Rating System and is currently class 7. The City does not have a formal Flood Mitigation Plan. With completion of the Fairfield Streams Project by the Army Corps of Engineers, 100-year flood zones in Fairfield are relatively limited in extent.

Mitigation Goals

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 City of Fairfield in designing its mitigation program.

Mitigation Activities and Priorities

Evaluation of Progress from 2005 Plan

Specific mitigation actions were not identified in the 2005 plan, so a specific review of status of projects is not feasible, however the City of Fairfield continues to implement



many of the “existing programs” identified in the 2005 Plan. Development review, building code, public works capital spending, and emergency procedures identified in the matrix are all geared toward reducing the impacts of natural or man made disasters. Specific program activities include:

Housing f-1 Adoption of updated Building and Fire Codes: In 2010, the City of Fairfield Building Division staff participated in the State efforts to develop better building and fire codes. The City adopted the updated Codes, which addressed seismic safety as well as “green building” issues. These codes will be implemented beginning in 2011.

Housing k-7 CERT Training: Under the leadership of the Fairfield Fire Department The City undertook CERT training. The City of Fairfield also continues to ensure that all Emergency Operations Center staff, and field emergency response personnel, receive the appropriate NIMS standard training, per the directives of Homeland Security. This training includes quarterly EOC exercises and the completion of NIMS 700, 800 and ICS 200, 300 and 400 courses as appropriate.

Government d-7 Interoperable communications: The City of Fairfield Fire and Police Departments continued to study ways of improving interoperability among local and regional emergency response agencies. In December of 2008, the Cities of Fairfield and Vacaville entered into an emergency radio 800 MHZ interoperable radio usage agreement. Both agencies now have the ability to communicate via each others Public Safety (Fire, Police and Public Works) frequencies during emergencies when such communication is deemed necessary to assist in emergency responses.

The City of Fairfield also participates in the Solano Emergency Communications Authority (SECA). SECA was established to develop a Countywide emergency communications interoperability network.

The City has also initiated efforts to incorporate amateur radio operators into the communications system and the Emergency Operations Center. One City employee from Information Technology will be part of the EOC committee and will oversee the amateur radio operator function during the activation of the EOC. He will be interacting with other operators around the city and county.

Government d-19 Increased patrolling during high fire days: “The Fire Department, in accordance with the National Weather Service guidelines, coordinates with the local open space park staff, and local mutual aid fire responders, to close local open space parks during certain red flag danger periods. The department also increases staffing of fire service personnel during certain critical red flag periods in order to increase the emergency response and wildland fire suppression capabilities of first responders”



Future Mitigation Actions and Priorities

As a participant in the 2010 ABAG multi-jurisdictional planning process, the staff of the City of Fairfield helped 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. Representatives from multiple departments then met to review progress on the jurisdiction's 2005 strategies, to identify and prioritize additional mitigation strategies to update the list.

The City's planning team reviewed the list of recommended mitigation activities. As part of the review, the City team identified the existing programs and activities which were either completed or likely to continue. New programs not yet undertaken by the City were reviewed in light of the following factors:

- Potential impact, existing or projected, on the City of Fairfield.
- Anticipated costs in funds or staff time
- Informal cost/benefit analysis
- Availability of non-City or non-General Fund financial support for the activity.
- Staff or institutional availability or capacity to complete the program or activity.

Based on this staff level review, the City prioritized specific mitigation tasks for the next 5 years, developing the list contained in this Annex. This list includes implementation process, funding strategy, and approximate time frame.

These draft priorities were reviewed by the affected City Department heads and forwarded to the Planning Commission and City Council for review and comment. The draft priorities will be provided to the City Council for adoption pending approval of this LHMP by FEMA. Fairfield's priorities for these mitigation strategies are included in **Exhibit C** of this annex.

These strategies were identified during the review of the ABAG regional matrix and were discussed in detail by the staff involved (Planning, Building, Fire, and Public Works). Four specific strategies can be called out here:

(Infrastructure) a-21 Back-up Emergency Operations Center. The City has identified this as a priority and is currently undertaking a study of EOC redundancy. The Fire Department is the lead agency in this study and anticipates completion during 2012. Implementation will include purchase of equipment and staff training. The city is coordinating these efforts with Solano County EOC.



(Government) b-5 Relocation of Government-Owned Facilities Needed for Recovery

Planning for the continuation of essential government facilities and services is underway. The Continuity of Government Plan focuses on services and staffing, with less discussion of facilities. The Fire Department is leading the effort to finalize the Plan.

(Housing) b-1 Retrofit Standard Plan Sets The Fairfield Building Division will continue to support and recommend use of standard plan sets and construction detailers for foundation bolting, bracing, and other techniques to reduce damage to the local housing stock. Building Division staff have been closely involved in recent efforts to update and improve the California (and local) Building Code. However, the City does intend on an ongoing basis to provide information to architects, engineers, contractors and property owners regarding the benefits of these plan sets and standards.

(Land Use) g-1 Use hazard abatement districts as a funding mechanism to ensure that mitigation strategies are implemented and enforced over time.

The City will be creating a special district to address landslides in Paradise Valley. The Paradise Valley Geological Hazards Abatement District (GHAD) will assess property in the Paradise Valley residential community. \$200,000 has already been collected from Arcadia Homes to construct debris basins and deflection berms. The GHAD will fund monitoring and repair of these facilities.

On-Going Mitigation Strategy Programs

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

- Vulnerability assessments of City facilities and infrastructure (GOVT-a-1) :
- Non-structural mitigation for building contents (GOVT-a-4);
- Installation of micro and/or surveillance cameras at critical public assets tied to web-based software (GOVT-a-6);
- Development of interoperable communications for first responders from many of the region's other cities, counties, special districts, state, and federal agencies. (GOVT-c-7);
- Participation in general mutual-aid agreements and agreements with adjoining jurisdictions for cooperative response to fires, floods, earthquakes, and other disasters (GOVT-c-13);
- Participation in FEMA's National Flood Insurance Program (GOVT-d-5)



- Sponsor the formation and training of Community Emergency Response Teams (CERT) through partnerships with local businesses (GOVT-c-3, ECON-j-5, HWNG-k-6);
- Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards (LAND-c-2);
- Continue to repair and make structural improvements to storm drains, pipelines, and/or channels to enable them to perform to their design capacity in handling water flows as part of regular maintenance activities (INFR—d-6, INFR-d-7)

Incorporation into Existing Planning Mechanisms

The City has several planning mechanisms which include:

- ◆ General Plan Health and Safety Element
- ◆ Capital Improvements Plan

The City has a Health and Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This plan was adopted as an implementation appendix to the Health and Safety Element. In addition, the City implements the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The City 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.

Implementation measures identified by the City as a high priority will be incorporated into the City's Capital Planning process. This will be dependent on securing funding for projects and programs, as the City is currently facing serious financial stress. However, the City's Capital Improvement Program routinely includes public improvements which address public health and safety. The Local Annex will be used during the preparation of the CIP to ensure that to the extent practicable the matrix is implemented.

The Local Annex will be adopted as part of the Health and Safety Element and effectively becomes integrated into the General Plan. The matrix will require minimal changes to the General Plan. However, as the City considers revising its General Plan, the recommendations in the Local Annex may affect the policies in the body of the General Plan.

Plan Update Process

As required by the Disaster Mitigation Act of 2000, the City of Fairfield 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.



The City of Fairfield will monitor this plan on an ongoing basis, with Community Development Department coordinating this ongoing review process. The Public Works, Police, and Fire Departments will provide input to Community Development on their topics of expertise. The Annex will be a discussion item on the agenda of Management Leadership Team (MLT) meeting at least once per 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. However, major disasters, legal changes, notices from ABAG as the lead agency in this process, and direction from FEMA may trigger further or additional review.

The City is also committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The Community Development Department will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the City 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. Counties 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 County 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.

While direct public participation has been limited, the City will attempt to undertake additional outreach through the media. Public input can provide information on hazards, suggest low cost solutions, and help develop support for needed funding programs and mechanisms,



Exhibit A – Jurisdiction Boundary Map

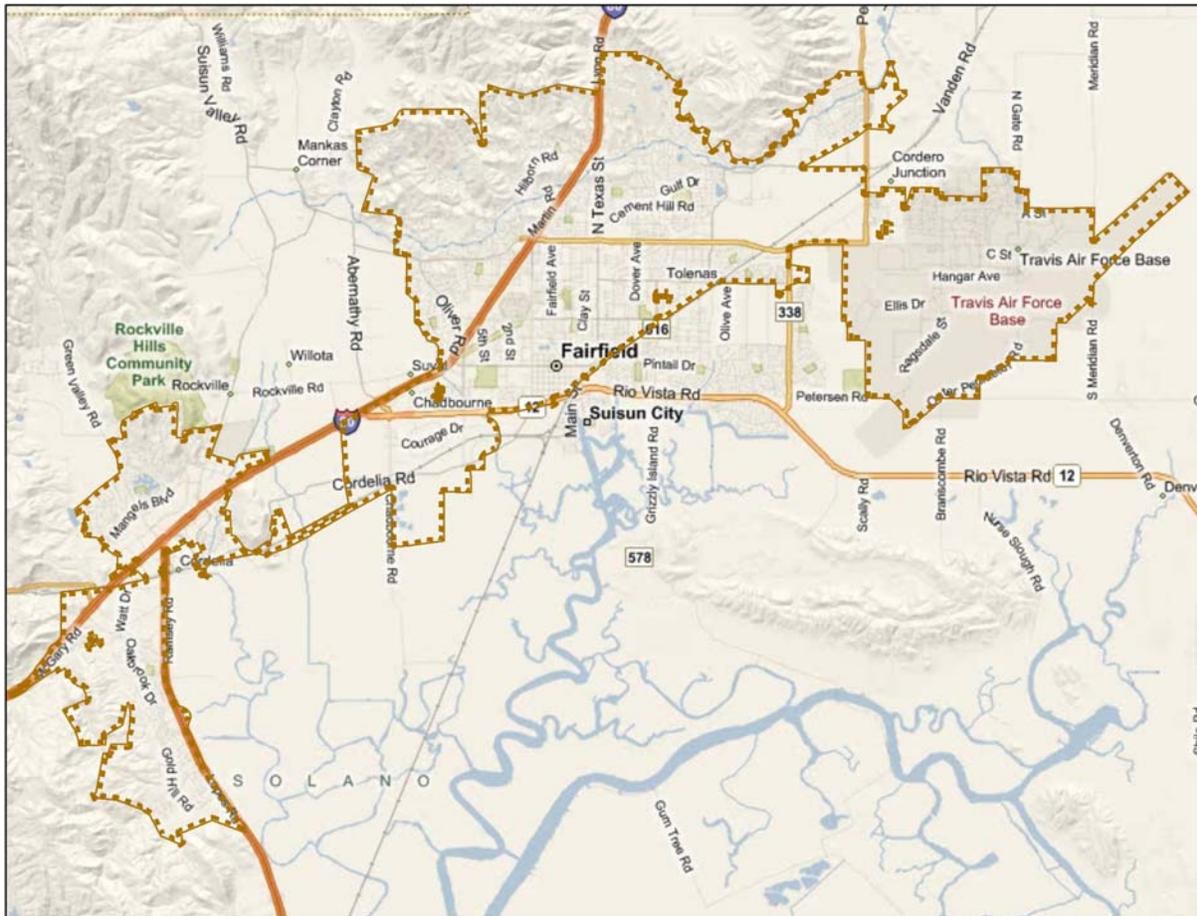




Exhibit B – Public Meeting Announcements

PUBLIC HEARING NOTICE CITY OF FAIRFIELD

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD will hold a public hearing on the following item:

DRAFT LOCAL HAZARD MITIGATION STRATEGIES. Public hearing to provide an opportunity for public comment on the Draft 2009 ABAG Multijurisdictional Local Hazard Mitigation Plan Strategies. (Planner: Brian Miller, 707-428-7446)

NOTICE IS HEREBY FURTHER GIVEN THAT said public hearing will be held on **WEDNESDAY, SEPTEMBER 9, 2009**, beginning at **7:00 p.m.** in the Council Chambers of the Civic Center, 1000 Webster Street, City of Fairfield, at which time and place any and all persons interested in said matters may appear and be heard. If you challenge any of the above-cited items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at or prior to the public hearing. For additional information, please contact the Community Development Department, City Hall, Room 200 or phone 707-428-7461.

TO BE PUBLISHED BY THE DAILY REPUBLIC ON: SUNDAY, AUGUST 30, 2009

BILL TO: COMMUNITY DEVELOPMENT



Exhibit C - Repetitive Loss Properties

**City of Fairfield
Public Works Department**

Repetitive Loss Properties

The following is a list of the Repetitive Loss Properties located within the City of Fairfield, as determined by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP). By definition, a Repetitive Loss Property is a property in which two or more flood insurance claims of more than \$1,000 have been paid by the NFIP within any 10-year period since 1978. There are currently only four (4) properties within the City of Fairfield that are on this list.

I. 213 Dahlia Street and 231 Dahlia Street

- A. **Property Location**- The two residential properties are located on the south side of Dahlia Street, just west of Orchid Street, on the north side of Air Base Parkway.
- B. **Dates of Losses**- 02/25/1983 & 02/17/1986 (213 Dahlia St.)
01/04/1982, 02/25/1983 & 02/16/1986 (231 Dahlia St.)
- C. **Flooding Source**- The properties are located within the Union Avenue Creek watershed. Prior to 1991, the watershed upstream of the properties was approximately 640 acres (1 square mile). The amount of runoff generated from this watershed caused flooding problems along Dahlia Street. The area was placed in the Special Flood Hazard Area (SFHA) when the city joined the National Flood Insurance Program (NFIP) in 1984. At that time, the area was shown to be within a Zone AH-62 (NGVD-29). The pad elevations for 213 and 231 Dahlia Street are 61.9 and 61.3 feet, respectively (NGVD-29).
- D. **Current Flood Potential**- In 1991, a flood control project was constructed that diverted 390 of the 640 acres of the Union Avenue Creek watershed to the Laurel Creek watershed, and significant structural improvements to Laurel Creek were made. The SFHA was modified along Laurel Creek and the very upper reaches of Union Avenue Creek, however the AH-62 flood zone associated with Dahlia Street was inadvertently not modified as part of the project. A Letter of Map Revision (LOMR) was processed in 2009 to remove the majority of the properties along Dahlia Street from the SFHA based on their pad elevations being above the 62-foot elevation. Since the two RL properties have pad elevations below 62 feet, they were not removed from the SFHA. However, since over half of the upstream watershed was diverted, the flood potential has been drastically reduced, and no flooding has occurred in the Dahlia Street area since 1986.

II. 260 Link Road

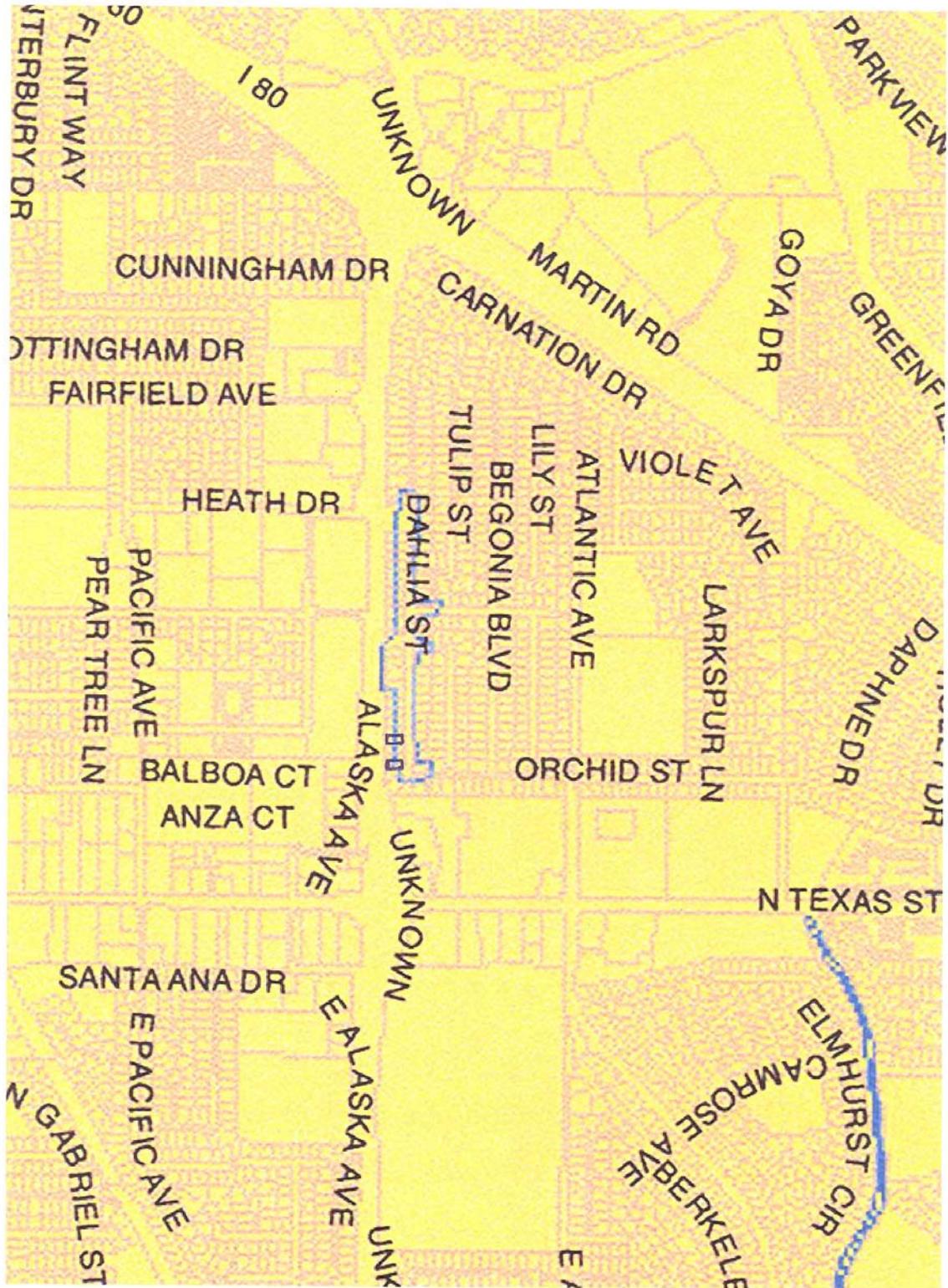
- A. **Property Location**- This commercial property is located on the north side of Link Road, just west of Dan Wilson Creek and the recently developed River Oaks residential subdivision.
- B. **Dates of Losses**- 01/04/1982 & 02/17/1986
- C. **Flooding Source**- The flooding source is either from Dan Wilson Creek, immediately to the east of the site, Green Valley Creek approximately 2,000 feet west of the site, or a combination of both. These creeks converge just downstream of Cordelia Road which outlets into the Suisun Marsh, which is influenced by tidal action. Flooding has occurred in the past when heavy rains coincide with a high tide within the Suisun Marsh. Flooding may also have occurred due to a mechanical failure of the flapgate to the outlet pipe at Dan Wilson Creek. Records indicate that the property also experienced some amount of flooding in 2005.

The property is located within the SFHA, within an AE flood zone, with a base flood elevation of approximately 12 feet (NGVD-29). The finished floor elevation for the subject property is approximately 10 feet.

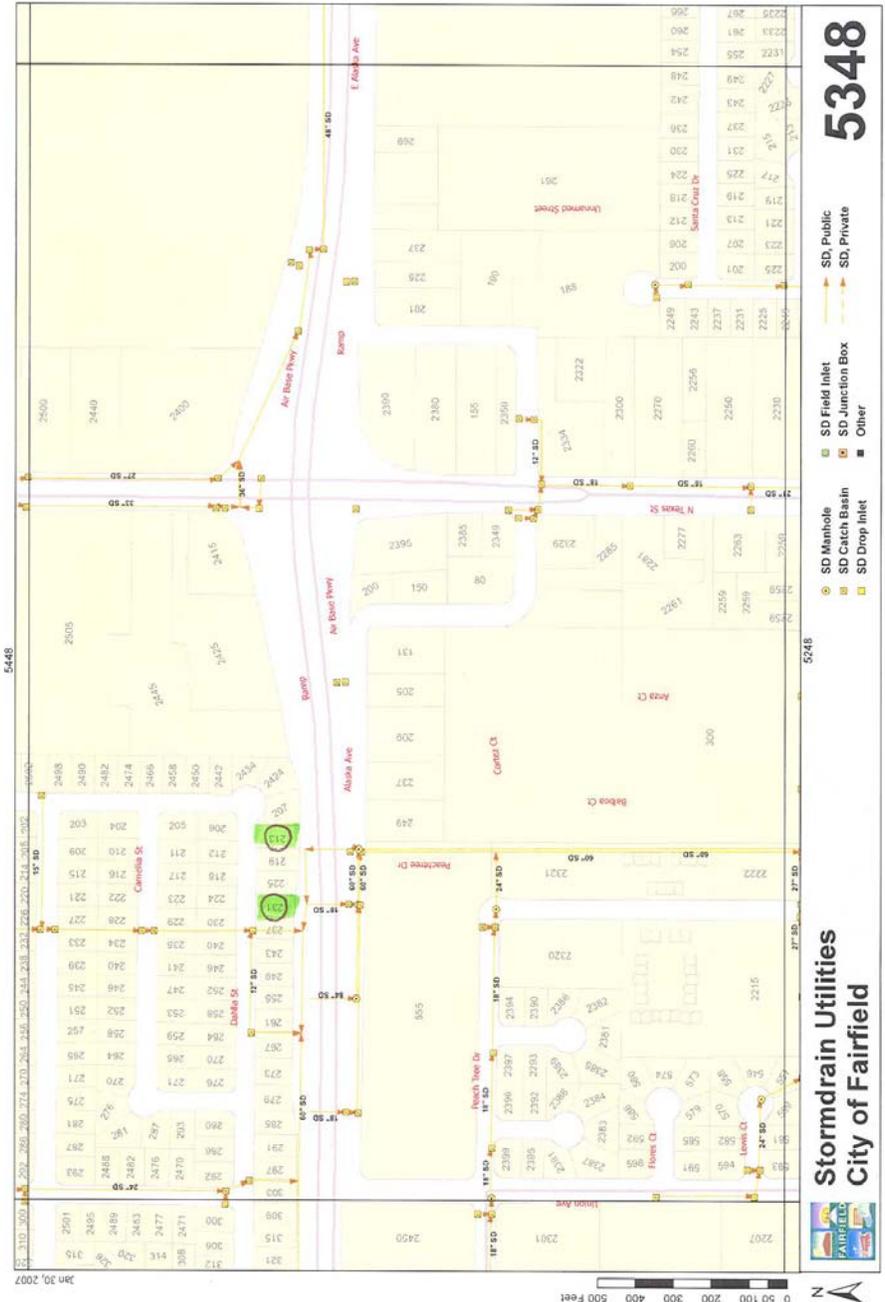
- D. **Current Flood Potential**- Due to the recent construction of the River Oaks subdivision, which included a floodwall alongside Dan Wilson Creek (along the floodway boundary), it is anticipated that the flooding potential from Dan Wilson Creek has decreased, thereby reducing the flood risk to the property.

III. 4550 Cordelia Road

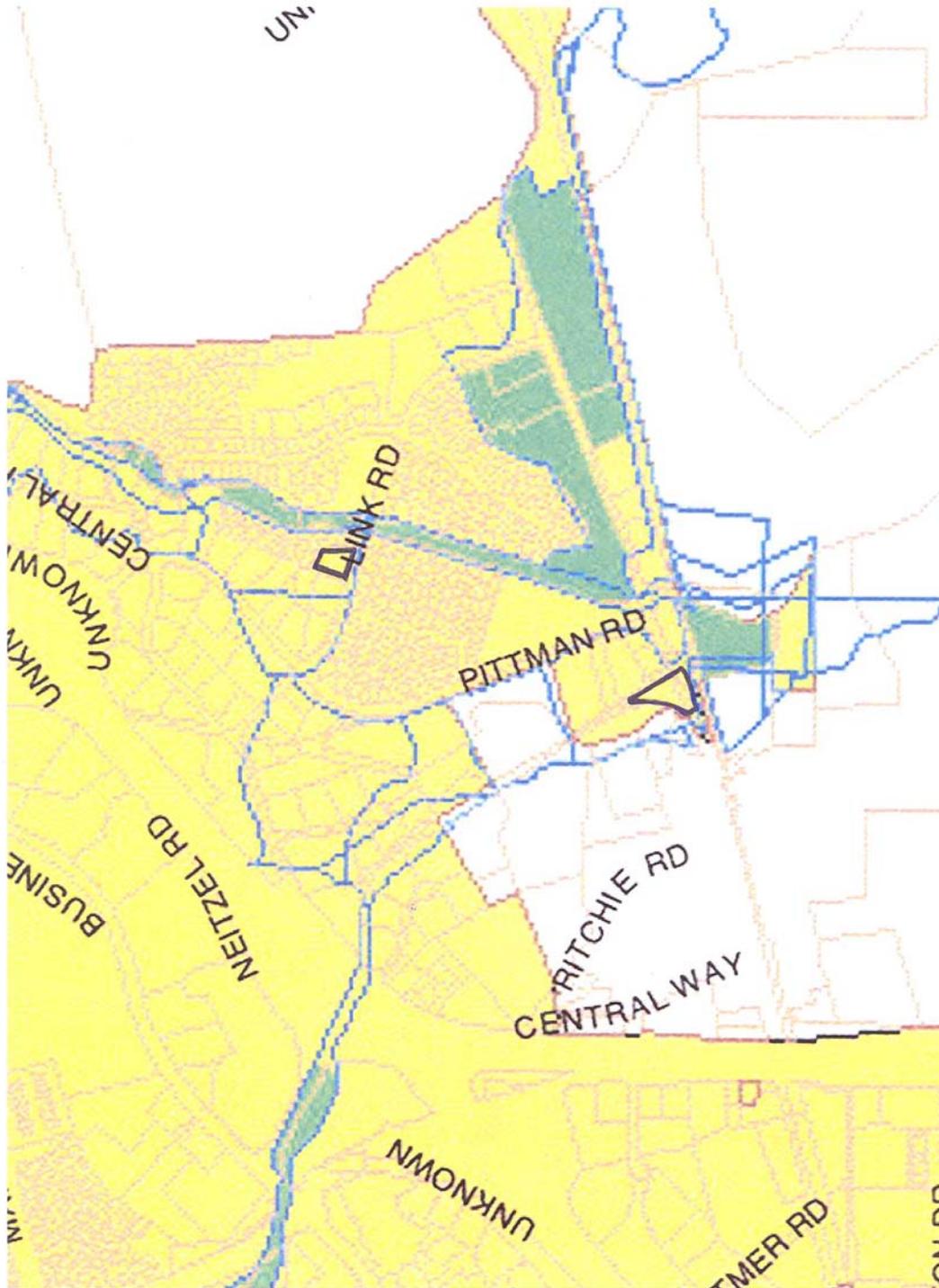
- A. **Property Location**- This commercial property is located along the north side of Cordelia Road, just west of Green Valley Creek. It was built in approximately 1983 (prior to the City joining the NFIP in 1984).
- B. **Dates of Losses**- 12/31/1996, 02/03/1998 & 12/31/2005
- C. **Flooding Source**- The flooding source is Green Valley Creek, which is adjacent to the subject project. The approximate base flood elevation at the project site is shown to be between 8 and 9 feet (NGVD-29). The approximate finished floor elevation is 10 feet. A floodwall was built around a portion of the property with a top elevation of the floodwall at 12 feet.
- D. **Current Flood Potential**- Currently, the property is vacant, and as a condition of redevelopment of the property, the Public Works Department will require additional flood control improvements to be constructed. This may include elevation or demolition of the existing building.



Dahlia Street Overview Map



Dahlia Street Storm Drain Map



Link Road and Cordelia Road Overview Map



Link Road Storm Drain Map



Exhibit D – City of Fairfield Regional Mitigation Strategies

[Available on LHMP CD or online at

<http://www.abag.ca.gov/bayarea/eqmaps/mitigation/strategy.html>]