



## G.1 Community Profile

### G.1.1 Mitigation Planning History and 2019 Process

Annex G, City of San Luis Obispo (City), was created during the development of the 2019 Multi-Jurisdictional San Luis Obispo Hazard Mitigation Plan update (HMP). This Jurisdictional Annex builds upon and supersedes the 2014 City of San Luis Obispo Local Hazard Mitigation Plan (LHMP). The 2014 Plan was not integrated into the City’s Land Use Element; that integration will be done after the approval of this updated Plan. The General Plan Safety Element references the 2014 Local Hazard Mitigation Plan in Chapter 5:

- Additional information on hazards in the San Luis Obispo area can be found in the Technical Background Report for the San Luis Obispo County and Cities Safety Element (June 1999). Additionally, the City of San Luis Obispo Local Hazard Mitigation Plan presents a comprehensive risk assessment of natural hazards that have the potential to affect the City of San Luis Obispo. The Local Hazard Mitigation Plan was developed by the City in accordance with the Federal Disaster Mitigation Act of 2000, adopted by the City Council and approved by the Federal Emergency Management Agency. The Local Hazard Mitigation Plan suggests possible mitigation actions for reducing the effects of potential hazards. It is incorporated by reference into the Safety Element and should be consulted when addressing known hazards to ensure the general health and safety of people within the City of San Luis Obispo. The goals and policies within this Safety Element support and are consistent with the recommended mitigation strategy within the Local Hazard Mitigation Plan.

The City had representation on the County multi-jurisdictional Hazard Mitigation Planning Committee and utilized a Local Planning Team (LPT) subcommittee to develop input into the annex.

**Table G.1 City of San Luis Obispo Local Planning Team**

Department or Stakeholder	Title
Fire Department	Fire Chief
Fire Department	Fire Marshall
Fire Department	Administrative Analyst
Administration	Natural Resources Manager
Administration	Sustainability Manager

More details on the planning process and participating jurisdictions, service districts and stakeholders can be found in Section 3 of the Base Plan, along with the public’s role during the 2019 update.

### G.1.2 Geography and Climate

The City is located in California’s Central Coast region approximately 200 miles north of Los Angeles and 230 miles south of San Francisco. The City is situated to the west of the Santa Lucia Mountains and is located eight miles east of the Pacific Ocean. The San Luis Obispo Creek originates from the mountains and flows westward in confluence with the Pacific Ocean at Avila Beach. The mountain ranges form a natural barrier to development in San Luis Obispo. The City is an estimated 10.7 square miles and is surrounded by protected open space and productive agricultural lands. San Luis Obispo is regionally accessible via US Highway 1, US Highway 101, and State Route 227 (Broad Street). The City terrain stands at an average elevation of 300 feet above sea level, with prominent peaks such as Cerro San Luis and Bishop Peak at 1,292 and 1,559 feet, respectively, above sea level.





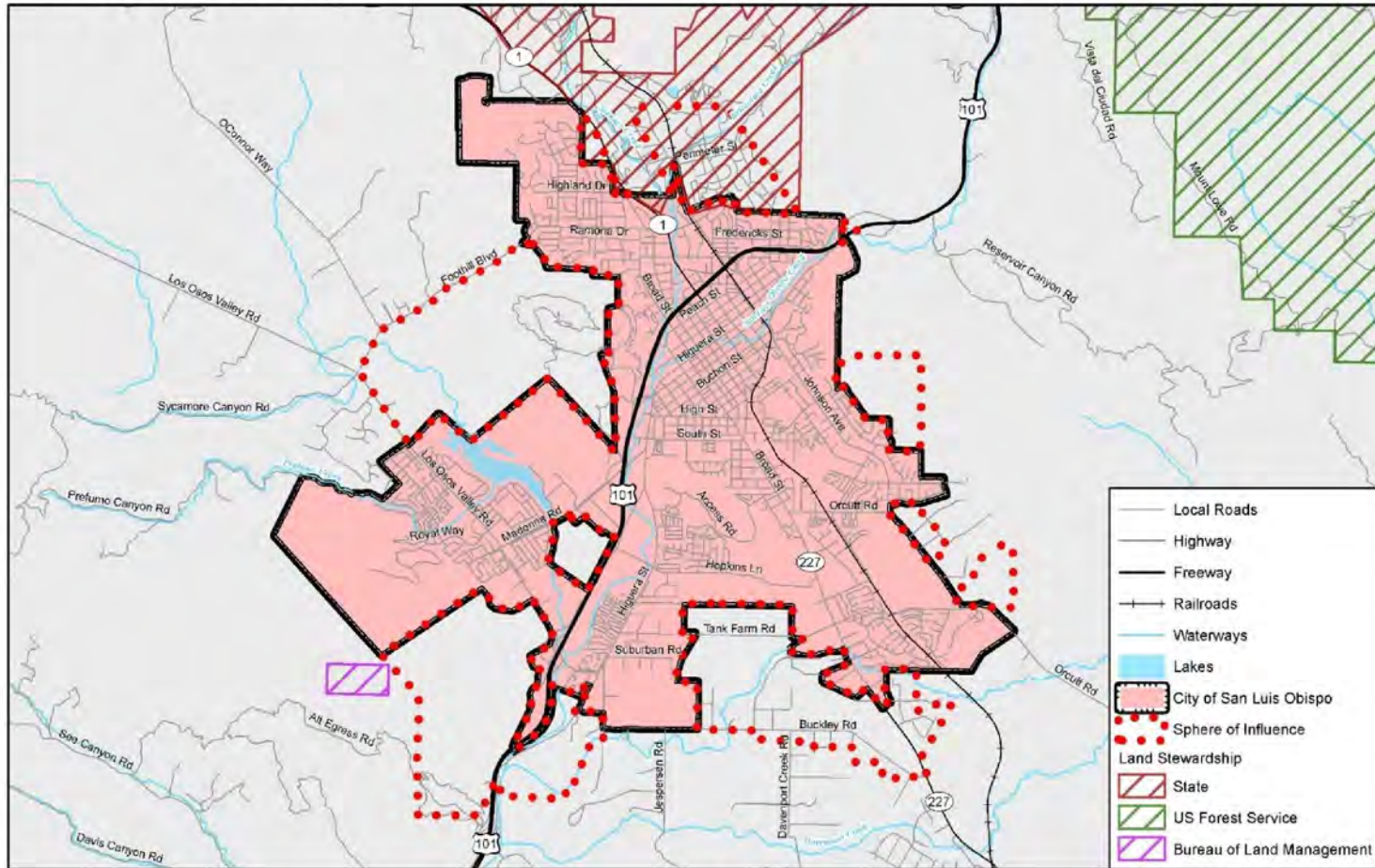
The City's Sphere of Influence includes approximately 5,930+/- acres outside of the City limits and includes nine unincorporated areas: Cal Poly, Florita-Alrita, Orcutt, Broad Street, Airport, Chevron, Los Osos Valley Road/US Highway 101, San Luis Ranch, and Cerro San Luis area. All lands outside of the City's Sphere of Influence are regulated by the San Luis Obispo County General Plan and zoning designations. State law requires that cities maintain plans for areas outside of their immediate jurisdiction if the areas have a direct relationship to planning needs.



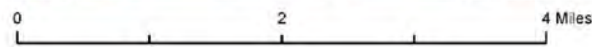




Figure G.1 The City of San Luis Obispo



Map compiled 6/2019;  
intended for planning purposes only.  
Data Source: San Luis Obispo County,  
US Census TIGER Database, CA Open  
Data Portal, BLM/California State Office







San Luis Obispo is characterized by a Mediterranean climate with an average temperature of 70.2 degrees Fahrenheit. While generally considered a mild climate, weather patterns and events have historically observed both unseasonably warm periods and cold spells. The City receives an average precipitation of 19 inches per year, with increased amounts of rainfall in the winter and spring months between November and April (US Climate Data 2019). Due to its close proximity to the Pacific Ocean, San Luis Obispo is also subject to coastal weather influences such as dense fog that typically rolls into the City through the Chorro Valley, steady on-shore wind patterns, and coastal storms. For general details on climate characteristics of the region refer to the Adverse Weather Section of the Risk Assessment in the HMP (Section 5.3.1).

### G.1.3 History

The native Chumash Tribe was the first known settled human population in the City of San Luis Obispo area. The Chumash established a network of villages along the San Luis Obispo Creek. Spanish Colonization of the area began in 1769 with the founding of Mission San Luis Obispo de Tolosa in 1772 by Father Junipero Serra, resulting in devastating impacts to the Chumash culture. Diseases and significant alterations of culture due to the establishment of the mission caused a significant decrease in the Native American population. Spanish and Mexican ranchos were established in the area in the late 1700s. The development of the area of San Luis Obispo has historically been connected to the San Luis Obispo Creek, where the first settlements could be found, and to the emphasis on agricultural production by the Mission and later the adjacent ranchos.

The California Land Act of 1851 caused a shift to residential development in San Luis Obispo. By 1870, the community had grown to a population of 1,579 and it became a charter city in 1876. Historic influences on the growth and development of San Luis Obispo include the City's beginnings as a center for agricultural productivity, the extension of the Southern Pacific Railroad in 1894, and the establishment of California Polytechnic State University (Cal Poly) in 1901.

Agriculture, transportation, government, and education related activities continue to play a significant role in the demographic, economic, land use, and development characteristics of the City. These characteristics and proactive protection of the City's natural and scenic resources contribute to the small-town charm and high quality of life of the City's residents.

### G.1.4 Economy

As the civic, economic, and cultural hub of the Central Coast, the City serves as the seat of the County of San Luis Obispo. With major regional employers such as Cal Poly, state agencies, PG&E, Tenet Health Care, and the County of San Luis Obispo, the City has an estimated daytime population of more than 70,000 people. The San Luis Obispo Chamber of Commerce and the Downtown Association are active collaborators and leaders in supporting the retention and expansion of local businesses in the City. The City's leading industries include hospitality, food services, retail, professional services, health care, information and technology, public administration, and educational sectors.

To support the high quality of life and economic vitality of the community, San Luis Obispo is considered a full-service city, providing police, fire, water, sewer, streets, transit, parking, planning, building, engineering, and parks and recreation services to the community.

Select estimates of economic characteristics for the City of San Luis Obispo are shown in Table G.2.



**Table G.2 City of San Luis Obispo Economic Characteristics, 2017**

Characteristic	City of San Luis Obispo
Families below Poverty Level	6.9%
All People below Poverty Level	32.4%
Median Family Income	\$87,635
Median Household Income	\$49,640
Per Capita Income	\$29,748
Population in Labor Force	25,363
Population Employed*	41,668
Unemployment	1,128

Source: U.S. Census Bureau American Community Survey 2017, www.census.gov/  
 \*Excludes armed forces

Table G.3 and Table G.4 show the occupational and industry breakdown of the City of San Luis Obispo’s labor force based on estimates from the 2017 American Community Survey.

**Table G.3 City of San Luis Obispo’s Employment by Occupation, 2017**

Occupation	# Employed	% Employed
Sales and Office Occupations	5,630	21.6%
Management, Business, Science, and Arts Occupations	10,777	44.5%
Natural Resources, Construction, and Maintenance Occupations	934	3.9%
Production, Transportation, and Material Moving Occupations	1,632	6.7%
Service Occupations	5,240	21.6%
<b>Total</b>	<b>24,213</b>	

Source: U.S. Census Bureau American Community Survey 2017, www.census.gov/  
 \*Excludes armed forces

**Table G.4 City of San Luis Obispo’s Employment by Industry, 2017**

Industry	# Employed	% Employed
Retail Trade	3,044	12.6%
Professional, Scientific, and Mgmt., and Administrative and Waste Mgmt. Services	2,879	11.9%
Manufacturing	1,585	6.5%
Arts, Entertainment, and Recreation, and Accommodation, and Food Services	4,292	17.7%
Construction	886	3.7%
Finance and Insurance, and Real Estate and Rental and Leasing	846	3.5%
Public Administration	948	3.9%
Other Services, Except Public Administration	1,281	5.3%
Wholesale Trade	509	2.1%
Transportation and Warehousing, and Utilities	731	3.0%
Agriculture, Forestry, Fishing and Hunting, and Mining	269	1.1%
Information	457	1.9%
Educational Services, and Health Care, and Social Assistance	6,486	26.8%
<b>Total</b>	<b>24,213</b>	

Source: U.S. Census Bureau American Community Survey 2017, www.census.gov/





### G.1.5 Population

In May 2019, the State Department of Finance released preliminary population data for the state to reflect wildfire-driven changes to local populations. The City of San Luis Obispo has a population of 46,802 persons as of January 2019, which accounts for approximately 16.7% of the County’s population. The City experienced a growth of 0.1% from 46,741 residents from January 2018 (Department of Finance 2019). The U.S. Census Bureau’s American Community Survey 2017 5-Year Estimates provide select demographic and social characteristics and changes from 2012 to 2017 for the City of San Luis Obispo (Table G.5).

**Table G.5 City of San Luis Obispo’s Demographic and Social Characteristics, 2012 to 2017**

Characteristic	2012	2017
Population	270,121	280,119
Median Age	39.3	39.0
Total Housing Units	117,318	120,182
Housing Occupancy Rate	86.7%	87.4%
% of Housing Units with no Vehicles Available	4.5%	4.5%
Median Home Value	\$449,300	\$499,800
Unemployment	8.7%	4.8%
Mean Travel Time to Work (minutes)	20.9	21.8
Median Household Income	\$59,628	\$67,175
Per Capita Income	\$30,218	\$33,972
% of Individuals Below Poverty Level	13.7%	13.8%
# of Households	101,708	105,044
Average Household Size	2.49	2.51
% of Population Over 25 with High School Diploma	89.5%	90.5%
% of Population Over 25 with Bachelor’s Degree or Higher	31.5%	34.0%
% with Disability	11.1%	11.1%
% Speak English less than “Very Well”	6.7%	6.8%

Source: U.S. Census Bureau American Community Survey 2017 5-Year Estimates, [www.census.gov/](http://www.census.gov/)

Between 1950 and 1990, the City grew from a population of 14,180 to just under 42,000. Since 1990, the City has maintained an average growth rate of less than one percent per year. Owner-occupied housing units account for 39% of all households, while approximately 61% of households are renter-occupied. The City’s population is growing steadily at a relatively slow rate at approximately 1% or less per year with an estimated of 5.3% growth since the 2010 Census. The SLO 2035 Land Use and Circulation Elements update provides population estimates





**Table G.6 City of San Luis Obispo Population Growth**

Year	Approximate Maximum Number of Housing Units	Projected Population
2013	20,697	45,541
2015	21,113	46,456
2020	22,190	48,826
2025	23,322	51,317
2030	24,512	53,934
2035	25,762	56,686

Source: SLO 2035 Land Use Element Update

### G.1.6 Development Trends

The City has traditionally expanded through annexation of County lands and increased development of diverse land uses; these include low to high density residential, general retail and commercial, services, and manufacturing uses bordering the San Luis Obispo Regional Airport, and dispersed undeveloped open space. With Mission Plaza and downtown at the heart of the City, development trends have included transition from the historic neighborhoods immediately adjacent to Downtown, to post-World War II growth in areas along the foothills of the Santa Lucia Mountains, surrounding Laguna Lake, and in the northern areas of town near the growing Cal Poly. Recent development efforts have focused on incorporating additional housing opportunities in the historic downtown core, through the renovation of historic structures and infill development on underutilized and vacant land. The Land Use Element of the City’s General Plan provides designated land use and establishes development standards for new and existing structures and uses. The Safety Element further identifies hazards that may influence the locations and types of proposed land uses and provides policies that reduce exposure to hazards. These policies have also encouraged changes to development in San Luis Obispo’s hazard prone/vulnerable areas, decreasing the City’s vulnerability. Any future development within the City will be informed by the most up to date hazard maps as well as state and local development ordinances (e.g. floodplain) that restrict development in hazard prone areas to minimize risk.

In recent years, more residents and visitors are staying and living in the downtown core. This change in demographic could impact response capabilities if a hazard impacts the downtown core. The City also has a greenbelt protection program and have acquired thousands of acres of land around the City to minimize development in areas around the City. Thus, the redevelopment of already developed areas or infill development is likely to be the trend in the future.

Specific to hazards, continuing moderate population growth is increasing exposure to earthquake hazards, though new or re-developed areas built to modern codes will be more resistant to collapse and damage.

### G.2 Hazard Identification and Summary

San Luis Obispo’s planning team identified the hazards that affect the region and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to the City (see Table G.7). There are no hazards that are unique to the City. The overall hazard significance takes into account the geographic area, probability and magnitude as a way to identify priority hazards for mitigation purposes. This is discussed further in the Vulnerability Section (4.3).







**Table G.7 City of San Luis Obispo – Hazard Summaries**

Hazard	Geographic Area	Probability of Future Occurrence	Magnitude/Severity (Extent)	Overall Significance
Adverse Weather: Thunderstorm/ Heavy Rain/Hail/Lightning/Dense Fog/Freeze	Extensive	Likely	Limited	Medium
Adverse Weather: High Wind/ Tornado	Extensive	Occasional	Limited	Medium
Adverse Weather: Extreme Heat	Extensive	Occasional	Negligible	Low
Agricultural Pest Infestation and Disease	Limited	Highly Likely	Negligible	Medium
Biological Agents	Extensive	Occasional	Critical	Medium
Drought and Water Shortage	Extensive	Likely	Limited	Medium
Earthquake	Extensive	Occasional	Catastrophic	High
Flood	Limited	Occasional	Limited	Medium
Landslides and Debris Flow	Limited	Occasional	Limited	Low
Subsidence	Significant	Occasional	Negligible	Low
Wildfire	Significant	Occasional	Limited	Medium
Human Caused: Hazardous Materials	Significant	Highly Likely	Negligible	Medium
<p><b>Geographic Area</b>            Limited: Less than 10% of planning area            Significant: 10-50% of planning area            Extensive: 50-100% of planning area</p> <p><b>Probability of Future Occurrences</b>            Highly Likely: Near 100% chance of occurrence in next year or happens every year.            Likely: Between 10-100% chance of occurrence in next year or has a recurrence interval of 10 years or less.            Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.            Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.</p>		<p><b>Magnitude/Severity (Extent)</b>            Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths            Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability            Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability            Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid</p> <p><b>Significance</b>            Low: minimal potential impact            Medium: moderate potential impact            High: widespread potential impact</p>		







### G.3 Vulnerability Assessment

The intent of this section is to assess the City's vulnerability separately from that of the County as a whole, which has already been assessed in Chapter 5 of the Base Plan. This vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of medium or high significance specific to the City.

The information to support the hazard identification and risk assessment was based on a combination of the previous previous LHMP for the City and jurisdiction specific information collected during the 2019 update. A Local Hazard Mitigation Plan Update Guide and associated worksheets were distributed to each participating municipality or special district to complete during the 2019 update process. Information collected was analyzed and summarized in order to identify and rank all the hazards within the County, as well as to rank the hazards and identify the related vulnerabilities unique to each jurisdiction.

Each participating jurisdiction was in support of the main hazard summary identified in the Base Plan (See Table 5.2). However, the hazard summary rankings for each jurisdictional annex may vary slightly due to specific hazard risk and vulnerabilities unique to each jurisdiction (See Table G.7).

Note: The hazard "Significance" reflects overall ranking for each hazard and is based on the City of San Luis Obispo LPT member input from the Data Collection Guide and the risk assessment developed during the planning process (see Chapter 5 of the Base Plan), which included a more detailed qualitative analysis with best available data.

The hazard summaries in Table G.7 reflect the hazards that could potentially affect City. The discussion of vulnerability for each of the following hazards is located in Section G.3.2 Estimating Potential Losses. Based on this analysis, the highest priority hazard (High Significance) for mitigation is Earthquake. Those of Medium or High significance for the City of San Luis Obispo are identified below.

- Adverse Weather: Thunderstorm/Heavy Rain/Hail/Lighting/Dense Fog/Freeze
- Adverse Weather: High Wind/Tornado
- Agricultural Pest Infestation and Disease
- Biological Agents
- Drought and Water Storage
- Earthquake
- Flood
- Human Caused: Hazardous Materials
- Wildfire

#### Other Hazards

Hazards assigned a significance rating of Low and which do not differ significantly from the County ranking (e.g., Low vs. High) are not addressed further in this plan. In the City of San Luis Obispo, those hazards are:

- Landslide and Debris Flow
- Adverse Weather: Extreme Heat
- Subsidence

Additionally, the City's HMPC members decided to rate several hazards as Not Applicable (N/A) to the planning area due to a lack of exposure, vulnerability, and no probability of occurrence. Dam Incidents, Coastal





Storm/Coastal Erosion/Sea Level Rise, and Tsunami and Seiche Hazards are considered Not Applicable (N/A) to the City of San Luis Obispo.

### G.3.1 Assets at Risk

This section considers San Luis Obispo’s assets at risk, including values at risk, critical facilities and infrastructure, historic assets, economic assets, and growth and development trends. The HMPC used a variety of data to define a baseline against which all disaster impacts could be compared. If a catastrophic disaster was to occur in the Planning Area, this section describes significant assets exposed or at risk in the City of San Luis Obispo.

#### Values at Risk

Parcel data was provided by ParcelQuest, a third-party service working alongside the San Luis Obispo County Assessor’s Office to compile property information. This data provided the baseline for an inventory of the total exposure of developed properties within the county and helps to ensure that the updated HMP reflects changes in development. This data should only be used as a guideline to overall values in the City as the information has some limitations. The most significant limitation is created by Proposition 13; instead of adjusting property values annually, the values are not adjusted or assessed at fair market value until a property transfer occurs. As a result, overall value information is likely low and does not reflect current market value of properties. It is also important to note that in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss. Table G.8 shows the exposure of properties (e.g., the values at risk) broken down by property type for the City of San Luis Obispo.

**Table G.8 2019 Property Exposure for the City of San Luis Obispo by Property Types**

Property Type	Property Count	Improved Value	Content Value	Total Value
Commercial	1,081	\$1,023,078,842	\$1,023,078,842	\$2,046,157,684
Government/Utilities	168	\$1,435,945	--	\$1,435,945
Other/Exempt/Misc.	507	\$189,186,968	--	\$189,186,968
Residential	8,226	\$1,896,071,588	\$948,035,794	\$2,844,107,382
Multi-Family Residential	2,885	\$811,851,931	\$405,925,966	\$1,217,777,897
Mobile/Manufactured Homes	156	\$25,110,344	\$12,555,172	\$37,665,516
Residential: Other	963	\$368,632,456	\$184,316,228	\$552,948,684
Industrial	42	\$60,310,187	\$90,465,281	\$150,775,468
Vacant	55	\$36,862,009	--	\$36,862,009
<b>Total</b>	<b>14,083</b>	<b>\$4,412,540,270</b>	<b>\$2,664,377,282</b>	<b>\$7,076,917,552</b>

Source: Wood analysis based on ParcelQuest and San Luis Obispo County Assessor's Office data 2019.

#### Critical Facilities and Infrastructure

Critical Facilities are essential in providing utility or direction either during the response to an emergency or during the recovery operation. These facilities typically include hospitals, fire stations, and local law enforcement stations, and according to FEMA should be given special consideration when formulating regulatory hazard







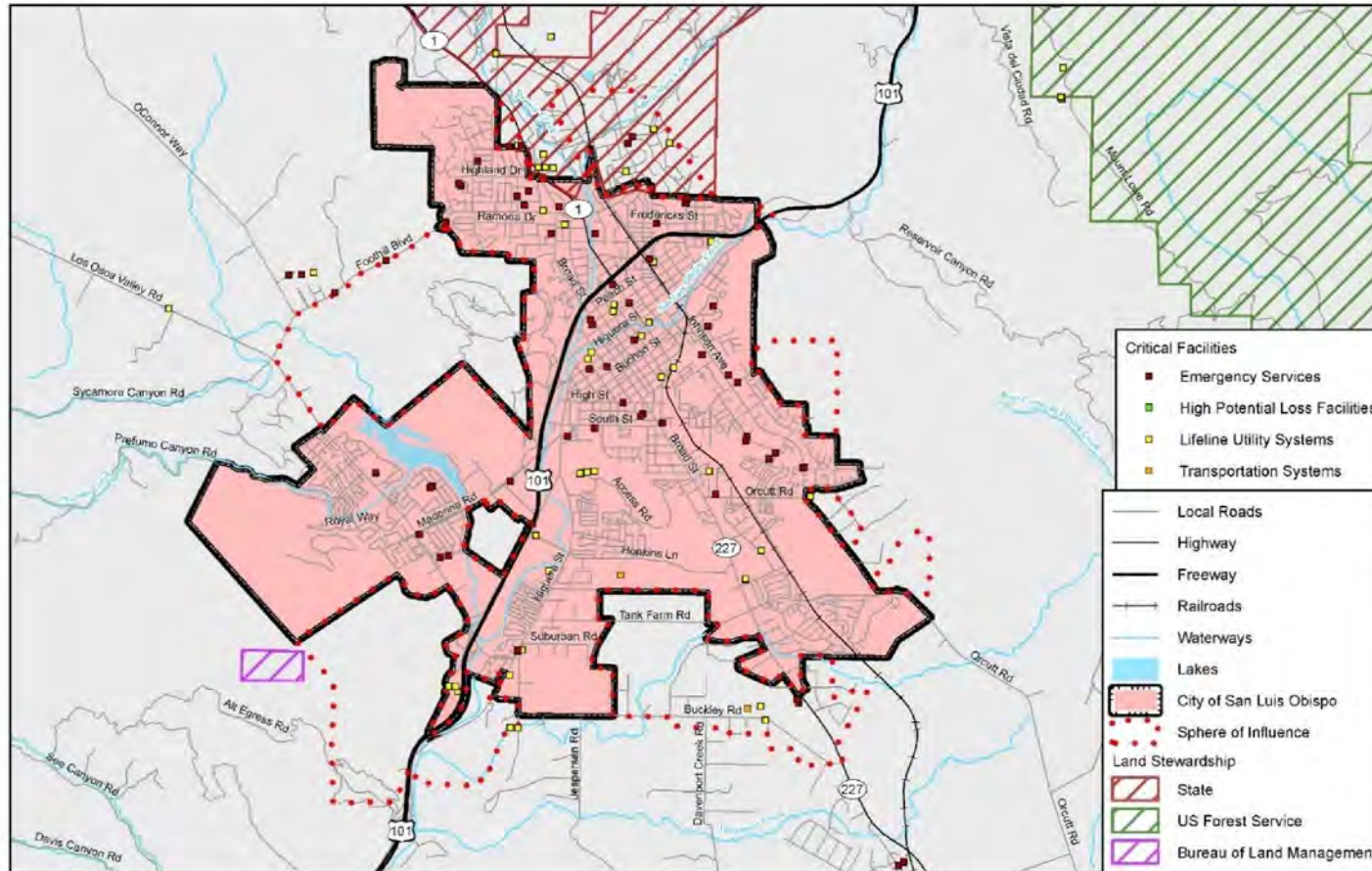
mitigation and floodplain management plans. See Section 5.2 of the Base Plan for more details on the definitions and categories of critical facilities.

A portion of the critical facilities data was provided by the San Luis Obispo County Planning & Building and GIS Departments. Supplemental data from the Homeland Infrastructure Foundation-Level Data (HIFLD) was used to capture additional facilities such as law enforcement facilities and centers, communications facilities, emergency operations centers, schools, and urgent care facilities among others. In addition, participating jurisdictions identified assets on a data collection guide worksheet or in previous LHMPs which may capture additional facilities and additional details not within the GIS database. An inventory of critical facilities in the City of San Luis Obispo determined with San Luis Obispo County GIS data is provided in Table G.9 and illustrated in Figure G.2.





Figure G.2 Critical Facilities in the City of San Luis Obispo



Map compiled 6/2019;  
intended for planning purposes only.  
Data Source: San Luis Obispo County,  
US Census TIGER Database, CA Open  
Data Portal, BLM/California State Office,  
LAFCO, HIFLD







**Table G.9 City of San Luis Obispo’s Critical Facilities**

Category	Asset Name	Asset IDs	Address	Replacement Value	Priority
Community and Recreational Facilities	City Hall	68	990 Palm St	\$9,287,080	Critical
	Library	451	995 Palm St	\$1,604,146	Essential
	Ludwick Community Center	452	864 Santa Rosa St	\$2,559,501	Critical
	Meadow Park Recreational Center	453	2333 Meadow St	\$1,448,126	Essential
	Mitchell Park Senior Center	456	1445 Santa Rosa St	\$1,068,158	Essential
	Sinsheimer Pool and Park	97-110	900 Southwood Dr	\$2,623,419	Essential
Infrastructure	Critical Bridges	10, 11, 19, 20, 23, 25, 27, 34, 35, 40, 41, 42, 44, 51, 56	Varies by bridge	Varies by bridge	Critical
	Essential Bridges	8, 9, 12-18, 21, 22, 24, 26, 28-33, 36-39, 43, 45-50, 52-55, 58, 59-62	Varies by bridge	Varies by bridge	Essential
	Higuera Box Culvert	57	Higuera St	\$4,500,000	Critical
	Evacuation Route Roads		50 miles	\$1 million/mile = \$50,000,000	Critical
	Other Essential City-Owned Roads		120 miles	\$1 million/mile = \$120,000,000	Essential
	Communication Towers	614,616,617		N/A	Essential
Other City-Owned Facilities	City Corporation Yard	426	25 Prado Rd	\$4,884,929	Critical
	Community Development and Public Works Administration	437	919 Palm St	\$23,081,375	Essential
	Parking Garage	477	Marsh and Chorro St	\$22,873,449	Essential
	Parking Garage	478	842 Palm St	\$8,795,686	Essential
	Parks and Recreation Building	479	1341 Nipomo St	\$1,282,662	Essential
	Prado Day Center	96	45 Prado Rd	\$699,393	Essential
	Utilities Administration	541	879 Morro St	\$1,060,252	Essential
	Police and Fire Stations				
Police and Fire Stations	Dispatch Center	78	1135 Roundhouse	\$6,701,098	Critical
	Fire Station #1	69	2160 Santa Barbara	\$5,483,205	Critical
	Fire Station #2	70	136 N Chorro St	\$511,872	Critical
	Fire Station #3	71	1280 Laurel Ln	\$594,009	Critical
	Fire Station #4	72	1395 Madonna Rd	\$507,087	Critical
	Police Main Building, Garage, Annex	73-77	1042 and 1016 Walnut St	\$4,854,341	Critical
Potable Water and Wastewater Facilities	Fire Station #4 Well	619	1395 Madonna Rd	N/A	Essential
	Pacific Beach Well	620	11950 LOVR	N/A	Essential
	Reservoirs	63-67		N/A	Essential
	Sewer Lift Stations	555-564		N/A	Essential
	Sewer System Infrastructure (pipes)			N/A	Essential
	Storm Drain System			N/A	Essential



Category	Asset Name	Asset IDs	Address	Replacement Value	Priority
	Waste Water Treatment Plant (includes Water/Wastewater Laboratory)	615	35 Prado Rd	\$77,296,765	Essential
	Water Pump Stations	1-7		N/A	Critical
	Water System Infrastructure (pipes)			N/A	Critical
	Water Tanks	566-613		N/A	Critical
	Water Treatment Plant and Stenner Hydro Plant	565	Stenner Creek Rd	\$51,486,423	Essential

Source: San Luis Obispo County Planning & Building, HIFLD

### High Potential Loss Facilities

High potential loss facilities are considered critical facilities that present significant risks if damaged and include nuclear power plants, dams, and military installations. The City has one classified high potential loss facility: The San Luis Obispo Wastewater Treatment Plant (WWTP). The WWTP is located within a 100-year floodplain and within a moderate liquefaction risk zone; however, other potential hazard impacts are low.

### Transportation and Lifeline Facilities

The City contains a network of roadways and public transportation including the Pacific Coast Railway. US Highway 101, Highway 1, and State Route 227 (Broad Street) provide regional access to the City. The San Luis Obispo County Regional Airport serves the City and is located in the southern portion of the jurisdiction.

Lifeline Utility Systems are defined as those systems necessary to provide electric power, natural gas, water and wastewater, and other facilities and services that are essential to the well-being of the City. Lifeline utility systems within the City include:

- AM Transmission Towers (1)
- FM Transmission Towers (1)
- Microwave Service Towers (52)
- Wastewater Treatment Plants (1)
- Energy Commission Facilities (7)

### Historic and Cultural Resources

The City of San Luis Obispo has a wealth of historic and culturally significant resources due to its rich and varied history. Such resources represent the City’s diverse historical context from periods prior to Chumash settlement and Spanish colonization, through early development and mid-century growth that established many of the existing neighborhoods and set a precedent for community design. The City of San Luis Obispo Citywide Historic Context Statement (2014) identifies various historical factors that shaped the development of the area, and provides a framework for the continuing process of identifying historic, architectural, and cultural resources in the City. The City has an active historic preservation program, and historic preservation is prioritized throughout City policy. City Zoning Regulations also establish the Historical Preservation Overlay Zone, which describes the allowed uses and property development standards within designated Historic Districts. Historic Districts within the City include Downtown Commercial District, the Mill Street District, the Old Town Neighborhood, the Little







Italy District, the Monterey Heights District, the Mount Pleasanton/Anholm District, the Chinatown Historic District, and the Railroad Districts.

Historical resources in the context of the City are also identified by the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and the County of San Luis Obispo’s List of Historic Resources in addition to local designation. Such resources are buildings, structures, objects, places, and areas that have an association with important persons, events in history, or cultural heritage, or have distinctive architecture, design or construction method. State and local registers of historic resources also identify Historical Points of Interest that have primarily local significance and interest in preservation. The City of San Luis Obispo has several registered national, state, and local sites of historic and cultural significance (Table G.10). County-wide historic resources are further detailed in Chapter 5.2, Asset Summary, of the Base Plan.

**Table G.10 Historic Places**

Historic Site	Register	Date Listed	Address
Ah Louis Store	State/National	1965	800 Palm Street
Angel Myron House	National	1982	714 Buchon St.
Corral de Piedra	National	1978	S of San Luis Obispo on Price Canyon Rd.
Dallidet Adobe	State	1960	1185 Pacific Street
Jack Robert House	National	1992	536 Marsh St.
Mission San Luis Obispo De Tolosa	State	1939	751 Palm Street
Monday Club of San Luis Obispo	National	2016	1815 Monterey St.
Pacific Coast Railway Company Grain Warehouse	National	1988	65 Higuera St.
Pereira Octagon Barn	National	2014	4400 Octagon Way
Port San Luis Site	National	1978	Address Restricted
The Powerhouse	National	1993	Junction of S/ Perimeter Rd. and Cuesta Ave
Rancho Canada de los Osos y Pecho y Islay	National	1975	Address Restricted
San Luis Obispo Carnegie Library	National	1995	696 Monterey St.
Tribune Republic Building	National	1993	1763 Santa Barbara St.
William Shipsey House	National	2010	1266 Mill St.
Camp San Luis Obispo	State Point of Interest	1990	NA
Hollister Adobe	State Point of Interest	1972	NA





## Natural Resources

Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters.

The City's landscape is made up of creeks, hills, valleys, and rich farmland that supports a variety of plants and animal species. The San Luis Obispo area contains a diverse array of naturally occurring biological communities and extensive open space areas including the Irish Hills Natural Reserve, the Islay Hills Open Space, South Hills Open Space, Charles A. and Mary R. Maino Open Space, Ferrini Ranch, and the Laguna Lake Park and Open Space. The City's many creeks provide sheltered corridors that allow wildlife to move between dispersed habitats and open space areas.

## Economic Assets

California Polytechnic State University is the largest employer in the City of San Luis Obispo with nearly 3,000 employees. San Luis Coastal Unified School District employs 384 regular classified employees. The industrial sector including education services, healthcare, and social assistance are the largest employers in the City at approximately 20.2% of the total employers. In 2007, approximately 5,127 individuals were employed in educational services, health care, and social assistance jobs. The General Plan Land Use Element (LUE) for the City includes policies to accommodate a maximum population of 57,200 persons. Assuming a 0.5% growth rate, the City would reach the anticipated residential capacity by year 2057. Tourism is an increasing trend in the City due to the diverse range of activities, small-town appeal and recent development of several hotels near and in the downtown core. Loss of a major employer from a hazard impact would result in a significant rise in unemployment and loss in sales tax revenue.

### G.3.2 Estimating Potential Losses

Note: This section details vulnerability to specific hazards of high or medium significance, where quantifiable, and/or where (according to HMPC member input) it differs from that of the overall County.

Table G.9 above shows San Luis Obispo's exposure to hazards in terms of number and value of structures. San Luis Obispo County parcel and assessor data were used to calculate the improved value of parcels. The most vulnerable structures are those in the floodplain (especially those that have been flooded in the past), unreinforced masonry buildings, and buildings built prior to the introduction of modern-day building codes. Impacts of past events and vulnerability to specific hazards are further discussed below. (See Section 4.1 Hazard Identification for more detailed information about these hazards and their impacts on the County as a whole.)

#### Adverse Weather: Thunderstorm/Heavy Rain/Hail/Lightning/Dense Fog/Freeze

Adverse weather in the City usually occurs as localized thunderstorms that bring heavy rains and strong winds, most often during the winter and spring months. Heavy rain has historically produced extensive flooding in the City. Dense fog can result in reduced visibility and slick road conditions that increase the likelihood for traffic accidents. Freeze is rarely a threat to human life in the City, but has the potential to impact agricultural operations where crop damage to high value products can be extensive. According to frost dates and temperature data published by the University of California Agriculture & Natural Resources, the lowest recorded temperature is 20°F, and average annual low temperatures of 42 to 43°F typically occur in January and December.





## Adverse Weather: High Wind/Tornado

The City is subject to strong southeasterly winds associated with strong cold fronts and coastal storms, which generally occur during the winter months from November to February. Northwesterly winds that are typical of the central coast of California also occur throughout San Luis Obispo during the spring and summer. Both southeast and northwest wind events can reach sustained wind speeds of 35-45 mph with wind gusts of 65-75 mph within the City. Wind related events can have substantial destructive impacts, especially in urban areas where falling trees and branches can result in considerable property damage. Tornadoes have historically occurred in San Luis Obispo, with the first recorded tornado taking place in April 1926 due to a strong coastal storm front from the Pacific. Recorded tornadoes since then have typically been low severity, and caused minor damage such as broken tree branches and minor structural and roof damage to buildings. Refer to Section 5.3.1 Adverse Weather, in the Base Plan for analysis related to tree mortality in the County of San Luis Obispo.

## Agricultural Pest Infestation and Disease

Agricultural pests and pathogens (insects, fungi, bacteria, viruses and invasive plants) cause injury or destruction to crops or livestock. The prominent agricultural uses in San Luis Obispo County can be impacted by a wide variety of invasive pests, which pose a significant threat to crops, economy, food supply, and native habitat.

## Biological Agents

Public health impacts due to biological agents are a recognized potential threat to the City. The City is largely reliant on the County's Emergency Preparedness Program, which supports the Public Health Department in the management and coordination of public health emergencies including natural disasters, technological disasters, bioterrorism incidents, and pandemics. Food and waterborne illnesses are major health problems that present significant health risks to the City as well as threats to regional food and water supply. The City supports and participates in the County Public Health Department's up-to-date Pandemic Influenza Plan and Strategic National Stockpile Plan to facilitate prevention, early detection, and treatment to effectively respond to pandemics.

## Drought and Water Storage

Periods of drought can have significant environmental, agricultural, health, economic, and social consequences. Prolonged drought has the potential to impact structures due to subsidence, and can reduce water quality due to lower water flows and reduced pollutant dilution. The City recently experienced its third driest period on record since 1870 when weather observations began at the San Luis Obispo Polytech Weather Station. Long-term precipitation information from the station indicates the variability that can occur, which is summarized in Figure 5-4 in Section 5.3.6 of the Base Plan. The City has invested in a multi-source water supply including Nacimiento, Whale Rock, and Santa Margarita Reservoirs, groundwater, and recycled water for landscape irrigation. Water demand modeling estimates that these sources provide a 7.5 year combined water supply, assuming an extended worst case historical drought.

## Earthquake

Earthquake events have occurred in the City in the past, including a number of magnitude 5.0 to 7.0 earthquakes. Historically, most of the earthquakes that have occurred near the City have originated from movement along the San Andreas Fault, which lies approximately 35 miles northeast of the City. The most recent major earthquake to affect San Luis Obispo occurred at 11:15:56 am Pacific Standard Time on December 22, 2003. The epicenter of the magnitude 6.5 earthquake was approximately 7 miles northeast of San Simeon at a



depth of 4.7 miles (35.706N, 121.102W), 45 miles from San Luis Obispo. The City of San Luis Obispo experienced some minor damage. The main strand of the Los Osos fault zone, also known as the Edna fault zone, traverses the City near the intersection of Los Osos Valley Road and Foothill Boulevard. Field evaluations by the California Geological Survey (CGS) for the main strand of the Los Osos fault found evidence of movement in the last 11,000 years. This evidence of recent activity resulted in the establishment of an Earthquake Fault Zone by CGS in 1989 under the Alquist-Priolo Fault Zoning Act. The Los Osos fault specifically presents a high to very high fault rupture hazard to developments near and southwest of the Los Osos Valley Road area.

**Table G.11 Seismic Hazard Designation by Property Type**

Seismic Designation	Property Type	Property Count	Improved Value
Los Osos Alquist-Priolo	Residential	28	\$9,541,741
	Residential: Other	2	\$693,134
<b>TOTAL</b>		<b>30</b>	<b>\$10,234,875</b>

Source: San Luis Obispo County Planning & Building, County Assessor's Office, ParcelQuest, Wood Plc analysis

In addition to being at risk of groundshaking as a result of a fault rupture, the City of San Luis Obispo is also susceptible to the effects of liquefaction. Most of the City is underlain by alluvium and other liquefiable sediments that may present a risk of liquefaction during ground shaking; however, liquefaction risk is generally classified as low to medium on a scale of very low to very high. Liquefaction risk is visually displayed across the City under Figure G.4 below.

**Table G.12 Parcels Susceptible to Moderate Liquefaction Risk**

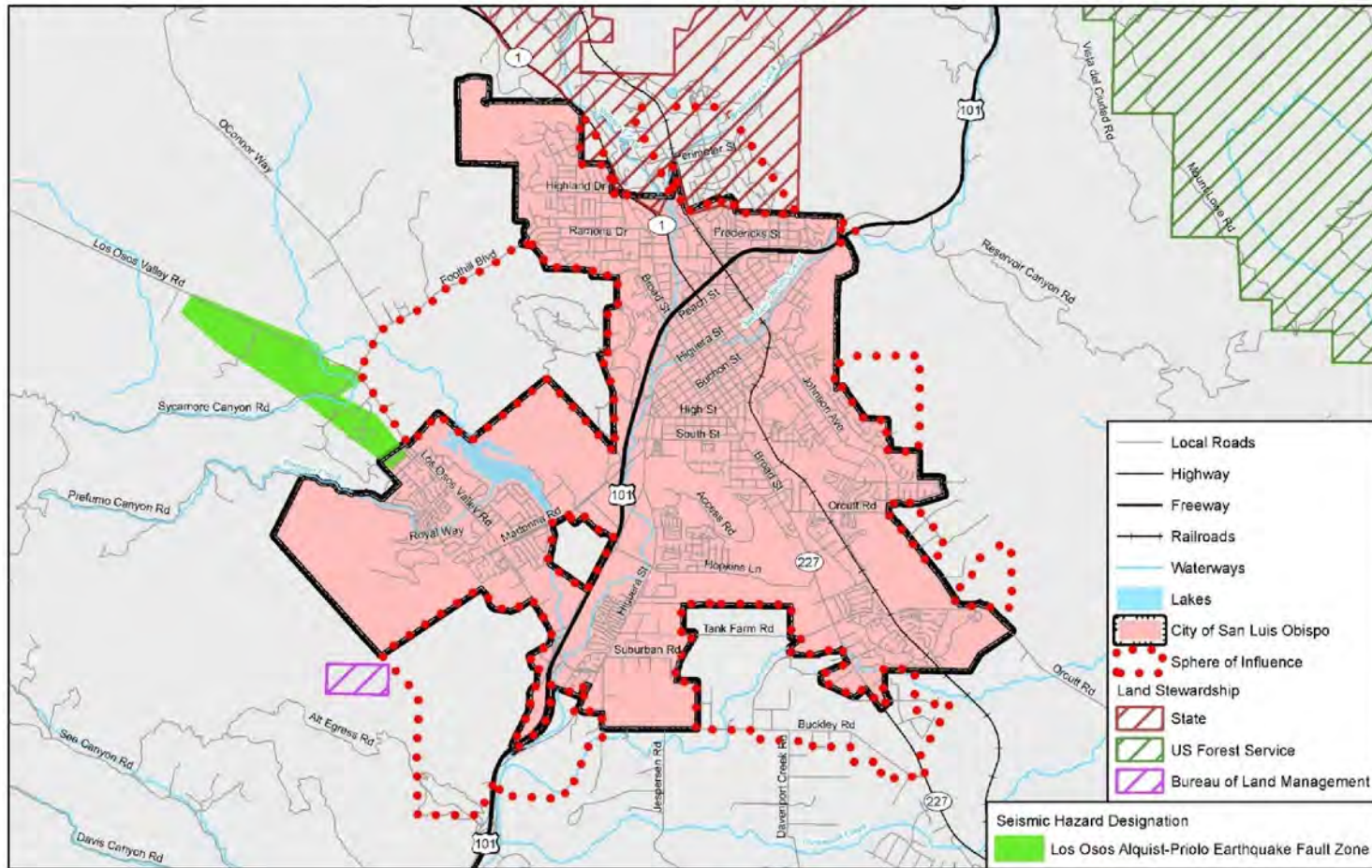
Parcel Type	Parcel Count	Improved Parcel Value
Commercial	992	\$964,747,104
Government/Utilities	125	\$1,435,945
Other/Exempt/Miscellaneous	418	\$170,684,946
Residential	5,282	\$1,076,982,642
Multi-Family Residential	2,387	\$678,902,288
Mobile/Manufactured Homes	148	\$16,744,811
Residential: Other	673	\$272,473,739
Industrial	36	\$55,659,992
Vacant	42	\$31,483,257
<b>TOTAL</b>	<b>10,103</b>	<b>\$3,269,114,724</b>

Source: San Luis Obispo County Planning & Building, County Assessor's Office, ParcelQuest, Wood Plc analysis





Figure G.3 Seismic Hazard Designation in the City of San Luis Obispo



	Local Roads
	Highway
	Freeway
	Railroads
	Waterways
	Lakes
	City of San Luis Obispo
	Sphere of Influence
	Land Stewardship
	State
	US Forest Service
	Bureau of Land Management
<b>Seismic Hazard Designation</b>	
	Los Osos Alquist-Priolo Earthquake Fault Zone

Map compiled 6/2019;  
intended for planning purposes only.  
Data Source: San Luis Obispo County,  
US Census TIGER Database, CA Open  
Data Portal, BLM/California State Office

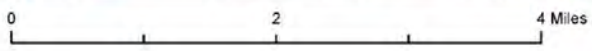
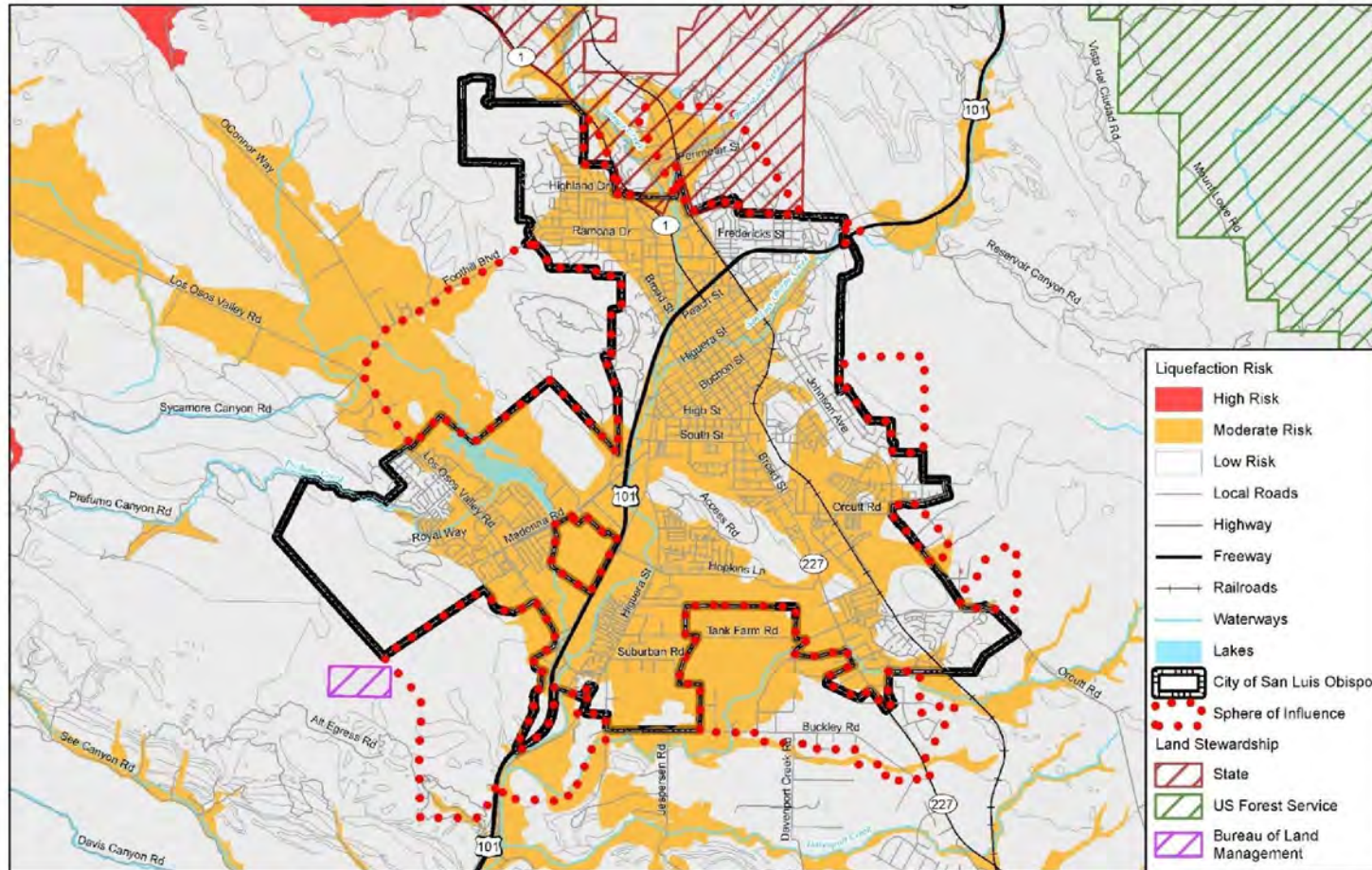


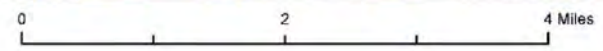




Figure G.4 Liquefaction Risk in the City of San Luis Obispo



Map compiled 6/2019;  
intended for planning purposes only.  
Data Source: San Luis Obispo County,  
US Census TIGER Database, CA Open Data  
Portal, BLM/California State Office, LAFCO







## Flood

In San Luis Obispo, the most common type of flooding event is riverine flooding, also known as overbank flooding. Riverine floodplains range from narrow, confined channels in the steep valleys of mountainous and hilly regions, to wide, flat areas in plains and coastal regions. The amount of water in the floodplain is a function of the size and topography of the contributing watershed, the regional and local climate, and land use characteristics. Flooding in steep, mountainous areas is usually confined, strikes with less warning time, and has a short duration. Larger rivers typically have longer, more predictable flooding sequences and broad floodplains.

In addition to riverine flooding, San Luis Obispo is susceptible to flash flooding. Flash flood is a term widely used by experts and the general population, but no single definition or clear means of distinguishing flash floods from other riverine floods exists. Flash floods are generally understood to involve a rapid rise in water level, high velocity, and large amounts of debris, which can lead to significant damage that includes the tearing out of trees, undermining of buildings and bridges, and scouring of new channels. The intensity of flash flooding is a function of the intensity and duration of rainfall, steepness of the watershed, stream gradients, watershed vegetation, natural and artificial flood storage areas, and configuration of the streambed and floodplain. Urban areas are increasingly subject to flash flooding due to the removal of vegetation, installation of impermeable surfaces over ground cover, and construction of drainage systems. Wildfires that strip hillsides of vegetation and alter soil characteristics may also create conditions that lead to flash floods and debris flows. Debris flows are particularly dangerous due to the fact that they generally strike without warning and are accompanied by extreme velocity and momentum. Dam failure may also lead to flash flooding; however, the County's dam inundation as well as the California Office of Emergency Services dam inundation data confirms that there are no dam inundation zones located within the City limits.

The most serious flood events on record resulting in property damage or loss of life in San Luis Obispo occurred in 1868, 1884, 1897, 1911, 1948, 1952, 1962, 1969, 1973, 1993, 1995, 1998, and 2001. Recent damaging floods occurred during January and March of 1995, with a lesser flooding problem in 1998. Flow during these events overtopped streambanks near the intersection of Marsh and Higuera Streets and remained out of the channel for nearly three miles downstream, with damage estimated at nearly \$2.3 million. The City and Zone 9 spent approximately \$1 million to repair bank erosion caused during the winter of 1995. Damage occurred near the town of Avila during both the January and March 1995 events, where high flow and debris blockages caused extensive damage to several bridges across the creek. Flooding during 1969 was significantly damaging; two floods occurred, one at the end of January and the second at the end of February. During this two-month period, a local rain gage recorded an accumulated precipitation total of 39.79 inches. Historically, the 1969 and 1973 events were more damaging than the 1995 floods in present day dollars. The 1969 flood caused approximately \$6.92 million in damage within the SLO Creek watershed. The 1973 storm caused \$13.6 million along Stenner Creek, Brizzolari Creek, Prefumo Creek, and See Canyon Creek.

See Figure G.5 below illustrating the parcels at risk of flooding during a 100- or 500-year event based on the FEMA flood hazard areas.



**Table G.13 100-Year and 500-Year Flooding by Jurisdiction and Parcel Type**

Parcel Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population
<b>100-YEAR FLOOD EVENT</b>						
Commercial	307	\$310,143,384	\$310,143,384	\$620,286,768	\$155,071,692	--
Government/Utilities	29	\$10,050	--	\$10,050	\$2,513	--
Other/Exempt/Miscellaneous	75	\$29,586,337	--	\$29,586,337	\$7,396,584	--
Residential	338	\$71,676,715	\$35,838,358	\$107,515,073	\$26,878,768	848
Multi-Family Residential	209	\$66,889,696	\$33,444,848	\$100,334,544	\$25,083,636	525
Mobile/Manufactured Homes	5	\$591,404	\$295,702	\$887,106	\$221,777	13
Residential: Other	25	\$42,055,551	\$21,027,776	\$63,083,327	\$15,770,832	63
Industrial	6	\$2,632,168	\$3,948,252	\$6,580,420	\$1,645,105	--
Vacant	11	\$2,988,322	--	\$2,988,322	\$747,081	--
<b>TOTAL</b>	<b>1,005</b>	<b>\$526,573,627</b>	<b>\$404,698,319</b>	<b>\$931,271,946</b>	<b>\$232,817,987</b>	<b>1,448</b>
<b>500-YEAR FLOOD EVENT</b>						
Commercial	111	\$74,714,129	\$74,714,129	\$149,428,258	\$37,357,065	--
Government/Utilities	8	--	--	\$0	\$0	--
Other/Exempt/Miscellaneous	35	\$19,148,234	--	\$19,148,234	\$4,787,059	--
Residential	971	\$190,774,098	\$95,387,049	\$286,161,147	\$71,540,287	2,437
Multi-Family Residential	297	\$66,546,672	\$33,273,336	\$99,820,008	\$24,955,002	745
Mobile/Manufactured Homes	1	\$245,631	\$122,816	\$368,447	\$92,112	3
Residential: Other	51	\$35,270,066	\$17,635,033	\$52,905,099	\$13,226,275	128
Industrial	1	\$312,120	\$468,180	\$780,300	\$195,075	--
<b>TOTAL</b>	<b>1,475</b>	<b>\$387,010,950</b>	<b>\$221,600,543</b>	<b>\$608,611,493</b>	<b>\$152,152,873</b>	<b>3,313</b>
<b>GRAND TOTAL</b>	<b>2,480</b>	<b>\$913,584,777</b>	<b>\$626,298,862</b>	<b>\$1,539,883,439</b>	<b>\$384,970,860</b>	<b>4,761</b>

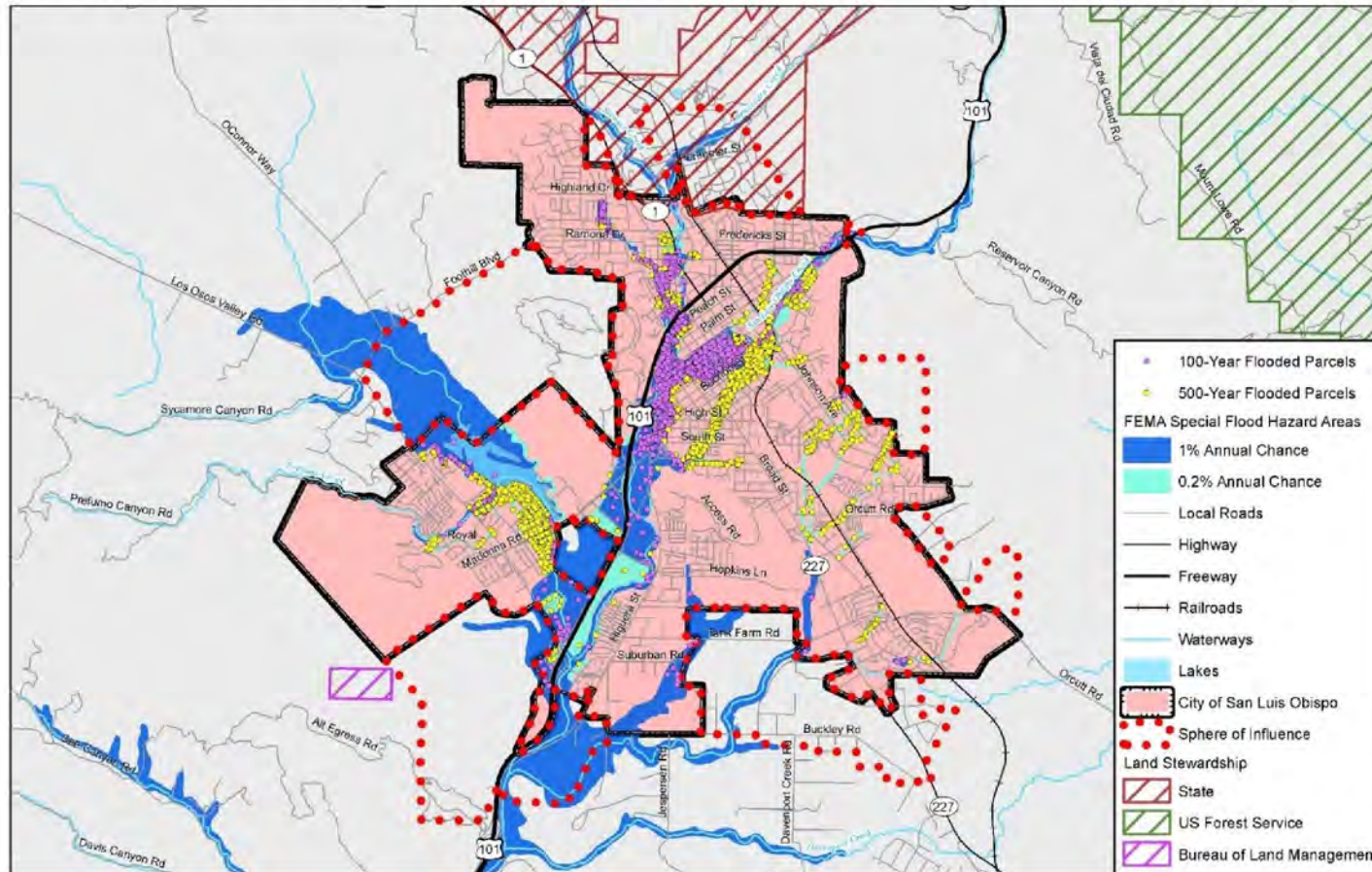
Source: San Luis Obispo County Planning & Building, County Assessor's Office, ParcelQuest, Wood Plc analysis, FEMA NFHL







Figure G.5 Flood Hazard Areas and Flooded Parcels in the City of San Luis Obispo



Map compiled 6/2018;  
 intended for planning purposes only.  
 Data Source: San Luis Obispo County,  
 US Census TIGER Database, CA Open  
 Data Portal, BLM/California State Office,  
 FEMA NFHL, ParcelQuest

0 2 4 Miles





### Insurance Coverage, Claims Paid, and Repetitive Losses

The City of San Luis Obispo has been a participant in the National Flood Insurance Program since April 16, 1979, and will continue to participate and remain in compliance with the National Flood Insurance Program (NFIP).

**Table G.14 City of San Luis Obispo NFIP Insurance Policy Information**

Policies	Insurance in Force	No. of Paid Losses	Total Losses Paid
736	\$223,380,300	83	\$456,370

Source: FEMA National Flood Insurance Program Community Information System

FEMA Community Information System shows that as of April 2019 the City of San Luis Obispo has two Repetitive Loss (RL) properties and no Severe Repetitive Loss (SRL) properties.

**Table G.15 City of San Luis Obispo Repetitive Loss**

Repetitive Loss Properties	Insured Properties	Repetitive Loss Payments (total)
2	1	\$54,204.80

Source: FEMA National Flood Insurance Program Community Information System

The City of San Luis Obispo joined the Community Rating System (CRS) on October 1, 1991. Currently the City has a Class 6 rating.

### Critical Facilities at Risk

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. There are eight critical facilities found in the 100-year floodplain in San Luis Obispo, and five critical facility located in the City's 500-year floodplain. It is particularly important to note that the critical facilities in the 500-year floodplain are all facilities that serve vulnerable populations and should be given special attention. Table G.16 below summarizes the critical facilities in the City's 100- and 500-year floodplains. The impact to the community could be great if these facilities are damaged or destroyed during a flood event.

**Table G.16 Critical Facilities in FEMA Flood Hazard Areas, City of San Luis Obispo**

Floodplain	Critical Facility Type	Facility Count
100-year	Colleges / Universities	1
	Day Care Facilities	1
	Microwave Service Towers	3
	Nursing Homes	1
	VA Medical Facilities	1
	Wastewater Treatment Plant	1
500-year	Colleges / Universities	1
	Day Care Facilities	1
	Microwave Service Towers	1







Floodplain	Critical Facility Type	Facility Count
	Nursing Homes	1
	Private Schools	1
<b>TOTAL</b>		<b>13</b>

Source: San Luis Obispo County Planning and Building Dept., LAFCO, HIFLD, Wood Plc Parcel Analysis, FEMA NFHL

### Wildfire

The risk of wildland fires is greatest near the City limits where development meets rural areas of combustible vegetation. Most of the community is within one mile of a High or Very High Fire Hazard Severity Zone, which indicates significant risk to wildland fire. The City of San Luis Obispo is confronted with one of the more hazardous wildfire risks in the County due to its location near the foothills of the Santa Lucia Mountains and the Irish Hills, with increased wildfire risk in these foothills as well as on Chumash Peak, Bishop Peak, Cerro San Luis, and Islay Hill. Figure G.6 illustrates, in map form, the wildfire hazard severity zones that cross over into the City and hence pose risk to the community and its people.

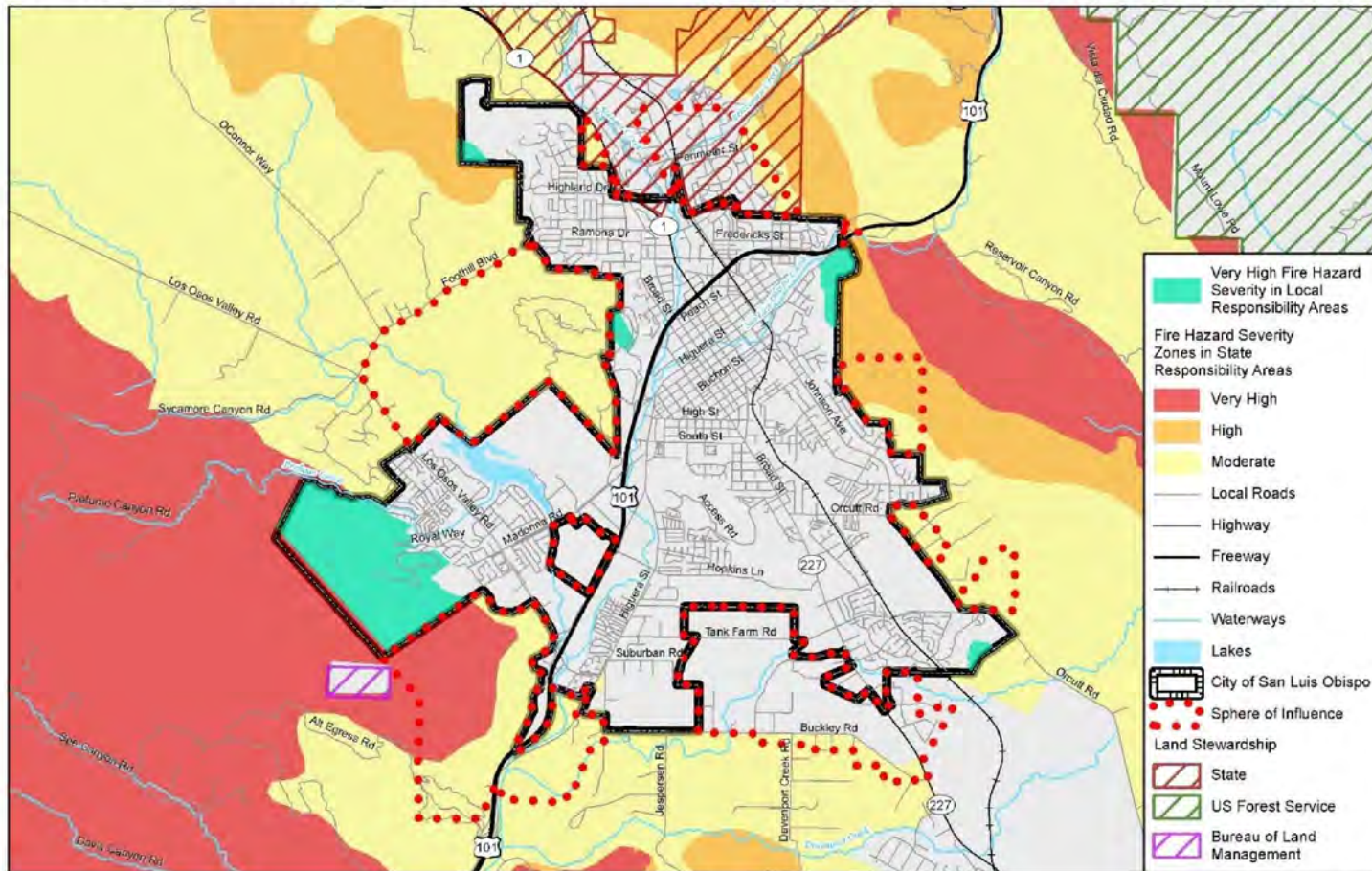
**Table G.17 Properties Within Moderate and Very High Wildfire Hazard Severity Zones**

Parcel Type	Parcel Count	Improved Value	Content Value	Total Value	Loss Estimate	Population
<b>MODERATE WILDFIRE HAZARD SEVERITY</b>						
Commercial	1	\$2,392,765	\$2,392,765	\$4,785,530	\$4,785,530	--
Government/Utilities	1	--	--	\$0	\$0	--
Other/Exempt/Miscellaneous	1	--	--	\$0	\$0	--
Residential	3	\$218,358	\$109,179	\$327,537	\$327,537	8
<b>TOTAL</b>	<b>6</b>	<b>\$2,611,123</b>	<b>\$2,501,944</b>	<b>\$5,113,067</b>	<b>\$5,113,067</b>	<b>8</b>
<b>VERY HIGH WILDFIRE HAZARD SEVERITY</b>						
Other/Exempt/Miscellaneous	2		--	\$2	\$2	--
Residential	14	\$7,928,870	\$3,964,435	\$11,893,319	\$11,893,319	35
Vacant	1	\$40,500	--	\$40,501	\$40,501	--
<b>TOTAL</b>	<b>17</b>	<b>\$7,969,370</b>	<b>\$3,964,435</b>	<b>\$11,933,822</b>	<b>\$11,933,822</b>	<b>35</b>
<b>GRAND TOTAL</b>	<b>23</b>	<b>\$10,580,493</b>	<b>\$6,466,379</b>	<b>\$17,046,889</b>	<b>\$17,046,889</b>	<b>43</b>

Source: San Luis Obispo County Planning & Building, County Assessor's Office, ParcelQuest, Wood Plc analysis, CalFire



Figure G.6 Wildfire Hazard Severity Zones



Map compiled 6/2019;  
intended for planning purposes only.  
Data Source: San Luis Obispo County,  
US Census TIGER Database, CA Open  
Data Portal, BLM/California State Office,  
LAFCO, CalFire







### Human Caused: Hazardous Materials

The Cal OES Warning Center reports 419 hazardous materials incidents in the City of San Luis Obispo from 1994 through October 24, 2018; as noted in Section 5.3.13 of the county plan, this likely excludes a large number of unreported minor spills. This constitutes 23% of the hazardous materials incidents reported countywide during the same time frame, and averages out to roughly 16.8 incidents per year. As noted in Section 5.3.13, only around 6% of reported hazardous materials incidents result in injuries, fatalities, or evacuations.

There is one CalARP regulated facilities and no EPA Risk Management Plan (RMP) facilities located in the City. Additionally, the City sits within the Emergency Planning Zone for the Diablo Canyon Nuclear Power Plant.

## G.4 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capability assessment is divided into six sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, other mitigation efforts, and opportunities for enhancement.

To develop this capability assessment, the jurisdictional planning representatives used a matrix of common mitigation activities to inventory policies or programs in place. The team then supplemented this inventory by reviewing additional existing policies, regulations, plans, and programs to determine if they contributed to reducing hazard-related losses.

During the plan update process, this inventory was reviewed by the jurisdictional planning representatives and Wood consultant team staff to update information where applicable and note ways in which these capabilities have improved or expanded. In summarizing current capabilities and identifying gaps, the jurisdictional planning representatives also considered their ability to expand or improve upon existing policies and programs as potential new mitigation strategies. The City of San Luis Obispo’s updated capabilities are summarized below.

### G.4.1 Regulatory Mitigation Capabilities

**Table G.18 City of San Luis Obispo Regulatory Mitigation Capabilities**

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General Plan	Yes	Land Use Element, Circulation Element, Housing Element, Noise Element, Safety Element, Conservation and Open Space Element, Parks and Recreation Element, and Water and Wastewater Element
Zoning ordinance	Yes	Title 17: Zoning Regulations of the City of San Luis Obispo Municipal Code
Subdivision ordinance	Yes	Title 16: Subdivisions, Subdivision Regulations
Growth management ordinance	Yes	Chapter 17.144: Residential Growth Management Regulations
Floodplain ordinance	Yes	Chapter 17.78: Flood Damage Prevention
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Ordinance 1543: Chapter 12.08 Urban Storm Water Quality Management and Discharge Control Ordinance 1490: Chapter 16.20 Physical Improvement Standards and Procedures - 16.20.040 Grading plan Ordinance 1490: Chapter 16.18 General Subdivision Design Standards





Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
		<p>Chapter 17.70.090: Hillside Development Standards Ordinances 1630 (part) and 1595 (part), Chapter 15.04 Construction and Fire Prevention Regulations</p> <p>A Stormwater Control Plan is required to be submitted for all projects to demonstrate exemption or level of compliance required. Post Construction Regulation outlines Stormwater Control Plan content in Performance Requirement 2 - Sections B.3.c, Performance Requirement 3 - Section B.4.g, and Performance Requirement 4 – Section B.5.b. Through the Stormwater Control Plan submittal, applicants demonstrate compliance with Post Construction Requirements or exemption status.</p> <p>Drainage Design Manual (Design Manual) has been developed to provide criteria and planning procedures for floodplains, waterways, channels, and closed conduits in the San Luis Obispo Creek watershed. This Drainage Manual will be used by the City of San Luis Obispo and San Luis Obispo County Flood Control and Water Conservation District Zone 9 (SLO/Zone 9) staff in their internal design of stormwater drainage, flood management and bank stabilization and restoration projects.</p>
Building code	Yes	<p>Title 15, Buildings and Construction of the City of San Luis Obispo Municipal Code. California Building Codes: CA Residential Code (2016); CA Plumbing Code (2015 UPC); CA Mechanical Code (2015 UMC); CA Electrical Code (2014 NEC); CA Energy Code (2016); CA Green Building Code (2016); CA Fire Code (2015 IFC); CA Reference Standards Code (2016)</p>
Fire department ISO rating	Yes	2
Erosion or sediment control program	Yes	<p>Chapter 17.78 Flood Damage Prevention Chapter 12.08 Urban Storm Water Quality Management and Discharge Control Chapter 16.20 Physical Improvement Standards and Procedures Ordinance 1543, Code Section 12.08.150 Requirement to prevent, control, and reduce storm water and pollutants City of SLO Waterway Management Plan and Drainage Design Manual Annual silt removal to maintain hydraulic capacity in San Luis Obispo creek beds to reduce flooding. City has 14 total sites in the management plan and complete silt removal on a rotating basis.</p>
Stormwater management program	Yes	Chapter 12.08: Stormwater Regulations & Requirements
Site plan review requirements	Yes	Title 22 Article 3
Capital improvements plan	Yes	Department of Public Works 5-Year Strategic Plan
Economic development plan	Yes	5-Year Economic Development Strategic Plan Updated in 2015
Local emergency operations plan	Yes	City of San Luis Obispo Emergency Operations Plan (2011)
Other special plans	Yes	Open Space Conservation Plans, Climate Action Plan, Urban Water Management and Water Shortage Contingency Plans, Waterway Management Plan, Utilities Department Emergency Plan,







Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
		Unreinforced Masonry Hazard Mitigation Program, Disaster Preparedness Program, Community Wildfire Preparedness Plan, Greenbelt Protection Program
Flood insurance study or other engineering study for streams	Yes	2012
Elevation certificates (for floodplain development)	Yes	Chapter 17.78: Flood Damage Prevention
Other	Yes	Water System Vulnerability Assessment, Floodplain Management Educational Program

### G.4.2 Administrative/Technical Mitigation Capabilities

There are several key departments and staff within the City organization that serve a specific role in developing and implementing hazard mitigation activities. City government consists of approximately 399 full-time equivalent employees and 10 departments: Police, Fire, Public Works, Public Utilities, Community Development, Parks and Recreation, Human Resources, Finance and Information Technology, City Administration, and the City Attorney’s Office. With a clear set of policies in place and a diverse range of staff available to mitigate identified hazards within the City, the City has many staff with specific training on the use of specialized equipment or particular areas of expertise that are essential in implementing mitigation actions. Technical resources are considered to be physical infrastructure or equipment available to the City to aid in implementing hazard mitigation or disaster response activities. Table G.19 identifies the personnel resources and technical resources that increase capabilities related to mitigation and loss prevention in the City.

**Table G.19 City of San Luis Obispo Administrative/Technical Mitigation Capabilities**

Personnel Resources	Yes/No	Department/Position
Planner/engineer with knowledge of land development/land management practices	Yes	Staff with knowledge of land development practices and local land development patterns.
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Professionals trained in construction practices associated with buildings and infrastructure and in storm water compliance during construction and operation of buildings and infrastructure projects.
Planner/engineer/scientist with an understanding of natural hazards	Yes	
Personnel skilled in GIS	Yes	Provide accurate and comprehensive Geographic Information System for managing resources, make informed decisions, and expedite work processes.
Full time building official	Yes	Community Development Department, Chief Building Official
Floodplain manager	Yes	Community Development Department, Supervising Civil Engineer
Emergency manager	Yes	Accomplished through contract services. City maintains funding for the 2019-21 Financial Plan to maintain an Emergency Manager position equivalent to 0.5 FTE.
Grant writer	Yes	Accomplished through Contract Services. The City maintains two-year contracts with both a local grant writing firm and grant advocate firm based out of Irvine, CA.







Personnel Resources	Yes/No	Department/Position
Mutual Aid Agreements	Yes	Establishes agreements among local jurisdictions to assist in emergency response efforts in neighboring jurisdictions during times of need. San Luis Obispo currently participates in the following mutual aid agreements: 1. California Master Mutual Aid Agreement, 2. SLO County Fire and Rescue Mutual Aid Agreement, 3. California Fire Assistance Agreement, 4. Region 1A Law Enforcement Mutual Aid Agreement, 5. Public Works Mutual Aid Agreement, 6. California Emergency Managers Mutual Aid Agreement, 7. Regional Disaster Medical/Health Coordination.
Code Enforcement and Neighborhood Services	Yes	Staff with training and expertise in identifying hazards to health, safety, and welfare, and assisting property owners with achieving code and policy compliance.
Fire Marshal	Yes	Measure G funded position, manages and directs the activities of the Fire Prevention Bureau. Oversees fire safety inspections for all facilities in the City. Ensures that development in the City meets fire safety standards. Obtains funding and implements wildland fuel reduction projects. Directs and oversees fire investigations.
Fire Inspectors	Yes	Professionals trained in fire prevention techniques and construction practices associated with buildings and infrastructure. Inspect all multi-family residential buildings and public assembly buildings. Review building plans and inspect construction projects for fire and life safety and proper installation of fire protection systems. Investigate fire for cause and origin.
Hazardous Materials Coordinator		Staff designated to inspect facilities and containers storing hazardous materials. There are approximately 244 facilities located within the City that are permitted for the use of hazardous materials.
Network Administrators	Yes	Provide technical support for wired/wireless network and radios.
Park Rangers	Yes	Staff familiar with brush clearance requirements and conditions of City-owned open space.
Police Officers	Yes	Emergency response to provide protection of life, property and address community safety/security needs. Work cooperatively with other first responders for an organized response to disaster mitigation plans.
Dispatchers	Yes	Provide communication links to responding personnel to transfer emergency information and direct resources as needed.
Construction Inspection	Yes	Ensures storm water compliance during construction of City projects, and private grading and encroachment projects.
Public Works Department – Department Operations Centers (DOC)	Yes	The Public Works DOC coordinates responses to road flooding and related problems during a storm with road crews, the County, Caltrans, and the California Highway Patrol. They also support other emergency response operations coordinated through the City's EOC.
Storm Water Compliance	Yes	Staff responsibility assigned to ensure storm water compliance during construction and operation of buildings and infrastructure projects.
Other personnel	Yes	Operations: Field staff provide assistance to Public Works DOC for flood response, and City EOC for general emergency response.







Personnel Resources	Yes/No	Department/Position
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	Yes	
Warning systems/services (Reverse 9-11, outdoor warning signals)	Yes	
Voluntary Organizations Active in Disaster	Yes	Provides disaster preparedness courses to residents and community members and provides care and shelter to those threatened or impacted by natural hazards. Volunteer and private agencies are essential to the area's mutual aid system by providing for the care and shelter needs of disaster victims. Organizations active in San Luis Obispo include the American Red Cross and Salvation Army.

### G.4.3 Fiscal Mitigation Capabilities

There are multiple financial and funding opportunities for the City to mitigate or respond to natural hazards. These capabilities include local revenues from the general fund, or the receipt of grant funds from state or federal agencies. The City's financial planning process includes a two-year goal setting and budget development based on community and council priorities. The City's five-year fiscal forecast identifies the City's forecast of revenues, expenditures, and changes in fund balance. The general fund receives revenues from a variety of sources including taxes (sales, property, transient occupancy, business, utility users), subventions and grants (vehicle license fees, gas tax, and other subventions), service charges (development review fees, recreation fees), and other revenues (fines, interest earnings, and rents). The City has and will continue to utilize the two-year goal setting and budget process to prioritize expenditures needed to mitigate future hazards. In the event of a natural disaster and a need for immediate City response, the City has the financial capacity to utilize reserve funds, when authorized by the City Council. The City has previously utilized the following financial resources to implement hazard mitigation activities. The added revenues to the General Fund from Measure "G" have allowed the City to financially support major improvements in the areas of public safety, flood protection, and open space preservation. Financial resources to mitigate hazards: Table G.20 identifies financial tools or resources that the City could potentially use to help fund mitigation activities.

**Table G.20 City of San Luis Obispo Fiscal Mitigation Capabilities**

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	Yes	The City continues to seek grant opportunities through the CDBG program and identify potential eligible projects that would fund mitigation activities to benefit the health and welfare of the community.
Capital improvements project funding	Yes	The Capital Improvement Plan (CIP) enables the City to plan, schedule, and finance capital projects to ensure cost effectiveness and conformance with established plans and policies. The City's budget process guides the capital priorities through community input, Council goal setting, Local Revenue Measure priorities, and the biennially adopted Major City Goal work programs. The City's CIP includes all planned infrastructure projects over a five-year period. The first two years identify those projects that are planned to be funded and/or completed during the adopted two-year





Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
		financial plan. The latter three years serve as the framework for future Financial Plans' capital budgets. The plan represents a phased approach to funding the projects needed to maintain the City's infrastructure and major facilities over the entire five-year period.
Authority to levy taxes for specific purposes	Yes	Taxes for specific purposes can be levied with authorization from the City Council and further approval through a local ballot measure.
Fees for water, sewer, gas, or electric services	Yes	The City's utilities department provides water and wastewater services to the residents and businesses of San Luis Obispo. Water and sewer revenues are collected to support operations and capital improvements, with rates reviewed on an annual basis and approved by the City Council. These revenues from customer water and sewer use are utilized by the utilities department to maintain, improve, expand and replace components of the City's water and wastewater infrastructure system, including improvements made to protect from natural hazards.
Impact fees for new development	Yes	New development projects proposed in the City affect the City's ability to provide adequate essential services (e.g. transportation, water and wastewater, and open space). To ensure these essential services can adequately serve the City's existing and future community needs, a series of development impact fees are levied on new development projects.
Incur debt through general obligation bonds	Yes	Debt can be incurred through general obligation bonds with authorization from the City Council and further approval through a local ballot measure.
Incur debt through special tax bonds	Yes	Debt can be incurred through special tax bonds with authorization from the City Council and further approval through a local ballot measure.
Incur debt through private activities	Yes	City Financial Policy allows debt to be incurred through private activities with approval from City Council
Withhold spending in hazard prone areas	Yes	Policy is accessible with authorization from City Council.
General Fund (including Measure G Funding)	Yes	In 2006, City voters approved measure Y to preserve and enhance essential City services by establishing a 1/2 –cent City sales tax. In the 2011/12 fiscal year, measure Y generated approximately \$6.2 million in revenue. This funding has been used in recent years for public safety, infrastructure maintenance, traffic congestion relief, neighborhood code enforcement and open space acquisition project. Many of the projects funded through measure Y revenues are considered to help mitigate hazard throughout the community. In 2014 Measure Y was approved to be extended through ballot measure G, which will sunset in 2022 unless a new measure is passed to continue the collection of additional sales tax.







Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Reserve Funds	Yes	The City’s budget and fiscal policies includes a requirement to maintain adequate fund reserves for both general and enterprise funds. The minimum reserve level is 20% of annual operating expenditures.
Building Permit Inspection and Review Fees	Yes	Fees are collected by the planning and building divisions of the community development department to inspect and review construction documents on proposed projects within the City. The collection of these fees ensures buildings are designed and constructed in a manner consistent with applicable components of the municipal code and helps the department to recover staff costs associated with review and inspection.

### G.4.4 Mitigation Outreach and Partnerships

Throughout the planning process of the Multi-jurisdictional HMP, the City participated in local outreach by promoting public meetings and circulating the Public Draft of the HMP for public comment and review. Public comments have been addressed and have been incorporated into the final HMP, where applicable. To further support implementation of hazard mitigation activities, the City has established strong partnerships with its neighboring jurisdictions, San Luis Obispo County, and multiple state organizations such as the California Highway Patrol, Cal Poly, CalFire, and Caltrans to collectively address local hazards. These partnerships have been formalized through the following:

- Mutual Aid Agreements
- Voluntary Organizations Active in Disaster
- San Luis Obispo County Community Fire Sage Council
- Department Operations Centers (DOC)

The City of San Luis Obispo also coordinates with many external (local, state, federal, and private sector) agencies which have capabilities to support hazard mitigation activities. Many of these agencies participated in the hazard mitigation planning process to update this plan, including the following:

- County of San Luis Obispo – Airports
- County of San Luis Obispo – Office of Emergency Services
- County of San Luis Obispo – Public Health Department
- Cal Poly – City & Regional Planning Department
- Cal Poly – Administration and Finance
- French Hospital Medical Center
- American Red Cross
- Sierra Vista Regional Medical Center
- San Luis Coastal Unified School District
- California Highway Patrol
- Pacific Gas and Electric Company (PG&E)





## G.4.5 Other Mitigation Efforts

In addition to the plan and policy resources available to the City to mitigate hazards, the City has developed or participated in several hazard mitigation programs including:

- Unreinforced Masonry Hazard Mitigation Program
- Disaster Preparedness Program
- Floodplain Management Educational Program
- San Luis Obispo Chamber of Commerce Business Continuity Planning
- County Public Health Emergency Preparedness Advisory Committee
- National Flood Insurance Program (NFIP) and FEMA Repetitive Loss Properties
- Community Wildfire Protection Program
- Greenbelt Protection Program

## G.4.6 Opportunities for Enhancement

Based on the capability assessment, the City has several existing mechanisms in place that help to mitigate hazards. There are also opportunities for the City to expand or improve on these policies and programs to further protect the community. Future improvements may include providing training for staff members related to hazards or hazard mitigation grant funding in partnership with the County and Cal OES. Additional training opportunities will help to inform City staff members on how best to integrate hazard information and mitigation projects into their departments. Continuing to train City staff on mitigation and the hazards that pose a risk to the City will lead to more informed staff members who can better communicate this information to the public.

The following themes or opportunities were identified during the planning process of the 2014 LHMP:

- **Actions to Prepare** – While many members of the community have taken small actions to prevent damage to their home in the event of a natural hazard, only a small portion have completed larger structural items to prevent damage. The City may consider developing and implementing programs to support risk reduction activities by property owners. Using the data available as a result of the risk assessment in this HMP, the City is able to identify areas and structures with a higher risk or exposure to the identified hazards. Sharing this information with community members and evaluating opportunities to help property owners in funding risk reduction activities will increase the resiliency of San Luis Obispo.
- **Awareness of Neighbor Needs** – Given the high student population and regular turnover of neighbors in some neighborhoods, it can be challenging for community members to be fully aware of neighbors and their needs. Neighborhood events such as the annual community block parties are an opportunity for the City to support greater community interaction which can increase awareness of neighbors needs in the event of an emergency.
- **Community or Workplace Awareness** – In many cases, respondents were unaware or unsure of the hazards that may affect the community or their workplace and policies that may be in place to help respond to a natural disaster. The City can help to increase community awareness through wider promotion or participation in workshops or resources available to the community that have already been prepared by the City or volunteer organizations. The City may increase business owners' awareness of risk by providing emergency planning support, continuity of operations planning support, and potentially hosting seminars for the business community to learn about the hazard risks.
- **Understanding the Extent of Damages** – To better understand the extent of damages to homeowners from a natural disaster, the City could coordinate with homeowner insurance providers to track damages beyond those reported through the National Flood Insurance Program (NFIP).







## G.5 Mitigation Strategy

### G.5.1 Mitigation Goals and Objectives

The City of San Luis Obispo Planning Team determined the two goals from the 2014 LHMP continue to be appropriate for this plan update, with the addition of a third goal to address hazards exacerbated by the impacts of climate change. The following are the City of San Luis Obispo's 2019 mitigation goals:

- **Goal 1:** Cultivate a disaster-resistant and resilient community through implementation of risk reduction measures and increased public awareness to prepare for, respond to, and recover from natural and human-caused hazard events.
  - **Objective 1.A** Ensure that local plans, policies, and programs are consistent with the hazard information identified in the LHMP.
  - **Objective 1.B** Increase City employee capacity through SIMS and NIMS compliant training and EOC drills to identify hazards, and assist in emergency preparedness, response, and recovery.
  - **Objective 1.C** Pursue available grant funding to implement hazard mitigation efforts.
  - **Objective 1.D** Maintain critical and essential key assets to increase resiliency and minimize future damage from hazard events.
  - **Objective 1.E** Increase public awareness of hazards, emergency response, and recovery.
  - **Objective 1.F** Promote public/private partnerships to increase community resiliency.
- **Goal 2:** Reduce the severity of damage and losses due to natural and human-caused hazards.
  - **Objective 2.A** Protect and enhance, as practical, existing assets, as well as any future development, from the effects of natural and human-caused hazards.
- **Goal 3:** Prepare for and adapt to the impacts of climate change.
  - **Objective 3.A** Use, and update as needed, the best available science to estimate exposure, vulnerability, and risk of hazards as the result of climate change.
  - **Objective 3.B** Use the climate change exposure, vulnerability, and risk assessments to ensure mitigation investments, capital projects, and programs actively mitigate climate impacts.

#### Continued Compliance with the National Flood Insurance Program (NFIP)

The City has been an NFIP participating community since 1973 and will continue to comply with the NFIP. This includes ongoing activities such as enforcing local floodplain development regulations, including issuing permits for appropriate development in Special Flood Hazard Areas and ensuring that this development is mitigated in accordance with the regulations. This will also include periodic reviews of the floodplain ordinance to ensure that it is clear and up to date and reflects new or revised flood hazard mapping. The goals of the NFIP are to reduce future flood damage through floodplain management and to provide people in participating communities with flood insurance. Community participation is voluntary. The City is also part of the Community Rating System (CRS), currently rated at Class 7. The goals of the CRS are to reduce flood damages to insurable property, strengthen and support the insurance aspects of the NFIP, and encourage a comprehensive approach to floodplain management. The City of San Luis Obispo maintains full compliance with the NFIP through Sections 17.84.010- 17.84.170 within Chapter 17.84 Flood Damage Prevention Regulations of the San Luis Obispo Municipal Code, which sets forth means to reduce losses from floods. These standards focus on areas located within or near the 100-year floodplain. Section 8.12.010-8.12.010 of the Municipal Code provides a mechanism for the City to require the removal of dangerous obstructions in streambeds that have the potential to obstruct water flow.



FEMA insures properties against flooding losses through the NFIP. As part of the process to reduce or eliminate repetitive flooding to structures across the United States, FEMA has developed an official Repetitive Loss Strategy. The purpose behind the national strategy is to identify, catalog, and propose mitigation measures to reduce flood losses due to the relatively few structures that represent the majority of claims from the National Flood Insurance Fund. A Repetitive Loss property is defined by FEMA as a "property for which two or more NFIP losses of at least \$1,000 each have been paid within any 10-year period since 1978." The City of San Luis Obispo has two Repetitive Loss properties. As a CRS requirement, the City Public Works Department sends community outreach notifications and letters to property owners in repetitive loss areas, including the City's Mid Higuera Area, to inform residents of flooding and to offer ways in which property owners can prepare for and reduce the damage from repetitive flooding. In addition, the Public Works Department conducted storm drain improvements as part of a Capital Improvements Project that helped with flood control in the Mid Higuera Area, an area of repetitive flooding. FEMA also defines Severe Repetitive Loss properties; however, the City does not have any Severe Repetitive Loss properties.

### G.5.2 Completed 2014 Mitigation Actions

During the 2019 planning process the City of San Luis Obispo Local Planning Team reviewed all the mitigation actions from the 2014 LHMP. The review indicated the City has completed one mitigation action since 2014 and made continued progress in implementing mitigation projects and building the community's resilience to disasters. Of the 29 mitigation actions identified in the 2014 LHMP, the Planning Team has completed the following action, which the Planning Team notes as being completed in January of 2017:

2.A.12 Add gas pipeline mapping to the City's GIS resources.

### G.5.3 Mitigation Actions

The City of San Luis Obispo Local Planning Team identified and prioritized one new mitigation action based on the 2019 risk assessment. New and existing actions were prioritized using the process described in Section 7.2.1 of the Base Plan. The new mitigation action identifies implementation strategies, the responsible agency, potential funding, estimated cost, and implementation schedule.





**Table G.21 City of San Luis Obispo's Mitigation Action Plan**

ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
SL.1*	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Regularly review and continue to maintain consistency between the Safety Element, Municipal Code, zoning regulations, hazard area maps, and LHMP implementation strategies. Added 10/2016: Review the implementation and impacts of SB1069 Land use zoning	Community Development /Public Works /Fire	Little to no cost	Staff Time/ Dept. Budget	Medium	1-3 years	In progress. Safety Element to be updated in 2021
SL.2	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Train all City employees including fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their hazard mitigation tasks and responsibilities.	Fire	Little to no cost	Staff Time/ Dept. Budget	Medium	1-3 years	In progress. Currently updating a City-wide training matrix to ensure employees have the valid training based on their position. Once the matrix is complete the City will hold training to ensure all City employees receive appropriate training and certifications. Utilize new Human Capital Management software to ensure new employees receive training during onboarding.
SL.3	Adverse Weather, Earthquake, Flood, Wildfire,	Provide training for City staff who apply its building regulations and planning standards, emphasizing the lessons learned in locations that have experienced disasters	Fire / Community Development /Public Works	Little to no cost	Staff Time/ Dept. Budget	Medium	1 yr.	In progress. Additional modeling has been completed. The results of this modeling indicated that a more expansive model should



ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
	Hazardous Materials							be created which is underway.
SL.4	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Conduct disaster-preparedness exercises for the types of hazards discussed in this LHMP.	Fire	Little to no cost	Staff Time/ Dept. Budget	Medium	1 yr.	In progress. Latest Public Point of Distribution drill held at the City of San Luis Obispo was on 10/18/2017. October 2018 Distribution took place on 10/21/18 in Arroyo Grande and Atascadero (the two locations exercised were intended to cover the whole county, including SLO). City plans to continue participating in exercises as allowed.
SL.5	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Establish ongoing Disaster Service Worker training program to include training for City staff to deal with emergencies as well as contribute to risk reduction measures.	Fire	Little to no cost	Staff Time/ Dept. Budget	Medium	1 yr.	In progress
SL.6	Adverse Weather, Biological, Earthquake, Flood, Wildfire,	Review funding opportunities and establish centralized internal procedures to coordinate efforts for securing funds that support risk reduction measures.	Admin. - Finance	Little to no cost	General Funds/ FEMA HMA	High	1 yr.	In progress. Spring of 2019. The City released an RFP to hire a grant writing firm to seek funding opportunities to leverage community







ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
	Hazardous Materials							improvement. This includes risk reduction measures.
SL.7	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Identify hazard mitigation projects eligible for grants as part of the Capital Improvement Program planning process.	Public Works/ Utilities	Little to no cost	Cal OES /FEMA: Up to \$2 Million at WRRF	Medium	3-5 years	In progress. The Mid-Higuera Bypass project is currently being designed. Once design is complete, grant application work will begin. Utilities (new) - A \$2 million grant application has been submitted with CalOES for flood proofing mission critical facilities related the Water Resource Recovery Facility.
SL.8	Adverse Weather, Earthquake, Flood, Hazardous Materials	Assess structural capacity of key assets (including bridges) and pursue infrastructure improvements as necessary.	Public Works/ Community Development	Less than \$10,000	General Fund	Medium	3-5 years	In progress. As part of 2019-21 financial plan process the City has reviewed and prioritized assets maintenance and replacement. This prioritized asset list will be presented to the City Council for funding consideration.
SL.9	Adverse Weather, Biological, Earthquake, Flood,	Establish a funded program or mechanism to distribute public information regarding risk reduction activities and projects at City-sponsored events. Identify materials available for use at public education workshops.	Fire	Little to no cost	General Fund	Medium	1-2 years	In progress. Fire Prevention Open House occurred on and 10/14/17 and 10/13/18. Presentations at Cal





ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
	Wildfire, Hazardous Materials	Coordinate messaging with external agencies such as the American Red Cross and Volunteer Organizations Active in Disasters.						Poly orientations for students and their parents. Department is developing new disaster preparedness neighborhood presentation program and employee disaster worker preparedness beginning FY2020.
SL.10	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Support the efforts and education of people with access and functional needs to prepare for disasters.	Fire	Little to no cost	Staff Time/ Dept. Budget	Medium	1 yr.	In progress
SL.11	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Educate the community on individual preparedness and response to deal with emergencies at times when professional responders would be overwhelmed.	Fire	Little to no cost	General Fund	Medium	1-2 years	In progress. See SL.9 comments
SL.12	Adverse Weather, Biological, Earthquake, Flood, Wildfire,	Offer seminars and/or resources to assist local / small businesses in planning for continuity of operations and emergency preparedness.	Fire	Little to no cost	General Fund	Medium	1-2 years	In progress. Fire department staff attend the weekly meetings at the Downtown Association and has updated a fire safety checklist for festival







ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
	Hazardous Materials							vendors in the downtown, provided education to DTA staff.
SL.13*	Adverse Weather, Biological, Earthquake, Flood, Wildfire, Hazardous Materials	Continue to enforce local codes, ordinances, and standards pertaining to safe development and resiliency to natural and human-caused hazards.	Community Development /Fire	Little to no cost	General Funds/ FEMA HMA	High	1-2 years	In progress. As of April of 2019, permits have been issued on all URM structures. All have been finalized/closed out except for four properties, one of which is currently being retrofitted and remodeled (SLO Brew at 736 Higuera). Permits have been issued on two others (1029 and 1035 Chorro) but have not been finalized/closed out in permitting system. Current status on these is currently being researched. Records indicate the last of the four has completed Level A strengthening, but still has an outstanding permit - permit records and status is currently being researched.





ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
SL.14	Earthquake	Develop and provide managers of mobile home parks with information on how to improve the seismic performance of mobile homes and awareness of flood risk.	Community Development	Less than \$10,000	Staff Time/ Dept. Budget	Medium	2-3 yrs.	In progress. Still in planning process; will be incorporated into Safety Element)
SL.15	Earthquake, Wildfire, Adverse Weather	The Secure and Resilient Electricity action would plan for energy independence and security at critical facilities throughout the City. By providing grid independent onsite renewable energy, storage, and energy management systems, and by providing a planning and financing framework for future investments, the City will be able maintain uninterrupted operations during times of electricity or natural gas grid instability.	Fire; police; public works; utilities; administration; parks and recreation	\$200k to \$500k;	California Energy Commission; Monterey Bay Community Power	High	3-5 yrs.	New Benefits: A resilient electricity system (solar and storage) at critical facilities ensure ongoing operations during significant disaster events and ensures viability of electric evacuation vehicles, City fleet, and transit vehicles.
SL.16	Earthquake	Continue to implement the Unreinforced Masonry Hazard Mitigation Plan and strengthen buildings identified in Levels A and B.	Community Development / Fire	\$10,000 to \$50,000	General Funds/FEMA A HMA	Medium	2-3 yrs.	In progress. See SL.13 comments
SL.17	Flood	Develop and carry out environmentally sensitive flood reduction programs.	Administration - Natural Resources	\$10,000 to \$50,000	FEMA HMA	Medium	2-3 yrs.	In progress. The City continues to assess high priority erosion and sedimentation sites identified in the Waterway Management Plan and provide maintenance or restoration as appropriate; review City owned property and property with drainage easements covering







ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/Implementation Notes
								private properties and conduct vegetation management/removal as needed; and, complete silt removal projects at key drainage locations on a rotating basis. Assess and remove as necessary undesirable trees from creek system with tree/landscape contractors. Natural Resources Program staff manages vegetation trimming or removal to maintain the riparian corridors. The EIR for the Mid-Higuera Bypass project was adopted and the 95% plans are nearing completion.
SL.18	Haz Mat	Continue requiring businesses that use, store, or transport hazardous materials to ensure that adequate measures are taken to protect public health and safety.	Fire	Little to no cost	Certified Unified Program Agency (CUPA)	High	Annual implementation	Fire Department CUPA Participating Agency completes 100% of permitted facility inspections annually to assure compliance with the fire code and state regulations. The fire department is subject to audit by the County





ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/ Implementation Notes
								CUPA and has passed all recent audits.
SL.19	Haz Mat	Coordinate with allied agencies to prepare for hazardous materials incidents. Reference City EOP and Training and Exercise Plan; Maintain participation in County hazardous materials team	Fire	Less than \$10,000	Certified Unified Program Agency (CUPA)	Medium	1 yr.	In progress. City Emergency Operations Plan is currently set to be updated. City issued RFP to hire consultant to update plan in Spring of 2019 and is expected to have a completed plan with associated training in Winter of 2020.
SL.20	Haz Mat	Maintain City's web site and other outlets with information regarding the safe handling and disposal of household chemicals.	Fire	Little to no cost	Staff Time/Dept. Budget	Medium	1 yr.	In progress/ongoing
SL.21	Wildfire	Enhance partnerships with CalFire and the local Fire Safe Council for fuel reduction efforts.	Fire	Little to no cost	Cal Fire / FireSafe Grants	Medium	1 yr.	In progress. As of March of 2019, The City of San Luis Obispo is now a recognized focus group and voting board member on the Fire Safe Council
SL.22	Wildfire, Drought	Support ongoing urban forest maintenance and tree trimming programs, to include planting drought-resistant trees and plants.	Public Works - Urban Forestry / Fire / Parks & Recreation / Natural Resources	Less than \$10,000	General Fund	Medium	1-2 yrs.	In progress. Urban Forest Services continues regular maintenance which includes pruning and dead tree removal in City Streets, Parks and other City owned properties.







ID	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate	Potential Funding	Priority	Timeline	Status/Implementation Notes
SL.23	Wildfire	Continue to conduct current fuel management programs and investigate and apply new and emerging fuel management techniques.	Fire/Natural Resources Director/Parks and Recreation	\$10,000 to \$50,000	FEMA and Fire Safe Council grants	High	1 yr.	In progress. The Natural Resource Manager has taken lead on all fuel management funds and projects in the City Open Space. Additional grant funding has been obtained to augment allocated fuel management budget.
SL.24	Wildfire	Require an enhanced fire protection plan in Local Very High Fire Severity Zones.	Fire	Less than \$10,000	Staff Time/Dept. Budget	Medium	1 yr.	In progress.
SL.25	Biological	Continue offering free flu vaccines to City employees.	Human Resources	Less than \$10,000	County Program	Medium	Annual implementation	In progress. Continued participation in the County Public Health Point of Distribution program.
SL.26	Biological	Educate and encourage City employees to maintain a healthy work environment by utilizing sick and other leave benefits to avoid coming to work when sick or contagious and encouraging employees to develop plans for caring for sick family members taking care of ill family members.	Human Resources	Little to no cost	General Fund	Medium	Annual implementation	In progress. Include in ongoing wellness, benefits, and leave of absence training, education, and general communications.





## G.6 Implementation and Maintenance

Moving forward, the City will use the mitigation action table in the previous section to track progress on implementation of each project. As illustrated in the completed actions table (Table G.21) much progress has been made since the plan was originally developed. Implementation of the plan overall is discussed in Chapter 8 in the Base Plan.

### G.6.1 Incorporation into Existing Planning Mechanisms

The information contained within this plan, including results from the Vulnerability Assessment and the Mitigation Strategy, will be used by the City to help inform updates and the development of local plans, programs and policies. The Engineering Division may utilize the hazard information when implementing the City's Community Investment Program and the Planning and Building Divisions may utilize the hazard information when reviewing a site plan or other type of development applications. The City will also incorporate this LHMP into the Safety Element of their General Plan, as recommended by Assembly Bill (AB) 2140. This enables the City of San Luis Obispo to qualify for additional funding through the California Disaster Assistance Act should the State determine there to be a need and/or additional funding to be available.

California State Assembly Bill 162 requires the General Plan Land Use Element to identify existing and proposed uses and flood mitigation strategies within the 100-year floodplain. The HMP should be referenced and used to inform the Land Use Element in order to meet this requirement. California State Senate Bill 1241 requires the Safety Element to incorporate wildfire hazard considerations for State Responsibility Areas (SRAs) and lands within very high fire severity zones. These areas are already depicted within the Safety Element and this Annex. They will be reviewed and updated as appropriate during the future updates to both of these documents. Whenever there are substantive changes to the County HMP or this Annex, those involved in other relevant planning mechanisms in the City will be included in the review process.

As stated in Chapter 8 of the Base Plan, the HMPC representatives from the City of San Luis Obispo will report on efforts to integrate the hazard mitigation plan into local plans, programs and policies and will report on these efforts at the annual HMPC plan review meeting.

### G.6.2 Monitoring, Evaluation and Updating the Plan

The City will follow the procedures to Monitor, review, and update this plan in accordance with San Luis Obispo County as outlined in Chapter 8 of the Base Plan. The City will continue to involve the public in mitigation, as described in Section 8.3 of the Base Plan. The Administrative Analyst in the City Fire Department will be responsible for representing the City in the County HMPC, and for coordination with the City LPT, including relevant staff and departments during plan updates. The City realizes it is important to review the plan regularly and update it every five years in accordance with the Disaster Mitigation Act Requirements as well as other State of California requirements. In order to ensure that regular review and update of the HMP occurs, the LPT will convene annually to review and discuss mitigation progress and any new concerns that may benefit from mitigation activities. During each annual review, the LPT will review each goal and objective to evaluate its:

- Relevance to the evolving setting and needs of the City of San Luis Obispo
- Consistency with changes in State and Federal policy
- Relevance to current and expected conditions





The LPT will review the Risk Assessment portion of the plan to determine if the information should be updated or modified. The parties responsible for various implementation should be updated or modified. The parties responsible for various implantation actions will report on:

- Status of their projects
- Implementation processes that have worked well
- Any difficulties encountered
- How coordination efforts are proceeding
- Which strategies should be revised