Bear Valley Springs

Bear Valley Community Services District
28999 S. Lower Valley Road
Tehachapi, CA 93561

Local Hazard Mitigation Plan - 12/11/04 Final Draft

General Description

Bear Valley Springs is a rural residential equestrian community of approximately 25,000 acres nestled in the foothills of the Tehachapi Mountains near the southern Sierra Nevada Mountains of eastern Kern County approximately 30 miles southeast of Bakersfield, California. Development of this planned community started in the 1970's. Currently there are approximately 2,500 homes with approximately 7,000 full time residents. There are now seven moderately sized, community oriented facilities including a country club with golf, equestrian center, multi-purpose center, police station and maintenance shops. The general population of Bear Valley Springs is comprised of a relatively high number of retirees and families with young children. While access to Bear Valley Springs from Bakersfield is off of the major State Highway 58, Bear Valley Springs is isolated approximately 10 to 18 miles along State Route 202 farther into the Tehachapi Mountains.

Section 1 Prerequisites

1.1 Adoption by the Local Governing Body:

The Board of Directors for the Bear Valley Community Services District (BVCSD) has reviewed the following Local Hazard Mitigation Plan (LHMP) and adopted the provisions as a part of our overall Emergency Preparedness Plan.

_____ _____

President Secretary

Date _____

1.2 Multi-Jurisdictional Plan Adoption

Kern County Office of Emergency Services is currently organizing a county-wide LHMP and has hired a consultant to prepare the document. They have solicited participation and financial support from cities and special districts in Kern County. BVCSD has agreed to participate and support the effort. The county-wide plan should be completed and adopted sometime in mid-2005.

1.2 Multi-Jurisdictional Planning Participation

BVCSD will participate with County of Kern Office of Emergency Services with information and financial support in the preparation of the county-wide LHMP.

Section 2 Planning

2.1 Documentation of the Planning Process

The significant local hazards of earthquake and fire have been well known over the documented more than 150 year history of this area. In recent years, BVCSD has made a great effort to bring these hazards to the attention of the local residents and spent community funds to study, mitigate and enforce local, county and state codes and rules to provide for the overall safety of our residents, guests and employees. BVCSD Emergency Plan (Ordinance 95-110) was developed and first adopted on October 4, 1995 and is now codified as District Code Title 3 Section 3. Additional amendments and actions to implement mitigation of local disasters have been on-going. The Disaster Council meets at least monthly or more frequently to discuss disaster preparedness, review and revise emergency plans and make recommendations to the Board of Directors in regards to hazard mitigation. Disaster preparedness and hazard mitigation is funded by property taxes (there is a standing annual appropriation of $5,000) and grants. BVCSD has significant resources in public works personnel (17 persons), vehicles (34 vehicles including seven snow plows, and heavy equipment (7 pieces of heavy equipment). These resources were used in the disaster response of the 1998 El Nino flood.

The BVCSD maintains frequent contact with our neighboring communities of Stallion Springs, Golden Hills, the City of Tehachapi as well as the local California Correction Institution (CCI) and agencies of Kern County. Representatives of boards of the BVCSD and the Bear Valley Springs Association as well as the BVCSD Public Works Department and Association Maintenance meet frequently to discuss and plan public improvements in the Valley.

Additionally, BVCSD has placed the draft local hazard mitigation plan on the Board's public meeting agenda for two months for public comments (November 13, 2004 and December 11, 2004 regular board meetings). Public feedback on these issues have been noted and included in the final Plan.

Section 3 Risk Assessment

3.0 General

The following discussion attempts to evaluate obvious potential hazards faced by the community of Bear Valley Springs, examining each hazard separately. However, under a "worst case" scenario there is a possibility of a serious earthquake event starting

devastating wildfires throughout the region with almost no opportunity for initial emergency services response.

3.1 Identifying Hazards

BVCSD has identified several prominent, well-documented hazards that are addressed in our LHMP. In order of expected frequency or severity of occurrence these are: **A.** wildland fire, **B.** earthquake and **C.** severe weather including flood. California Office of Emergency Services' GIS maps have provided extensive information in evaluating these hazards. Lesser risks such as aircraft crash, terrorism, chemical hazards, etc. will not be addressed as their occurrence is slight in this area and they will be managed by higher agencies than the BVCSD if there is such an occurrence.

3.1.A Wildland Fire Hazards

3.1.A.1 Identifying Wildland Fire Hazards

As a residential community Bear Valley Springs was developed in the early 1970's from a previous mountain cattle ranch within a vegetative community that thrives in a fire ecology. Bear Valley Springs' location in the Tehachapi Mountains of the southern Sierra Nevada is surrounded by oak and pine forests from 4,000 feet mean sea level (MSL) to approximately 7,000 feet MSL. This forested area is suffering long-term drought conditions and coupled with limited road access there is a potential for catastrophic fire damage throughout the region. (See Cal. OES GIS database – Attachment A)

3.1.A.2 Overview of Wildland Fire Hazards

Bear Valley Springs and the surrounding areas are susceptible to wildland fires from almost any direction. Approximately 50% of the home in Bear Valley Springs along with seven community facilities are built on the valley floor and have lower fire loss potential. The balance of residential structures are built along mountain sides or ridges. The valley floor and main access road is through primarily savanna-like grassland while the mountain sides are studded with oaks at lower elevations and pine forest at the higher elevations and ridges. A potentially high damage fire season exists from early spring to late fall.

3.1.A.3 Assessing Vulnerability to Wildland Fire Hazards

Recent area-wide environmental conditions of multi-year drought and tree killing infestations of pine bark beetles have left extensive stands of damaged or dead trees. A major effort to remove a great number of infested trees was undertaken by BVCSD during 2003. Primary access to Bear Valley Springs is by a two-lane, paved highway from the east (see Attachment B). Bear Valley Springs has a public fire hydrant system along all BVCSD maintained roads which can provide in excess of 1,000 gallons per minute (GPM) flow in the valley floor and approximately 500 GPM in the most remote areas. Some homes and structures in Bear Valley Springs are located a significant distance from public hydrants and may require their own on-site supply of stored water. All public facilities are located close to public fire hydrants.

Kern County maintains a fire engine company near the center of the valley floor. The station is continuously manned by two Class 1 firefighters. This fire service responds to all calls in Bear Valley Springs, the neighboring Stallion Springs community and the entire Cummings Valley area. Additional local firefighting is limited due to Kern County budget constraints. Successful quelling of any extensive wildland or residential fire would be dependent on assistance from outside agencies, i.e. other Kern County resources, CCI, Tehachapi City Fire Department, California Department of Forestry, Bureau of Land Management, etc. as well as assets from the BVCSD Public Works Department.

3.1.A.4 Assessing Wildland Fire Vulnerability – Identifying Structures

The most current estimated replacement value of main structures (without contents) is:

Oak Tree Country Club	$2,500,000
Mulligan Room/Golf Shop	$400,000
Golf Maintenance Shop	$300,000
Whiting Community Center	$1,500,000
BVSA Office Building	$265,000
CSD Office/Maintenance	$1,500,000
Police Dept./Gate House	$1,150,000
Equestrian Center	$800,000
CSD Waste Water Treatment	$3,000,000
Booster Pump Houses – 40 Units	$800,000

At this time there are no plans to construct any significant new community structures. None of these structures, except booster pump houses, are in the brush fire zones.

3.1.A.5 Assessing Wildland Fire Vulnerability – Estimating Potential Losses

The BVCSD Disaster Council and Public Works Department have used GIS modeling, Fire Safety Plan (Bowman & Irwin, June, 1997), field inspections and experience from other regional fires to estimate the potential losses in a “worst case” scenario. An uncontrolled fire across the northern section of Bear Valley Springs (foothills to mountain ridges) could involve approximately 1,000 homes in total or partial loss. This represents a potential loss of $300-350 million to residential property including personal property and outbuildings. The estimated replacement value of all Bear Valley Springs dwellings is more than $625 million (approximately 2,500 units @ approximately $250,000 per dwelling). Kern County Assessor shows the assessed value of all private property in Bear Valley Springs to be $471 million as of July 1, 2004.

Complete replacement of Bear Valley Springs infrastructure is valued at an estimated $125-150 million. Bear Valley Springs water and wastewater infrastructure is estimated to be less susceptible to wildland fire because most of the assets are underground or located on the valley floor. However, most of the water booster houses are located in forested areas and are therefore vulnerable to destruction by fire. Approximately two-thirds of the booster houses are located in high-fire areas. Moreover, the structures are wood frame with wood siding and wood shake roofs. Loss of these structures during a fire would likely result in the failure of the water pumps contained therein, which would result in the interruption of water flow needed to combat the fire. Fire damage to well and

booster houses and storage tanks could be as high as $10 million. It is estimated that an extensive fire could do approximately $10-15 million damage to road surfaces alone.

3.1.A.6 Assessing Wildland Fire Vulnerability – Analyzing Development Trends

Bear Valley Springs is a master-planned community of approximately 3,800 developable lots. Most Valley floor and other desirable lots have been built out over the past 30+ years. Lots still to be built are generally along the mountain ridges. Some may never be developed due to topographical limitations.

3.1.B Earthquake Hazards

3.1.B.1 Identifying Earthquake Hazards

Bear Valley Springs lies in a southern Sierra valley location situated between two known major earthquake faults (Garlock and White Wolf) and approximately 30 to 35 miles from the San Andreas Fault. In 1952 the Tehachapi Mountains suffered a 7.5 earthquake, the second largest earthquake recorded in California in the 20th Century, causing major local damage (see Attachment B). The probability of a significant earthquake continues as a serious threat throughout this region.

3.1.B.2 Overview of Earthquake Hazards

While the probability of an earthquake in this area is high, the timing of such an event is unpredictable. A 6.5 earthquake or more on the Reichter scale in this area would involve most of central and eastern Kern County as well as portions of northeast Los Angeles County. Bear Valley Springs, along with neighboring communities, would most likely be isolated and dependent on internal resources for at least an estimated 3 to 7 days before substantial outside assistance might be available.

3.1.B.3 Assessing Vulnerability to Earthquake Hazards

While stringent California earthquake building codes have been in effect for a number of years, the majority of Bear Valley Springs community buildings are 30 years old or more. Kern County Building Dept. believes that only the newer Bear Valley Springs Community Church (the primary designated evacuation center) and the public safety building (emergency operations center) may withstand a 6.7+ earthquake in this area. An estimated 50% of the residential properties are more than 15 years old. Older dwellings may not be able to withstand a significant earthquake as well as the newer “to-code” structures. Bear Valley Springs infrastructure composed of roads, water distribution and storage tanks, and the community sewage collection system could be devastated in a significant earthquake. Gas, electric and telephone service from private utilities would be equally destroyed and interrupted. We believe that the water service and storage tanks are especially vulnerable to earthquake damage even at lower seismic events. Due to the high cost of replacement or retrofitting, only limited improvement is possible at this time.

3.1.B.4 Assessing Earthquake Vulnerability – Identifying Structures

Development of Bear Valley Springs started in the early 1970's. Most of the community buildings, except the Police Station/EOC, are 30+ years old and may not be built to modern earthquake construction standards. The current estimated replacement cost of main structures is:

Oak Tree Country Club (OTCC)	$2,500,000
Mulligan Room/Golf Shop	$400,000
Golf Maintenance Shop	$300,000
Whiting Community Center	$1,500,000
BVSprings Assn Office Building	$265,000
CSD Office/Maintenance	$1,500,000
Equestrian Center	$800,000
Police Dept./Gate House	$1,150,000
CSD Waste Water Treatment	$3,000,000
Booster Pump Houses – 40 Units	$800,000

Since half of the residential properties are more than 15 years old, they may not be able to withstand a significant earthquake as well as newer structures built to newer code requirements. The estimate for the replacement value of all Bear Valley Springs dwellings (excluding personal property and infrastructure) is more than $625 million.

3.1.B.5 Assessing Earthquake Vulnerability – Estimating Potential Losses

Based on historical data from the 1994 Northridge earthquake we estimate the losses in a similar 6.7 earthquake event could result in substantial damage. Many of the community buildings would be total losses. Others would sustain damages of at least 30% to 40% of their replacement value. Generally, because of the mixed construction and smaller size buildings, newer residential structures in Bear Valley Springs may only incur damages in a 6.7 earthquake of 10% to 25 % of their replacement costs depending on their location, i.e. valley floor or mountain side, and depending on any earthquake-triggered fire. The estimated total loss to dwellings is less than 15% to 20% of all Bear Valley Springs residences.

Of special concern are the two 34" high pressure natural gas lines crossing Bear Valley Springs from east to west. In the event of pipe rupture from an earthquake the damage in the immediate vicinity could be catastrophic to nearby homes and/or infrastructure. Bear Valley Springs infrastructure damages would be approximately 50% or $75 million primarily to roads, underground utilities and above-ground water storage tanks and pumps.

3.1.B.6 Assessing Earthquake Vulnerability – Analyzing Development Trends

The current rate of development is approximately 100 new homes annually with 5% to 7% population growth. Full build-out is expected by 2025.

3.1.C Severe Weather and Flood Hazards

3.1.C.1 Identifying Severe Weather and Flood Hazards

Bear Valley Springs is a valley with no consistent inflows of surface water and average annual rainfall of 18 inches per year, mostly occurring during the winter months. An occasional summer thunderstorm will develop in the Mojave Desert and move through Bear Valley Springs temporarily relieving the seasonal drought conditions (see Wildland Fire Section for related hazards) that exist generally from late spring to late autumn. In the event of a significant rainstorm, water from flash floods would accumulate in the currently designated, undeveloped portions of the valley floor flood plain (FEMA Zone A). These areas also accumulate water from the winter snowmelt from the usual 20 to 30 inches of snow expected at the higher elevations in a normal year.

To a lesser degree, Bear Valley Springs and adjacent areas will suffer conditions that produce high winds, e.g. in excess of 65 to 75 mph, mostly in the fall. Winter snow/ice storms producing accumulations in excess of 3 to 4 feet have occurred. These hazards are usually temporary in nature, may cause localized damage and may only become significant if occurring in conjunction with some other hazard such as fire or earthquake.

3.1.C.2 Overview of Severe Weather and Flood Hazards

Exposure to severe weather and flooding in Bear Valley Springs is generally seasonal and expected to be localized and contained within the current identified flood plain. On average, California and the West Coast experience an “El Nino” storm pattern (unusually heavy and extended rain) every 7 to 10 years. The last event was February 1998 when approximately 12 inches of rain fell on previously saturated soil, causing erosion damage to roads, drains and flood containment structures. No significant damage to private homes was documented.

Severe wind, ice and snow storms have caused roof damage and building collapse as well as power interruptions leaving the community unprotected and vulnerable to fire.

3.1.C.3 Assessing Vulnerability to Severe Weather and Flood Hazard

BVCSD has built and maintained extensive storm drain and run-off culverts throughout the valley. Because of the adequate capacity of the current designated flood plain, there is only a low threat of property damage to existing community or private structures. Certain residences built along steep mountain slopes may suffer damage from landslides or mudslides due to excessive rain. (see Attachment C)

Wind, Ice and Snow – During severe conditions, roads may be closed for extended periods limiting access for emergency equipment and relief. Downed power lines would cause an interruption preventing water from being pumped and boosted to higher elevations. Extended power interruption during freezing conditions might result in property damage, dislocations and possible injury or loss of life.

3.1.C.4 Assessing Severe Weather and Flood Vulnerability – Identifying Structures

Only a low threat of flood damage to current structures exists, however heavy, localized “spot flooding” damage could occur most likely along low roads or intersections. There is a likelihood of occasional power outages caused by lightning and road damages caused by mudslides or excessive runoff from heavy rain during summer storms. Damage to

roads due to subsidence or washout would be expected during prolonged or severe flood events. Also, damage to drains and flood containment structures from erosion and silting is likely in a flood (see flood insurance rate map attached).

In the event of wind, ice or snow, extended power outages and limited access due to road closures could cause a threat to human health and property.

3.1.C.5 Assessing Severe Weather and Flood Vulnerability – Estimating Potential Losses

In the event of serious flooding, Bear Valley Springs may expect infrastructure damages to roads and to the waste water treatment facility. Maximum losses may cause approximately $2 million or more in damages. In the 1998 El Nino winter storm event, local roads, drains and the waste water treatment facility had damages of approximately $500,000. Summer thunderstorms have brought severe flooding to the City of Tehachapi and Bear Valley Springs before it was developed as a residential community. Potential losses from a summer flash flood could exceed the losses experienced during the 1998 El Nino event.

Damage to the power grid would not be a direct cost to the community but related loss to private and public property could be substantial depending on conditions.

3.1.C.6 Assessing Severe Weather and Flood Vulnerability – Analyzing Development Trends

Over 70% of the residential lots in Bear Valley Springs are now developed. Remaining vacant lots yet to be developed are for the most part in the foothills or along the mountain ridges. No significant development is planned for areas designated with potential for flooding. However, an aging and heavily used 110 mile road network may suffer greater future losses from a flood.

3.1.C.7 Jurisdictional Severe Weather and Flood Risk Assessment - Dependent on the development and implementation of County-wide Plan.

Section 4 Mitigation Strategy

4.0 General

The following discussion attempts to set forth a plan to safeguard public facilities in the event of a disaster or significant emergency. Proposals that have been deemed not to be cost-effective have been omitted from the plan. Some of the proposals will be cost-effective only with federal or state assistance.

4.1 Hazard Mitigation Strategies

Each of the three major potential hazards identified in Section 3 has its own unique hazard mitigation measures that should be considered. This section, therefore is organized according to: **A**. – wildland fire, **B**. earthquake –and **C**. – severe weather including flood.

4.1.A Local Wildland Fire Hazard Mitigation

4.1.A.1 Local Wildland Fire Hazard Mitigation Goals

BVCSD held meetings with staff, the Disaster Council, Tehachapi Fire Safe Council and interested community members to review and develop the Wildland Fire containment goals.

Goal 1 Reduce the combustible load and establish sustainable fuel and fire breaks through aggressive weed abatement and bark beetle control especially in undeveloped areas and higher elevations.
Goal 2 Improve county fire protection and response.
Goal 3 Improve secondary roads for emergency access/egress.
Goal 4 Renovate and improve public water distribution and storage system, including fire resistant structures for the booster pump and well houses.
Goal 5 Implement an "on call" or reserve firefighter group in community.
Goal 6 Educate and provide assistance to residents for planting of fire and drought resistant plants and shrubs around residences with demonstration lots.
Goal 7 Appeal to county to adopt ordinance requiring all new home construction or substantial renovation to provide domestic fire sprinkler systems.
Goal 8 Provide for grazing herd of goats or sheep to roam throughout Valley open grasslands for low brush and weed control.

4.1.A.2 Identification and Analysis of Wildland Fire Mitigation Actions

Action 1 -- Enforce BVCSD codes, C&R regulations and county fire codes that require landowners to remove dead or dying trees from their property. Seek public and private grants to pay for control of dead or dying trees from large stands at remote community locations.
Action 2 -- Petition county, state and federal agencies for funding of additional fire protection and firefighting resources as appropriate.
Action 3 -- Train and equip BVCSD and Bear Valley Springs Association employees in basic and safe wildland fire suppression.
Action 4 – Contract for seasonal 12 person fuels crew to cut, stack and remove brush to create adequate fire breaks.
Action 5 – Establish one-time and ongoing funding sources for other actions.

4.1.A.3 Implementation of Wildland Fire Mitigation Actions

Wildland fire mitigation actions will be approved by the BVCSD Board of Directors after careful analysis and discussion, recommendations from the public, CSD staff and supporting committees regarding the overall economic and safety benefits to the community.

1. Completed:
    a. Adopted codes and ordinances requiring brush clearance and strict annual enforcement of same. -- ongoing
    b. Conducted public education through "handouts" and FEMA sponsored CERT program. -- ongoing
    c. Participated in local "Fire Safe" Council. -- ongoing

d. Removed dead and dying conifers in areas of bark beetle infestations.
e. Established two “fire wise” demonstration lots and distributed printed information about same. -- ongoing

2. In process:
    a. Develop effective fire hazard mitigation plan
    b. Code and ordinance enforcement
3. Planned:
    a. Enhance fire protection with local volunteer fire company
    b. Seek grants for additional equipment, e.g. chippers, bobcats, etc., to help maintain proper brush clearance from common grounds.
    c. Develop program with Tehachapi Fire Safe Council, Kern County or other agencies to assist with brush clearance.

4.1.A.4 Multi-Jurisdictional Wildland Fire Mitigation Actions - Pending development and implementation of the county-wide LHMP.

4.1.B.1 Local Earthquake Hazard Mitigation Goals

BVCSD held meetings with staff, the Disaster Council and interested community members to review and develop the earthquake preparedness and mitigation goals.

Goal 1 - Assure that current and new infrastructure are able to withstand anticipated earthquake shocks in excess of 6.7.
Goal 2 – Develop and stock adequate, necessary basic supplies for up to 72 hours or more of isolation and prepare safe evacuation shelters.
Goal 3 – Develop program of community training and awareness program for individuals to prepare their own emergency supplies.
Goal 4 – Improve water pumping, storage tanks and distribution system to modern earthquake standards.
Goal 5 – Continue development and training of Community Emergency Response Teams (CERT) and volunteer fire fighting brigade to assist in emergencies.

4.1.B.2 Identification and Analysis of Earthquake Mitigation Actions

Action 1 – Assure current county building codes are being enforced
Action 2 – Plan for upgrading and strengthening of Bear Valley Springs infrastructure
Action 3 – Increase public awareness of earthquake hazard through education, safety demonstrations and additional CERT training.
Action 4 – Improve secondary road access/egress.
Action 5 – Establish one-time and ongoing funding sources for other actions.

4.1.B.3 Implementation of Earthquake Mitigation Actions

Earthquake mitigation actions will be approved by the BVCSD Board of Directors after careful analysis and discussion of the recommendations from the public, CSD staff and supporting committees regarding the overall economic and safety benefit to the community.

4.1.B.4 Multi-Jurisdictional Earthquake Mitigation Actions - Pending development and implementation of the County-wide Plan.

4.1.C Local Severe Weather and Flood Hazard Mitigation

4.1.C.1 Local Severe Weather and Flood Hazard Mitigation Goals

Bear Valley Springs held meetings with the CSD staff, Disaster Council and interested community members to review and develop the Flood mitigation goals.

Goal 1 – Improve runoff collection, drainage and treatment systems.
Goal 2 – Protect current flood plains from encroaching development and improper land use.
Goal 3 – Improve road surface and base structure at vulnerable points.
Goal 4 – Provide for additional electrical power distribution (generators) at Bear Valley Springs community facilities.

4.1.C.2 Identification and Analysis of Severe Weather and Flood Mitigation Actions

Action 1 – Notify the public and remind them often of the need to have supplies on hand (shovels, sandbags, etc.) rather than obtaining them from BVCSD after a severe storm event occurs.
Action 2 – Ensure ongoing drainage maintenance, including culvert cleaning.
Action 3 – Insist on county enforcement of grading permits to preclude recently graded areas from washing into the roads.

4.1.C.3 Implementation of Severe Weather and Flood Mitigation Actions

Severe weather and flood mitigation actions will be approved by the BVCSD Board of Directors after careful analysis and discussion of the recommendations from the public, staff and supporting committees, regarding the overall economic and safety benefit to the community.

4.1.C.4 Multi-Jurisdictional Severe Weather and Flood Mitigation Actions - Pending development and implementation of the County-wide Plan.

Section 5 Plan Maintenance Procedures

5.1 Monitoring, Evaluating and Updating the Plan

The BVCSD views the LHMP as a living document. To assure continued relevance, BVCSD will conduct annual reviews by staff, the Disaster Council and the Board of Directors at each year's February Board meeting to evaluate the list of goals, objectives and actions, and to review changing local conditions as well as Kern County, State and Federal requirements. The LHMP will be updated accordingly.

Annual changes will be incorporated into the FEMA required five-year comprehensive update.

5.2 Incorporation into Existing Planning Mechanisms

Goals and additional actions will be reviewed annually by staff as a part of the budgeting and capital improvement plans and submitted to the Board of Directors for approval. Additionally, continued interaction with other Tehachapi area communities for general area-wide plans will be maintained and enhanced.

5.3 Continued Public Involvement

All meetings of Board of Directors and the Disaster Council regarding input, comments or improvement to the Bear Valley Springs LHMP will be open to the public.

Section 6 - Additional State & Federal Requirements

BVCSD will comply with any state and federal requirements as determined by contacts and information provided by various government agencies having jurisdiction.

6.1 Environmental Protection & Historic Preservation Laws (State & Federal)

Since Bear Valley Springs is a master-planned community, land use decisions are very rare. Moreover, mitigation actions will not require the development of new facilities or the expansion of existing facilities, therefore, no actions pertaining to environmental protection or historic preservation should be triggered.

Section 7 - Attachments

Attachment A - BEAR VALLEY SPRINGS Emergency Response Plan

Attachment B - California OES Local Hazard Maps

Attachment C - Local Flood Zone Map

Attachment D - Fire Safety Plan.