City of West Covina

Natural Hazard Mitigation Plan

Adopted by the West Covina City Council
October 19, 2004

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CITY COUNCIL

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Notes of Special Recognition and Profound Appreciation:

The Disaster Management Area Coordinators of Los Angeles County owe no small debt of gratitude to Clackamas County Oregon and its Natural Hazards Mitigation Committee.

Vicki Harguth, the County's Emergency Management Coordinator and Cindy Kolomechuck, their Hazard Mitigation Specialist graciously shared their plan with us and allowed us to use it as a basis for our working plan guide.

While there are sometimes interesting differences between the climate and topography of Clackamas County, Oregon and the greater Los Angeles basin, the plan was so well organized and it was easily adapted to suit the needs of the independent cities of Los Angeles County.

The generosity of Clackamas County and its emergency management personnel is typical of the spirit of cooperation that pervades the emergency management profession.

We also availed ourselves of data, reports and plans from a variety of cities, counties and states from across the country as part of the research in preparing this plan. Thank you to all those agencies that are so generous to their colleagues in the emergency management profession. The work of many of these agencies is cited in Section 1.

Special Thanks & Acknowledgments

Project Steering Committee:
- City of West Covina Communications Department
- City of West Covina Community Development Commission
- City of West Covina Community Services Department
- City of West Covina Emergency Services
- City of West Covina Environmental Management Department
- City of West Covina Finance Department
- City of West Covina Fire Department
- City of West Covina Information Services
- City of West Covina Planning Department
- City of West Covina Police Department
- City of West Covina Public Works Department
- City of West Covina Office of the City Attorney
- City of West Covina Office of the City Clerk
- City of West Covina Reprographics
- City of West Covina Risk Management
- Covina Valley Unified School District
- West Covina Unified School District

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- California Department of Conservation
- California Department of Forestry and Fire Protection
- Federal Emergency Management Agency, Region IX
- Southern California Edison: Kelly Shivertaker
- Suburban Water Systems: Tim Tillery
- Governor's Office of Emergency Services
- United States Geological Survey
- Walnut Valley Unified School District, Dr. Diane C. Hockersmith
- Mount San Antonio College, Chuck Robinson

Geographic Information Systems (GIS) Maps:
City of West Covina Public Works developed all of the maps included in this plan. The contributions from this department were essential in illustrating the extent and potential losses associated with the natural hazards affecting the City.

The information on the maps in this plan was derived from data collected by City of West Covina from many contributing agencies. Care was taken in the creation of these maps, but they

are provided "as is." City of West Covina cannot accept any responsibility for any errors, omissions or positional accuracy, and therefore, there are no warranties that accompany these products (the maps). Although information from Land Surveys may have been used in the creation of these products, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product before making any decisions.

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Executive Summary:

Five -Year Action Plan Matrix

The City of West Covina Natural Hazards Mitigation Action Plan (NHMP) includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural hazards. The mitigation plan provides a list of activities that may assist the City of West Covina in reducing risk and preventing loss from future natural hazard events. The action items address multi-hazard issues, as well as activities for earthquakes, earth movements, flooding, wildfires and windstorms.

How is the Plan Organized?

The Mitigation Plan contains a five-year action plan matrix, background on the purpose and methodology used to develop the mitigation plan, a profile of City of West Covina, sections on *five* natural hazards that occur within the City, and a number of appendices. All of the sections are described in detail in Section 1, the plan introduction.

Who Participated in Developing the Plan?

The City of West Covina Natural Hazards Mitigation Action Plan is the result of a collaborative effort between City of West Covina citizens, public agencies, non-profit organizations, the private sector, and regional and state organizations. Public participation played a key role in development of goals and action items. Interviews were conducted with stakeholders across the City, and two public workshops were held to include City of West Covina residents in plan development. A project Steering Committee guided the process of developing the plan.

The Steering Committee was comprised of representatives from:

City of West Covina Community Development Commission
City of West Covina Communications Department
City of West Covina Community Services
City of West Covina Emergency Services
City of West Covina Environmental Management
City of West Covina Finance Department
City of West Covina Fire Department
City of West Covina Information Services
City of West Covina Planning Department
City of West Covina Police Department
City of West Covina Public Works Department
City of West Covina Office of the City Clerk
City of West Covina Office of the City Attorney
City of West Covina Reprographics

City of West Covina Risk Management
Office of Disaster Management, Area D
Covina Valley Unified School District

State Division of Mines and Geology
Federal Emergency Management Agency
Southern California Association of Governments
Governor's Office of Emergency Services

What is the Plan Mission?

The mission of the City of West Covina Natural Hazards Mitigation Plan is to promote sound public policy designed to protect life, property, and the environment from natural hazards. This will be achieved by increasing public awareness, documenting the resources for risk reduction and loss-prevention, and identifying goals to guide the City towards building a safe and sustainable Community.

What are the Plan Goals?

The plan goals describe the overall direction that City of West Covina agencies, organizations, and citizens can take to work toward mitigating risk from natural hazards. The goals are stepping-stones between the broad direction of the mission statement and the specific recommendations outlined in the following action items;

Protect Life and Property

- Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other properties more resistant to losses from natural hazards.
- Reduce losses and repetitive damages for chronic hazard events while promoting insurance coverage for catastrophic hazards.
- Improve hazard assessment information to make recommendations for discouraging new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural hazards.

Public Awareness

- Conduct public meetings to educate the community and allow for public input and participation in developing and maintaining a hazard mitigation plan.
- Develop and implement education and outreach programs to increase public awareness of the risks associated with natural hazards.
- Provide information on public outreach tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

Natural Systems

- Balance natural resource management, and land use planning with natural hazard mitigation to protect life, property, and the environment.
- Preserve, rehabilitate, and enhance natural systems to serve as natural hazard

mitigation functions.

Partnerships and Implementation

- Strengthen communication and coordinate participation among and within public agencies, citizens, non-profit organizations, business, and industry to gain a vested interest in implementation.
- Encourage leadership within public and private sector organizations to prioritize and implement local and regional hazard mitigation activities.

Emergency Services

- Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.
- Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.
- Coordinate and integrate natural hazard mitigation activities, where appropriate, with emergency operations plans and procedures.

How are the Action Items Organized?

The action items are a listing of activities in which the City, public and private agencies, and citizens can engage to reduce risk. Each action item includes an estimate of the time line for implementation. Short-term action items are activities that the City may implement with existing resources and authorities within one-to-two years. Long-term action items may require new or additional resources or authorities, and may take between one and five years (or more) to implement.

The action items are organized within the following matrix, which lists all of the multi-hazard and hazard-specific action items included in the mitigation plan. Data collection and research and the public participation process resulted in the development of these action items (see Appendix B). The matrix includes the following information for each action item:

Coordinating Organization. The coordinating organization is the public agency with regulatory responsibility to address natural hazards, or that is willing and able to organize resources, find appropriate funding, or oversee activity implementation, monitoring, and evaluation. Coordinating organizations may include local, county, or regional agencies that are capable of or responsible for implementing activities and programs.

Time line. Action items include both short and long-term activities. Each action item includes an estimate of the time line for implementation. Short-term action items are activities which the City is capable of implementing with existing resources and authorities within one-to-two years. Long-term action items may require new or additional resources or authorities, and may take between one and five years (or more) to implement.

Ideas for Implementation. Each action item includes ideas for implementation and potential resources, which may include grant programs or human resources. The matrix includes the page number within the mitigation plan where this information can be found.

Plan Goals Addressed. The plan goals addressed by each action item are included as a way to monitor and evaluate how well the mitigation plan is achieving its goals once implementation begins. The plan goals are organized into the following five areas:

- Protect Life and Property
- Public Awareness
- Natural Systems
- Partnerships and Implementation
- Emergency Services

Partner Organizations. The partner organizations are not listed with the individual action items or in the plan matrix. Partner organizations are listed in Appendix A of this plan' and are agencies or public/private sector organizations that may be able to assist in the implementation of action items by providing relevant resources to the coordinating organization. The partner organizations listed in the Resource Directory of the City of West Covina Natural Hazards Mitigation Plan are potential partners recommended by the project steering committee, but were not necessarily contacted during the development of the Mitigation Plan. Partner organizations should be contacted by the coordinating organization to establish commitment of time and resources to action items.

Constraints. Constraints may apply to some of the action items. These constraints may be a lack of city staff, lack of funds, or vested property rights which might expose the City to legal action as a result of adverse impacts on private property.

How Will the Plan be Implemented, Monitored, and Evaluated?

The Plan Maintenance Section of this document details the formal process that will ensure that the City of West Covina Natural Hazards Mitigation Plan remains an active and relevant document. The plan maintenance process includes a schedule for monitoring and evaluating the Plan annually and producing a plan revision every five years. This section describes how the City will integrate public participation throughout the plan maintenance process.

Finally, this section includes an explanation of how City of West Covina government intends to incorporate the mitigation strategies outlined in this Plan into existing planning mechanisms such as the City's General Plan, Capital Improvement Plans, and Building & Safety Codes.

Plan Adoption

Adoption of the Natural Hazard Mitigation Plan by the local jurisdiction's governing body is one of the prime requirements for approval of the plan. Once the plan is completed, the City Council will be responsible for adopting the City of West Covina Natural Hazards Mitigation Plan. The local agency governing body has the responsibility and authority to promote sound public policy regarding natural hazards. The City Council will periodically need to re-adopt the plan as it is revised to meet changes in the natural hazard risks and exposures in the community. The approved Natural Hazard Mitigation Plan will be significant in the future growth and development of the community.

Coordinating Body

A City of West Covina Hazard Mitigation Advisory Committee will be responsible for coordinating implementation of Plan action items and undertaking the formal review process. The West Covina City Council will assign representatives from City agencies, including, but not limited to, the current Hazard Mitigation Steering Committee members.

Convener

The City Council will adopt the City of West Covina Natural Hazard Mitigation Plan, and the Hazard Mitigation Advisory Committee will take responsibility for plan implementation. The City Manager or his/her designee will serve as a convener to facilitate the Hazard Mitigation Advisory Committee meetings, and will assign tasks such as updating and presenting the Plan to the members of the committee. Plan implementation and evaluation will be a shared responsibility among all of the Natural Hazard Advisory Committee Members.

Implementation through Existing Programs

City of West Covina addresses statewide planning goals and legislative requirements through its General Plan, Capital Improvement Plans, and City Building & Safety Codes. The Natural Hazard Mitigation Plan provides a series of recommendations that are closely related to the goals and objectives of these existing planning programs. City of West Covina will have the opportunity to implement recommended mitigation action items through existing programs and procedures.

Economic Analysis of Mitigation Projects

The Federal Emergency Management Agency's approach to identify costs and benefits associated with natural hazard mitigation strategies or projects fall into two general categories: benefit/cost analysis and cost-effectiveness analysis. Conducting benefit/cost analysis for a mitigation activity can assist communities in determining whether a project

is worth undertaking now, in order to avoid disaster-related damages later. Cost-effectiveness analysis evaluates how best to spend a given amount of money to achieve a specific goal. Determining the economic feasibility of mitigating natural hazards can provide decision makers with an understanding of the potential benefits and costs of an activity, as well as a basis upon which to compare alternative projects.

Formal Review Process

The City of West Covina Natural Hazards Mitigation Plan will be evaluated on an annual basis to determine the effectiveness of programs, and to reflect changes in land development or programs that may affect mitigation priorities. The evaluation process includes a firm schedule and time line, and identifies the local agencies and organizations participating in plan evaluation. The convener will be responsible for contacting the Hazard Mitigation Advisory Committee members and organizing the annual meeting. Committee members will be responsible for monitoring and evaluating the progress of the mitigation strategies in the Plan.

Continued Public Involvement

City of West Covina is dedicated to involving the public directly in the continual review and updates of the Hazard Mitigation Plan. Copies of the plan will be catalogued and made available at the City Clerk's Office at West Covina City Hall and at the Los Angeles County Public Library – West Covina Branch. The existence and location of these copies will be publicized in Discover West Covina, the quarterly newspaper delivered to every residence in West Covina. The plan also includes the address and the phone number of the City Planning Department, which is responsible for keeping track of public comments on the Plan. In addition, copies of the Plan and any proposed changes will be posted on the City website (www.westcovina.org). This site will also contain an email address and phone number to which people can direct their comments and concerns.

GOAL SUMMARY

SHORT TERM ACTIVITY - MULTI HAZARD *# l: Integrate the goals and action items from the City of West Covina Natural Hazard Mitigation Plan into existing regulatory documents and programs, where appropriate.*

SHORT TERM ACTIVITY - MULTI HAZARD *#2: Identify and pursue funding opportunities to develop and implement local and city mitigation activities.*

SHORT TERM ACTIVITY - MULTI HAZARD *#3: Establish a formal role for the City of West Covina Natural Hazards Mitigation Committee to develop a sustainable process for implementing, monitoring, and evaluating citywide mitigation activities.*

SHORT TERM ACTIVITY - MULTI HAZARD *#4: Facilitate traffic movement through and around the City of West Covina during times of Disaster.*

SHORT TERM ACTIVITY - MULTI HAZARD *#5: Identify, improve, and sustain collaborative programs focusing on the real estate and insurance industries, public and private sector organizations, and individuals to avoid activity that increases risk to natural hazards.*

SHORT TERM ACTIVITY - MULTI HAZARD *#6: Develop public and private partnerships to foster natural hazard mitigation program coordination and collaboration in City of West Covina.*

SHORT TERM ACTIVITY - MULTI HAZARD *#7: Use technical knowledge of natural ecosystems and events to link natural resource management and land use organizations to mitigation activities and technical assistance.*

SHORT TERM ACTIVITY - MULTI HAZARD *#8: Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.*

LONG TERM ACTIVITY - MULTI HAZARD *#l: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs, and enhancing public education on a local and regional scale.*

LONG TERM ACTIVITY - MULTI HAZARD *#2: Mitigate loss of Public Safety (Police, Fire, and Emergency Medical) radio and data communications Network and Communications Control/Dispatching Center from earthquake, high winds, and violent storms.*

LONG TERM ACTIVITY - MULTI HAZARD *#3: Develop, enhance, and implement education programs aimed at mitigating natural hazards, and reducing the risk to citizens, public agencies, private property owners, businesses, and schools.*

LONG TERM ACTIVITY - MULTI HAZARD *# 4:Work with the public on streamlining the approval process through other agencies (i.e. CEQA, AQMD, Fire Department, etc.) for the reconstruction of commercial structures on private property.*

LONG TERM ACTIVITY - MULTI HAZARD *#5: Provide information to the public for the reconstruction of non-conforming structures in the event of a Natural disaster in compliance with Section 26-186 of the City of West Covina Municipal Code. Additionally provide information in regards to the documents and plans that would be needed to process applications.*

LONG TERM ACTIVITY - MULTI HAZARD *#6: Reduce loss of life and property from natural hazards such as flooding, high winds, violent storms, and earthquakes*

SHORT TERM ACTIVITY - EARTHQUAKE *# l: Integrate new earthquake hazard mapping data for the City of West Covina and improve technical analysis of earthquake hazards.*

SHORT TERM ACTIVITY - EARTHQUAKE *# 2: Incorporate the Regional Earthquake Transportation Evacuation Routes developed by the Regional Emergency Managers Group into appropriate planning documents.*

LONG TERM ACTIVITY - EARTHQUAKE *# l: Identify funding sources for structural and nonstructural retrofitting of structures that are identified as seismically vulnerable.*

LONG TERM ACTIVITY - EARTHQUAKE *# 2: Encourage seismic strength evaluations of critical facilities in the City of West Covina to identify vulnerabilities for mitigation of schools, public infrastructure, and critical facilities to meet current seismic standards.*

LONG TERM ACTIVITY - EARTHQUAKE ***# 3****:Encourage reduction of nonstructural and structural earthquake hazards in homes, schools, businesses, and government offices.*

SHORT TERM ACTIVITY - LANDSLIDE *#1: Improve knowledge of landslide and earth movement hazard areas and understanding of vulnerabilities and risk to life and property in hazard prone areas.*

LONG TERM ACTIVITY - LANDSLIDE ***#1:*** *Review local ordinances regarding building and development in areas prone to earth movement.*

SHORT TERM ACTIVITY – FLOODING ***#1:*** *Mitigate flooding at Azusa and Amar Road.*

SHORT TERM ACTIVITY – FLOODING ***#2:*** *Recommend revisions to requirements for development within the floodplain, where appropriate*

SHORT TERM ACTIVITY – FLOODING ***#3:*** *Target flooding mitigation information to the public.*

SHORT TERM ACTIVITY - WILDFIRE ***#1****: Enhance emergency services to increase the efficiency of wildfire response and recovery activities.*

SHORT TERM ACTIVITY – WILDFIRE *#2*: *Educate agency personnel on federal cost-share and grant programs, Fire Protection Agreements and other related federal programs so the full array of assistance available to local agencies is understood.*

LONG TERM ACTIVITY – WILDFIRE *#1*: *Encourage development and dissemination of maps relating to the fire hazard to help educate and assist builders and homeowners in being engaged in wildfire mitigation activities and to help guide emergency services during response.*

LONG TERM ACTIVITY – WILDFIRE *#2*: *Enhance outreach and education programs aimed at mitigating wildfire hazards and reducing or preventing the exposure of citizens, public agencies, private property owners and businesses to natural hazards.*

LONG TERM ACTIVITY - WIND *#1:* *Underground utilities on Azusa Avenue from Aroma Drive to Amar Road. Relocate overhead utilities to conduits placed underground along Amar Road from Azusa Avenue to Temple Avenue.*

LONG TERM ACTIVITY - WIND *#2:* *Reduce tree damage from storms throughout the City.*

LONG TERM ACTIVITY - WIND *#3:* *Public Awareness Campaign: To provide public education materials to City of West Covina residents and all School District staff, parents and age-appropriate students with mitigation materials pertaining to the protection of life and property before, during, and after a windstorm.*

LONG TERM ACTIVITY - WIND *#4:* *Create local City and utility awareness of tree pruning and Fire Code Sections relevant to wind-resistant utility operations*

LONG TERM ACTIVITY - WIND *#5:* *Encourage Critical City Facilities to purchase and/or test backup power facilities for use during a power failure. Create a equipment/testing log to ensure backup power equipment is in working service.*

GOAL DETAILS

Natural Hazard	**SHORT TERM ACTIVITY - MULTI HAZARD** #I
Action Item	Integrate the goals and action items from the City of West Covina Natural Hazard Mitigation Plan into existing regulatory documents and programs, where appropriate
Coordinating Organization	Hazard Mitigation Advisory Committee
Ideas for Implementation	• Use the mitigation plan to help the City's General Plan institutionalize guidelines for sustainable development in all new construction and development projects according to the hazards that impact the City of West Covina: • Integrate the City's Mitigation Plan into current Capital Improvement Plans to ensure that development does not encroach on known hazard areas: and • Partner with other organizations and agencies with similar goals to promote Building & Safety Codes that are more disaster resistant at the state level.
Time line	Ongoing
Constraints	Cooperative agreements with outside organizations.

Plan Goals Addressed			
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services
			Protect Life and Property

Natural Hazard	**SHORT TERM ACTIVITY - MULTI HAZARD #2:**		
Action Item	Identify and pursue funding opportunities to develop and implement local and city mitigation activities.		
Coordinating Organization	Planning Department and Finance Department		
Ideas for Implementation	• Develop incentives for local governments, citizens, and businesses to pursue hazard mitigation projects: • Allocate city resources and assistance to mitigation projects when possible: and • Partner with other organizations and agencies in the City of West Covina to identify grant programs and foundations that may support mitigation activities		
Time line	Ongoing		
Constraints	Increased staff time researching and filing grants.		
Plan Goals Addressed			Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY - MULTI HAZARD #3**
Action Item	Establish a formal role for the City of West Covina Natural Hazards Mitigation Committee to develop a sustainable process for implementing, monitoring, and evaluating citywide mitigation activities
Coordinating Organization	Hazard Mitigation Advisory Committee
Ideas for Implementation	• Establish clear roles for participants, meeting regularly to pursue and evaluate implementation of mitigation strategies. • Oversee implementation of the mitigation plan. • Establish measurable standards to evaluate mitigation policies and programs and provide a mechanism to update and revise the mitigation plan. • Monitor hazard mitigation implementation by jurisdictions and participating organizations through surveys and other reporting methods. • Develop updates for the Natural Hazards Mitigation Action Plan based on new information. • Conduct a full review of the Natural Hazards Mitigation Action Plan every 5 years by evaluating mitigation successes, failures, and areas that were not addressed. • Provide training for Committee Members to remain current on developing issues in the natural hazard loss reduction field.
Time line	Ongoing
Constraints	Increased staff time coordinating and updating Plan.

Plan Goals Addressed			
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services
			Protect Life and Property

Natural Hazard	**SHORT TERM ACTIVITY - MULTI HAZARD #4**
Action Item	Facilitate traffic movement through and around the City of West Covina during times of Disaster.
Coordinating Organization	Planning Department Public Works Department
Ideas for Implementation	• Complete the installation of uninterruptible power supply (UPS) for all City maintained traffic signals. The UPS system will improve the safety of the signal-controlled intersections in the event of power failure by providing up to six hours of "all red" flashing operations. • Work with Caltrans on issues dealing with traffic movement on State controlled thoroughfares. • Fabricate two portable steel bridges for Walnut Creek in the event of a major earthquake or other event causing existing bridges to be unsafe. Bridges to be stored at City Yard and Ridge Rider site, where they could be set in place by a city crane truck. Once in place, residents, staff, and emergency personnel could cross the wash at two locations in the city. • Repair bridges citywide. Based on County of Los Angeles inspection of city-owned bridges, remedial and major work is required to improve their condition. • Upgrade of Holt/Grand bridge to current hazard mitigation requirements. • Develop a process to encourage private property owners to upgrade their bridges to support weight of fire trucks and emergency vehicles.
Time line	Ongoing
Constraints	Capital improvement expenditures.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – MULTI HAZARD #5**
Action Item	Identify, improve, and sustain collaborative programs focusing on the real estate and insurance industries, public and private sector organizations, and individuals to avoid activity that increases their risk to natural hazards.
Coordinating Organization	Office of Emergency Services
Ideas for Implementation	• Distribute information about flood, fire, earthquake, and other forms of natural hazards insurance to property owners in area identified to be at risk through hazard mapping. • Develop a one-page handout on types of insurance and deliver through city utility or service agencies. • Educate individuals and businesses on the benefit of engaging in mitigation activities such as developing impact analysis. • Pinpoint areas of high risk and transfer the cost of risk to property owners through insurance. • Encourage the development of unifying organizations to ensure communications and dissemination of natural hazard mitigation information.
Time line	Ongoing
Constraints	Development of meaningful education materials. Costs of development, printing, and distribution of education materials.

Plan Goals Addressed			
		X	Protect Life and Property
X	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – MULTI HAZARD #6**
Action Item	Develop public and private partnerships to foster natural hazard mitigation program coordination and collaboration in the City of West Covina.
Coordinating Organization	Planning Department Public Works Department
Ideas for Implementation	• Work with city governments to develop local Natural Hazards Mitigation Plans that are consistent with the goals and framework of the City plan. • Identify all organizations within the City of West Covina that have programs or interests in natural hazard mitigation. • Involve private businesses throughout the city in mitigation planning. • Improve communications between Caltrans and city road departments, and work together to prioritize and identify strategies to deal with road problems. • Establish protocol for communication electric providers and the Department of Transportation and Development to assure rapid restoration of transportation capabilities.
Time line	Ongoing
Constraints	Continued cooperation and communications with outside organizations.

Plan Goals Addressed			
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services
			Protect Life and Property

Natural Hazard	**SHORT TERM ACTIVITY – MULTI HAZARD # 7**		
Action Item	Use technical knowledge of natural ecosystems and events to link natural resource management and land use organizations to mitigation activities and technical assistance.		
Coordinating Organization	Planning Department		
Ideas for Implementation	• Review ordinances that protect natural systems and resources to mitigate for natural hazards for possible enhancements. • Pursue vegetation and restoration practices that assist in enhancing and restoring the natural and beneficial functions of the watershed. • Develop education and outreach programs that focus on protecting natural systems as a mitigation activity.		
Time line	Ongoing		
Constraints	Staff time researching and implementing objectives.		
Plan Goals Addressed			Protect Life and Property
	Public Awareness	X	Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – MULTI HAZARD # 8**		
Action Item	Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.		
Coordinating Organization	Planning Department		
Ideas for Implementation	• Identify critical facilities at risk from natural hazards events. • Develop strategies to mitigate risk to these facilities, or to utilize alternative facilities should natural events cause damages to the facilities in question. • Incorporate the building inventory developed by the Department of Geology and Mineral Industries (Dec. 2000) into the hazard assessment. • Identify bridges at risk from flood or earthquake hazards, identify enhancements, and implement projects needed to reduce the risks.		
Time line	1 – 2 years		
Constraints	Information sharing on critical facilities during a period of heightened security awareness.		
Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY – MULTI HAZARD #1**
Action Item	Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs, and enhancing public education on a local and regional basis.
Coordinating Organization	Office of Emergency Services
Ideas for Implementation	• Educate private property owners on limitations of bridges and dangers associated with them. • Upgrade City of West Covina Emergency Response Plan to incorporate National Incident Management System (NIMS). • Encourage individual and family preparedness through public education projects such as safety fairs. • Obtain Emergency Operation Plans for City of West Covina businesses, including the BKK Landfill Emergency Response Plan. • Identify opportunities for partnering with citizens, private contractors, and other jurisdictions to increase availability of equipment and manpower for efficiency of response efforts. • Work with Community groups to expand Community Emergency Response Team (CERT) training. • Familiarize public officials of requirements regarding public assistance for disasters.
Time line	Ongoing
Constraints	Development of training programs. Funding for training programs.

Plan Goals Addressed			
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - MULTI HAZARD #2**
Action Item	Mitigate loss of Public Safety (Police, Fire, and Emergency Medical) radio and data Communications Network and Communications Control/Dispatching Center from earthquake, high winds, and violent storms.
Coordinating Organization	Public Safety Departments
Ideas for Implementation	• Develop a mobile emergency center capable of receiving 9-1-1 calls and including radio control systems to communicate with police, fire, emergency medical and public works. Obtain funding from city resources, federal, and state grant opportunities or public donations. • When replacing existing radio transmitters, receivers, voting selectors and microwave components of the radio network, include hot stand-by for each component of the system. Obtain funding from city resources as equipment is replaced. • Develop a portable, crank up 45-foot radio tower equipped with antennae and equipment to support current radio network, to replace the 200 foot BKK tower should it be toppled or damaged by an earthquake, high winds, storm, or suffer damage from being struck by a flying object. Obtain funding from city resources, state or federal grant opportunities, or public donations. Establish clear roles for participants, meeting regularly to pursue and evaluate implementation of mitigation strategies.
Time line	Ongoing
Constraints	Locate funding to move forward with future capital improvements.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - MULTI HAZARD #3**
Action Item	Develop, enhance, and implement education programs aimed at mitigating natural hazards, and reducing the risk to citizens, public agencies, private property owners, businesses, and schools.
Coordinating Organization	Office of Emergency Services
Ideas for Implementation	• Make the City of West Covina Natural Hazards Mitigation Plan available to the public by publishing the plan electronically on the city and emergency management websites. • Develop and complete a baseline survey to gather perceptions of private citizens and the business community regarding natural hazard risks and identify mitigation needs. Repeat the survey in five years to monitor successes and failures of natural hazard mitigation programs. • Develop adult and child educational programs to be used by local radio and cable stations. • Education: Develop curriculum for school programs and adult education on reducing risk and preventing loss from natural hazards. • Conduct natural hazards awareness programs in schools and community centers. • Conduct workshops for public and private sector organizations to raise awareness of mitigation activities and programs. • Develop outreach materials for mitigation, preparedness, response and recovery.
Time line	Ongoing
Constraints	Staffing available for program development.

Plan Goals Addressed			
		X	Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - MULTI HAZARD # 4**
Action Item	Work with the public on streamlining the approval process through other agencies (i.e. CEQA, AQMD, Fire Department, etc.) for the reconstruction of commercial structures on private property.
Coordinating Organization	Public Works
Ideas for Implementation	• Develop handouts related to reconstruction of commercial property, including the needed documentation and the various agency requirements. • Work with the Planning Commission for faster processing of required entitlements • Conduct a workshop for private property/business owners for reconstruction of damaged properties.
Time line	Ongoing
Constraints	Staff time for program development.

Plan Goals Addressed			
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - MULTI HAZARD #5**
Action Item	Provide information to the public for the reconstruction of non-conforming structures in the event of a Natural disaster in compliance with Section 26-186 of the City of West Covina Municipal Code. Additionally provide information in regards to the documents and plans that would be needed to process applications.
Coordinating Organization	Planning Department
Ideas for Implementation	• Following a natural disaster, hold a community meeting providing samples and needed information. • Develop handouts related to reconstruction of non-conforming structures. • Educate the public on types of materials and types of construction that would minimize any future damage.
Time line	Ongoing
Constraints	Staff time and program development.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - MULTI HAZARD #6**
Action Item	Reduce loss of life and property from natural hazards such as flooding, high winds, violent storms, and earthquakes.
Coordinating Organization	Public Works Department
Ideas for Implementation	• Educate the public and local government building inspectors on proper construction methods so they can ensure contractors construct buildings that are built in accordance with standards to withstand earthquakes. Also encourage property owners to retrofit existing structures that do not meet current standards. • Develop and maintain an early warning system for citizens who may be affected by flooding, wind damage, or violent storms early enough to take protective action. • Stockpile sandbags, sand, plywood and other emergency supplies so they are readily available to the public for specific threats. • Educate the public on what to do and how to mitigate specific damage to their property. Examples of how to board up windows, trimming large trees near homes and buildings, correcting drainage around property. • Update sheltering agreements to house displaced citizens.
Time line	Ongoing
Constraints	Coordination with outside agencies.

Plan Goals Addressed			
		X	Protect Life and Property
X	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY - EARTHQUAKE # 1**
Action Item	Integrate new earthquake hazard mapping data for the City of West Covina and improve technical analysis of earthquake hazards.
Coordinating Organization	Public Works Department
Ideas for Implementation	• Provide HAZUS training to City of West Covina personnel. • Update City of West Covina earthquake HAZUS data using more localized data including building inventory to improve accuracy of the vulnerability assessment for the City of West Covina. • Conduct risk analysis incorporating HAZUS data and hazard maps using GIS technology to identify risk sites and further assist in prioritizing mitigation activities and assessing the adequacy of current land use requirements.
Time line	2 years
Constraints	Training time for City staff.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY -EARTHQUAKE #2**
Action Item	Incorporate the Regional Earthquake Transportation Evacuation Routes developed by the Regional Emergency Managers Group into appropriate planning documents.
Coordinating Organization	Office of Emergency Services
Ideas for Implementation	• Update the transportation routes map in the City of West Covina Natural Hazard Mitigation Plan with the evacuation route data. • Integrate the evacuation routes data into the City of West Covina Emergency Operations Plan. • Examine information on both local and regional evacuation routes.
Time line	2 years
Constraints	Procurring data from outside agencies.

Plan Goals Addressed			
			Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - EARTHQUAKE #1**
Action Item	Identify funding sources for structural and nonstructural retrofitting of structures that are identified as seismically vulnerable.
Coordinating Organization	Finance Department
Ideas for Implementation	• Provide information for property owners, small businesses, and organizations on sources of funds (loans, grants, etc.) • Explore options for including seismic retrofitting in existing programs such as low income housing, insurance reimbursements, and pre and post disaster repairs.
Time line	Ongoing
Constraints	Funding opportunities.

Plan Goals Addressed			Protect Life and Property
X	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - EARTHQUAKE #2**
Action Item	Encourage seismic strength evaluations of critical facilities in the City of West Covina to identify vulnerabilities for mitigation of schools, public infrastructure, and critical facilities to meet current seismic standards.
Coordinating Organization	Public Works Department
Ideas for Implementation	• Work with School Districts on the development of their Hazard Mitigation Plan. • Encourage owners of non-retrofitted structures to upgrade them to meet seismic standards. • Encourage water providers to replace old cast iron pipes with more ductile iron, and identify partnership opportunities with other agencies for pipe replacement.
Time line	5+ years
Constraints	Coordination with Community partners.

Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**LONG TERM ACTIVITY -EARTHQUAKE #3**		
Action Item	Encourage reduction of nonstructural and structural earthquake hazards in homes, schools, businesses, and government offices.		
Coordinating Organization	Office of Emergency Services		
Ideas for Implementation	• Provide information to government building and school facility managers and teacher on securing bookcases, filing cabinets, light fixtures, and other objects that can cause injuries and blocked exits. • Encourage facility managers, business owners, and teachers to refer to FEMA's practical guidebook: "Reducing the Risks of Nonstructural Earthquake Damage" • Encourage homeowners and renters to use "Is Your Home Protected from Earthquake Disaster? A Homeowner's Guide to Earthquake Retrofit" (IBHS) for economic and efficient mitigation techniques. • Explore partnerships to provide retrofitting classes for homeowners, renters, building professionals, and contractors.		
Time line	Ongoing		
Constraints	Distribution of new training materials.		
Plan Goals Addressed		X	Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY - LANDSLIDE #1**		
Action Item	Improve knowledge of landslide and earth movement hazard areas and understanding of vulnerabilities and risk to life and property in hazard prone areas.		
Coordinating Organization	Public Works Department		
Ideas for Implementation	• Complete a earth movement hazard map for the City of West Covina. • Develop information sheet on expansive soils and what the homeowner or business owner can do to mitigate this problem.		
Time line	1 year		
Constraints	None.		
Plan Goals Addressed			Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - LANDSLIDE #1**		
Action Item	Review local ordinances regarding building and development in areas prone to earth movement.		
Coordinating Organization	Public Works Department		
Ideas for Implementation	• Coordinate with other City Departments on the requirements to building in these areas. • Control new development encroaching on areas susceptible to earth movement.		
Time line	Ongoing		
Constraints	Staff training and code review.		
Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – FLOODING #1**		
Action Item	Mitigate flooding at Azusa Avenue and Amar Road.		
Coordinating Organization	Community Development Commission Environmental Management		
Ideas for Implementation	• Improve drainage system throughout the area of Azusa Avenue and Amar Road, including runoff down Azusa Avenue. • Coordinate with rehab of road development on issues involving drainage. • Work with BKK on issues of developing and maintaining adequate drainage. • Work with Shopping Centers at that location to improve drainage. • Any new development at the BKK site to include mitigation measures.		
Time line	Ongoing		
Constraints	Coordination with developers.		
Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – FLOODING #2**
Action Item	Recommend revisions to requirements for development within the floodplain, where appropriate.
Coordinating Organization	Planning and Public Works
Ideas for Implementation	• Evaluate elevation requirements for new residential and nonresidential structures in the unincorporated floodplain area; • Complete rebuild of the Holt and Grand Avenue bridge to include design to minimize flooding risk; • Explore raising the base elevation requirement for new residential construction to two or three feet above base flood elevation, or greater. An increased elevation standard is one activity the county can engage in to receive credit from the NFIP Community Rating System Program; • Identify opportunities to upgrade Federal Insurance Rate Map, and arrange for Cooperative Technical Partnership mapping upgrades for select areas; and • Identify alternatives to reduce development in the floodplain.
Time line	1 – 2 years
Constraints	Adoption of changes to the building code and/or zoning ordinances.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – FLOODING #3**
Action Item	Target flooding mitigation information to the public.
Coordinating Organization	Public Works; Risk Management
Ideas for Implementation	• Identify properties eligible for Flooding Insurance. Provide information on the need and purpose of flood insurance. • Provide flooding mitigation materials to the public with information on proper use. • Distribute information regarding flooding to the general public. • Adopt new FIRM maps.
Time line	2 years
Constraints	Adopt new FIRM map, develop Public Education materials.

Plan Goals Addressed			
		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY - WILDFIRE #1**
Action Item	Enhance emergency services to increase the efficiency of wildfire response and recovery activities.
Coordinating Organization	Fire Department
Ideas for Implementation	• Inventory water system and provide maps showing stored water information and crossover connections for adjacent water districts to fire companies; • Develop a City of West Covina reverse 911 call list that includes all at-risk urban /wildland interface residents in order to contact them during evacuations.
Time line	2 years
Constraints	Data sharing with eight water companies.

Plan Goals Addressed			Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services

Natural Hazard	**SHORT TERM ACTIVITY – WILDFIRE #2**
Action Item	Educate agency personnel on federal cost-share and grant programs, Fire Protection Agreements and other related federal programs so the full array of assistance available to local agencies is understood.
Coordinating Organization	Fire Department
Ideas for Implementation	• Investigate potential funding opportunities for individual mitigation projects; and • Develop, approve and promote Fire Protection Agreements and partnerships to clarify roles and responsibilities and to provide for fire mitigation activities and suppression preparedness,
Time line	1-2 years
Constraints	Staff training scheduling.

Plan Goals Addressed		X	Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY – WILDFIRE #1**
Action Item	Encourage development and dissemination of maps relating to the fire hazard to help educate and assist builders and homeowners in being engaged in wildfire mitigation activities and to help guide emergency services during response.
Coordinating Organization	Fire Department
Ideas for Implementation	• Update wildland/urban interface maps. • Conduct risk analysis incorporating data and the created hazard maps using GIS technology to identify risk sites and further assist in prioritizing mitigation activities; and • Identify alternative water sources and incorporate into response maps.
Time line	1 – 3 years
Constraints	Staff time for developing maps.

Plan Goals Addressed			
	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services
		X	Protect Life and Property

Natural Hazard	**LONG TERM ACTIVITY – WILDFIRE #2**
Action Item	Enhance outreach and education programs aimed at mitigating wildfire hazards and reducing or preventing the exposure of citizens, public agencies, private property owners and businesses to natural hazards.
Coordinating Organization	Fire Department
Ideas for Implementation	• Visit urban interface neighborhoods to conduct education and outreach activities; • Conduct specific community-based demonstration projects of fire prevention and mitigation in the urban interface; • Continue weed abatement program identifying site-specific mitigation activities. Fire Prevention can give property owners personal suggestions and assistance; and • Perform public outreach and information activities directed at Wildland Fire mitigation at Fire Service Days and other public safety fairs.
Time line	Ongoing
Constraints	Development of Public Education events.

Plan Goals Addressed			
		X	Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY – WIND #1**
Action Item	Underground utilities on Azusa Avenue from Aroma Drive to Amar Road. Relocate overhead utilities to conduits placed underground along Amar Road from Azusa Avenue to Temple Avenue.
Coordinating Organization	Public Works Department
Ideas for Implementation	• All new utility projects designed for underground service. • Identify areas where existing service needs to be better protected. • Coordinate with Southern California Edison on existing and proposed projects.
Time line	5 – 10 years
Constraints	To be completed as new projects are brought through the city planning approval process.

Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY – WIND #2**
Action Item	Reduce tree damage from storms throughout the City.
Coordinating Organization	Public Works
Ideas for Implementation	• Work with Maintenance Department to determine best ways to limit damage to trees. • Work with Maintenance Department to develop tree-trimming schedule for optimum effectiveness to maintain healthy trees. • Determine tree planting plan to include type of trees to plant, when to plant, where easement trees will be planted, and how and when they will be maintained.
Time line	2 – 3 years
Constraints	Incorporation into the current process, data entry and programming to track inventory of trees.

Plan Goals Addressed		X	Protect Life and Property
	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY – WIND #3**
Action Item	Public Awareness Campaign: To provide public education materials to City of West Covina residents and all School District staff, parents and age-appropriate students with mitigation materials pertaining to the protection of life and property before, during, and after a windstorm.
Coordinating Organization	City of West Covina Emergency Services
Ideas for Implementation	• Compile mitigation brochures from the following organizations: FEMA; California Public Utilities Commission; County of Public Works; Southern California Edison; Tree Line Connection • Distribute these materials to City of West Covina residents and school district members. Materials can be distributed at City Council Meetings, Commission Meetings, City Hall, Parks and Recreation Centers, Fire Departments, Police Departments, Chamber of Commerce Meetings, School Administration Offices and other appropriate venues. • Create community PowerPoint seminar to be given at CERT/RACES joint hazard training event. Utilize presentation at future City Council Meetings or other public events as appropriate.
Time line	Ongoing
Constraints	Development and distribution of Public Education materials.

Plan Goals Addressed			
		X	Protect Life and Property
X	Public Awareness		Natural Systems
	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - WIND #4**
Action Item	Create local City and utility awareness of tree pruning and Fire Code Sections relevant to wind-resistant utility operations
Coordinating Organization	Planning Dept, Public Works, Emergency Services Offices
Ideas for Implementation	• Provide information to City Planning Departments and local utility companies encouraging compliance with State and Local tree clearance and integrity guidelines by: o Compile comprehensive list of pertinent State and local regulations o Send letters of encouragement from Hazard Mitigation Planning Committee and local City and School officials encouraging utility compliance with guidelines
Time line	Ongoing
Constraints	Staff time in developing program.

Plan Goals Addressed			
			Protect Life and Property
X	Public Awareness		Natural Systems
X	Partnerships and Implementation		Emergency Services

Natural Hazard	**LONG TERM ACTIVITY - WIND #5**
Action Item	Encourage Critical City Facilities to purchase and/or test backup power facilities for use during a power failure. Create a equipment/testing log to ensure backup power equipment is in working service.
Coordinating Organization	Public Works, Emergency Management
Ideas for Implementation	• Gather all databases of backup power equipment for critical facilities. • Test all critical facility backup power generators. • Keep an accurate record of equipment specification and testing date information.
Time line	Ongoing
Constraints	None

Plan Goals Addressed			
	Public Awareness		Natural Systems
	Partnerships and Implementation	X	Emergency Services
		X	Protect Life and Property

Section 1

Introduction

Throughout history, the inhabitants of California have dealt with various natural hazards. Photos, journal entries, and newspapers from the 1800's show that the residents of the area dealt with earthquakes, earth movements, flooding, tsunamis, wildfires and wind storms. Situated within the San Gabriel basin of the Southern California area, the City of West Covina has been impacted by many of these same hazards.

Although there were fewer people in the area, the natural hazards adversely affected the lives of those who depended on the land and climate conditions for food and welfare. As the population of the City continues to increase, the exposure to natural hazards creates an even higher risk than previously experienced.

The City of West Covina is the thirteenth most populous city in Los Angeles County[i], and offers the benefits of living in a Mediterranean-type climate. The city is characterized by the unique and attractive landscape that makes the area so popular. However, the potential impacts of natural hazards associated with the terrain make the environment and population vulnerable to natural disaster situations.

The City is subject to earthquakes, earth movements, flooding, wildfires and windstorms. Due to its inland location, the City of West Covina is less likely to suffer the impacts of a tsunami than other communities situated closer to the Southern California coastline. It is impossible to predict exactly when these disasters will occur, or the extent to which they will affect the City. However, with careful planning and collaboration among public agencies, private sector organizations, and citizens within the community, it is possible to minimize the losses that can result from these natural disasters.

City of West Covina most recently experienced damage resulting from the rainstorms and flooding occurring throughout Southern California from 2/10 through 2/15/1992. A Presidential Declaration assisted the City with its recovery. Federal funds were received to assist the whole City and particularly the area of Azusa Ave. and Amar Road. The businesses and apartments in this area were adversely impacted with damage to the structure, property/inventory, and loss of business days.

The City of West Covina was also adversely impacted by the rainstorms of February 1978. During this time, the City of West Covina received federal disaster funds through Declaration FDAA 547 DR in the amount of $308,584. Damage from these storms included a road washout, slope failure at water reservoir #2, and the subsidence of fuel tanks at the Police Department facility.

Areas affected by this storm flooding were minimized by previous mitigation projects, Prior to the flood control system being built, Walnut Creek, which flows across the central section of the City from east to west, would overflow its banks and damage agricultural land. The construction of the San Gabriel Dam No. 2 in 1933, and the storm

drain system and channel into the San Gabriel and Rio Hondo rivers in 1938, helped mitigate flooding. The construction of nearby Puddingstone and San Dimas Canyon Dams in 1921 also aided in the mitigation of flooding.

Why Develop a Mitigation Plan?

As the costs of damage from natural disasters continues to increase, the community realizes the importance of identifying effective ways to reduce vulnerability to disasters. Natural hazard mitigation plans assist communities in reducing risk from natural hazards by identifying resources, information, and strategies for risk reduction, while helping to guide and coordinate mitigation activities throughout the City.

The plan provides a set of action items to reduce risk from natural hazards through education, outreach programs to foster the development of partnerships, and implementation of preventative activities, such as land use programs that restrict and control development in areas subject to damage from natural hazards.

The resources and information within the Mitigation Plan:

(1) establish a basis for coordination and collaboration among agencies and the public in the City of West Covina;
(2) identify and prioritize future mitigation projects; and
(3) assist in meeting the requirements of federal assistance programs.

The mitigation plan works in conjunction with other City plans, including the City General Plan and Emergency Operations Plans.

Whom Does the Mitigation Plan Affect?

The City of West Covina Natural Hazards Mitigation Plan affects the entire city. Map 1 shows major roads in the City of West Covina. This plan provides a framework for planning for natural hazards. The resources and background information in the plan is applicable City-wide, and the goals and recommendations can lay groundwork for local mitigation plans and partnerships.

Natural Hazard Land Use Policy in California

Planning for natural hazards should be an integral element of any city's land-use planning program. All California cities and counties have General Plans and the implementing ordinances that are required to comply with the statewide planning regulations.

The continuing challenge faced by local officials and state government is to keep the network of local plans effective in responding to the changing conditions and needs of California's diverse communities, particularly in light of the very active seismic region in which we live.

This is particularly true in the case of planning for natural hazards where communities

must balance development pressures with detailed information on the nature and extent of hazards.

Planning for natural hazards, calls for local plans to include inventories, policies, and ordinances to guide development in hazard areas. These inventories should include the compendium of hazards facing the community, the built environment at risk, the personal property that may be damaged by hazard events, and most of all, the people who live in the shadow of these hazards.

Support for Natural Hazard Mitigation

All mitigation is local, and the primary responsibility for development and implementation of risk reduction strategies and policies lies with local jurisdictions. Local jurisdictions, however, are not alone. Partners and resources exist at the regional, state and federal levels. Numerous California state agencies have a role in natural hazards and natural hazard mitigation. Some of the key agencies include:

- The Governor's Office of Emergency Services (OES) is responsible for disaster mitigation, preparedness, response, recovery, and the administration of federal funds after a major disaster declaration;

- The Southern California Earthquake Center (SCEC), gathers information about earthquakes, integrates this information on earthquake phenomena, and communicates this to end-users and the general public to increase earthquake awareness, reduce economic losses, and save lives.

- The California Division of Forestry (CDF) is responsible for all aspects of wildland fire protection on private, state, and administers forest practices regulations, including landslide n1itigation, on non-federal lands.

- The California Division of Mines and Geology (DMG) is responsible for geologic hazard characterization, public education, the development of partnerships aimed at reducing risk, and exceptions (based on science-based refinement of tsunami inundation zone delineation) to state mandated tsunami zone restrictions; and

- The California Division of Water Resources (DWR) plans, designs, constructs, operates, and maintains the State Water Project; regulates dams; provides flood protection and assists in emergency management. It also educates the public and serves local water needs by providing technical assistance.

Plan Methodology

Information in the Mitigation Plan is based on research from a variety of sources. Staff from the City of West Covina conducted data research and analysis, facilitated steering committee meetings and public workshops, and developed the final mitigation plan. The research methods and various contributions to the plan include:

Input from the Steering Committee:

The Hazard Mitigation Steering Committee convened every 2 weeks to guide development of the Mitigation Plan. The committee played an integral role in developing the mission, goals, and action items for the mitigation plan. The committee consisted of representatives of public and private agencies and organizations in City of West Covina, including:

City of West Covina Community Development Commission
City of West Covina Communications Department
City of West Covina Community Services Department
City of West Covina Emergency Services
City of West Covina Environmental Management Department
City of West Covina Finance Department
City of West Covina Fire Department
City of West Covina Information Services
City of West Covina Planning Department
City of West Covina Police Department
City of West Covina Public Works Department
City of West Covina Office of the City Attorney
City of West Covina Risk Management
Covina Valley Unified School District
West Covina Unified School District

Stakeholder interviews:

City staff conducted 23 interviews with individuals and specialists from organizations interested in natural hazards planning. The interviews identified common concerns related to natural hazards and identified key long and short-term activities to reduce risk from natural hazards. A complete listing of all stakeholders is located in Appendix B. Stakeholders interviewed for the plan included representatives from:

Citrus Valley Health Partners
City of Covina
City of Irwindale
City of Walnut
City of West Covina Chamber of Commerce
City of West Covina residents

Covina Valley Unified School District
Dimensions Unlimited
Doctor's Hospital of West Covina
East San Gabriel Valley Regional Occupation Center
Hollencrest School
Los Angeles County Office of Emergency Management
Los Angeles County Public Works
Montessori Academy of West Covina
Mount San Antonio College
Saint Christopher School
South Hills High School
Southern California Edison
Suburban Water Systems
Walnut Unified School District
Wescove School
West Covina High School
West Covina Unified School District
West Covina United Methodist

State and federal guidelines and requirements for mitigation plans:

Following are the Federal requirements for approval of a Natural Hazard Mitigation Plan:

- Open public involvement, with public meetings that introduce the process and project requirements.
- The public must be afforded opportunities for involvement in: identifying and assessing risk, drafting a plan, and public involvement in approval stages of the plan.
- Community cooperation, with opportunity for other local government agencies, the business community, educational institutions, and non-profits to participate in the process.
- Incorporation of local documents, including the local General Plan, the Zoning Ordinance, the Building Codes, and other pertinent documents.

The following components must be part of the planning process:

- Complete documentation of the planning process
- A detailed risk assessment on hazard exposures in the community
- A comprehensive mitigation strategy, which describes the goals & objectives, including proposed strategies, programs & actions to avoid long-term vulnerabilities.
- A plan maintenance process, which describes the method and schedule of monitoring, evaluating and updating the plan and integration of the All Hazard Mitigation Plan into other planning mechanisms.
- Formal adoption by the City Council.
- Plan Review by both State OES and FEMA

These requirements are spelled out in greater detail in the following plan sections and

supporting documentation.

A minimum of two public forums is recommended to meet the requirement for public participation, in addition to the inclusion of representatives from outside organizations on the planning committee itself. The timing and scheduling of the workshops may vary from one community to another depending on how each city's committee organizes its work and the particular needs of the community.

City of West Covina staff examined existing mitigation plans from around the country, current FEMA hazard mitigation planning standards (386 series) and the State of California Natural Hazards Mitigation Plan Guidance.

Other reference materials consisted of county and city mitigation plans, including:

Clackamas County (Oregon) Natural Hazards Mitigation Plan
Six County (Utah) Association of Governments
Upper Arkansas Area Risk Assessment and Hazard Mitigation Plan
Urbandale-Polk County, Iowa Plan
Hamilton County, Ohio Plan
Natural Hazard Planning Guidebook from Butler County, Ohio

Hazard specific research: City of West Covina staff collected data and compiled research on five hazards: earthquakes, earth movements, flooding, wildfires and windstorms. Research materials came from state agencies including OES, and CDF. The City of West Covina staff conducted research by referencing historical local newspapers, interviewing long time residents, long time City of West Covina employees and locating City of West Covina information in historical documents.

The City of West Covina staff identified current mitigation activities, resources and programs, and potential action items from research materials and stakeholder interviews.

Public Workshops

The City of West Covina staff facilitated two public workshops to gather comments and ideas from West Covina citizens about mitigation planning and priorities for mitigation plan goals. The first workshop held July 21st, 2004, attracted three citizens, and the second, held August 26th, 2004, brought in four citizens.

The resources and information cited in the mitigation plan provide a strong local perspective and help identify strategies and activities to make the City of West Covina more disaster resilient.

How Is the Plan Used?

Each section of the mitigation plan provides information and resources to assist people in understanding the City and the hazard-related issues facing citizens, businesses, and the

environment. Combined, the sections of the plan work together to create a document that guides the mission to reduce risk and prevent loss from future natural hazard events.

The structure of the plan enables people to use a section of interest to them. It also allows City government to review and update sections when new data becomes available. The ability to update individual sections of the mitigation plan places less of a financial burden on the City. Decision-makers can allocate funding and staff resources to selected pieces in need of review, thereby avoiding a full update, which can be costly and time-consuming. New data can be easily incorporated, resulting in a natural hazards mitigation plan that remains current and relevant to City of West Covina.

The mitigation plan is organized in three volumes. Volume I contains an executive summary, introduction, City profile, risk assessment, multi-hazard goals , and plan maintenance sections. Volume II contains five natural hazard sections and Volume III includes the appendices. Each section of the plan is described below.

Volume I: Mitigation Action Plan

Executive Summary: Five-Year Action Plan

> The Five-Year Action Plan provides an overview of the mitigation plan mission, goals, and action items. The plan action items are included in this section, and address multi-hazard issues, as well as hazard-specific activities that can be implemented to reduce risk and prevent loss from future natural hazard events.

Section 1: Introduction

> The Introduction describes the background and purpose of developing the mitigation plan for the City of West Covina.

Section 2: Community Profile

> This section presents the history, geography, demographics, and socio-economics of City of West Covina. It serves as a tool to provide an historical perspective of natural hazards in the city.

Section 3: Risk Assessment

> This section provides information on hazard identification, vulnerability and risk associated with natural hazards in the City of West Covina.

Section 4: Multi-Hazard Goals and Action Items

This section provides information on the process used to develop goals and action items that cut across the five natural hazards addressed in the mitigation plan.

Section 5: Plan Maintenance

This section provides information on plan implementation, monitoring and evaluation.

Volume II: Hazard Specific Information

Hazard-Specific Information on the five chronic hazards is addressed in this plan. Chronic hazards occur with some regularity and may be predicted through historic evidence and scientific methods. The chronic hazards addressed in the plan include:

Section 6: Earthquake
Section 7: Earth Movement (Landslide / Debris Flow)
Section 8: Flooding
Section 9: Wildfire
Section 10: Windstorm

Catastrophic hazards do not occur with the frequency of chronic hazards, but can have devastating impacts on life, property, and the environment. In Southern California, because of the geology and terrain, earthquake, earth movement, flooding and wildfire also have the potential to be catastrophic as well as chronic hazards. For the coastal areas of Southern California, tsunamis, while very rare, have the potential to calamitously devastate low-lying coastal areas. It is not expected that the City of West Covina would be directly impacted by a tsunami. The impact a tsunami would have on the region would most likely have some related trickle-down effect on the City of West Covina.

Likewise for volcanic activity, all though there are volcanic ranges in the Mojave Desert area, the eastern Sierras, and northern California; there is no known volcanic activity that would have a direct impact on the City of West Covina. Like a tsunami, if other areas are greatly impacted by volcanic activity we would expect some domino effect to be felt in the communities of southern California.

Each of the hazard-specific sections includes information on the history, hazard causes and characteristics, hazard assessment, goals and action items, and local, state, and national resources.

Volume III: Resources

The plan appendices are designed to provide users of the City of West Covina Natural Hazards Mitigation Plan with additional information to assist them in understanding the contents of the mitigation plan, and potential resources to assist them with implementation.

Appendix A: Plan Resource Directory

The resource directory includes City, regional, state, and national resources and programs that may be of technical and/or financial assistance to City of West Covina during plan implementation.

Appendix B: Public Participation Process

This appendix includes specific information on the various public processes used during development of the plan.

Appendix C: Benefit Cost Analysis

This section describes FEMA's requirements for benefit cost analysis in natural hazards mitigation, as well as various approaches for conducting economic analysis of proposed mitigation activities.

Appendix D: List of Acronyms

This section provides a list of acronyms for City, regional, state, and federal agencies and organizations that may be referred to within the City of West Covina Natural Hazards Mitigation Plan.

Appendix E: Glossary

This section provides a glossary of terms used throughout the plan.

Section 1 - Introduction Endnotes

[i] http://eire.census.gov

Section 2:

Community Profile

Why Plan for Natural Hazards in the City of West Covina?

Natural hazards impact citizens, property, the environment, and the economy of the City of West Covina. Earthquakes, earth movements, flooding, wildfires and wind storms have exposed West Covina residents and businesses to the financial and emotional costs of recovering after natural disasters. The risk associated with natural hazards increases as more people move to areas affected by natural hazards.

Even in those communities that are essentially "built-out" i.e., having little or no vacant land remaining for development, population density continues to increase when low density housing is replaced with medium and high density development projects.

The inevitability of natural hazards, and the growing population and activity within the city create an urgent need to develop strategies, coordinate resources, and increase public awareness to reduce risk and prevent loss from future natural hazard events. Identifying the risks posed by natural hazards, and developing strategies to reduce the impact of a hazard event can assist in protecting life and property of citizens and communities. Local residents and businesses can work together with the City to create a natural hazards mitigation plan that addresses the potential impacts of hazard events.

Geography and the Environment

The City of West Covina has an area of 17 square miles and is located in eastern Los Angeles County.

The terrain of the city is relatively flat with assorted rolling hills averaging an elevation of 381 feet. The elevated portion of the city is largely located in the east and southeast quadrants. The area is often referred to locally as the South Hills area, but geographically the area is part of the San Jose Hills. The San Jose Hills, as a topographic feature, extend from Bonelli Park at the borders of the City of La Verne in the east; to the intersection of Lark Ellen Avenue and Amar Road in the west. Elevations in the City range from the high of 1280 feet to a low of 320 feet.

Community Profile

The City of West Covina is rich in history. The City itself was incorporated in 1923[i].

The City is served by the I-10, I-210, I-605, CA 60 and CA 57 freeways, and the major arterial highways are Sunset Avenue, Glendora Avenue, Azusa Avenue and Citrus Street which run north-to-south, and Valley Blvd., Amar Road, Cameron Avenue and Puente Avenue which run east-to-west.

Remove this page and insert West Covina Base Map 1

Passenger transportation is provided by Foothill Transit, Metropolitan Transportation Authority (MTA), Metropolitan Transit District (MTD) and 'Go West' Shuttle services. In addition, two (2) Metrolink stations in adjacent cities serve the city further expanding accessibility in and out of West Covina.

Major Rivers

The nearest major river is the San Gabriel River. This river may have an impact on the City of West Covina. Normally, this river channel is dry and only carries a significant water flow during a major rainstorm. The river channel is part of the County Flood Control District and the city is protected by the Army Corps of Engineer Santa Fe Dam project. Portions of the northwest corner of the City would be impacted if this dam failed while holding a significant amount of water.

Climate

Temperatures in the City of West Covina are typical Southern California temperate climate. Temperatures spike in late August and September with it not unusual to run multiple 100+ degree F days .Late fall increases the chances of Santa Ana conditions bringing higher daytime temperatures and very low humidity. Temperatures rarely drop below 30 degrees F in the winter months (November-March).

Rainfall in the Los Angeles area, including West Covina, averages about 15 inches per year. However the term "average rainfall" is misleading because over the recorded history of rainfall in the City of West Covina, rainfall amounts have ranged from no rain at all in some years to very wet years during "El Nino" conditions. The "El Nino" is the condition where higher than normal sea temperatures exist in the equatorial Pacific Ocean. The higher temperatures allow the storms moving east over California to carry greater amounts of water. The reverse condition "La Nina" can cause drought years. The greatest amount of rainfall occurs in the months of January, February, and March.

Furthermore, actual rain fall in Southern California tends to fall in large amounts during sporadic and often heavy storms rather than consistently over storms at somewhat regular intervals. In short, rainfall in Southern California might be characterized as "feast or famine" within a single year. Because the metropolitan basin is largely built out, water originating in higher elevation communities can have a sudden impact on adjoining communities that have a lower elevation.

Minerals and Soils

The characteristics of the minerals and soils present in West Covina indicate the potential types of hazards that may occur. Rock hardness and soil characteristics can determine whether or not an area will be prone to geologic hazards such as earthquakes, liquefaction and landslides.

The geological formation of soils within West Covina consists of sandy gravel, sandy silt, sandy clay, silty clay and clay. The soil in the area north of Interstate 10 (San Bernardino Freeway) is primarily sandy gravel and sandy silt. The area between the Interstate 10 Freeway and Amar Road is primarily sandy silt and silty clay. The area south of Amar Road is primarily silty clay and clay. The South Hills area contains some landslide material in formation of its geological soil structure including various types of gravel, sand, silt and clay.

Understanding the geologic characteristics of City of West Covina is an important step in hazard mitigation and avoiding at-risk development.

Other Significant Geologic Features

The City of West Covina, like most of the Los Angeles Basin, lies over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.

The major faults that have the potential to affect the greater Los Angeles Basin, and therefore the City of West Covina are the:

San Andreas Fault
Newport Inglewood Fault
Palos Verdes Fault
Whittier Fault
And the Sierra Madre Fault

The minor faults that transect or have a close proximity to the City of West Covina include:

Walnut Creek Fault
San Jose Hills Fault
Red Hill Fault

The Los Angeles Basin has a history of powerful and relatively frequent earthquakes, dating back to the powerful 8.0+ San Andreas earthquake of 1857 which did substantial damage to the relatively few buildings that existed at the time. Paleoseismological research indicates that large (8.0+) earthquakes occur on the San Andreas fault at intervals between 45 and 332 years with an average interval of 140 years[ii]. Other lesser faults have also caused very damaging earthquakes since 1857. Notable earthquakes include the Long Beach earthquake of 1933, the San Fernando Earthquake of 1971, the 1987 Whittier Earthquake and the 1994 Northridge Earthquake.

In addition, many areas in the Los Angeles Basin have sandy soils that are subject to liquefaction. The City of West Covina has liquefaction zones as shown on map 5, this includes areas of the City of West Covina along the drainages of South Hills and along the most southwest corner of the city.

The City of West Covina also has areas with land movement potential. Areas of historic landslides are shown on Map 6 and slopes susceptible to movement induced by an earthquake are shown on map 5. Most of these susceptible slopes are in the elevated San Jose Hills area.

Population and Demographics

The City of West Covina has a population of about 105,080 *(109,083according to info provided by Area D)* in an area of 17 square miles. The population of West Covina has steadily increased from the mid 1800's through 2000, and increased 9.4% from 1990 to 2000 according to the 2000 Census. This continued strong population growth is projected to continue within the east San Gabriel Valley.

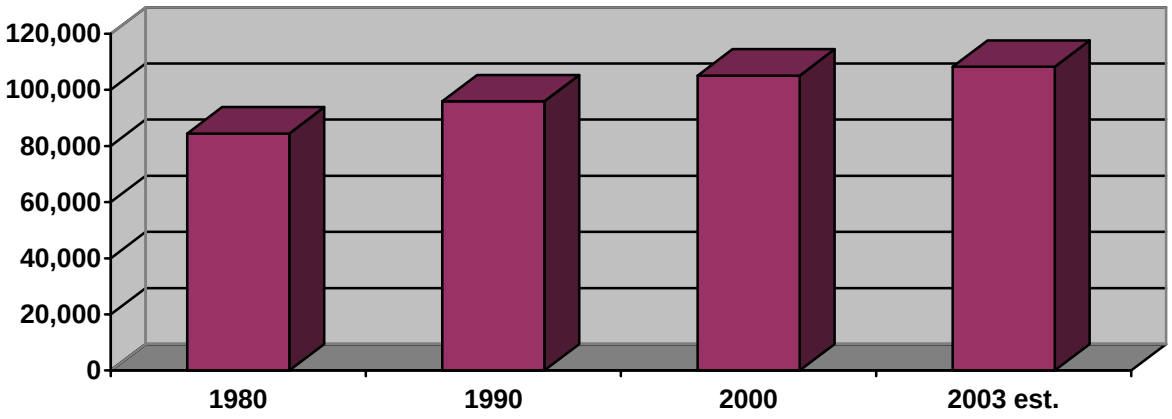

Figure 2-1 Historic and Projected City of West Covina Population

Source: U.S. Census Bureau[iii]

The increase of people living in West Covina creates more community exposure, and changes how agencies prepare for and respond to natural hazards. For example, more people living on the urban fringe can increase risk of fire. Wildfire has an increased chance of starting due to human activities in the urban/rural interface, and has the potential to injure more people and cause more property damage. But an urban/wildland fire is not the only exposure to the city of West Covina. In the 1987 publication, Fire Following Earthquake, issued by the All Industry Research Advisory Council, Charles Scawthorn explains how a post-earthquake urban conflagration would develop. The conflagration would be started by fires resulting from earthquake damage, but made much worse by the loss of pressure in the fire mains, caused by either lack of electricity to power water pumps, and /or loss of water pressure resulting from broken fire mains.

Furthermore, increased density can affect risk. For example, narrower streets are more difficult for emergency service vehicles to navigate. The higher ratio of residents to emergency responders affects response times, and homes located closer together increase

the chances of fires spreading.

The City of West Covina is experiencing a great deal of in-fill building, which is increasing the population density, creating greater service loads on the built infrastructure, including roads, water supply, sewer services and storm drains.

Natural hazards do not discriminate, but the impacts in terms of vulnerability and the ability to recover vary greatly among the population. According to Peggy Stahl of the Federal Emergency Management Agency (FEMA) Preparedness, Training, and Exercise Directorate, 80% of the disaster burden falls on the public, and within that number a disproportionate burden is placed upon special needs groups, e.g. women, children, minorities, and the poor.[iv]

According the latest census figures, (*2000*) the demographic make up of the city is as follows:

Hispanic	48,051	45.7%
Caucasian	24,124	23.0%
Asian	23,715	22.6%
African American	6,314	6.0%
Native American	304	0.3%
Other	2,572	2.4%

The ethnic and cultural diversity suggests a need to address multi-cultural needs and services.

Although the percentage of poverty in the City of West Covina (6.8%) is about two-thirds that of the state's (10.4%), 8.9% of the people living in poverty in City of West Covina are under 18 years old, and 1.8% are over 65.

Vulnerable populations, including seniors, disabled citizens, women, and children, as well as those people living in poverty, may be disproportionately impacted by natural hazards.

Examining the reach of hazard mitigation policies to special needs populations may assist in increasing access to services and programs. FEMA's Office of Equal Rights addresses this need by suggesting that agencies and organizations planning for natural disasters identify special needs populations, make recovery centers more accessible, and review practices and procedures to remedy any discrimination in relief application or assistance.

The cost of natural hazards recovery can place an unequal financial responsibility on the general population when only a small proportion may benefit from governmental funds used to rebuild private structures. Discussions about natural hazards that include local citizen groups, insurance companies, and other public and private sector organizations can help ensure that all members of the population are a part of the decision-making processes.

Land and Development

Development in Southern California from the earliest days was a cycle of "boom and bust". The Second World War, however, dramatically changed that cycle. Military personnel and defense workers came to Southern California to fill the logistical needs created by the war effort. The available housing was rapidly exhausted and existing commercial centers proved inadequate for the influx of people. Immediately after the war construction began on the freeway system, and the face of Southern California was forever changed. Home developments and shopping centers sprung up everywhere and within a few decades the central basin of Los Angeles County was virtually built out. This pushed new development further and further away from the urban center.

The City of West Covina General Plan addresses the use and development of private land, including residential and commercial areas. This plan is one of the City's most important tools in addressing environmental challenges including transportation and air quality; growth management; conservation of natural resources; clean water and open spaces.

The environment of most Los Angeles County cities is nearly identical with that of their immediate neighbors and the transition from one incorporated municipality to another is seamless to most people. Seamless too are the exposures to the natural hazards that affect all of Southern California.

Housing and Community Development

The City of West Covina offers an excellent mix of single and multi-housing stock, of which 66.5%[v] are owner occupied. One particular issue the city faces is the scarcity of housing and a lack of affordable homes. The median value of a home within West Covina for year 2004 is $370,000[vi], up from 26.7% over the year due to the current trends of low interest rates, and shortage of housing. Due to the increase in home prices, there has been an increase in demand for affordable housing. From year 2000 census statistics there were 32,058 total housing units. From that same year it was identified that there were 31,411 occupied units; 20,894 were owner occupied.

With regards to development issues, the Community Development Commission (CDC) has engaged in activities that promote the quality of life for the citizens of City of West Covina. This large-scale effort consists of neighborhood and other public facility improvements, rehabilitation of existing housing and new housing development. A portion of the funding for the said program is provided by The Department of Housing and Urban Development (HUD). The Community Development Commission also helps to promote economic prosperity throughout the City and promotes development while maintaining quality of life and integrity of the environment.

The City also participates in the Community Development Block Grant (CDBG)

program, which is the primary resource available to address both housing and non-housing community development. City of West Covina's CDBG allocation for the year 2004 is approximate anticipated to be approximately $1,461,122.

There is an increased concentration of resources and capital in City of West Covina. The best indicator is the increasing per capita personal income in the region since the 1970's. Per capita income is an estimate of total personal income divided by the total population.

This estimate can be used to compare economic areas as a whole, but it does not reflect how the income is distributed among residents of the area being examined. The City's per capita personal income is also increasing relative to California and the United State's average per capita incomes, resulting in a more affluent community than the average population.

Subtle but measurable changes occur constantly in communities that increase the potential loss that could occur in a major disaster. There are number of factors that contribute to this increasing loss potential. First, populations continue to increase, putting more people at risk within a defined geographic space. Second, inflation constantly increases the worth of real property and permanent improvements. Third, the amount of property owned per capita increases over time. Information from the U.S. Census Bureau shows gains in average housing standards and are as follows:

Table 2-0-1 Housing Standards

Amount of Property per person	1975	1998
Increased Size of new homes	1645 sq. ft.	2190 sq. ft.
% of homes with 4 + bedrooms	21%	33%
% of homes with 2 ½ or more baths	20%	52%
Source: U.S. Department of Census		

In looking at the greatest recorded earthquakes in American history, and compare the level of population and scale, development today that existed at the time of the event, the scale of potential damage is staggering.

1886 Charleston EQ M7.3 in Charleston, SC
Estimated insured damage if happened today $10 Billion

1906 San Francisco EQ M8.3 Significant fire following damage
Estimated insured damage if happened today $36 Billion

1811-12 New Madrid EQ 1811-12, series of 4 earthquakes over 7 weeks
Estimated insured damage if happened today $88 Billion

Source: Risk Management Solutions

Employment and Industry

Mitigation activities are needed at the business level to ensure the safety and welfare of workers and limit damage to industrial infrastructure. Employees are highly mobile, commuting from surrounding areas to industrial and business centers. This creates a greater dependency on roads, communications, accessibility and emergency plans to reunite people with their families. Before a natural hazard event, large and small businesses can develop strategies to prepare for natural hazards, respond efficiently, and prevent loss of life and property.

The City business climate has been strong and growing with concentrations of Services, Retail Sales, Offices, Health Care and some Industrial. West Covina is home to major business centers such as The Lakes at West Covina, the Wells Fargo Tower, the Los Angeles County Regional Government / Civic Center Complex, the region's dual retail powerhouse – Westfield Shoppingtown at West Covina and the Eastland Shopping Center, major regional auto-centers and five medical facilities and one trauma center. There are over 200 physicians and surgeons, ten chiropractors, and fifty dentists and orthodontists serving the community. Hospitals providing health care include Citrus Valley Health Partners (three facilities), Kaiser Permanente Medical Group and Doctor's Hospital of West Covina.

City of West Covina provides over 17,409 jobs. The City's employment rate is currently at 95.3%. According to the State Employment Development Department, the State's employment rate for 2003 was 93.2%.

There are 3,681 licensed businesses located within the City of West Covina. Of these, 290 are apartments; 1,007 are home based businesses; and 2,384 commercial businesses.

Mitigation activities are needed at the business level to ensure the safety and welfare of workers and limit damage to commercial infrastructure, especially office complexes mentioned above. Employees are highly mobile, commuting from surrounding areas to commercial and business centers. This creates a greater dependency on efficient circulation, communications, accessibility and emergency plans to reunite people with their families.

The city's close proximity to several major sources of transportation gives the residents access to regional, national and international markets. The Ontario International Airport is located approximately 20 miles east of the city and is serviced by most domestic carriers. The Los Angeles International Airport (LAX) is located approximately 40 miles west of the City.

The Metropolitan Transit District serves the city locally with two routes. West Covina serves as a transit hub for bus service within the San Gabriel Valley. Together, the nationally award-winning Foothill Transit District and the Los Angeles County Metropolitan Transportation Authority (MTA), provide over 400 bus arrivals and departures in West Covina daily. These buses serve express and local routes throughout West Covina and the greater Los Angeles County area.

The city is served by two Metrolink train stations in the nearby cities of Covina and Baldwin Park. Metrolink provides daily rail commuter train service between residential and major commercial areas throughout Los Angeles, Riverside, San Bernardino and Ventura Counties.

The City also offers local shuttle bus services, providing convenient connections between regional malls, Civic Center, Senior Citizens' Center, regional hospital facilities and the Baldwin Park Metrolink train station.

West Covina enjoys easy access to the Los Angeles Freeway System. A major freeway, Interstate 10 (the San Bernardino Freeway) runs through the northern section of the city. The following major freeways also serve the city:

State Highway 60 (Pomona Freeway) to the south;
Interstate 605 (San Gabriel Valley River Freeway) to the West; and
State Highway 57 (Orange Freeway) to the east.

Any disruptions to these transportation resources from a disaster would adversely affect the ability of customers, employees and suppliers to reach West Covina businesses.

Table 2-0-2 Type and Mix of West Covina Businesses

Classification	%
Services	46.11%
Retail/Trade	27.85
Finance/Insurance/Real Estate	11.95
Construction	04.00
Wholesale/Trade	03.39
Transportation, Communications and Public Utilities	02.58
Manufacturing	01.89
Public Administration	01.50
Agriculture, Forest/Fishing	00.73
Total	**100.00%**

Source: Claritas

Table 2-3 Major West Covina Employers

Commercial and Industrial Employers	Number of Employees
San Gabriel Valley Publishing Co.	416
Robinsons-May Company	274
JC Penney	243
Combined Mgmt Service Inc	224
Penske Motorcars	210
Target Store	210
Macy's	209
Sears Roebuck and Company	203
BJ's Restaurant and Bakery	201
Progressive Management Systems	188
Health Care Employers	
Citrus Valley Health Partners	1,500

Source: City Finance

Transportation and Commuting Patterns

The City of West Covina is the13th largest city in the Los Angeles Metropolitan Statistical Area (LAMSA) and the 50th largest in the State. Over the past decade, the LAMSA experienced rapid growth in employment and population. According to statistics kept by the AQMD, in 2003 there were 123,728 vehicles registered to addresses within West Covina. This is an increase of 12,119 vehicles, or 9.7%, over the total vehicles registered in 1998.

Private automobiles are the dominant means of transportation in Southern California and in the City of West Covina. However, West Covina meets its public transportation needs through a mixture of a regional transit system and various city contracted bus systems. The Metropolitan Transit District (MTA) provides both the local bus, Foothill Transit, and the light rail, Metrolink, service to West Covina and to the Los Angeles County metropolitan area.

Also, included in the public transportation system in West Covina is a shuttle bus service and a "Dial A Ride" service. The shuttle bus, "Go West," is a scheduled route that services the entire city. The "Dial A Ride" service is limited to seniors and disabled residents only and is on a request-for-service basis.

In addition to this service, the City promotes other alternative transportation activities.

One of the alternative modes of transportation encouraged by the City is bicycling. There are 40 miles of shared and dedicated bike paths in the city, including a significant trail adjacent to the flood control channel that connects adjoining cities.

Another less significant alternative mode of transportation is horseback. There are currently approximately two miles of horse trails that runs along the south side of the Los Angeles County flood control channel between Barranca Street and Holt Avenue.

The City of West Covina is served by the 60 (Pomona Freeway) and the 10 (San Bernardino Freeway), connecting the city to adjoining parts of Los Angeles County. The City maintains approximately 236 miles of streets including 14 miles of major arterials, 50 miles of collector streets, and 172 miles of residential streets. These streets were built over the last 70 years, with a majority of them constructed between 1950 and 1980. There are also 19 minor bridges included in the infrastructure of the city.

The traffic on most of the major streets reaches the street capacity during peak hours. As the population and the daily transit increase, there is an increased risk that a natural hazard event will disrupt the travel plans of residents across the region, as well as both local, regional and national commercial traffic.

Localized flooding can render roads unusable. A severe winter storm has the potential to disrupt the daily driving routine of hundreds of thousands of people. Natural hazards can disrupt automobile traffic and shut down local and regional transit systems.

Section 2 - Community Profile Endnotes

[i] County Board of Supervisor's Minutes from February 5th, 1923; Minute Book 83, Page 239

[ii] Peacock, Simon M., http://aamc.geo.lsa.umich.edu/eduQuakes/EQpredLab/EQprediction.peacock.html

[iii] www.eire.census.gov

[iv] www.fema.gov

[v] City of West Covina Budget 2003-2004

[vi] San Gabriel Valley Tribune Friday August 20, 2004

Section 3:

Risk Assessment

What is a Risk Assessment?

Conducting a risk assessment can provide information on the location of hazards, the value of existing land and property in hazard locations, and an analysis of risk to life, property, and the environment, that may result from natural hazard events. Specifically, the three levels of a risk assessment are as follows:

1) Hazard Identification

This is the description of the geographic extent, potential intensity and the probability of occurrence of a given hazard. Maps are frequently used to display hazard identification data. The City of West Covina identified five major hazards that affect this geographic area. These hazards - earthquakes, earth movements, flooding, wildfires and windstorms - were identified through an extensive process that utilized input from the Hazard Mitigation Steering Committee, Community partners, and the public. The geographic extent of each of the identified hazards has been identified by the City of West Covina Engineering Department using the best available data, and is illustrated by the charts/maps listed in Table 3-1.

2) Profiling Hazard Events

This process describes the causes and characteristics of each hazard; how it has affected the City of West Covina in the past; and, what part of the City of West Covina's population, infrastructure, and environment has historically been vulnerable to each specific hazard. A profile of each hazard discussed in this plan is provided in each hazard section. For a full description of the history of hazard specific events, please see the appropriate hazard chapter.

3) Vulnerability Assessment/Inventorying Assets

This is a combination of hazard identification with an inventory of the existing (or planned) property development(s) and population(s) exposed to a hazard. Critical facilities are of particular concern because these entities provide essential products and services to the general public that are necessary to preserve the welfare and quality of life in the city and fulfill important public safety, emergency response, and/or disaster recovery functions. The critical facilities have been identified and are cataloged on a spreadsheet available through the City of West Covina Office of Emergency Services. Some of the critical facilities are mapped, and are illustrated in Map 2 in this section. A description of the type of critical facilities in the city is also provided in this section. In addition, this plan includes a community issues summary in each hazard section to identify the most vulnerable and problematic areas in the city, including critical facilities,

and other public and private property.

4) Risk Analysis

Estimating potential losses involves assessing the damage, injuries, and financial costs likely to be sustained in a geographic area over a given period of time. This level of analysis involves using mathematical models. The two measurable components of risk analysis are magnitude of the harm that may result and the likelihood of the harm occurring. Describing vulnerability in terms of dollar losses provides the community and the state with a common framework in which to measure the effects of hazards on assets.

5) Assessing Vulnerability/ Analyzing Development Trends

This step provides a general description of land uses and development trends within the community so that mitigation options can be considered in land use planning and future land use decisions. This plan provides a comprehensive description of the character of the City of West Covina in the Community Profile. This description includes the Geography and Environment, Population and Demographics, Land Use and Development, Housing and Community Development, Employment and Industry, and Transportation and Commuting Patterns. Analyzing these components of West Covina can help in identifying potential problem areas, and can serve as a guide for incorporating the goals and ideas contained in this mitigation plan into other community development plans.

Table 3-1. List of Hazard Mitigation Plan Charts/maps

Map #	Type of Map	Section of the Plan
1	*Base Map of City of West Covina*	*Section 2: Community Profile*
2	*Critical Facilities (Public Safety & Hospitals)*	*Section 3: Risk Assessment*
3	*Essential Facilities*	*Section 3: Risk Assessment*
4	*Earthquake Fault map (L.A. Basin)*	*Section 6: Earthquake*
5	*Earthquake Fault Map (Local)*	*Section 6: Earthquake*
5	*Liquefaction Areas*	*Section 6: Earthquake*
5	*Earthquake induced landslides*	*Section 6: Earthquake*
7	*FIRM Map*	*Section 8: Flood*
8	*Dam Inundation Areas*	*Section 8: Flood*
9	*Historic Burn Areas*	*Section 9: Wildfire*
10	*Wildland / Urban Interface Areas*	*Section 9: Wildfire*
11	*Wind Zones in the United Sates*	*Section 10: Windstorms*

Note: The information on the maps in this plan was derived from City of West Covina's GIS. Care was taken in the creation of these maps, but is provided "as is". The City of West Covina cannot accept any responsibility for any errors, omissions or positional accuracy, and therefore, there are no warranties that accompany these

products (the maps). **Although information from land surveys may have been used in the creation of these products, in no way does this product represent or constitute a land survey**. **Users are cautioned to field verify information on this product before making any decisions.**

Hazard assessments are subject to the availability of hazard-specific data. Gathering data for a hazard assessment requires a commitment of resources on the part of participating organizations and agencies. Each hazard-specific section of the plan includes a section on hazard identification using data and information from City, County, and State agency sources.

Regardless of the data available for hazard assessments, there are numerous strategies the City can take to reduce risk. These strategies are described in the action items detailed in each hazard section of this Plan. Mitigation strategies can further reduce disruption to critical services, reduce the risk to human life, and alleviate damage to personal and public property and infrastructure. Action items throughout the hazard sections provide recommendations to collect further data to map hazard locations and conduct hazard assessments.

Federal Requirements for Risk Assessment

Recent federal regulations for hazard mitigation plans outlined in 44 CFR Part 201 include a requirement for risk assessment. This risk assessment requirement is intended to provide information that will help communities to identify and prioritize mitigation activities that will reduce losses from the identified hazards. There are five hazards profiled in the mitigation plan, including earthquakes, earth movements, flooding, wildfires and windstorms. The Federal criteria for risk assessment and information on how the City of West Covina Natural Hazard Mitigation Plan meets those criteria is outlined in Table 3-2 below.

Table 3-2. Federal Criteria for Risk Assessment

Section 322 Plan Requirement	How is this addressed?
Identifying Hazards	Each hazard section includes an inventory of the best available data sources that identify hazard areas. To the extent GIS data are available, the City developed maps identifying the location of the hazard in the city. The Executive Summary and the Risk Assessment sections of the plan include a list of the hazard maps.
Profiling Hazard Events	Each hazard section includes documentation of the history, causes, and characteristics of the hazard in the city.
Assessing Vulnerability: Identifying Assets	Where data is available, the vulnerability assessment for each hazard addressed in the mitigation plan includes an inventory of all publicly owned land within hazardous areas. Each hazard section provides information on vulnerable areas in the city in the Community Issues section. Each hazard section also identifies potential mitigation strategies.
Assessing Vulnerability: Estimating Potential Losses:	The Risk Assessment section of this mitigation plan identifies key critical facilities and lifelines in the city and includes a map of these facilities. Vulnerability assessments have been completed for the hazards addressed in the plan, and quantitative estimates were made for each hazard where data was available.
Assessing Vulnerability: Analyzing Development Trends	The City of West Covina Profile section of this plan provides a description of the development trends in the city, including the geography, environment, population and demographics, land use and development, housing and community development, employment and industry, and transportation and commuting patterns.

Remove and insert Critical Facility Map 2

Critical Facilities and Infrastructure

Facilities critical to government response and recovery activities, i.e. life safety and property and environmental protection include: 911 centers, emergency operations centers, police and fire stations, public works facilities, communications centers, sewer and water facilities, hospitals, bridges and roads, electric utilities, natural gas utilities and shelters. Facilities that if damaged, could cause serious secondary impacts may also be considered "critical." A hazardous material facility is one example of this type of critical facility.

Essential facilities are those facilities that are vital to the continued delivery of key government services or that may significantly impact the public's ability to recover from the emergency. These facilities may include buildings such as the jail, law enforcement centers, public services buildings, the courthouse, and juvenile services buildings and other public facilities such as schools. The maps found in this section illustrate some of the critical facilities, essential facilities, public infrastructure, and emergency transportation routes within the City of West Covina.

Remove and insert Essential Facility Map 3

Summary

Natural hazard mitigation strategies can reduce the impacts concentrated at large employment and industrial centers, public infrastructure, and critical facilities. Natural hazard mitigation for industries and employers may include developing relationships with emergency management services and their employees before disaster strikes, and establishing mitigation strategies together. Collaboration among the public and private sector to create mitigation plans and actions can reduce the impacts of natural hazards.

Section 4:

Multi-Hazard Goals and Action Items

This section provides information on the process used to develop goals and action items that pertain to the five natural hazards addressed in the mitigation plan. It also describes the framework that focuses the plan on developing successful mitigation strategies. The framework is made up of three parts: the Mission, Goals, and Action Items.

Mission

The mission of the City of West Covina Natural Hazards Mitigation Plan is to promote sound public policy designed to protect life, property, and the environment from natural hazards. This will be achieved by increasing public awareness, documenting the resources for risk reduction and loss-prevention, and identifying goals to guide the City towards building a safe and sustainable Community.

Goals

The Plan's goals describe the overall direction that City of West Covina agencies, organizations, and citizens can take to minimize the impacts of natural hazards. The goals are stepping-stones between the broad direction of the mission statement and the specific recommendations that are outlined in the action items.

Action Items

The action items are a listing of activities in which City agencies and citizens can be engaged to reduce risk. Each action item includes an estimate of the time line for implementation. Short-term action items are activities that City agencies may implement with existing resources and authorities within one-to-two years. Long-term action items may require new or additional resources or authorities, and may take between two and five years (or more) to implement.

Mitigation Plan Goals and Public Participation

The Plan goals help to guide direction of future activities aimed at reducing risk and preventing loss from natural hazards. The goals listed here serve as checkpoints as agencies and organizations begin implementing mitigation action items.

Protect Life and Property

Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to natural hazards.

Reduce losses and repetitive damages for chronic hazard events while promoting insurance coverage for catastrophic hazards.

Improve hazard assessment information to make recommendations for discouraging new development and encouraging preventative measures for existing development in areas vulnerable to natural hazards.

Public Awareness

Develop and implement education and outreach programs to increase public awareness of the risks associated with natural hazards.

Provide information on tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

Natural Systems

Balance watershed planning, natural resource management, and land use planning with natural hazard mitigation to protect life, property, and the environment.

Preserve, rehabilitate, and enhance natural systems to serve natural hazard mitigation functions.

Partnerships and Implementation

Strengthen communication and coordinate participation among and within public agencies, citizens, non-profit organizations, business, and industry to gain a vested interest in implementation.

Encourage leadership within public and private sector organizations to prioritize and implement local, county, and regional hazard mitigation activities.

Emergency Services

Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.

Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and

industry.

Coordinate and integrate natural hazard mitigation activities, where appropriate, with emergency operations plans and procedures.

Public Participation

Public input during development of the mitigation plan assisted in creating plan goals. Meetings with the project steering committee, stakeholder interviews, and a public workshop served as methods to obtain input and identify priorities in developing goals for reducing risk and preventing loss from natural hazards in the City of West Covina

On July 21, 2004, the first public workshop was held to gather ideas from City of West Covina residents regarding the goals for the City of West Covina Natural Hazards Mitigation Plan. The citizen meeting was opened with a powerpoint presentation describing what the Plan is to accomplish and what the hazards are that face the City of West Covina. Steering Committee members fielded questions from the audience. The attendees identified goals for the plan by examining the issues and concerns that they have had regarding natural hazards, and further discussed potential action items for the Plan. Three citizens were in attendance, one from the general public, and two steering committee members who happened to also be residents.

The second public workshop was held August 26, 2004 to review mitigation plan action items and provide the participants with a chance to comment on the final plan recommendations. The meeting was again opened with a powerpoint presentation followed by a question and answer period. Four members of Community attended this workshop.

Natural Hazard Mitigation Plan Action Items

The mitigation plan identifies short and long-term action items developed through data collection, research, and the public participation process. Mitigation plan activities may be considered for funding through Federal and State grant programs, and when other funds are made available through the City. Action items address multi-hazard (MH) and hazard specific issues. To help ensure activity implementation, each action item includes information on the timeline and coordinating organizations. Upon implementation, the coordinating organizations may look to partner organizations for resources and technical assistance. A description of the partner organizations is provided in Appendix B, the resource directory of this plan.

Coordinating Organization

The coordinating organization is the organization that is willing and able to

organize resources, find appropriate funding, or oversee activity implementation, monitoring, and evaluation. Coordinating organizations may include local, city, or regional agencies that are capable of or responsible for implementing activities and programs.

Timeline

Action items include both short and long-term activities. Each action item includes an estimate of the timeline for implementation. Short-term action items are activities that City agencies may' implement with existing resources and authorities within one-to-two years. Long-term action items may require new or additional resources or authorities, and may take between one and five years (or more) to implement.

Ideas for Implementation

Each action item includes ideas for implementation and potential resources, which may include grant programs or human resources.

Plan Goals Addressed

The plan goals addressed by each action item are included as a way to monitor and evaluate how well the mitigation plan is achieving its goals once implementation begins.

Constraints

Constraints may apply to some of the action items. These constraints may be a lack of City staff, lack of funds, or vested property rights which might expose the City to legal action as a result of adverse impacts on private property.

Project Evaluation Worksheets:

Each jurisdiction will have some limitations on the number and cost of mitigation activities that can be completed within a given period of time. There are likely to be multiple ideas to mitigate the effects of a given hazard. Therefore it will be necessary for the committee to select the most cost effective mitigation projects and to further prioritize them. To assist the committee in the Benefit Cost Analysis (BCA) a Project Evaluation Worksheet is included at the end of Section 4. The data on these worksheets will help the committee determine the most cost effective mitigation solutions for the community. Some projects may need more detailed BCA, but this worksheet will provide a first screening methodology.

Multi-Hazard Action Items

Multi-hazard action items are those activities that pertain to two or more of the five hazards in the mitigation plan: flood, landslide, wildfire, windstorm, and earthquake. There are eight short-term and six long-term multi-hazard action items described below.

SHORT TERM ACTIVITY - MULTI HAZARD *# l: Integrate the goals and action items from the City of West Covina Natural Hazard Mitigation Plan into existing regulatory documents and programs, where appropriate.*

Ideas for Implementation:

Use the mitigation plan to help the City's General Plan institutionalize guidelines for sustainable development in all new construction and development projects according to the hazards that impact the City of West Covina.

Integrate the City's Mitigation Plan into current Capital Improvement Plans to ensure that development does not encroach on known hazard areas.

Partner with other organizations and agencies with similar goals to promote Building & Safety Codes that are more disaster resistant at the state level.

Coordinating Organization:	*Hazard Mitigation Advisory Committee*
Time line:	*Ongoing*
Plan Goals Addressed:	*Partnerships and Implementation*
Constraints:	*Cooperative agreements with outside organizations*

SHORT TERM ACTIVITY - MULTI HAZARD *#2: Identify and pursue funding opportunities to develop and implement local and city mitigation activities.*

Ideas for Implementation:

Develop incentives for local governments, citizens, and businesses to pursue hazard mitigation projects.

Allocate city resources and assistance to mitigation projects when possible.

Partner with other organizations and agencies in City of West Covina to identify grant programs and foundations that may support mitigation activities.

Coordinating Organization:	*Planning Department*
Time line:	*Ongoing*

Plan Goals Addressed: *Partnerships and Implementation*
Constraints: *Increased staff time researching and filing grants.*

SHORT TERM ACTIVITY - MULTI HAZARD *#3: Establish a formal role for the City of West Covina Natural Hazards Mitigation Committee to develop a sustainable process for implementing, monitoring, and evaluating citywide mitigation activities.*

Ideas for Implementation:

Establish clear roles for participants, meeting regularly to pursue and evaluate implementation of mitigation strategies.

Oversee implementation of the mitigation plan.

Establish measurable standards to evaluate mitigation policies and programs and provide a mechanism to update and revise the mitigation plan.

Monitor hazard mitigation implementation by jurisdictions and participating organizations through surveys and other reporting methods.

Develop updates for the Natural Hazards Mitigation Action Plan based on new information.

Conduct a full review of the Natural Hazards Mitigation Action Plan every 5 years by evaluating mitigation successes, failures, and areas that were not addressed.

Provide training for Committee members to remain current on developing issues in the natural hazard loss reduction field.

Coordinating Organization: *Hazard Mitigation Advisory Committee*
Time line: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation*
Constraints: *Increased staff time coordinating and updating the Plan.*

SHORT TERM ACTIVITY - MULTI HAZARD *#4: Facilitate traffic movement through and around the City of West Covina during times of Disaster.*

Ideas for Implementation:

Complete the installation of uninterruptible power supply (UPS) for all city maintained traffic signals. The UPS system will improve the safety of the signal controlled intersections in the event of power failure by providing up to six hours of "all red" flashing operations.

Work with Caltrans on issues dealing with traffic movement on State controlled thoroughfares.

Fabricate two portable steel bridges for Walnut Creek. In the event of a major earthquake or other event causing existing bridges to be unsafe. Bridges to be stored at CityYard and Ridge Riders site, where they could be set in place by a City crane. Once in place, residents, staff, and emergency personnel could cross the wash at two locations in the city.

Repair bridges citywide. Based on County of Los Angeles inspection of City owned bridges, remedial and major work is required to improve their condition.

Upgrade of Holt/Grand bridge to current hazard mitigation requirements.

Develop a process to encourage private property owners to upgrade their bridges to support the weight of fire trucks and emergency vehicles.

Coordinating Organization: *Planning Department and Public Works*
Time line: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation*
Protect Life and Property
Constraints: *Capital improvement expenditures.*

SHORT TERM ACTIVITY - MULTI HAZARD *#5: Identify, improve, and sustain collaborative programs focusing on the real estate and insurance industries, public and private sector organizations, and individuals to avoid activity that increases risk to natural hazards.*

Ideas for Implementation:

Distribute information about flood, fire, earthquake, and other forms of natural hazards insurance to property owners in areas identified to be at risk through hazard mapping.

Develop a one-page handout on types of insurance and deliver through city utility or service agencies.

Educate individuals and businesses on the benefit of engaging in mitigation activities such as developing impact analyses.

Pinpoint areas of high risk and transfer the cost of risk to property owners through insurance.

Encourage the development of unifying organizations to ensure communication and dissemination of natural hazard mitigation information.

Multi hazard Action Items

Identify activities for private sector and citizen involvement such as nonstructural seismic daycare retrofits.

Coordinating Organization:	*City Planning Department*
Time line:	*Ongoing*
Plan Goals Addressed:	*Protect Life and Property, Public Awareness, Partnerships and Implementation*
Constraints:	*Develop meaningful education materials* *Costs of development, printing, and distribution of education materials*

SHORT TERM ACTIVITY - MULTI HAZARD *#6: Develop public and private partnerships to foster natural hazard mitigation program coordination and collaboration in City of West Covina.*

Ideas for Implementation:

Work with city governments to develop local Natural Hazards Mitigation Plans that are consistent with the goals and framework of the City Plan.

Identify all organizations within City of West Covina that have programs or interests in natural hazards mitigation.

Involve private businesses throughout the city in mitigation planning.

Improve communication between Caltrans and city road departments, and work together to prioritize and identify strategies to deal with road problems.

Establish protocol for communication electric providers and the Department of Transportation and Development to assure rapid restoration of transportation capabilities.

Coordinating Organization: *City Planning Department*

Time line: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation*
Constraints: *Continued cooperation and communications with outside organizations*

SHORT TERM ACTIVITY - MULTI HAZARD *#7: Use technical knowledge of natural ecosystems and events to link natural resource management and land use organizations to mitigation activities and technical assistance.*

Ideas for Implementation:

Review ordinances that protect natural systems and resources to mitigate for natural hazards for possible enhancements.

Pursue vegetation and restoration practices that assist in enhancing and restoring the natural and beneficial functions of the watershed.

Develop education and outreach programs that focus on protecting natural systems as a mitigation activity.

Coordinating Organization: *City Planning Department*
Time line: *Ongoing*
Plan Goals Addressed: *Natural Systems*
Constraints: *Staff time researching and implementing objectives.*

SHORT TERM ACTIVITY - MULTI HAZARD *#8: Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.*

Ideas for Implementation:

Identify critical facilities at risk from natural hazards events.

Develop strategies to mitigate risk to these facilities, or to utilize alternative facilities should natural hazards events cause damages to the facilities in question.

Incorporate the building inventory developed by the Department of Geology and Mineral Industries (Dec. 2002) into the hazard assessment.

Identify bridges at risk from flood or earthquake hazards, identify

enhancements, and implement projects needed to reduce the risks.

Coordinating Organization: *City Planning Department*
Time line: *1-2 Years*
Plan Goals Addressed: *Protect Life and Property, Partnerships and Implementation*
Constraints: *Information sharing on critical facilities during a period of heightened security awareness.*

LONG TERM ACTIVITY - MULTI HAZARD *#l: Strengthen emergency services preparedness and response by linking emergency services with natural hazard mitigation programs, and enhancing public education on a regional scale.*

Ideas for Implementation:

Educate private property owners on limitations of bridges and dangers associated with them.

Upgrade City of West Covina Emergency Response Plan to incorporate National Incident Management System (NIMS).

Encourage individual and family preparedness through public education projects such as safety fairs.

Obtain Emergency Operation Plans for City of West Covina businesses, including the BKK Landfill Emergency Response Plan.

Identify opportunities for partnering with citizens, private contractors, and other jurisdictions to increase availability of equipment and manpower for efficiency of response efforts.

Work with Community groups to expand Community Emergency Response Team (CERT) training.

Familiarize public officials of requirements regarding public assistance for disaster response.

Coordinating Organization: *City Planning Department*
Time line: *Ongoing*
Plan Goals Addressed: *Emergency Services*

Constraints: *Funding and development of training programs.*

LONG TERM ACTIVITY - MULTI HAZARD-*MH #2: Mitigate loss of Public Safety (Police, Fire, and Emergency Medical) radio and data communications Network and Communications Control/Dispatching Center from earthquake, high winds, and violent storms.*

Ideas for Implementation:

Develop a mobile emergency center capable of receiving 9-1-1 calls and including radio control systems to communicate with police, fire, emergency medical and public works. Obtain funding from city resources, federal,and state grant opportunities or public donations.

When replacing existing radio transmitters, receivers, voting selectors and microwave components of the radio network, include hot stand-by for each component of the system. Obtain funding from city resources as equipment is replaced.

Develop a portable, crank up 45-foot radio tower equipped with antennae and equipment to support current radio network to replace the 200-foot BKK tower should it be toppled or damaged by an earthquake, high winds, storm, or suffer damage from being struck by a flying object. Obtain funding from city resources, state or federal grant opportunities, or public donations. Establish clear roles for participants, meeting regularly to pursue and evaluate implementation of mitigation strategies.

Coordinating Organization: *Public Safety Departments*
Time line: *Ongoing*
Plan Goals Addressed: *Emergency Services*
Protect Life and Property
Constraints: *Locate funding to move forward with future capital improvements.*

LONG TERM ACTIVITY - MULTI HAZARD-*MH #3: Develop, enhance, and implement education programs aimed at mitigating natural hazards, and reducing the risk to citizens, public agencies, private property owners, businesses, and schools.*

Ideas for Implementation:

Multi-hazard Action Items

Make the City of West Covina Natural Hazards Mitigation Plan available to the public by publishing the plan electronically on the City and emergency management websites.

Develop and complete a baseline survey to gather perceptions of private citizens and the business community regarding natural hazard risks and identify mitigation needs. Repeat the survey in five years to monitor successes and failures of natural hazard mitigation programs.

Develop outreach programs to business organizations that must prepare for flooding events.

Develop adult and child educational programs to be used by local radio and cable stations.

Education: Develop curriculum for school programs and adult education on reducing risk and preventing loss from natural hazards.

Conduct natural hazards awareness programs in schools and community centers.

Conduct workshops for public and private sector organizations to raise awareness of mitigation activities and programs.

Develop outreach materials for mitigation, preparedness, response and recovery.

Coordinating Organization:	*Office of Emergency Services*
Time line:	*Ongoing*
Plan Goals Addressed:	*Public Awareness, Protect Life and Property*
Constraints:	*Staffing available for program development.*

LONG TERM ACTIVITY - MULTI HAZARD-*MH # 4 :Work with the public on streamlining the approval process through other agencies (i.e. CEQA, AQMD, Fire Department, etc.) for the reconstruction of commercial structures on private property.*

Ideas for Implementation:

Develop handouts related to reconstruction of commercial property, including the needed documentation and the various agency requirements.

Work with the Planning Commission for faster processing of required entitlements.

Conduct a workshop for private property/business owners for reconstruction of damaged properties.

Coordinating Organization: *Planning Department*
Time line: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation*

Constraints: *Staff time for program development*

LONG TERM ACTIVITY - MULTI HAZARD *#5: Provide information to the public for the reconstruction of non-conforming structures in the event of a Natural disaster in compliance with Section 26-186 of the City of West Covina Municipal Code. Additionally provide information in regards to the documents and plans that would be needed to process applications.*

Ideas for Implementation:

Following a natural disaster hold a community meeting, providing samples and needed information.

Develop handouts related to reconstruction of non-conforming structures.

Educate the public on types of materials and types of construction that would minimize any future damage.

Coordinating Organization: *City Planning Department*
Time line: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation*
Constraints: *Staff time and program development.*

LONG TERM ACTIVITY - MULTI HAZARD *#6: Reduce loss of life and property from natural hazards such as flooding, high winds, violent storms, and earthquakes.*

Ideas forImplementation.

Educate the public on proper construction methods so they can ensure local government building inspectors and contractors construct building that are built in accordance with standards to withstand earthquakes. Also encourage property owners to retrofit existing structures that do not meet current standards

.

Develop and maintain an early warning system for citizens who may be affected by flooding, wind damage, or violent storms early enough to take protective action.

Stockpile sandbags, sand, plywood and other emergency supplies so they are readily available to the public for specific threats.

Educate the public on what to do and how to mitigate specific damage to their property. Examples of how to board up windows, trimming large trees near homes and buildings, correcting drainage around property.

Update sheltering agreements to house displaced citizens.

Coordinating Organization:	*City Planning Department*
Time line:	*Ongoing*
Plan Goals Addressed:	*Partnerships and Implementation* *Public Awareness* *Protect Life and Property*
Constraints:	*Coordination with outside agencies.*

Project Evaluation Worksheet

Jurisdiction:			Contact:		
Project Title			Phone:		
Agency:			E-mail:		
Hazard(s):					
Flood Zone:		Base Flood Elevation:		Erosion Rate:	
Critical Facility/Population At Risk:					

Environmental Impact:						Historic Preservation Impact:					
High		Medium		Low		High		Medium		Low	
Importance to Protection of Life/Property and Disaster Recovery						Risk of Hazard Impact:					
High		Medium		Low		High		Medium		Low	

Estimated Cost:		Project Duration:	
Value of Facility:		Value of Contents:	
Source(s) of Financing:			
Project Objectives:			
Project Description:			
Proposal Date:			

Evaluation Category	Considerations	Comments
Social	Community Acceptance	
	Adversely Affects Segments of the Population	
Technical	Technical Feasibility	
	Long Term Solution	
	Secondary Impacts	
Administrative	Staffing	
	Funding Allocated	
	Maintenance / Operations	
Political	Political Support	
	Plan Proponent	
	Public Support	
Legal	Authority	
	Action Subject to Legal Challenge	
Economic	Benefit	
	Cost of Action	
	Contributes to Economic Goals	
	Outside Funding Required	
Environmental	Affects Land / Water Bodies	
	Affects Endangered Species	
	Affects Hazardous Materials and Waste Sites	
	Consistent with Community Environmental Goals	
	Consistent with Federal Laws	

Section 5:

Plan Maintenance

The Plan Maintenance section of this document details the formal process that will ensure that the City of West Covina Natural Hazards Mitigation Plan remains an active and relevant document. The plan maintenance process includes a schedule for monitoring and evaluating the Plan annually and producing a plan revision every five years. This section describes how the City will integrate public participation throughout the plan maintenance process. Finally, this section includes an explanation of how City of West Covina government intends to incorporate the mitigation strategies outlined in this Plan into existing planning mechanisms such as the City General Plan, Capital Improvement Plans, and Building and Safety Codes.

Monitoring and Implementing the Plan

Plan Adoption

The City Council will be responsible for adopting the City of West Covina Natural Hazards Mitigation Plan. This governing body has the authority to promote sound public policy regarding natural hazards. Once the plan has been adopted, the City Emergency Manager will be responsible for submitting it to the State Hazard Mitigation Officer at The Governor's Office of Emergency Services. The Governor's Office of Emergency Services will then submit the plan to the Federal Emergency Management Agency (FEMA) for review. This review will address the federal criteria outlined in FEMA Interim Final Rule 44 CFR Part 201. Upon acceptance by FEMA, City of West Covina will gain eligibility for Hazard Mitigation Grant Program funds.

Coordinating Body

A City of West Covina Hazard Mitigation Committee will be responsible for coordinating implementation of plan action items and undertaking the formal review process. The City Manager will assign representatives from city agencies, including, but not limited to, the current Hazard Mitigation Advisory Committee members. The City has formed a Hazard Mitigation Committee that consists of members from local agencies, organizations, and citizens, and includes the following:

City of West Covina Community Development Commission
City of West Covina Communications Department
City of West Covina Community Services Department
City of West Covina Emergency Services
City of West Covina Environmental Management
City of West Covina Finance
City of West Covina Fire Department
City of West Covina Information Services

City of West Covina Planning Department
City of West Covina Police Department
City of West Covina Public Works Department
City of West Covina Office of the City Attorney
City of West Covina Risk Management

In order to make this committee as broad and useful as possible, the City Administrator will engage other relevant organizations and agencies in hazard mitigation. The recommendations for adding to the Hazard Mitigation Advisory Committee include:

An elected official
A representative from the Chamber of Commerce
An insurance company representative
Community Planning Organization representatives
A representative from the City Manager/Administrator's office
Representation from a professional organization such as the Home Builders Association

The Hazard Mitigation Advisory Committee will meet no less than annually. Meeting dates will be scheduled once the final Hazard Mitigation Advisory Committee has been established. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the mitigation plan.

Convener

The City Council will adopt the City of West Covina Natural Hazard Mitigation Plan, and the Hazard Mitigation Advisory Committee will take responsibility for plan implementation. The City Manager will serve as a convener to facilitate the Hazard Mitigation Advisory Committee meetings, and will assign tasks such as updating and presenting the Plan to the members of the committee. Plan implementation and evaluation will be a shared responsibility among all of the Natural Hazard Advisory Committee Members.

Implementation through Existing Programs

City of West Covina addresses statewide planning goals and legislative requirements through its General Plan, Capital Improvement Plans, and City Building and Safety Codes. The Natural Hazard Mitigation Plan provides a series of recommendations - many of which are closely related to the goals and objectives of existing planning programs. The City of West Covina will have the opportunity to implement recommended mitigation action items through existing programs and procedures.

The City of West Covina Building & Engineering Department is responsible for administering the Building & Safety Codes. In addition, the Hazard Advisory Committee

will work with other agencies at the state level to review, develop and ensure Building & Safety Codes that are adequate to mitigate or prevent damage by natural hazards. This is to ensure that life-safety criteria are met for new construction.

The goals and action items in the mitigation plan may be achieved through activities recommended in the city's Capital Improvement Plans (CIP). Various city departments develop CIP plans, and review them on an annual basis. Upon annual review of the CIPs, the Hazard Mitigation Advisory Committee will work with the city departments to identify areas that the hazard mitigation plan action items are consistent with CIP planning goals and integrate them where appropriate.

Within six months of formal adoption of the mitigation plan, the recommendations listed above will be incorporated into the process of existing planning mechanisms at the city level. The meetings of the Hazard Mitigation Advisory Committee will provide an opportunity for committee members to report back on the progress made on the integration of mitigation planning elements into city planning documents and procedures.

Economic Analysis of Mitigation Projects

FEMA's approaches to identify the costs and benefits associated with natural hazard mitigation strategies, measures, or projects fall into two general categories: benefit/cost analysis and cost-effectiveness analysis.

Conducting benefit/cost analysis for a mitigation activity can assist communities in determining whether a project is worth undertaking now, in order to avoid disaster-related damages later.

Cost-effectiveness analysis evaluates how best to spend a given amount of money to achieve a specific goal. Determining the economic feasibility of mitigating natural hazards can provide decision-makers with an understanding of the potential benefits and costs of an activity, as well as a basis upon which to compare alternative projects.

Given federal funding, the Hazard Mitigation Advisory Committee will use a FEMA-approved benefit/cost analysis approach to identify and prioritize mitigation action items. For other projects and funding sources, the Hazard Mitigation Advisory Committee will use other approaches to understand the costs and benefits of each action item and develop a prioritized list. For more information regarding economic analysis of mitigation action items, please see Appendix C of the Plan.

Evaluating and Updating the Plan

Formal Review Process

The City of West Covina Natural Hazards Mitigation Plan will be evaluated on an annual basis to determine the effectiveness of programs, and to reflect changes in land development or programs that may affect mitigation priorities. The evaluation process

includes a firm schedule and time line, and identifies the local agencies and organizations participating in plan evaluation. The convener or designee will be responsible for contacting the Hazard Mitigation Advisory Committee members and organizing the annual meeting.

Committee members will be responsible for monitoring and evaluating the progress of the mitigation strategies in the Plan.

The committee will review the goals and action items to determine their relevance to changing situations in the city, as well as changes in State or Federal policy, and to ensure they are addressing current and expected conditions. The committee will also review the risk assessment portion of the Plan to determine if this information should be updated or modified, given any new available data. The coordinating organizations responsible for the various action items will report on the status of their projects, the success of various implementation processes, difficulties encountered, success of coordination efforts, and which strategies should be revised.

The convener will assign the duty of updating the plan to one or more of the committee members. The designated committee members will have three months to make appropriate changes to the Plan before submitting it to the Hazard Committee members, and presenting it to the City Council (or other authority). The Hazard Mitigation Advisory Committee will also notify all holders of the city plan when changes have been made. Every five years the updated plan will be submitted to the State Hazard Mitigation Officer and the Federal Emergency Management Agency for review.

Continued Public Involvement

City of West Covina is dedicated to involving the public directly in review and updates of the Hazard Mitigation Plan. The Hazard Mitigation Committee members are responsible for the annual review and update of the plan.

The public will also have the opportunity to provide feedback about the Plan. Copies of the Plan will be catalogued and kept at all of the appropriate agencies in the city. The existence and location of these copies will be publicized in the city newspaper ”Discover West Covina”, which reaches every household in the city. The plan also includes the address and the phone number of the city Planning Division, responsible for keeping track of public comments on the Plan.

In addition, copies of the plan and any proposed changes will be posted on the city website. This site will also contain an email address and phone number to which people can direct their comments and concerns.

A public meeting will also be held after each annual evaluation or when deemed necessary by the Hazard Mitigation Advisory Committee. The meetings will provide the public a forum for which they can express its concerns, opinions, or ideas about the Plan. The Committee will be responsible for using city resources to publicize the annual public

meetings and maintain public involvement through the public access channel, web page, and newspapers.

PART II

SECTION 6
EARTHQUAKES

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Why Are Earthquakes a Threat to the City of West Covina??

The most recent significant earthquake event affecting Southern California was the January 17th 1994 Northridge Earthquake. At 4:31 A.M. on Monday, January 17, a moderate but very damaging earthquake with a magnitude of 6.7 struck the San Fernando Valley. In the following days and weeks, thousands of aftershocks occurred, causing additional damage to affected structures.

57 people were killed and more than 1,500 people seriously injured. For days afterward, thousands of homes and businesses were without electricity; tens of thousands had no gas; and nearly 50,000 had little or no water. Approximately 15,000 structures were moderately to severely damaged, which left thousands of people temporarily homeless. 66,500 buildings were inspected. Nearly 4,000 were severely damaged and over 11,000 were moderately damaged. Several collapsed bridges and overpasses created commuter havoc on the freeway system. Extensive damage was caused by ground shaking, but earthquake triggered liquefaction and dozens of fires also caused additional severe damage. This extremely strong ground motion in large portions of Los Angeles County resulted in record economic losses.

However, the earthquake occurred early in the morning on a holiday. This circumstance considerably reduced the potential effects. Many collapsed buildings were unoccupied, and most businesses were not yet open. The direct and indirect economic losses ran into the 10's of billions of dollars.

Historical and geological records show that California has a long history of seismic events. Southern California is probably best known for the San Andreas Fault, a 400-mile long fault running from the Mexican border to a point offshore, west of San Francisco. "Geologic studies show that over the past 1,400 to 1,500 years large earthquakes have occurred at about 130 year intervals on the southern San Andreas Fault. As the last large earthquake on the southern San Andreas occurred in 1857, that section of the fault is considered a likely location for an earthquake within the next few decades."[i]

But San Andreas is only one of dozens of known earthquake faults that criss-cross Southern California. Some of the better known faults include the Newport-Inglewood, Whittier, Chatsworth, Elsinore, Hollywood, Los Alamitos, and Palos Verdes faults. Beyond the known faults, there are a potentially large number of "blind" faults that underlie the surface of Southern California. One such blind fault was involved in the Whittier Narrows earthquake in October 1987.

Although the most famous of the faults, the San Andreas, is capable of producing an earthquake with a magnitude of 8+ on the Richter scale, some of the "lesser" faults have the potential to inflict greater damage on the urban core of the Los Angeles Basin. Seismologists believe that a 6.0 earthquake on the Newport-Inglewood would result in far more death and destruction than a "great" quake on the San Andreas, because the San Andreas is relatively remote from the urban centers of Southern California.

For decades, partnerships have flourished between the USGS, Cal Tech, the California Geological Survey and universities to share research and educational efforts with Californians. Tremendous earthquake mapping and mitigation efforts have been made in California in the past two decades, and public awareness has risen remarkably during this time. Major federal, state, and local government agencies and private organizations support earthquake risk reduction, and have made significant contributions in reducing the adverse impacts of earthquakes. Despite the progress, the majority of California communities remain unprepared because there is a general lack of understanding regarding earthquake hazards among Californians.

Table of Earthquake Events In the Southern California Region

Table 6-1: Southern California Region Earthquakes with a Magnitude 5.0 or Greater			
1769	Los Angeles Basin	1916	Tejon Pass Region
1800	San Diego Region	1918	San Jacinto
1812	Wrightwood	1923	San Bernardino Region
1812	Santa Barbara Channel	1925	Santa Barbara
1827	Los Angeles Region	1933	Long Beach
1855	Los Angeles Region	1941	Carpenteria
1857	Great Fort Tejon Earthquake	1952	Kern County
1858	San Bernardino Region	1954	W. of Wheeler Ridge
1862	San Diego Region	1971	San Fernando
1892	San Jacinto or Elsinore Fault	1973	Point Mugu
1893	Pico Canyon	1986	North Palm Springs
1894	Lytle Creek Region	1987	Whittier Narrows
1894	E. of San Diego	1992	Landers
1899	Lytle Creek Region	1992	Big Bear
1899	San Jacinto and Hemet	1994	Northridge
1907	San Bernardino Region	1999	Hector Mine
1910	Glen Ivy Hot Springs		

Source: http://geology.about.com/gi/dynamic/offsite.htm?site=http%3A%2F%2Fpasadena.wr.usgs.gov%2Finfo%2Fcahist_eqs.html

To better understand the earthquake hazard, the scientific community has looked at historical records and accelerated research on those faults that are the sources of the earthquakes occurring in the Southern California region. Historical earthquake records can generally be divided into records of the pre-instrumental period and the instrumental period. In the absence of instrumentation, the detection of earthquakes is based on observations and felt reports, and is dependent upon population density and distribution. Since California was sparsely populated in the 1800s, the detection of pre-instrumental earthquakes is relatively difficult. However, two

very large earthquakes, the Fort Tejon in 1857 (7.9) and the Owens Valley in 1872 (7.6) are evidence of the tremendously damaging potential of earthquakes in Southern California. In more recent times two 7.3 earthquakes struck Southern California, in Kern County (1952) and Landers (1992). The damage from these four large earthquakes was limited because the occurred in areas which were sparsely populated at the time they happened. The seismic risk is much more severe today than in the past because the population at risk is in the millions, rather than a few hundred or a few thousand persons.

History of Earthquake Events in Southern California

Since seismologists started recording and measuring earthquakes, there have been tens of thousands of recorded earthquakes in Southern California, most with a magnitude below three. No community in Southern California is beyond the reach of a damaging earthquake. Table 6-1 describes the historical earthquake events that have affected Southern California.

Causes and Characteristics of Earthquakes in Southern California

Earthquake Faults

A fault is a fracture between blocks of the earth's crust where either side moves relative to the other along a parallel plane to the fracture.

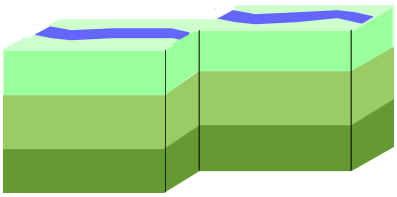


Figure 1 Strike-slip fault

Strike-slip
Strike-slip faults are vertical or almost vertical rifts where the earth's plates move mostly horizontally. From the observers perspective, if the opposite block looking across the fault moves to the right, the slip style is called a right lateral fault; if the block moves left, the shift is called a left lateral fault.

Dip-slip
Dip-slip faults are slanted fractures where the blocks mostly shift vertically. If the earth above an inclined fault moves down, the fault is called a normal fault, but when the rock above the fault moves up, the fault is called a reverse fault. Thrust faults have a reverse fault with a dip of 45 ° or less.

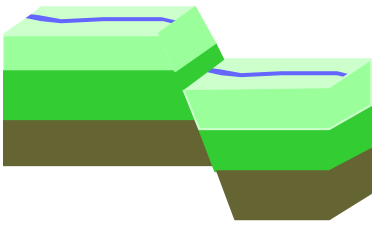


Figure 2 Dip-slip fault (Normal)

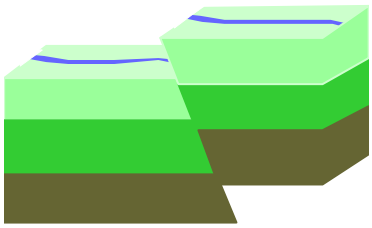
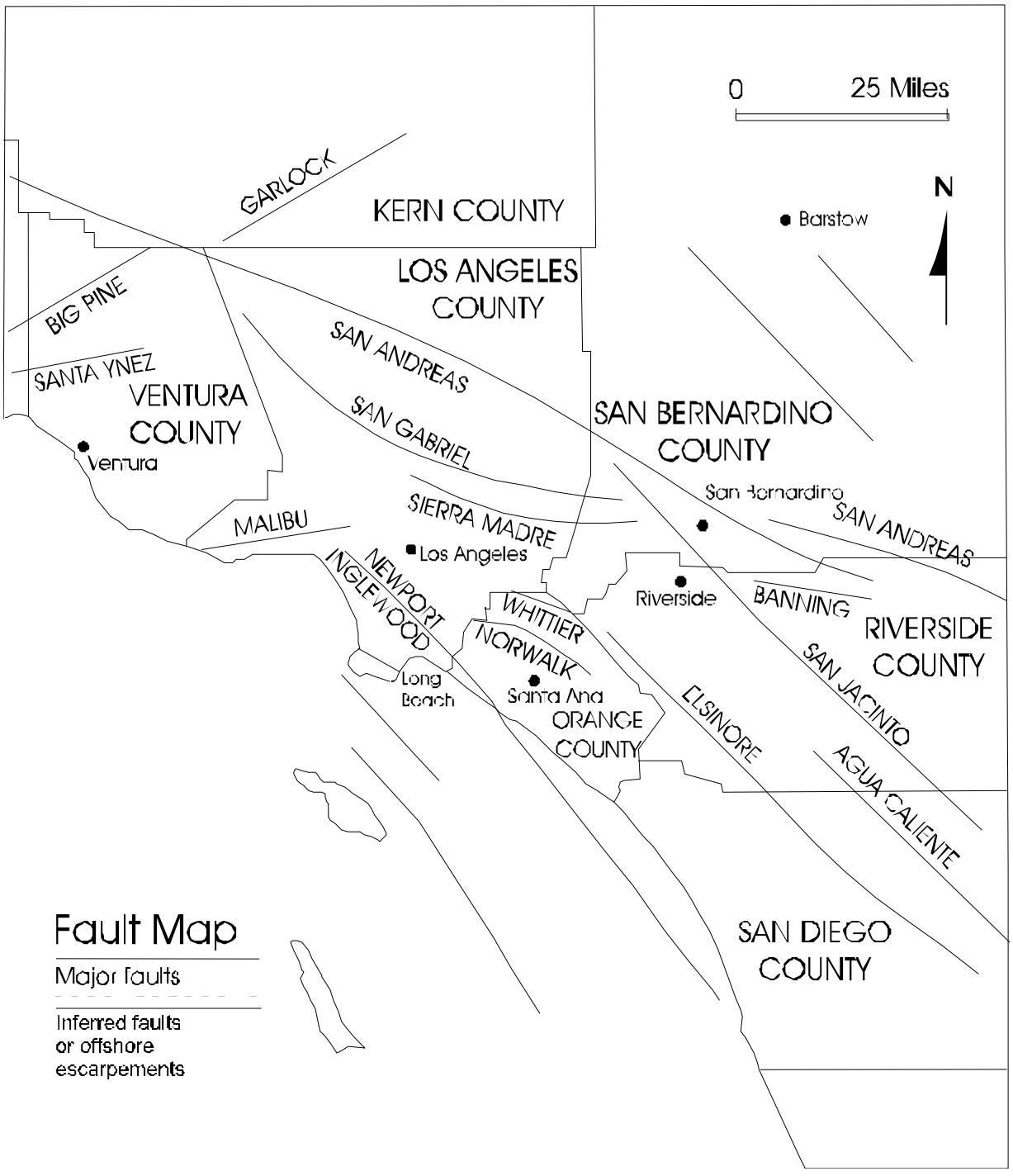


Figure 3 Dip-slip fault

MAP 4 EARTHQUAKE FAULT MAP (So. California)

Southern California Earthquake Fault Map



Dr. Kerry Sieh of Cal Tech has investigated the San Andreas fault at Pallett Creek. "The record at Pallett Creek shows that rupture has recurred about every 130 years, on average, over the past 1500 years. But actual intervals have varied greatly, from less than 50 years to more than 300.

The physical cause of such irregular recurrence remains unknown." [ii] Damage from a great quake on the San Andreas would be widespread throughout Southern California.

Earthquake Related Hazards

Ground shaking, landslides, liquefaction, and amplification are the specific hazards associated with earthquakes. The severity of these hazards depends on several factors, including soil and slope conditions, proximity to the fault, earthquake magnitude, and the type of earthquake.

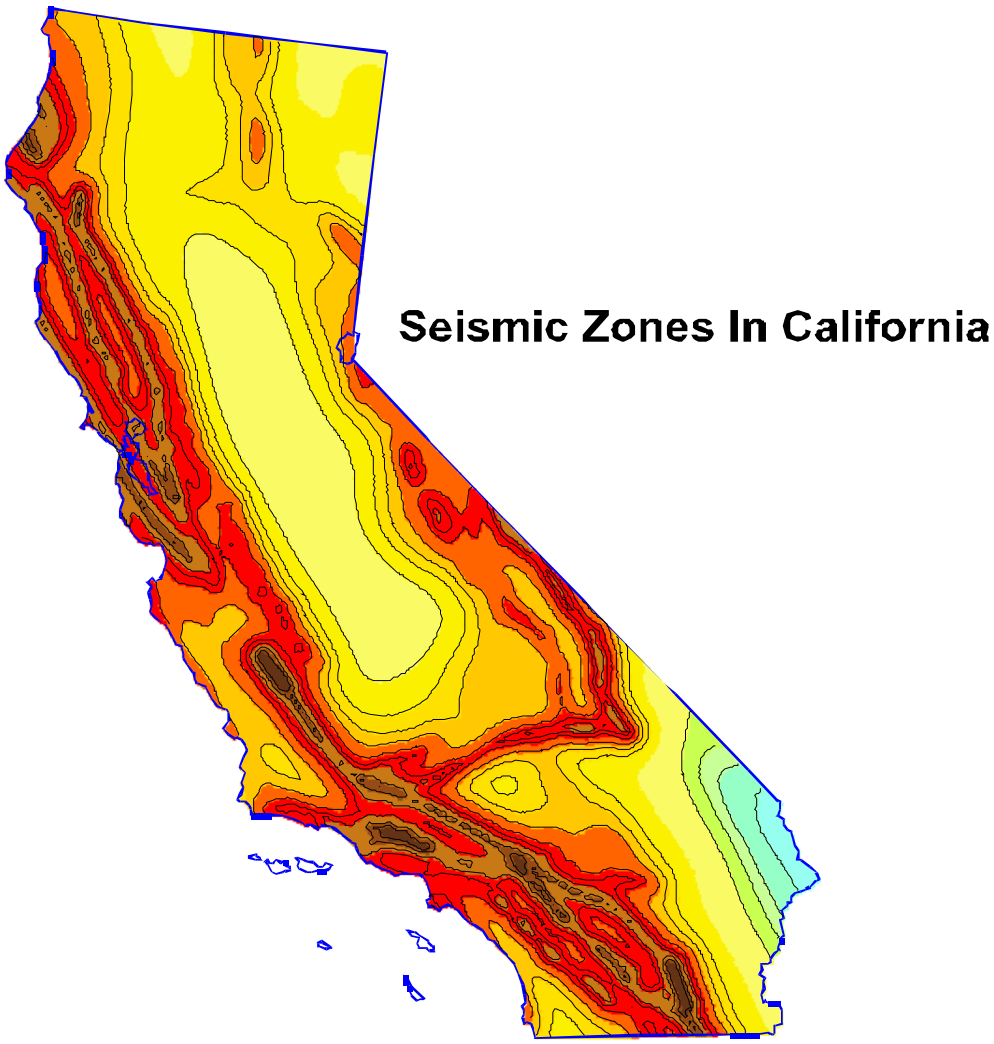
Ground Shaking
Ground shaking is the motion felt on the earth's surface caused by seismic waves generated by the earthquake. It is the primary cause of earthquake damage. The strength of ground shaking depends on the magnitude of the earthquake, the type of fault, and distance from the epicenter (where the earthquake originates). Buildings on poorly consolidated and thick soils will typically see more damage than buildings on consolidated soils and bedrock.

Earthquake Induced Landslides
Earthquake induced landslides are secondary earthquake hazards that occur from ground shaking and could effect the City of West Covina. Should this occur in West Covina it could damage roads, buildings, utilities, and other critical facilities needed in responding to and recovering from an earthquake. Many communities in Southern California, including West Covina, have a high likelihood of encountering such risks, especially in areas with steep slopes.

Liquefaction
Liquefaction occurs when ground shaking causes wet granular soils to change from a solid state to a liquid state. This results in the loss of soil strength and the soil's ability to support weight. Buildings and their occupants are at risk when the ground can no longer support these buildings and structures. Many communities in Southern California are built on ancient river bottoms and have sandy soil. In some cases this ground may be subject to liquefaction, depending on the depth of the water table.

Amplification
Soils and soft sedimentary rocks near the earth's surface can modify ground shaking caused by earthquakes. One of these modifications is amplification. Amplification increases the magnitude of the seismic waves generated by the earthquake. The amount of amplification is influenced by the thickness of geologic materials and their physical properties. Buildings and structures built on soft and unconsolidated soils can face greater risk.[iii] Amplification can also occur in areas with deep sediment filled basins and on ridge tops.

Figure 6-1: Seismic Zones in California



Darker Shaded Areas indicate Greater Potential Shaking

Source: USGS Website

Earthquake Hazard Assessment

Hazard Identification

In California, many agencies are focused on seismic safety issues: the State's Seismic Safety Commission, the Applied Technology Council, Governor's Office of Emergency Services, United States Geological Survey, Cal Tech, the California Geological Survey as well as a number of universities and private foundations.

These organizations, in partnership with other state and federal agencies, have undertaken a rigorous program in California to identify seismic hazards and risks including active fault identification, bedrock shaking, tsunami inundation zones, ground motion amplification, liquefaction, and earthquake induced landslides. Seismic hazard maps have been published and are available for many communities in California through the State Division of Mines and Geology. Map 4 illustrates the known earthquake faults in Southern California.

Insert City of West Covina earthquake hazard map here

There are numerous faults running through Southern California. The proliferation of fault activity in California is largely the result of the tectonic movement of the Earth's crustal plates. Two plates in action in the Southern California area are the Pacific Plate and the North American Plate. The results of these movements and the break between adjacent rocks are faults. Along with the San Andreas Fault, one of the most noted and studied, there are numerous other faults. If you are looking at change in the landscape, e.g. mountains, there is probably a nearby fault that has caused this topographic feature. Other nearby faults include the Indian Hill fault, Sierra Madre fault, Whittier fault, Chino-Central Ave. fault, and the Elsinore fault.

There are traces of two known faults within the borders of West Covina, these are the Walnut Creek fault and the San Jose Hills fault. These two faults are not well defined or studied. The Walnut Creek tracing is located under basin sediment that has for years been deposited from the San Gabriel and surrounding mountains.

Damage associated with Earthquakes are dependent on a number of variable factors, the strength or magnitude of the earthquake, the length (time) of the shaking, the distance from the earthquake, the substrate that is being affected by the quake, and the construction of the structure.

As was demonstrated in the Northridge earthquake, not only was there significant damage in the immediate area, but there was also severe damage in the City of Santa Monica, an area quite removed from the epicenter. This as been attributed to the nature of the ground built on.

AREA FAULTS [iv]
Newport-Inglewood Fault
Nearest Communities: *Culver City, Inglewood, Gardena, Compton, Signal Hill, Long Beach, Seal Beach, Huntington Beach, Newport Beach, Costa Mesa*
Most Recent Major Rupture: *March 10, 1933, M6.4 (but no surface rupture)*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes: *M6.0 - 7.4*
This represents a worst-case earthquake that could affect the urban areas of Central - South Eastern Los Angeles County.

Palos Verdes Fault Zone [v]
Nearby Communities*: San Pedro, Palos Verdes Estates, Torrance, Redondo Beach*
Most Recent Surface Rupture*: Holocene, offshore; Late Quaternary, onshore*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes*: M6.0 - 7.0 (or greater?); fault geometries may allow only partial rupture at any one time*
Depending on which segments, or combination of segments rupture, the damage to the South Bay could be moderate to severe.

Whittier Fault
Nearby Communities*: Pico Rivera, Whittier, Montebello, La Habra, La Habra Heights*
Most Recent Rupture*: October 1,1987, M5.9*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes*: M6.0 - 7.2.*

Elsinore Fault
Nearby Communities*: Lake Elsinore, Corona, Temecula, Murrieta, Chino, Chino Hills*
Most Recent Surface Rupture*: May 15, 1910*
Interval Between Major Ruptures: *~250 years*
Probable Magnitudes*: M6.5 - 7.5*

San Andreas Fault Zone
Nearby Communities*: Extends the length of California, eventually going off shore near San Francisco*
Most Recent Major Surface Rupture*: January 9, 1857*
Interval Between Major Ruptures: *140 years*
Probable Magnitudes*: M6.8 - 8.0; fault geometries may allow only partial rupture at any one time. Depending on which segments, or combination of segments rupture, the damage to the southern California could be moderate to severe.*

San Jacinto Fault Zone
Nearby Communities*: Riverside, Palm Springs, San Jacinto, Banning, Yucaipa, Redlands*
Most Recent Surface Rupture*: April 9, 1968*
Interval Between Major Ruptures: *100 – 300 years*
Probable Magnitudes*: M6.5 - 7.5*

Sierra Madre Fault Zone
Nearby Communities*: San Pedro, Palos Verdes Estates, Torrance, Redondo Beach*
Most Recent Surface Rupture*: Holocene, offshore; Late Quaternary, onshore*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes*: M6.0 - 7.0 (or greater?); fault geometries may allow only partial rupture at any one time*
Depending on which segments, or combination of segments rupture, the damage to the South Bay could be moderate to severe.

San Jose Fault
Nearby Communities*: Claremont, La Verne, Pomona, Walnut, West Covina*
Most Recent Rupture*: February 28, 1990, M5.4 No surface rupture.*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes*: M6.0 – 6.5*

Walnut Creek Fault
Nearby Communities*: Covina, San Dimas, West Covina*
Most Recent Surface Rupture*: Unknown*
Interval Between Major Ruptures: *unknown*
Probable Magnitudes*: Unknown*

Additional information *at http://www.data.scec.org/catalog_search/index.html*

In California, each earthquake is followed by revisions and improvements in the Building Codes. The 1933 Long Beach resulted in the Field Act, affecting school construction. The 1971 Sylmar earthquake brought another set of increased structural standards. Similar re-evaluations occurred after the 1989 Loma Prieta and 1994 Northridge earthquakes. These code changes have resulted in stronger and more earthquake resistant structures.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando Earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard.[vi]

The Seismic Hazards Mapping Act, passed in 1990, addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically induced landslides.[vii] The State Department of Conservation operates the Seismic Mapping Program for California. Extensive information is available at their website: http://gmw.consrv.ca.gov/shmp/index.htm

Vulnerability Assessment

The effects of earthquakes span a large area, and large earthquakes occurring in many parts of the Southern California region would probably be felt throughout the region. However, the degree to which the earthquakes are felt, and the damages associated with them may vary. At risk from earthquake damage are large stocks of old buildings and bridges: many high tech and hazardous materials facilities: extensive sewer, water, and natural gas pipelines; earth dams; petroleum pipelines; and other critical facilities and private property located in the county. The relative or secondary earthquake hazards, which are liquefaction, ground shaking, amplification, and earthquake-induced landslides, can be just as devastating as the earthquake.

The California Geological Survey has identified areas most vulnerable to liquefaction. Liquefaction occurs when ground shaking causes wet granular soils to change from a solid state to a liquid state. This results in the loss of soil strength and the soil's ability to support weight. Buildings and their occupants are at risk when the ground can no longer support these buildings and structures. Map 5 identifies the areas in the City of West Covina that have soils vulnerable to liquefaction.

Southern California has many active landslide areas, and a large earthquake could trigger accelerated movement in these slide areas, in addition to jarring loose other unknown areas of landslide risk. Map 5 identifies the areas in the City of West Covina that slopes, if undeveloped, may be susceptible to earthquake induced landslides.

Risk Analysis

Risk analysis is the third phase of a hazard assessment. Risk analysis involves estimating the damage and costs likely to be experienced in a geographic area over a period of time[viii] . Factors included in assessing earthquake risk include population and property distribution in the hazard area, the frequency of earthquake events, landslide susceptibility, buildings, infrastructure, and disaster preparedness of the region. This type of analysis can generate estimates of the damages to the region due to an earthquake event in a specific location. FEMA's software program, HAZUS, uses mathematical formulas and information about building stock, local geology and the location and size of potential earthquakes, economic data, and other information to estimate losses from a potential earthquake.[ix] The HAZUS software is available from FEMA at no cost.

For greater Southern California there are multiple worst case scenarios, depending on which fault might rupture, and which communities are in proximity to the fault. But damage will not necessarily be limited to immediately adjoining communities. Depending on the hypocenter of the earthquake, seismic waves may be transmitted through the ground to unsuspecting communities. In the Northridge 1994 earthquake, Santa Monica suffered extensive damage, even though there was a range of mountains between it and the origin of the earthquake.

Damages for a large earthquake almost anywhere in Southern California are likely to run into the billions of dollars. Although building codes are some of the most stringent in the world, ten's of thousands of older existing buildings were built under much less rigid codes. California has laws affecting unreinforced masonry buildings (URM's) and although many building owners have retrofitted their buildings, hundreds of pre-1933 buildings still have not been brought up to current standards. The City of West Covina has one unreinforced masonry buildings.

Non-structural bracing of equipment and contents is often the most cost-effective type of seismic mitigation. Inexpensive bracing and anchoring may be the most cost effective way to protect expensive equipment. Non-structural bracing of equipment and furnishings will also reduce the chance of injury for the occupants of a building.

Community Earthquake Issues

What is Susceptible to Earthquakes?

Earthquake damage occurs because humans have built structures that cannot withstand severe shaking. Buildings, airports, schools, and lifelines (highways and utility lines) suffer damage in earthquakes and can cause death or injury to humans. The welfare of homes, major businesses, and public infrastructure is very important. Addressing the reliability of buildings, critical facilities, and infrastructure, and understanding the potential costs to government, businesses, and individuals as a result of an earthquake, are challenges faced by the city.

Dams

There are a total of 103 dams in Los Angeles County, owned by 23 agencies or organizations, ranging from the Federal government to Home Owner Associations.[x] These dams hold billions of gallons of water in reservoirs. Releases of water from the major reservoirs are designed to protect Southern California from floodwaters and to store domestic water. Seismic activity can

compromise the dam structures, and the resultant flooding could cause catastrophic flooding. Following the 1971 Sylmar earthquake the Lower Van Norman Dam showed signs of structural compromise, and tens of thousands of persons had to be evacuated until the dam could be drained. The dam has never been refilled.
Dams that would have a direct impact on the City of West Covina include the Santa Fe dam, Bonnelli dam, and San Dimas dam.

Buildings
The built environment is susceptible to damage from earthquakes. Buildings that collapse can trap and bury people. Lives are at risk and the cost to clean up the damages is great. In most California communities, including the city of West Covina, many buildings were built before 1993 when building codes were not as strict. In addition, retrofitting is not required except under certain conditions and can be expensive. Therefore, the number of buildings at risk remains high. The California Seismic Safety Commission makes annual reports on the progress of the retrofitting of unreinforced masonry buildings.

Infrastructure and Communication
Residents in the City of West Covina commute frequently by automobiles and public transportation such as buses and rail. An earthquake can greatly damage bridges and roads, hampering emergency response efforts and the normal movement of people and goods. Damaged infrastructure strongly affects the economy of the community because it disconnects people from work, school, food, and leisure, and separates businesses from their customers and suppliers,

Bridge Damage
Even modern bridges can sustain damage during earthquakes, leaving them unsafe for use. Some bridges have failed completely due to strong ground motion. Bridges are a vital transportation link - with even minor damages making some areas inaccessible. Because bridges vary in size, materials, location and design, any given earthquake will affect them differently. Bridges built before the mid-1970' s have a significantly higher risk of suffering structural damage during a moderate to large earthquake compared with those built after 1980 when design improvements were made.

Much of the interstate highway system was built in the mid to late 1960's. The bridges in the City of West Covina are state, county or privately owned. Caltrans has retrofitted most bridges on the freeway systems, however there are still some county maintained bridges that are not retrofitted. The FHWA requires that bridges on the National Bridge Inventory be inspected every 2 years. Caltrans checks when the bridges are inspected because they administer the Federal funds for bridge projects.

Damage to Lifelines
Lifelines are the connections between communities and outside services. They include water and gas lines, transportation systems, electricity, and communication networks. Ground shaking and amplification can cause pipes to break open, power lines to fall, roads and railways to crack or move, and radio and telephone communication to cease. Disruption to transportation makes it especially difficult to bring in supplies or services. Lifelines need to be usable after earthquake to allow for rescue, recovery, and rebuilding efforts and to relay important information to the public.

Southern California Edison, provider of electricity in West Covina, has identified efforts it would take to mitigate damage resulting from an earthquake. These measures, some of which have already been put in place, include:

- Reinforcement of existing equipment and structures
  - Shock absorbing capability was added at base of transformer bushings.
  - Anchorages were reinforced at base of transformers
  - Braces were added at bottom of transformer radiators.

- Change in equipment layouts to reduce interactions among substation equipment
  - Surge arrestors were relocated away from transformers to independent supports.
  - Extra length of conductors (cables) were provided between equipment

- Adoption of seismic safe models and new material
  - Live tank circuit breakers were replaced with dead tank circuit breakers at every opportunity to lower the center of gravity and reduce internal seismic loads.
  - Conventional porcelain insulators were replaced with polymer / silicon rubber insulators in selective applications to reduce seismic loads.
  - High-strength insulators are used more generously throughout the system.

Continuous upgrades to engineering design criteria based on the latest industrial progress, geotechnical findings, and Code revisions. For instance, Dynamic Shake Table tests were recently made mandatory for certain equipment in addition to analytical design.[xi]

These same measures to protect the electric infrastructure from damage due to an earthquake, may mitigate damage due to other natural hazards such as flooding or high winds. It is realized that it would be economically impossible to build a system impervious to earthquakes. But a system utilizing new technology and better information about the risks can be designed to keep the system operational or minimize the recovery time after a disaster.

Disruption of Critical Services

Critical facilities include police stations, fire stations, hospitals, shelters, and other facilities that provide important services to the community. These facilities and their services need to be functional after an earthquake event.

Businesses

Seismic activity can cause great loss to businesses, both large-scale corporations and small retail shops. When a company is forced to stop production for just a day, the economic loss can be tremendous, especially when its market is at a national or global level. Seismic activity can create economic loss that presents a burden to large and small shop owners who may have difficulty recovering from their losses.

Forty percent of businesses do not reopen after a disaster and another twenty-five percent fail within one year according to the Federal Emergency Management Agency (FEMA). Similar statistics from the United States Small Business Administration indicate that over ninety percent of businesses fail within two years after being struck by a disaster.[xii]

Individual Preparedness
Because the potential for earthquake occurrences and earthquake related property damage is relatively high in the City of West Covina, increasing individual preparedness is a significant need. Strapping down heavy furniture, water heaters, and expensive personal property, as well as being earthquake insured, and anchoring buildings to foundations are just a few steps individuals can take to prepare for an earthquake.

Death and Injury
Death and injury can occur both inside and outside of buildings due to collapsed buildings falling equipment, furniture, debris, and structural materials. Downed power lines and broken water and gas lines can also endanger human life.

Fire
Downed power lines or broken gas mains can trigger fires. If the Fire Stations in West Covina suffer building or lifeline damage, quick response to extinguish fires is less likely. Furthermore, major incidents will demand a larger share our resources, and initially smaller fires and problems will receive little or insufficient resources in the initial hours after a major earthquake event. Loss of electricity may cause a loss of water pressure in some communities, further hampering fire fighting ability. The City of West Covina has a combination water system with elevated stored water to supply the city in the event of power outages to water pumps.

Debris
After damage to a variety of structures, much time is spent cleaning up brick, glass, wood, steel or concrete building elements, office and home contents, and other materials. Developing a strong debris management strategy is essential in post-disaster recovery. Occurrence of a disaster does not exempt the City of West Covina from compliance with AB 939 regulations.

Existing Mitigation Activities
Existing mitigation activities include current mitigation programs and activities that are being implemented by county, regional, state, or federal agencies or organizations.

City of West Covina 2001 California Building Codes
Implementation of earthquake mitigation policy most often takes place at the local government level. The City of West Covina Department Public Works enforces building codes pertaining to earthquake hazards.

The City utilizes the 2001 California Building Code Chapter 16 division IV for Earthquake Design

1605. 1 (Distribution of Horizontal Sheer);
1605. 2 (Stability against Overturning);
1626 (Seismic);
1605. 3 (Anchorage); and

1632, 1633, 1633. 9 deal with specific earthquake hazards.

The City of West Covina Planning Department enforces the zoning and land use regulations relating to earthquake hazards.

Generally, these codes seek to discourage development in areas that could be prone to flooding, landslide, wildfire and / or seismic hazards; and where development is permitted, that the applicable construction standards are met. Developers in hazard-prone areas may be required to retain a qualified professional engineer to evaluate level of risk on the site and recommend appropriate mitigation measures.

Coordination Among Building Officials.
The City of West Covina utilizes the Uniform Building Code sets the minimum design and construction standards for new buildings. The City of West Covina routinely adopts the most recent seismic standards in its building code, which requires that new buildings be built at a higher seismic standard.

The City of West Covina also requires that site-specific seismic hazard investigations be performed for new essential facilities, major structures, hazardous facilities, and special occupancy structures such as schools, hospitals, and emergency response facilities.

Businesses/Private Sector
Natural hazards have a devastating impact on businesses. In fact, of all businesses which close following a disaster, more than forty-three percent never reopen, and an additional twenty-nine percent close for good within the next two years.[xiii] The Institute of Business and Home Safety has developed “Open for Business”, which is a disaster planning toolkit to help guide businesses in preparing for and dealing with the adverse affects natural hazards. The kit integrates protection from natural disasters into the company's risk reduction measures to safeguard employees, customers, and the investment itself. The guide helps businesses secure human and physical resources during disasters, and helps to develop strategies to maintain business continuity before, during, and after a disaster occurs.

Hospitals
“The Alfred E. Alquist Hospital Seismic Safety Act (“Hospital Act”) was enacted in 1973 in response to the moderate Magnitude 6.6 Sylmar Earthquake in 1971 when four major hospital campuses were severely damaged and evacuated. Two hospital buildings collapsed killing forty seven people. Three others were killed in another hospital that nearly collapsed.

In approving the Act, the Legislature noted that:
Hospitals, that house patients who have less than the capacity of normally healthy persons to protect themselves, and that must be reasonably capable of providing services to the public after a disaster, shall be designed and constructed to resist, insofar as practical, the forces generated by earthquakes, gravity and winds. (Health and Safety Code Section 129680)

When the Hospital Act was passed in 1973, the State anticipated that, based on the regular and timely replacement of aging hospital facilities, the majority of hospital buildings would be in

compliance with the Act's standards within 25 years. However, hospital buildings were not, and are not, being replaced at that anticipated rate. In fact, the great majority of the State's urgent care facilities are now more than 40 years old.

The moderate Magnitude 6.7 Northridge Earthquake in 1994 caused $3 billion in hospital-related damage and evacuations. Twelve hospital buildings constructed before the Act were cited (red tagged) as unsafe for occupancy after the earthquake. Those hospitals that had been built in accordance with the 1973 Hospital Act were very successful in resisting structural damage. However, nonstructural damage (for example, plumbing and ceiling systems) was still extensive in those post-1973 buildings

Senate Bill 1953 ("SB 1953"), enacted in 1994 after the Northridge Earthquake, expanded the scope of the 1973 Hospital Act. Under SB 1953, all hospitals are required, as of January 1, 2008, to survive earthquakes without collapsing or posing the threat of significant loss of life. The 1994 Act further mandates that all existing hospitals be seismically evaluated, and retrofitted, if needed, by 2030, so that they are in substantial compliance with the Act (which requires that the hospital buildings be reasonably capable of providing services to the public after disasters). SB 1953 applies to all urgent care facilities (including those built prior to the 1973 Hospital Act) and affects approximately 2,500 buildings on 475 campuses.

SB 1953 directed the Office of Statewide Health Planning and Development ("OSHPD"), in consultation with the Hospital Building Safety Board, to develop emergency regulations including "…earthquake performance categories with subgradations for risk to life, structural soundness, building contents, and nonstructural systems that are critical to providing basic services to hospital inpatients and the public after a disaster." (Health and Safety Code Section 130005)

<u>The Seismic Safety Commission Evaluation of the State's Hospital Seismic Safety Policies</u>

In 2001, recognizing the continuing need to assess the adequacy of policies, and the application of advances in technical knowledge and understanding, the California Seismic Safety Commission created an Ad Hoc Committee to re-examine the compliance with the Alquist Hospital Seismic Safety Act. The formation of the Committee was also prompted by the recent evaluations of hospital buildings reported to OSHPD that revealed that a large percentage (40%) of California's operating hospitals are in the highest category of collapse risk.".[xiv]

California Earthquake Mitigation Legislation

California is painfully aware of the threats it faces from earthquakes. Dating back to the 19th century, Californians have been killed, injured, and lost property as a result of earthquakes. As the State's population continues to grow, and urban areas become even more densely built up, the risk will continue to increase. For decades the Legislature has passed laws to strengthen the built environment and protect the citizens. Table 6-2 provides a sampling of some of the 200 plus laws in the State's codes.

Table 6-2: Partial List of the Over 200 California Laws on Earthquake Safety	
Government Code Section 8870-8870.95	Creates Seismic Safety Commission.
Government Code Section 8876.1-8876.10	Established the California Center for Earthquake Engineering Research.
Public Resources Code Section 2800-2804.6	Authorized a prototype earthquake prediction system along the central San Andreas fault near the City of Parkfield.
Public Resources Code Section 2810-2815	Continued the Southern California Earthquake Preparedness Project and the Bay Area Regional Earthquake Preparedness Project.
Health and Safety Code Section 16100-16110	The Seismic Safety Commission and State Architect will develop a state policy on acceptable levels of earthquake risk for new and existing state-owned buildings.
Government Code Section 8871-8871.5	Established the California Earthquake Hazards Reduction Act of 1986.
Health and Safety Code Section 130000-130025	Defined earthquake performance standards for hospitals.
Public Resources Code Section 2805-2808	Established the California Earthquake Education Project.
Government Code Section 8899.10-8899.16	Established the Earthquake Research Evaluation Conference.
Public Resources Code Section 2621-2630 2621.	Established the Alquist-Priolo Earthquake Fault Zoning Act.
Government Code Section 8878.50-8878.52 8878.50.	Created the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990.
Education Code Section 35295-35297 35295.	Established emergency procedure systems in kindergarten through grade 12 in all the public or private schools.
Health and Safety Code Section 19160-19169	Established standards for seismic retrofitting of unreinforced masonry buildings.
Health and Safety Code Section 1596.80-1596.879	Required all child day care facilities to include an Earthquake Preparedness Checklist as an attachment to their disaster plan.
Source: http://www.leginfo.ca.gov/calaw.html	

Earthquake Education

Earthquake research and education activities are conducted at several major universities in the Southern California region, including Cal Tech, USC, UCLA, UCSB, UCI, and UCSB. The local clearinghouse for earthquake information is the Southern California Earthquake Center located at the University of Southern California, Los Angeles, CA 90089, Telephone: (213) 740-5843, Fax: (213) 740-0011, Email: SCEinfo@usc.edu, Website: http://www.scec.org. The Southern California Earthquake Center (SCEC) is a community of scientists and specialists who actively coordinate research on earthquake hazards at nine core institutions, and communicate earthquake information to the public. SCEC is a National Science Foundation (NSF) Science and Technology Center and is co-funded by the United States Geological Survey (USGS).

In addition, Los Angeles County along with other Southern California counties, sponsors the Emergency Survival Program (ESP), an educational program for learning how to prepare for earthquakes and other disasters. Many school districts have very active emergency preparedness programs that include earthquake drills and periodic disaster response team exercises.

Earthquake Mitigation Action Items

The earthquake mitigation action items provide guidance on suggesting specific activities that agencies, organizations, and residents in the City of West Covina can undertake to reduce risk and prevent loss from earthquake events. Each action item is followed by ideas for implementation, which can be used by the steering committee and local decision makers in pursuing strategies for implementation;

ST-EQ # l: Integrate new earthquake hazard mapping data for the City of West Covina and improve technical analysis of earthquake hazards.

Ideas for Implementation:

- *Provide HAZUS training to City of West Covina personnel.*
- *Update the City of West Covina earthquake HAZUS data using more localized data including the building inventory to improve accuracy of the vulnerability assessment for the City of West Covina; and*
- *Conduct risk analysis incorporating HAZUS data and hazard maps using GIS technology to identify risk sites and further assist in prioritizing mitigation activities and assessing the adequacy of current land use requirements,*

Coordinating Organization: Public Works Department
Timeline: 2 years
Plan Goals Addressed: Partnerships and Implementation , Protect Life and Property
Constraints: Training time for City staff.

ST-EQ # 2: Incorporate the Regional Earthquake Transportation Evacuation Routes developed by the Regional Emergency Managers Group into appropriate planning documents.

Ideas for Implementation:

- *Update the transportation routes map in the City of West Covina Natural hazard Mitigation Plan with the evacuation routes data; and*
- *Integrate the evacuation routes data into the City of West Covina Emergency Operations Plan,*
- *Examine information on both local and regional evacuation routes.*

Coordinating Organization: City of West Covina OES
Timeline: 2 years
Plan Goals Addressed: Emergency Services
Constraints: Procuring data from outside agencies.

LT-EQ # l: Identify funding sources for structural and nonstructural retrofitting of structures that are identified as seismically vulnerable.

Ideas for Implementation:

- *Provide information for property owners, small businesses, and organizations on sources of funds (loans, grants, etc.); and*
- *Explore options for including seismic retrofitting in existing programs such as low-income housing, insurance reimbursements, and pre and post disaster repairs,*

Coordinating Organization: Finance Department

Timeline: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation , Public Awareness*
Constraints: *Funding opportunities.*

LT-EQ # 2: *Encourage seismic strength evaluations of critical facilities in the City of West Covina to identify vulnerabilities for mitigation of schools and universities, public infrastructure, and critical facilities to meet current seismic standards.*

Ideas for Implementation:

- *Work with School Districts on the development of their Hazard Mitigation Plans.*
- *Encourage owners of non-retrofitted structures to upgrade them to meet seismic standards; and*
- *Encourage water providers to replace old cast iron pipes with more ductile iron, and identify partnership opportunities with other agencies for pipe replacement,*

Coordinating Organization: *Public Works Department*
Timeline: *5+ years*
Plan Goals Addressed: *Protect Life and Property, Emergency Services*
Constraints: *Coordination with Community Partners.*

LT-EQ # 3: *Encourage reduction of nonstructural and structural earthquake hazards in homes, schools, businesses, and government offices.*

Ideas for Implementation:

- *Provide information to government building and school facility managers and teachers on securing bookcases, filing cabinets, light fixtures, and other objects that can cause injuries and block exits; and*
- *Encourage facility managers, business owners, and teachers to refer to FEMA's practical guidebook: "Reducing the Risks Nonstructural Earthquake Damage"; and*
- *Encourage homeowners and renters to use "Is Your Home Protected from Earthquake Disaster? A Homeowner's Guide to Earthquake Retrofit" (IBHS) for economic and efficient mitigation techniques; and*
- *Explore partnerships to provide retrofitting classes for homeowners, renters, building professionals, and contractors; and*

Coordinating Organization: *Office of Emergency Services*
Timeline: *Ongoing*
Plan Goals Addressed: *Protect Life and Property, Public Awareness*
Constraints:

Earthquake Resource Directory

Local and Regional Resources

Los Angeles County Public Works Department

Level: County Hazard: Multi http://ladpw.org

900 S. Fremont Ave.

Alhambra, CA 91803 Ph: 626-458-5100 Fx:

Notes: The Los Angeles County Department of Public Works protects property and promotes public safety through Flood Control, Water Conservation, Road Maintenance, Bridges, Buses and Bicycle Trails, Building and Safety, Land Development, Waterworks, Sewers, Engineering, Capital Projects and Airports

Southern California Earthquake Center (SCEC)

Level: Regional Hazard: Earthquake www.scec.org

3651 Trousdale Parkway Suite 169

Los Angeles, CA 90089-0742 Ph: 213-740-5843 Fx: 213/740-0011

Notes: The Southern California Earthquake Center (SCEC) gathers new information about earthquakes in Southern California, integrates this information into a comprehensive and predictive understanding of earthquake phenomena, and communicates this understanding to end-users and the general public in order to increase earthquake awareness, reduce economic losses, and save lives.

State Resources

California Department of Transportation (CalTrans)			
Level: State	Hazard: Multi	http://www.dot.ca.gov/	
120 S. Spring Street			
Los Angeles, CA 90012		Ph: 213-897-3656	Fx:
Notes: CalTrans is responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the state's boundaries. Alone and in partnership with Amtrak, CalTrans is also involved in the support of intercity passenger rail service in California.			
California Resources Agency			
Level: State	Hazard: Multi	http://resources.ca.gov/	
1416 Ninth Street		Suite 1311	
Sacramento, CA 95814		Ph: 916-653-5656	Fx:
Notes: The California Resources Agency restores, protects and manages the state's natural, historical and cultural resources for current and future generations using solutions based on science, collaboration and respect for all the communities and interests involved.			
California Division of Mines and Geology (DMG)			
Level: State	Hazard: Multi	www.consrv.ca.gov/cgs/index.htm	
801 K Street		MS 12-30	
Sacramento, CA 95814		Ph: 916-445-1825	Fx: 916-445-5718
Notes: The California Geological Survey develops and disseminates technical information and advice on California’s geology, geologic hazards, and mineral resources.			
California Department of Conservation: Southern California Regional Office			
Level: State	Hazard: Multi	www.consrv.ca.gov	
655 S. Hope Street		#700	
Los Angeles, CA 90017-2321		Ph: 213-239-0878	Fx: 213-239-0984
Notes: The Department of Conservation provides services and information that promote environmental health, economic vitality, informed land-use decisions and sound management of our state's natural resources.			
California Planning Information Network			
Level: State	Hazard: Multi	www.calpin.ca.gov	
		Ph:	Fx:
Notes: The Governor's Office of Planning and Research (OPR) publishes basic information on local planning agencies, known as the California Planners' Book of Lists. This local planning information is available on-line with new search capabilities and up-to-the- minute updates.			

Governor’s Office of Emergency Services (OES)

Level: State Hazard: Multi www.oes.ca.gov

P.O. Box 419047

Rancho Cordova, CA 95741-9047 Ph: 916 845- 8911 Fx: 916 845- 8910

Notes: The Governor's Office of Emergency Services coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies, and for assisting local governments in their emergency preparedness, response and recovery efforts.

Federal Resources and Programs

Building Seismic Safety Council (BSSC)			
Level: National	Hazard: Earthquake	www.bssconline.org	
1090 Vermont Ave., NW		Suite 700	
Washington, DC 20005		Ph: 202-289-7800	Fx: 202-289-109
Notes: The Building Seismic Safety Council (BSSC) develops and promotes building earthquake risk mitigation regulatory provisions for the nation.			
Federal Emergency Management Agency, Region IX			
Level: Federal	Hazard: Multi	www.fema.gov	
1111 Broadway		Suite 1200	
Oakland, CA 94607		Ph: 510-627-7100	Fx: 510-627-7112
Notes: The Federal Emergency Management Agency is tasked with responding to, planning for, recovering from and mitigating against disasters.			
Federal Emergency Management Agency, Mitigation Division			
Level: Federal	Hazard: Multi	www.fema.gov/fima/planhowto.shtm	
500 C Street, S.W.			
Washington, D.C. 20472		Ph: 202-566-1600	Fx:
Notes: The Mitigation Division manages the National Flood Insurance Program and oversees FEMA's mitigation programs. It has a number of programs and activities which provide citizens Protection, with flood insurance; Prevention, with mitigation measures and Partnerships, with communities throughout the country.			
United States Geological Survey			
Level: Federal	Hazard: Multi	http://www.usgs.gov/	
345 Middlefield Road			
Menlo Park, CA 94025		Ph: 650-853-8300	Fx:
Notes: The USGS provides reliable scientific information to describe and understand the Earth; minimize loss of life and property from natural disasters; manage water, biological, energy, and mineral resources; and enhance and protect our quality of life.			
Western States Seismic Policy Council (WSSPC)			
Level: Regional	Hazard: Earthquake	www.wsspc.org/home.html	
125 California Avenue		Suite D201, #1	
Palo Alto, CA 94306		Ph: 650-330-1101	Fx: 650-326-1769
Notes: WSSPC is a regional earthquake consortium funded mainly by FEMA. Its website is a great resource, with information clearly categorized - from policy to engineering to education.			

Additional Resources

Institute for Business & Home Safety			
Level: National	Hazard: Multi	http://www.ibhs.org/	
4775 E. Fowler Avenue			
Tampa, FL 33617		Ph: 813-286-3400	Fx: 813-286-9960
The Institute for Business & Home Safety (IBHS) is a nonprofit association that engages in communication, education, engineering and research. The Institute works to reduce deaths, injuries, property damage, economic losses and human suffering caused by natural disasters.			

Publications

"Land Use Planning for Earthquake Hazard Mitigation: Handbook for Planners"
Wolfe, Myer R. et. al., (1986) University of Colorado, Institute of Behavioral Science, National Science Foundation.
This handbook provides techniques that planners and others can utilize to help mitigate for seismic hazards, It provides information on the effects of earthquakes, sources on risk assessment, and effects of earthquakes on the built environment. The handbook also gives examples on application and implementation of planning techniques to be used by local communities.
Contact: Natural Hazards Research and Applications Information Center
Address: University of Colorado, 482 UCB,
Boulder, CO 80309-0482
Phone: (303) 492-6818
Fax: (303) 492-2151
Website: http://www,colorado.edu/UCB/Research/IBS/hazards

"Public Assistance Debris Management Guide", FEMA (July 2000).
The Debris Management Guide was developed to assist local officials in planning, mobilizing, organizing. and controlling large-scale debris clearance, removal, and disposal operations, Debris management is generally associated with post-disaster recovery. While it should be compliant with local and county emergency operations plans, developing strategies to ensure strong debris management is a way to integrate debris management within mitigation activities. The "Public Assistance Debris Management Guide" is available in hard copy or on the FEMA website.

Section 6 – Earthquakes End Notes

[1] http://pubs.usgs.gov/gip/earthq3/when.html

[iiii] http://www.gps.caltech.edu/~sieh/home.html

[iii] Planning for Natural Hazards: The California Technical Resource Guide, Department of Land Conservation and Development (July 2000)

[4] http://www.data.scec.org/fault_index/newping.html

[v] http://www.data.scec.org/fault_index/palos.html

[vi] http://www.consrv.ca.gov/CGS/rghm/ap/

[vii] Ibid

[viii] Burby, R. (Ed.) Cooperating with Nature: Confronting Natural Hazards with Land Use Planning for Sustainable Communities (1998), Washington D.C., Joseph Henry Press.

[ix] FEMA HAZUS http://www.fema.gov/hazus/hazus2.htm (May 2001).

[x] Source: Los Angeles County Public Works Department, March 2004

[xi] Southern California Edison Hazard Mitigation Planning; Southern California Edison, April 2004

[xii] http://www.chamber101.com/programs_committee/natural_disasters/DisasterPreparedness/Forty.htm

[xiii] Institute for Business and Home Safety Resources (April 2001),

[xiv] http://www.seismic.ca.gov/pub/CSSC_2001-04_Hospital.pdf

SECTION 7
EARTH MOVEMENT (LANDSLIDES & DEBRIS FLOWS)

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Why are Landslides a Threat to City of West Covina?

Landslides are a serious geologic hazard in almost every state in America. Nationally, landslides cause 25 to 50 deaths each year.[i] The best estimate of direct and indirect costs of landslide damage in the United States range between $1 and $2 billion annually.[ii] As a seismically active region, California has had significant number of locations impacted by landslides. Some landslides result in private property damage, other landslides impact transportation corridors, fuel and energy conduits, and communication facilities. They can also pose a serious threat to human life.

Landslides can be broken down into two categories: (1) rapidly moving (generally known as debris flows), and (2) slow moving. Rapidly moving landslides or debris flows present the greatest risk to human life, and people living in or traveling through areas prone to rapidly moving landslides are at increased risk of serious injury. Slow moving landslides can cause significant property damage, but are less likely to result in serious human injuries.

The City of West Covina has homes built on sloping terrain in the San Jose Hills. As indicated on Map # 5, this terrain may be susceptible to movement during an earthquake. Additional areas have been identified as historical slides. Improvements to the slope stability may be made by engineered structures or proper grading. A registered geologist or engineer should be consulted for specific information.

The City of West Covina does have landslide and liquefaction zones as indicated on Map # 5. Since the settlement of the city, there have not been any instances of liquefaction associated with seismic activity.

Historic Southern California Landslides

1928 St. Francis Dam failure

Los Angeles County, California. The dam gave way on March 12, and its waters swept through the Santa Clara Valley toward the Pacific Ocean, about 54 miles away. Sixty-five miles of valley was devastated, and over 500 people were killed. Damages were estimated at $672.1 million (year 2000 dollars).[iii]

1956 Portuguese Bend, California

Cost, $14.6 million (2000 dollars) California Highway 14, Palos Verdes Hills. Land use on the Palos Verdes Peninsula consists mostly of single-family homes built on large lots, many of which have panoramic ocean views. All of the houses were constructed with individual septic systems, generally consisting of septic tanks and seepage pits. Landslides have been active here for thousands of years, but recent landslide activity has been attributed in part to human activity. The Portuguese Bend landslide began its modern movement in August 1956, when displacement was noticed at its northeast margin. Movement gradually extended downslope so that the entire

eastern edge of the slide mass was moving within 6 weeks. By the summer of 1957, the entire slide mass was sliding towards the sea.[iv]

1958-1971 Pacific Palisades, California
Cost, $29.1 million (2000 dollars) California Highway 1 and house damaged.[v]

1961 Mulholland Cut, California
Cost, $41.5 million (2000 dollars) On Interstate 405, 11 miles north of Santa Monica, Los Angeles County.[vi]

1963 Baldwin Hills Dam Failure.
On December 14, the 650 foot long by 155 foot high earth fill dam gave way and sent 360 million gallons of water in a fifty foot high wall cascading onto the community below, killing five persons, and damaging 50 million (1963 dollars) of dollars in property.

1969 Glendora, California
Cost, $26.9 million (2000 dollars) Los Angeles County, 175 houses damaged, mainly by debris flows.[vii]

1969 Seventh Ave., Los Angeles County, California
Cost, $14.6 million (2000 dollars) California Highway 60.[viii]

1970 Princess Park, California
Cost, $29.1 million (2000 dollars) California Highway 14, 10 miles north of Newhall, near Saugus, northern Los Angeles County.[ix]

1971 Upper and Lower Van Norman Dams, San Fernando, California
Earthquake-induced landslides Cost, $302.4 million (2000 dollars). Damage due to the February 9, 1971, magnitude 7.5 San Fernando, California, earthquake. The earthquake of February 9 severely damaged the Upper and Lower Van Norman Dams.[x]

1971 Juvenile Hall, San Fernando, California
Landslides caused by the February 9, 1971, San Fernando, California, earthquake Cost, $266.6 million (2000 dollars). In addition to damaging the San Fernando Juvenile Hall, this 1.2 km-long slide damaged trunk lines of the Southern Pacific Railroad, San Fernando Boulevard, Interstate Highway 5, the Sylmar, California, electrical converter station, and several pipelines and canals.[xi]

1977-1980 Monterey Park, Repetto Hills, Los Angeles County, California
Cost, $14.6 million (2000 dollars) 100 houses damaged in 1980 due to debris flows.[xii]

1978 Bluebird Canyon Orange County
California October 2, cost, $52.7 million (2000 dollars) 60 houses destroyed or damaged. Unusually heavy rains in March of 1978 may have contributed to initiation of the landslide. Although the 1978 slide area was approximately 3.5 acres, it is suspected to be a portion of a larger, ancient landslide.[xiii]

1979 Big Rock, California, Los Angeles County
Cost, approximately $1.08 billion (2000 dollars) California Highway 1 rockslide.[xiv]

1980 Southern California slides
$1.1 billion in damage (2000 dollars) Heavy winter rainfall in 1979-90 caused damage in six Southern California counties. In 1980, the rainstorm started on February 8. A sequence of 5 days of continuous rain and 7 inches of precipitation had occurred by February 14. Slope failures were beginning to develop by February 15 and then very high-intensity rainfall occurred on February 16. As much as 8 inches of rain fell in a 6 hour period in many locations. Records and personal observations in the field on February 16 and 17 showed that the mountains and slopes literally fell apart on those 2 days.[xv]

1983 San Clemente, California, Orange County
Cost, $65 million (2000 dollars), California Highway 1. Litigation at that time involved approximately $43.7 million (2000 dollars).[xvi]

1983 Big Rock Mesa, California
Cost, $706 million (2000 dollars) in legal claims condemnation of 13 houses, and 300 more threatened rockslide caused by rainfall [xvii]

1978-1979, 1980 San Diego County, California
Experienced major damage from storms in 1978, 1979, and 1979-80, as did neighboring areas of Los Angeles and Orange County, California. One hundred and twenty landslides were reported to have occurred in San Diego County during these 2 years. Rainfall for the rainy seasons of 78-79 and 79-80 was 14.82 and 15.61 inches (37.6 and 39.6 cm) respectively, compared to a 125-year average (1850-1975) of 9.71 inches (24.7 cm). Significant landslides occurred in the Friars Formation, a unit that was noted as slide-prone in the Seismic Safety Study for the City of San Diego. Of the nine landslides that caused damage in excess of $1 million, seven occurred in the Friars Formation, and two in the Santiago Formation in the northern part of San Diego County.[xviii]

1994 Northridge, California earthquake landslides
As a result of the magnitude 6.7 Northridge, California, earthquake, more than 11,000 landslides occurred over an area of 10,000 km2. Most were in the Santa Susana Mountains and in mountains north of the Santa Clara River Valley. Destroyed dozens of homes, blocked roads, and damaged oil-field infrastructure. Caused deaths from Coccidioidomycosis (valley fever) the

spore of which was released from the soil and blown toward the coastal populated areas. The

spore was released from the soil by the landslide activity.[xix]

March 1995 Los Angeles and Ventura Counties, Southern California
Above normal rainfall triggered damaging debris flows, deep-seated landslides, and flooding. Several deep-seated landslides were triggered by the storms, the most notable was the La Conchita landslide, which in combination with a local debris flow, destroyed or badly damaged 11 to 12 homes in the small town of La Conchita, about 20 km west of Ventura. There also was widespread debris-flow and flood damage to homes, commercial buildings, and roads and highways in areas along the Malibu coast that had been devastated by wildfire 2 years before.[xx]

Landslide Characteristics

What is a landslide?
"A landslide is defined as, the movement of a mass of rock, debris, or earth down a slope. Landslides are a type of "mass wasting" which denotes any down slope movement of soil and rock under the direct influence of gravity. The term "landslide" encompasses events such as rock falls, topples, slides, spreads, and flows. Landslides can be initiated by rainfall, earthquakes, volcanic activity, changes in groundwater, disturbance and change of a slope by man-made construction activities, or any combination of these factors. Landslides can also occur underwater, causing tidal waves and damage to coastal areas. These landslides are called submarine landslides."[xxi]

The size of a landslide usually depends on the geology and the initial cause of the landslide. Landslides vary greatly in their volume of rock and soil, the length, width, and depth of the area affected, frequency of occurrence, and speed of movement. Some characteristics that determine the type of landslide are slope of the hillside, moisture content, and the nature of the underlying materials. Landslides are given different names, depending on the type of failure and their composition and characteristics.

Slides move in contact with the underlying surface. These movements include rotational slides where sliding material moves along a curved surface, and translational slides where movement occurs along a flat surface. These slides are generally slow moving and can be deep. Slumps are small rotational slides that are generally shallow. Slow-moving landslides can occur on relatively gentle slopes and can cause significant property damage, but are far less likely to result in serious injuries than rapidly moving landslides.[xxii]

"Failure of a slope occurs when the force that is pulling the slope downward (gravity) exceeds the strength of the earth materials that compose the slope. They can move slowly, (millimeters per year) or can move quickly and disastrously, as is the case with debris-flows. Debris-flows can travel down a hillside of speeds up to 200 miles per hour (more commonly, 30 – 50 miles per hour), depending on the slope angle, water content, and type of earth and debris in the flow.

These flows are initiated by heavy, usually sustained, periods of rainfall, but sometimes can happen as a result of short bursts of concentrated rainfall in susceptible areas. Burned areas charred by wildfires are particularly susceptible to debris flows, given certain soil characteristics and slope conditions."[xxiii]

What is a Debris Flow?
A debris or mud flow is a river of rock, earth and other materials, including vegetation that is saturated with water. This high percentage of water gives the debris flow a very rapid rate of movement down a slope. Debris flows often with speeds greater than 20 mile per hour, and can often move much faster.[xxiv] This high rate of speed makes debris flows extremely dangerous to people and property in its path.

Landslide Events and Impacts

Landslides are a common hazard in California. Weathering and the decomposition of geologic materials produces conditions conducive to landslides and human activity further exacerbates many landslide problems. Many landslides are difficult to mitigate, particularly in areas of large historic movement with weak underlying geologic materials. As communities continue to modify the terrain and influence natural processes, it is important to be aware of the physical properties of the underlying soils as they, along with climate, create landslide hazards. Even with proper planning, landslides will continue to threaten the safety of people, property, and infrastructure, but without proper planning, landslide hazards will be even more common and more destructive.

The increasing scarcity of build-able land, particularly in urban areas, increases the tendency to build on geologically marginal land. Additionally, hillside housing developments in Southern California are prized for the view lots that they provide.

Rock falls occur when blocks of material come loose on steep slopes. Weathering, erosion, or excavations, such as those along highways, can cause falls where the road has been cut through bedrock. They are fast moving with the materials free falling or bouncing down the slope. In falls, material is detached from a steep slope or cliff. The volume of material involved is generally small, but large boulders or blocks of rock can cause significant damage.

Earth flows are plastic or liquid movements in which land mass (e.g. soil and rock) breaks up and flows during movement. Earthquakes often trigger flows.[xxv] Debris flows normally occur when a landslide moves downslope as a semi-fluid mass scouring, or partially scouring soils from the slope along its path. Flows are typically rapidly moving and also tend to increase in volume as they scour out the channel.[xxvi] Flows often occur during heavy rainfall, can occur on gentle slopes, and can move rapidly for large distances.

Landslide Conditions

Landslides are often triggered by periods of heavy rainfall. Earthquakes, subterranean water flow and excavations may also trigger landslides. Certain geologic formations are more susceptible to landslides than others. Human activities, including locating development near steep slopes, can increase susceptibility to landslide events. Landslides on steep slopes are more dangerous because movements can be rapid.

Although landslides are a natural geologic process, the incidence of landslides and their impacts on people can be exacerbated by human activities. Grading for road construction and development can increase slope steepness. Grading and construction can decrease the stability of a hill slope by adding weight to the top of the slope, removing support at the base of the slope, and increasing water content. Other human activities effecting landslides include: excavation, drainage and groundwater alterations, and changes in vegetation.[xxvii]

Wildland fires in hills covered with chaparral are often a precursor to debris flows in burned out canyons. The extreme heat of a wildfire can create a soil condition in which the earth becomes impervious to water by creating a waxy-like layer just below the ground surface. Since the water cannot be absorbed into the soil, it rapidly accumulates on slopes, often gathering loose particles of soil in to a sheet of mud and debris. Debris flows can often originate miles away from unsuspecting persons, and approach them at a high rate of speed with little warning.

Natural Conditions

Natural processes can cause landslides or re-activate historical landslide sites. The removal or undercutting of shoreline-supporting material along bodies of water by currents and waves produces countless small slides each year. Seismic tremors can trigger landslides on slopes historically known to have landslide movement. Earthquakes can also cause additional failure (lateral spreading) that can occur on gentle slopes above steep streams and riverbanks.

Particularly Hazardous Landslide Areas

Locations at risk from landslides or debris flows include areas with one or more of the following conditions:

1. On or close to steep hills;
2. Steep road-cuts or excavations;
3. Existing landslides or places of known historic landslides (such sites often have tilted power lines, trees tilted in various directions, cracks in the ground, and irregular-surfaced ground);
4. Steep areas where surface runoff is channeled, such as below culverts, V -shaped valleys, canyon bottoms, and steep stream channels; and
5. Fan-shaped areas of sediment and boulder accumulation at the outlets of canyons.
6. Canyon areas below hillside and mountains that have recently (within 1-6 years) been subjected to a wildland fire.
7. Areas where slopes are not maintained or are altered by the property owners.

Impacts of Development

Although landslides are a natural occurrence, human impacts can substantially affect the potential for landslide failures in City of West Covina. Proper planning and geotechnical engineering can be exercised to reduce the threat of safety of people, property, and infrastructure.

Excavation and Grading

Slope excavation is common in the development of home sites or roads on sloping terrain. Grading these slopes can result in some slopes that are steeper than the pre-existing natural slopes. Since slope steepness is a major factor in landslides, these steeper slopes can be at an increased risk for landslides. The added weight of fill placed on slopes can also result in an increased landslide hazard. Small landslides can be fairly common along roads, in either the road cut or the road fill. Landslides occurring below new construction sites are indicators of the potential impacts stemming from excavation.

Drainage and Groundwater Alterations

Water flowing through or above ground is often the trigger for landslides. Any activity that increases the amount of water flowing into landslide-prone slopes can increase landslide hazards. Broken or leaking water or sewer lines can be especially problematic, as can water retention facilities that direct water onto slopes. However, even lawn irrigation in landslide prone locations can result in damaging landslides. Ineffective storm water management and excess runoff can also cause erosion and increase the risk of landslide hazards. Drainage can be affected naturally by the geology and topography of an area; Development that results in an increase in impervious surface impairs the ability of the land to absorb water and may redirect water to other areas. Channels, streams, ponding, and erosion on slopes all indicate potential slope problems.

Road and driveway drains, gutters, downspouts, and other constructed drainage facilities can concentrate and accelerate flow. Ground saturation and concentrated velocity flow are major causes of slope problems and may trigger landslides.[xxviii]

Changes in Vegetation

Removing vegetation from very steep slopes can increase landslide hazards. Areas that experience wildfire and land clearing for development may have long periods of increased landslide hazard. Also, certain types of ground cover have a much greater need for constant watering to remain green. Changing away from native ground cover plants may increase the risk of landslide.

Landslide Hazard Assessment

Hazard Identification

Identifying hazardous locations is an essential step towards implementing more informed mitigation activities. Areas of concern for liquefaction or earth-quake induced liquefaction are

available from the Earthquake Hazard Maps for the Baldwin Park and San Dimas quadrangle. Geologic maps showing historic landslides are available for these same quadrangles. Earthquake induced liquefaction for the City of West Covina is shown on Map 5.

Vulnerability and Risk

Vulnerability assessment for landslides will assist in predicting how different types of property and population groups will be affected by a hazard.[xxix] Data that includes specific landslide-prone and debris flow locations in the city can be used to assess the population and total value of property at risk from future landslide occurrences.

The City of West Covina Public Works Department uses 2:1 slope as an indicator of hill slope stability. The city uses a 20% or greater threshold to identify potentially unstable hill slopes. The average slope in the City of West Covina is 1-1/2:1— about 8% . An estimated 1200 acres in the city exceeds this 20% slope threshold, indicating that almost 11% of the land in City of West Covina has potentially unstable soil.

While a quantitative vulnerability assessment (an assessment that describes number of lives or amount of property exposed to the hazard) has not yet been conducted for City of West Covina landslide events, there are many qualitative factors that point to potential vulnerability. Landslides can impact major transportation arteries, blocking residents from essential services and businesses.

Past landslide events have caused major property damage or significantly impacted city residents, and continuing to map city landslide and debris flow areas will help in preventing future loss. Factors included in assessing landslide risk include population and property distribution in the hazard area, the frequency of landslide or debris flow occurrences, slope steepness, soil characteristics, and precipitation intensity. This type of analysis could generate estimates of the damages to the city due to a specific landslide or debris flow event. At the time of publication of this plan, data was insufficient to conduct a risk analysis and the software needed to conduct this type of analysis was not available.

Community Landslide Issues

What is Susceptible to Landslides?

Landslides can affect utility services, transportation systems, and critical lifelines. Communities may suffer immediate damages and loss of service. Disruption of infrastructure, roads, and critical facilities may also have a long-term effect on the economy. Utilities, including potable water, wastewater, telecommunications, natural gas, and electric power are all essential to service community needs. Loss of electricity has the most widespread impact on other utilities and on the whole community. Natural gas pipes may also be at risk of breakage from landslide movements as small as an inch or two.

Roads and Bridges

Losses incurred from landslide hazards in the City of West Covina have been associated with roads. The City of West Covina Maintenance Division is responsible for responding to slides that inhibit the flow of traffic or are damaging a road or a bridge. The Maintenance Division does its best to communicate with residents impacted by landslides directly or through other Departments, but their primary task is to complete the road repair and provide for the safety of citizens.

In the late 1990s the West Covina Maintenance Division worked on the area of Woodgate Drive to clear the effects of a land movement. Other minor slides have occurred in the City of West Covina but are not well documented in the record.

It is not cost effective to mitigate all slides because of limited funds and the fact that some historical slides are likely to become active again even with mitigation measures. The City of West Covina Maintenance Division alleviates problem areas by grading slides, and by installing new drainage systems on the slopes to divert water from the landslides. This type of response activity is often the most cost-effective in the short-term, but is only temporary. Unfortunately, many property owners are unaware of slides and the dangers associated with them.

Lifelines and critical facilities

Lifelines and critical facilities should remain accessible, if possible, during a natural hazard event. The impact of closed transportation arteries may be increased if the closed road or bridge is critical for hospitals and other emergency facilities. Therefore, inspection and repair of critical transportation facilities and routes is essential and should receive high priority. Losses of power and phone service are also potential consequences of landslide events. Due to heavy rains, soil erosion in hillside areas can be accelerated, resulting in loss of soil support beneath high voltage transmission towers in hillsides and remote areas. Flood events can also cause landslides, which can have serious impacts on gas lines that are located in vulnerable soils.

Landslide Mitigation Activities

Landslide mitigation activities include current mitigation programs and activities that are being implemented by local or city organizations.

Landslide Building/Zoning Codes

This section outlines standards for steep slope hazard areas on slopes of 20 percent or more. Generally, the ordinance requires soils and engineering geologic studies for developments proposed on slopes of 20 percent or greater. More detailed surface and subsurface investigations shall be warranted if indicated by engineering and geologic studies to sufficiently describe existing conditions. This may include soils, vegetation, geologic formations, and drainage patterns. Site evaluations may also occur where stability might be lessened by proposed grading/filling or land clearing.

The City of West Covina has adopted requirements from the Uniform Building Code and State of California guidelines for development in the liquefaction zones.

Hazard Mapping

Community Issues Summary

The City of West Covina enforces the State of California Landslide mitigation procedures. The State Division of Mines and Geology has provided mapping for areas of potential earthquake induced landslides. Developments in these areas are required to conduct special soils and geology studies to determine if any landslide risk is present.

The ancient landslide areas can be determined from a Geologic Map for the City of West Covina. Maps like this and Map 5 showing earthquake induced landslides will indicate if the area may be susceptible to land movement. Both these maps are based on historic data and may not take into consideration the stabilization completed by recent development.

Landslide Mitigation Action Items

The landslide mitigation action items provide direction on specific activities that the city, organizations, and residents in City of West Covina can undertake to reduce risk and prevent loss from landslide events. Each action item is followed by ideas for implementation, which can *be* used by the steering committee and local decision makers in pursuing strategies for implementation.

Short Term Mitigation Activity for Landslide #l: *Improve knowledge of landslide hazard areas and understanding of vulnerability and risk to life and property in hazard-prone areas.*
Ideas for Implementation

- *Complete a earth movement hazard map for the City of West Covina,*
- *Develop information sheet on expansive soils and what the homeowner or business owner can do to mitigate this problem.*

Coordinating Organization: Public Works Department
Timeline: 1 year
Plan Goals Addressed: Public Awareness
Constraints: None

Long Term Mitigation Activity for Landslide #l: *Review local ordinances regarding building and development in areas prone to earth movement..*
Ideas for Implementation

- *Coordinate with other City Departments on the requirements to build in these areas.*
- *Control new development encroaching on areas susceptible to earth movement.*

Coordinating Organization: Public Works
Timeline: Ongoing
Plan Goals Addressed: Protect Life and Property
Constraints: Staff training and code review.

Landslide Resource Directory (See details in Appendix A)

COUNTY RESOURCES

- County Department of Public Works

STATE RESOURCES

- Department of Conservation Headquarters
- California Geological Survey Headquarters/Office of the State Geologist
- California Division of Forestry
- Department of Water Resources
- Governor's Office of Emergency Services
- California Department of Transportation (Cal Trans)

FEDERAL RESOURCES AND PROGRAMS

- Federal Emergency Management Agency (FEMA)
- Natural Resource Conservation Service (NRCS)
- US Geological Survey, National Landslide Information Center

PUBLICATIONS

Olshansky, Robert B., Planning for Hillside Development (1996) American Planning Association.
This document describes the history, purpose, and functions of hillside development and regulation and the role of planning, and provides excerpts from hillside plans, ordinances, and guidelines from communities throughout the US.

Olshansky, Robert B. & Rogers, J. David, Unstable Ground: Landslide Policy in the United States (1987) Ecology Law Quarterly.
This is about the history and policy of landslide mitigation in the US.

Public Assistance Debris Management Guide (July 2000) Federal Emergency Management Agency.
The Debris Management Guide was developed to assist local officials in planning, mobilizing, organizing, and controlling large-scale debris clearance, removal, and disposal operations. Debris management is generally associated with post-disaster recovery. While it should be compliant with local and city emergency operations plans, developing strategies to ensure strong debris management is a way to integrate debris management within mitigation activities. The Guide is available in hard copy or on the FEMA website.

USGS Landslide Program Brochure. National Landslide Information Center (NLIC), United

States Geologic Survey.
The brochure provides good, general information in simple terminology on the importance of landslide studies and a list of databases, outreach, and exhibits maintained by the NLLC. The brochure also includes information on the types and causes of landslides, rock falls, and earth flows.

SECTION 7 – LANDSLIDE ENDNOTES

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ii. Brabb, E.E., and B.L Harrod. (Eds) *Landslides: Extent and Economic Significance. Proceedings of the 28th International Geological Congress Symposium on Landslides.* (1989) Washington D.C., Rotterdam: Balkema.

iii. Highland, L.M., and Schuster, R.L., *Significant Landslide Events in the United States.* (No Date) USGS, Washington D.C., http://landslides.usgs.gov.html_files/pubs/report1/Landslides_pass_508.pdf

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xxii. Interagency Hazard Mitigation Team, *State Hazard Mitigation Plan* (2000) Oregon Emergency Management

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xxiv. Barrows, Alan and Smith, Ted, DMG Note 13, http://www.consrv.ca.gov/cgs/information/publications/cgs_notes/note_33/

xxv. Robert Olson Associates, *Metro Regional Hazard Mitigation and Planning Guide* (June 1999) Metro

xxvi. Ibid.

xxvii. Planning For Natural Hazards: *The Oregon Technical Resource Guide*, Department of Land Conservation and Development (2000), Ch 5.

xxviii. *Homeowners Guide for Landslide Control, Hillside Flooding, Debris Flows, Soil Erosion*, (March 1997)

xxix. Burby, R. (Ed.) *Cooperating With Nature* (1998) Washington, D.C.: Joseph Henry Press.

SECTION 8
FLOODING

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Why are Floods a Threat to the City of West Covina?

The City of West Covina is bisected by the Walnut Creek Wash. Prior to the building of this flood control project, areas of farmland that were later to become West Covina, would flood during heavy rainstorms. Flooding poses a threat to life and safety, and can cause severe damage to public and private property. The City of West Covina has a number of dry creeks that cut across the landscape and flow into flood control channels. Living within the arid climate of Southern California it easy to overlook the damage that may be caused by flooding as these channels fill with rain runoff.

The City of West Covina most recently experienced damage resulting from the rainstorms and flooding that occurred throughout Southern California from February 10 – 15, 1992. A Presidential Declaration assisted the City with its recovery. Federal funds were received to assist the whole City and particularly the area of Azusa Avenue and Amar Road. The businesses and apartments in this area were adversely impacted with damage to structures, property/inventory, and loss of business.

The City of West Covina was also adversely impacted by the rainstorms of February 1978. During this time, the City of West Covina received federal disaster funds through Declaration FDAA 547 DR in the amount of $308,584. Damage from these storms included a road washout, slope failure at water reservoir #2, and the subsidence of fuel tanks at the Police Department facility.

Areas effected by this storm flooding were minimized by previous mitigation projects. Prior to the flood control system being built, Walnut Creek, which flows across the central section of the City from east to west, would overflow its banks and damage agricultural land. The construction of the San Gabriel Dam No. 2 in 1933, and the storm drain system and channel into the San Gabriel and Rio Hondo rivers in 1938, helped mitigate flooding. Additionally the construction of nearby Puddingstone Dam and San Dimas Canyon Dam in 1921 aided in the mitigation of flooding.

History of Flooding in The City of West Covina

The City of West Covina is susceptible to flooding primary from rainstorm flooding.

According to the records on Flood Insurance claims kept by the FEMA National Flood Insurance Program (NFIP) there have been no claims filed in the City of West Covina for the period covering January 1, 1978 to December 31, 2003. These statistics would only show any claims made by West Covina Property owners with FEMA NFIP flood insurance. As of records current

to December 31, 2003, there are only 4 properties in West Covina insured under this program with a total of $ 1,605,000.00 insurance in-force and a total of $ 10,607.00 written premium in-force.[i]

There are a number of rivers in the Southern California region, but the river with the best recorded history is the Los Angeles River. The flood history of the Los Angeles River is generally indicative of the flood history of much of Southern California.

Historic Flooding in Los Angeles County

Records show that since 1811, the Los Angeles River has flooded 30 times, on average once every 6.1 years. But averages are deceiving, for the Los Angeles basin goes through periods of drought and then periods of above average rainfall. Between 1889 and 1891 the river flooded every year, and from 1941 to 1945, the river flooded 5 times. Conversely, from 1896 to 1914, a period of 18 years, and again from 1944 to 1969, a period of 25 years, the river did not have any serious floods.[ii]

Table 8 -1 Major Floods of the Los Angeles River

Major Floods of the Los Angeles River	
1811	Flooding
1815	Flooding
1825	L.A. River changed its course back from the Ballona wetlands to San Pedro
1832	Heavy flooding
1861-62	Heavy flooding. Fifty inches of rain falls during December and January.
1867	Floods create a large, temporary lake out to Ballona Creek.
1876	The Novician Deluge
1884	Heavy flooding causes the river to change course again, turning east to Vernon and then southward to San Pedro.
1888-1891	Annual floods
1914	Heavy flooding. Great damage to the harbor.
1921	Flooding
1927	Moderate flood
1934	Moderate flood starting January 1. Forty dead in La Canada.
1938	Great Countywide flood with 4 days of rain. Most rain on day 4.
1941-44	L.A. River floods five times.

1952	Moderate flooding
1969	One heavy flood after 9-day storm. One moderate flood.
1978	Two moderate floods
1979	Los Angeles experiences severe flooding and mudslides.
1980	Flood tops banks of river in Long Beach. Sepulveda Basin spillway almost opened.
1983	Flooding kills six people.
1992	15 year flood. Motorists trapped in Sepulveda basin. Six people dead.
1994	Heavy flooding

Sources: http://www.lalc.k12.ca.us/target/units/river/tour/hist.html and (http://www.losangelesalmanac.com/topics/History/hi01i.htm)

While the City of West Covina is 18.5 miles east of downtown Los Angeles, it is not so far away as to not be affected by the same heavy rains that brought flooding to Los Angeles. The close proximity and similar geography of the San Fernando Valley, Los Angeles Basin, San Gabriel Valley and Pomona Valley make each of these areas susceptible to the same weather pattern and runoff from elevated areas to the flats. The towering mountains that give the Los Angeles region its spectacular views also wring a great deal of rain out of the storm clouds that pass through. Because these mountains are so steep, the rainwater moves rapidly down the slopes and across the coastal plains on its way to the ocean.

> "The Santa Monica, Santa Susana and Verdugo mountains, which surround three sides of the valley seldom reach heights above three thousand feet. The western San Gabriel Mountains, in contrast, have elevations of more than seven thousand feet. These higher ridges often trap eastern-moving winter storms. Although downtown Los Angeles averages just fifteen inches of rain a year, some mountain peaks in the San Gabriels receive more than forty inches of precipitation annually"[iii]

Naturally, this rainfall moves rapidly down stream, often with severe consequences for anything in its path. In extreme cases, flood-generated debris flows will roar down a canyon at speeds near 40 miles per hour with a wall of mud, debris and water tens of feet high.

In Southern California, stories of floods, debris flows, persons buried alive under tons of mud and rock and persons swept away to their death in a river flowing at thirty-five miles an hour are without end. No catalog of chaos could contain all the losses suffered by man and his possessions from the regions rivers and streams.

What Factors Create Flood Risk?

Flooding occurs when climate, geology, and hydrology combine to create conditions where water flows outside of its usual course. In the City of West Covina, geography and climate combine to create intermittent seasonal flooding conditions.

Winter Rainfall

Over the last 125 years, the average annual rainfall in Los Angeles is 14.9 inches. But the term "average" means very little as the annual rainfall during this time period has ranged from only 4.35 inches in 2001-2002 to 38.2 inches in 1883-1884. In fact, in only fifteen of the past 125 years, has the annual rainfall been within plus or minus 10% of the 14.9-inch average. And in only 38 years has the annual rainfall been within plus or minus 20% of the 14.9-inch average. This makes the Los Angeles basin a land of extremes in terms of annual precipitation.

The City of West Covina is in the San Gabriel Valley, the eastern section of the Los Angeles County. It is up against the San Jose Hills, which increases the collection of rainwater.

Monsoons

Another relatively regular source for heavy rainfall, particularly in the mountains and adjoining cities is from summer tropical storms. Table 8-1 lists tropical storms that have had significant rainfall in the past century, and the general areas affected by these storms. These tropical storms usually coincide with El Niño years.

Table 8-2 Tropical Cyclones affecting Southern California

Tropical cyclones that have affected Southern California during the 20th Century			
Month-Year	**Date(s)**	**Area(s) Affected**	**Rainfall**
July 1902	20th & 21st	Deserts & Southern Mountains	up to 2"
Aug. 1906	18th & 19th	Deserts & Southern Mountains	up to 5"
Sept. 1910	15th	Mountains of Santa Barbara County	2"
Aug. 1921	20th & 21st	Deserts & Southern Mountains	up to 2"
Sept. 1921	30th	Deserts	up to 4"
Sept. 1929	18th	Southern Mountains & Deserts	up to 4"
Sept. 1932	28th - Oct 1st	Mountains & Deserts, 15 Fatalities	up to 7
Aug. 1935	25th	Southern Valleys, Mountains & Deserts	up to 2"
Sept. 1939	4th - 7th	Southern Mountains, Southern & Eastern Deserts	up to 7”
	11th & 12th	Deserts, Central & Southern Mountains	up to 4"
	19th - 21st	Deserts, Central & Southern Mountains	up to 3"
	25th	Long Beach, W/ Sustained Winds of 50 Mph	5"
		Surrounding Mountains	6 to 12"
Sept. 1945	9th & 10th	Central & Southern Mountains	up to 2”
Sept. 1946	30th - Oct 1st	Southern Mountains	up to 4"
Aug. 1951	27th - 29th	Southern Mountains & Deserts	2 to 5"
Sept. 1952	19th - 21st	Central & Southern Mountains	up to 2"
July 1954	17th - 19th	Deserts & Southern Mountains	up to 2"
July 1958	28th & 29th	Deserts & Southern Mountains	up to 2"
Sept. 1960	9th & 10th	Julian	3.40"
Sept. 1963	17th - 19th	Central & Southern Mountains	up to 7"
Sept. 1967	1st - 3rd	Southern Mountains & Deserts	2"
Oct. 1972	6th	Southeast Deserts	up to 2"
Sept. 1976	10th & 11th	Central & Southern Mountains. Ocotillo, CA was Destroyed 3 Fatalities	6 to 12"
Aug. 1977	n/a	Los Angeles	2"
		Mountains	up to 8"
Oct. 1977	6th & 7th	Southern Mountains & Deserts	up to 2”
Sept. 1978	5th & 6th	Mountains	3"
Sept. 1982	24th - 26th	Mountains	up to 4"
Sept. 1983	20th & 21st	Southern Mountains & Deserts	up to 3"
http://www.fema.gov/nwz97/eln_scal.shtm			

Geography and Geology

The greater Los Angeles Basin is the product of rainstorms and erosion for millennia. "Most of the mountains that ring the valleys and coastal plain are deeply fractured faults and, as they (the mountains) grew taller, their brittle slopes were continually eroded. Rivers and streams carried boulders, rocks, gravel, sand, and silt down these slopes to the valleys and coastal plain....In places these sediments are as much as twenty thousand feet thick"[iv]

Much of the coastal plain rests on the ancient rock debris and sediment washed down from the mountains. This sediment can act as a sponge, absorbing vast quantities of rain in those years when heavy rains follow a dry period. But like a sponge that is near saturation, the same soil fills up rapidly when a heavy rain follows a period of relatively wet weather. So even in some years of heavy rain, flooding is minimal because the ground is relatively dry. The same amount of rain following a wet period of time can cause extensive flooding.

The greater Los Angeles basin is for all intents and purposes built out. This leaves precious little open land to absorb rainfall. This lack of open ground forces water to remain on the surface and rapidly accumulate. If it were not for the massive flood control system with its concrete lined river and stream beds, flooding would be a much more common occurrence. And the tendency is towards even less and less open land. In-fill building is becoming a much more common practice in many areas. Developers tear down an older home which typically covers up to 40% of the lot size and replacing it with three or four town homes or apartments, which may cover 90-95% of the lot.

Another potential source of flooding is "asphalt creep." The street space between the curbs of a street is a part of the flood control system. Water leaves property and accumulates in the streets, where it is directed towards the underground portion of the flood control system. The carrying capacity of the street is determined by the width of the street and the height of the curbs along the street. Often, when streets are being resurfaced, a one to two inch layer of asphalt is laid down over the existing asphalt. This added layer of asphalt subtracts from the rated capacity of the street to carry water. Thus the original engineered capacity of the entire storm drain system is marginally reduced over time. Subsequent re-paving of the street will further reduce the engineered capacity even more.

Flood Terminology

Floodplain

A floodplain is a land area adjacent to a river, stream, lake, estuary, or other water body that is subject to flooding. This area, if left undisturbed, acts to store excess floodwater. The floodplain is made up of two sections: the floodway and the flood fringe.

100-Year Flood

The 100-year flooding event is the flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or

watercourse covered by water in the event of a 100-year flood. Map 7 illustrates the 100-year floodplain in the City of West Covina.

Floodway

The floodway is one of two main sections that make up the floodplain. Floodways are defined for regulatory purposes. Unlike floodplains, floodways do not reflect a recognizable geologic feature. For NFIP purposes, floodways are defined as the channel of a river or stream, and the overbank areas adjacent to the channel. The floodway carries the bulk of the floodwater downstream and is usually the area where water velocities and forces are the greatest. NFIP regulations require that the floodway be kept open and free from development or other structures that would obstruct or divert flood flows onto other properties.

The City of West Covina regulations prohibit all development in the floodway. The NFIP floodway definition is "the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Floodways are not mapped for all rivers and streams but are generally mapped in developed areas.

Remove this page and insert Map 7 – FIRM map

Flood Fringe
The flood fringe refers to the outer portions of the floodplain, beginning at the edge of the floodway and continuing outward. For the City of West Covina the flood fringe is defined as "the land area, which is outside of the stream flood way, but is subject to periodic inundation by regular flooding." This is the area where development is most likely to occur, and where precautions to protect life and property need to be taken.

Development
For floodplain ordinance purposes, development is broadly defined by the City of West Covina Zoning Ordinance to mean "any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations located within the area of special flood hazard." The definition of development for floodplain purposes is generally broader and includes more activities than the definition of development used in other sections of local land use ordinances.

Base Flood Elevation (BFE)
The term "Base Flood Elevation" refers to the elevation (normally measured in feet above sea level) that the base flood is expected to reach. Base flood elevations can be set at levels other than the 100-year flood. Some communities choose to use higher frequency flood events as their base flood elevation for certain activities, while using lower frequency events for others. For example, for the purpose of storm water management, a 25-year flood event might serve as the base flood elevation; while the 500-year flood event may serve as base flood elevation for the tie down of mobile homes. The regulations of the NFIP focus on development in the 100-year floodplain.

Characteristics of Flooding

Storm water flooding is the primarily flooding to affect the City of West Covina as natural and man-made channels fill with water, riverine flooding or urban flooding occurs when there is more water to carry than what the channel can handle. In addition, any low-lying area has the potential to flood. The flooding of developed areas may occur when the amount of water generated from rainfall and runoff exceeds a storm water system's capability to remove it.

Riverine Flooding
Riverine flooding is the overbank flooding of rivers and streams. The natural processes of riverine flooding add sediment and nutrients to fertile floodplain areas. Flooding in large river systems typically results from large-scale weather systems that generate prolonged rainfall over a wide geographic area, causing flooding in hundreds of smaller streams, which then drain into the major rivers.

Shallow area flooding is a special type of riverine flooding. FEMA defines shallow flood hazards as areas that are inundated by the 100-year flood with flood depths of only one to three

feet. These areas are generally flooded by low velocity sheet flows of water.

Urban Flooding
As land is converted from fields or woodlands to roads and parking lots, it loses its ability to absorb rainfall. Urbanization of a watershed changes the hydrologic systems of the basin. Heavy rainfall collects and flows faster on impervious concrete and asphalt surfaces. The water moves from the clouds, to the ground, and into streams at a much faster rate in urban areas. Adding these elements to the hydrological systems can result in floodwaters that rise very rapidly and peak with violent force.

Each year a greater percentage of the area in the City of West Covina is developed as land with a high concentration of impermeable surfaces that either collect water, or concentrate the flow of water in unnatural channels. During periods of urban flooding, streets can become swift moving rivers and basements can fill with water. Storm drains often back up with vegetative debris causing additional, localized flooding.

Dam Failure Flooding
Loss of life and damage to structures, roads, and utilities may result from a dam failure. Economic losses can also result from a lowered tax base and lack of utility profits. These effects would certainly accompany the failure of one of the major dams which protect the City of West Covina. The City of West Covina would be subject to inundation flooding if any of the following three dams were to fail, San Dimas Dam, Puddingstone Dam at Bonelli Park, or Santa Fe Dam.

Although the Santa Fe Dam is the nearest to the city of West Covina, it is a dry dam, it is utilized to control heavy runoff and to support ground water maintenance with its numerous settling basins. The Santa Fe Dam is controlled by the Army Corps of Engineers and is located in the City of Irwindale. The Santa Fe Dam is an earth-filled dam; the dam's construction was started in 1941 and completed in 1949. Construction was delayed during World War II. Santa Fe Dam would be the downstream control if there were to be any problems with the Morris or San Gabriel Dam in Azusa Canyon. Any overflow from failure of these dams is projected to spill out into the San Gabriel River wash and the secondary control area to the west of the 210 / 605 Freeway interchange. Downstream areas of inundation from this type of event are not projected to impact the City of West Covina, but will impact the City of Baldwin Park to the west.

Puddingstone Dam is managed by the Los Angeles County Public Works Department and is located in the Frank G. Bonelli County Park in the City of San Dimas. The Puddingstone Dam is an earth-filled dam built in 1928, with a rated capacity of 17,190 acre-feet of water (AFOW). Because of the recreational use of the area, a contract with Los Angeles County Parks and Recreation limits the capacity to 6,083 AFOW. Water flowing from this dam fills Walnut Creek and this watershed transects the City of West Covina as the Walnut Creek Wash.

The San Dimas Dam is managed by the Los Angeles County Public Works Department and is located in the Angeles National Forest in San Dimas Canyon, north of the cities of San Dimas

and La Verne. The San Dimas Dam is a reinforced concrete dam built in 1922, with a rated capacity of 1,496 AFOW
Water flowing from this dam fills San Dimas Creek which eventually flows into the San Dimas Wash and meets up with the Big Dalton Wash in the City of Irwindale. The Big Dalton Wash crosses the City of West Covina in the most northwest corner, at Azusa Canyon Road and San Bernardino Road.

The Walnut Creek spreading basin is controlled by the Los Angeles County Flood Control District and is located in the City of Covina on the West Covina – Covina city line. The spreading basin is just north of Garvey Ave North and west of Grand Avenue. The spreading basin is fed by the Walnut Creek Wash and any overage should flow down the storm channel from this location. Flooding from this water source might only be possible if the body of water is disturbed by shaking due to an earthquake, or if any water was displaced by a landslide into the basin. This is a natural basin and there is no dam holding back the water.

There is one open reservoir in the City of West Covina that is utilized for landscape irrigation at South Hills Country Club. This reservoir is not considered a dam because it sits in a natural bowl. The reservoir is fed by pipeline from Suburban Water Company and minimal slope runoff. The natural reservoir holds over 10,000 gallons of water and is located between Crescent View Drive, Sandy Hill Drive, and Golden Vista Drive .The reservoir is referred to by local citizens as “Lake West Covina”.

Figure 8-1 Photo of reservoir for South Hills Country Club

Because dam failure can have severe consequences, FEMA requires that all dam owners develop Emergency Action Plans (EAP) for warning, evacuation, and post-flood actions. Although there may be coordination with county officials in the development of the EAP, the responsibility for developing potential flood inundation maps and facilitation of emergency response is the responsibility of the dam owner. For more detailed information regarding dam failure flooding, and potential flood inundation zones for a particular dam in the county, refer to the City of West Covina Emergency Action Plan.

There have been a total of 45 dam failures in California, since the 19th century. The significant dam failures in Southern California are listed in Table 8-3.

Table 8-3 Dam Failures in Southern California

Dam Failures in Southern California			
Sheffield	Santa Barbara	1925	Earthquake slide
Puddingstone	Pomona	1926	Overtopping during construction
Lake Hemet	Palm Springs	1927	Overtopping
Saint Francis	San Francisquito Canyon	1928	Sudden failure at full capacity through foundation, 426 deaths
Cogswell	Monrovia	1934	Breaching of concrete cover
Baldwin Hills	Los Angeles	1963	Leak through embankment turned into washout, 3 deaths
http://cee.engr.ucdavis.edu/faculty/lund/dams/Dam_History_Page/Failures.htm			

The two most significant dam failures are the St. Francis Dam in 1928 and the Baldwin Hills Dam in 1963.

> "The failure of the St. Francis Dam, and the resulting loss of over 500 lives in the path of a roaring wall of water, was a scandal that resulted in the almost complete destruction of the reputation of its builder, William Mulholland.
>
> Mulholland was an immigrant from Ireland who rose up through the ranks of the city's water department to the position of chief engineer. It was he who proposed, designed, and supervised the construction of the Los Angeles Aqueduct, which brought water from the Owens Valley to the city. The St. Francis Dam, built in 1926, was 180 feet high and 600 feet long; it was located near Saugus in the San Francisquito Canyon.
>
> The dam gave way on March 12, 1928, three minutes before midnight. Its waters swept through the Santa Clara Valley toward the Pacific Ocean, about 54 miles away. 65 miles of valley was devastated before the water finally made its way into the ocean between Oxnard and Ventura. At its peak the wall of water was said to be 78 feet high; by the time it hit Santa Paula, 42 miles south of the dam, the water was estimated to be 25 feet deep. Almost everything in its path was destroyed: livestock, structures, railways, bridges, and orchards. By the time it was over, parts of Ventura County lay under 70 feet of mud and debris. Over 500 people were killed and damage estimates topped $20 million."[v]

The Baldwin Hills dam failed during the daylight hours, and was one of the first disaster events documented a live helicopter broadcast.
"The Baldwin Hills Dam collapsed with the fury of a thousand cloudbursts, sending a 50-foot wall of water down Cloverdale Avenue and slamming into homes and cars on Dec. 14, 1963.

Five people were killed. Sixty-five hillside houses were ripped apart, and 210

the beginning of the break in the dam.

homes and apartments were damaged. The flood swept northward in a V-shaped path roughly bounded by La Brea Avenue and Jefferson and La Cienega boulevards.

The earthen dam that created a 19-acre reservoir to supply drinking water for West Los Angeles residents ruptured at 3:38 p.m. As a pencil-thin crack widened to a 75-foot gash, 292 million gallons surged out. It took 77 minutes for the lake to empty. But it took a generation for the neighborhood below to recover. And two decades passed before the Baldwin Hills ridge top was reborn.
The cascade caused an unexpected ripple effect that is still being felt in Los Angeles and beyond. It foreshadowed the end of urban-area earthen dams as a major element of the Department of Water and Power's water storage system. It prompted a tightening of Division of Safety of Dams control over reservoirs throughout the state.

The live telecast of the collapse from a KTLA-TV helicopter is considered the precursor to airborne news coverage that is now routine everywhere."[vi]

Remove this page and insert Map 8 Dam inundation

Debris Flows
Another flood related hazard that can affect certain parts of the Southern California region are debris flows. Most typically debris flows occur in mountain canyons and the foothills against the San Gabriel Mountains. However, any hilly or mountainous area with intense rainfall and the proper geologic conditions may experience one of these very sudden and devastating events.

> "Debris flows, sometimes referred to as mudslides, mudflows, lahars, or debris avalanches, are common types of fast-moving landslides. These flows generally occur during periods of intense rainfall or rapid snowmelt. They usually start on steep hillsides as shallow landslides that liquefy and accelerate to speeds that are typically about 10 miles per hour, but can exceed 35 miles per hour. The consistency of debris flows ranges from watery mud to thick, rocky mud that can carry large items such as boulders, trees, and cars. Debris flows from many different sources can combine in channels, and their destructive power may be greatly increased. They continue flowing down hills and through channels, growing in volume with the addition of water, sand, mud, boulders, trees, and other materials. When the flows reach flatter ground, the debris spreads over a broad area, sometimes accumulating in thick deposits that can wreak havoc in developed areas."[vii]

What is the Effect of Development on Floods?

When structures or fill are placed in the floodway or floodplain water is displaced. Development raises the river levels by forcing the river to compensate for the flow space obstructed by the inserted structures and/or fill. When structures or materials are added to the floodway or floodplain and no fill is removed to compensate, serious problems can arise. Floodwaters may be forced away from historic floodplain areas. As a result, other existing floodplain areas may experience floodwaters that rise above historic levels. Local governments must require engineer certification to ensure that proposed developments will not adversely affect the flood carrying capacity of the Special Flood Hazard Area (SFHA). Displacement of only a few inches of water can mean the difference between no structural damage occurring in a given flood event, and the inundation of many homes, businesses, and other facilities. Careful attention should be given to development that occurs within the floodway to ensure that structures are prepared to withstand base flood events. In highly urbanized areas, increased paving can lead to an increase in volume and velocity of runoff after a rainfall event, exacerbating the potential flood hazards. Care should be taken in the development and implementation of storm water management systems to ensure that these runoff waters are dealt with effectively.

How are Flood-Prone Areas Identified?

Flood maps and Flood Insurance Studies (FIS) are often used to identify flood-prone areas. The NFIP was established in 1968 as a means of providing low-cost flood insurance to the nation's

flood-prone communities. The NFIP also reduces flood losses through regulations that focus on building codes and sound floodplain management. *In the City of West Covina, the NFIP and related building code regulations went into effect on March 1, 1978.* NFIP regulations (44 Code of Federal Regulations (CFR) Chapter 1, Section 60, 3) require that all new construction in floodplains must be elevated at or above base flood level.

Flood Insurance Rate Maps (FIRM) and Flood Insurance Studies (FIS) Floodplain maps are the basis for implementing floodplain regulations and for delineating flood insurance purchase requirements. A Flood Insurance Rate Map (FIRM) is the official map produced by FEMA, which delineates SFHA in communities where NFIP regulations apply. FIRMs are also used by insurance agents and mortgage lenders to determine if flood insurance is required and what insurance rates should apply.

Water surface elevations are combined with topographic data to develop FIRMs. FIRMs illustrate areas that would be inundated during a 100-year flood, floodway areas, and elevations marking the 100-year-flood level. In some cases they also include base flood elevations (BFEs) and areas located within the 500-year floodplain. Flood Insurance Studies and FIRMs produced for the NFIP provide assessments of the probability of flooding at a given location. FEMA conducted many Flood Insurance Studies in the late 1970s and early 1980s. These studies and maps represent flood risk at the point in time when FEMA completed the studies. However, it is important to note that not all 100-year or 500-year floodplains have been mapped by FEMA.

FEMA flood maps are not entirely accurate. These studies and maps represent flood risk at the point in time when FEMA completed the studies, and does not incorporate planning for floodplain changes in the future due to new development. Although FEMA is considering changing that policy, it is optional for local communities. The City of West Covina is in the final process of confirming and adopting the latest additions to the FEMA FIRM map, adoption should be complete by 2005. Man-made and natural changes to the environment have changed the dynamics of storm water run-off in the future.

Flood Mapping Methods and Techniques

Although many communities rely exclusively on FIRMs to characterize the risk of flooding in their area, there are some flood-prone areas that are not mapped but remain susceptible to flooding. These areas include locations next to small creeks, local drainage areas, and areas susceptible to manmade flooding. Some storm flooding damage from past floods in the City of West Covina has been outside boundaries of the FEMA's FIRMs.

In order to address this lack of data some jurisdictions have taken efforts to develop more

localized flood hazard maps. One method that has been employed includes using high-water marks from flood events or aerial photos, in conjunction with the FEMA maps, to better reflect the true flood risk. The use of GIS (Geographic Information System) is becoming an important tool for flood hazard mapping. FIRM maps can be imported directly into GIS, which allows for GIS analysis of flood hazard areas The City of West Covina is working with the FEMA to update FIRM maps and access the data for the City's GIS files as of this printing, no convertible files are available for West Covina.

Communities find it particularly useful to overlay flood hazard areas on tax assessment parcel maps. This allows a community to evaluate the flood hazard risk for a specific parcel during review of a development request. Coordination between FEMA and local planning jurisdictions is the key to making a strong connection with GIS technology for the purpose of flood hazard mapping.

FEMA and the Environmental Systems Research Institute (ESRI), a private company, have formed a partnership to provide multi-hazard maps and information to the public via the Internet. ESRI produces GIS software, including ArcViewC9 and ArcInfoC9 . The ESRI web site has information on GIS technology and downloadable maps. The hazards maps provided on the ESRI site are intended to assist communities in evaluating geographic information about natural hazards. Flood information for most communities is available on the ESRI web site. Visit www.esri.com for more information.

Hazard Assessment

Hazard Identification

Hazard identification is the first phase of flood-hazard assessment. Identification is the process of estimating: (1) the geographic extent of the floodplain (i.e., the area at risk from flooding); (2) the intensity of the flooding that can be expected in specific areas of the floodplain; and (3) the probability of occurrence of flood events. This process usually results in the creation of a floodplain map. Floodplain maps provide detailed information that can assist jurisdictions in making policies and land-use decisions.

Drainages in West Covina include the Holt Avenue spillway, Walnut Creek wash, Big Dalton wash, Vine Creek, drainage from BKK to Puente Creek, drainage at Nogales/Shakespeare, drainage at Eddes, drainage from Galster Park, Charter Oak Creek wash, drainage at Spring Meadow/Virginia drainage, Hidden Valley drainage. All are intermittent streams, none flow year round.

Most of West Covina is in FIRM Zone X – areas of 0.2% chance of flood.

Some areas adjacent to drainages and on the South Hills slopes are in FIRM Zone D – areas in which flood hazards are possible.

And then some areas downstream of drainages fall within FIRM Zone A – Special Flood Hazard Area (SFHA) subject to inundation by 1% annual chance of flood event, with no base elevations determined. Zone A areas include Vine Creek, drainage from Galster Park, drainage at Shakespeare/Nogales.

Data Sources
FEMA mapped the 100 -year and 500-year floodplains through the Flood Insurance Study (FIS) in conjunction with the United States Army Corps of Engineers (USACE) in August of 1987. There were previous studies done, including a Housing and Urban Development (HUD) study, which mapped the floodplain in March of 1978, this is when the City of West Covina initially entered into the NFIP. The county has updated portions of the USACE and FEMA maps through smaller drainage studies in the county since that time.

Vulnerability Assessment

Vulnerability assessment is the second step of flood-hazard assessment. It combines the floodplain boundary, generated through hazard identification, with an inventory of the property within the floodplain. Understanding the population and property exposed to natural hazards will assist in reducing risk and preventing loss from future events. Because site-specific inventory data and inundation levels given for a particular flood event (10-year, 25-year, 50-year, 100-year, 500-year) are not readily available, calculating a community's vulnerability to flood events is not straightforward. The amount of property in the floodplain, as well as the type and value of structures on those properties, should be calculated to provide a working estimate for potential flood losses.

Risk Analysis

Risk analysis is the third and most advanced phase of a hazard assessment. It builds upon the hazard identification and vulnerability assessment. A flood risk analysis for the City of West Covina should include two components: (1) the life and value of property that may incur losses from a flood event (defined through the vulnerability assessment); and (2) the number and type of flood events expected to occur over time. Within the broad components of a risk analysis, it is possible to predict the severity of damage from a range of events. Flow velocity models can assist in predicting the amount of damage expected from different magnitudes of flood events. The data used to develop these models is based on hydrological analysis of landscape features. Changes in the landscape, often associated with human development, can alter the flow velocity and the severity of damage that can be expected from a flood event.

Using GIS technology and flow velocity models, it is possible to map the damage that can be expected from flood events over time. It is also possible to pinpoint the effects of certain flood events on individual properties. At the time of publication of this plan, data was insufficient to conduct a risk analysis for flood events in the City of West Covina. However, the current mapping projects will result in better data that will assist in understanding risk. This plan includes recommendations for building partnerships that will support the development of a flood risk analysis in the City of West Covina.

Community Flood Issues

What is Susceptible to Damage During a Flood Event?

The largest impact on communities from flood events is the loss of life and property. During certain years, property losses resulting from flood damage are extensive. Development in the floodplains of the City of West Covina will continue to be at risk from flooding because flood damage occurs on a regular basis throughout the county. Property loss from floods strikes both private and public property.

Property Loss Resulting from Flooding Events
The type of property damage caused by flood events depends on the depth and velocity of the floodwaters. Faster moving floodwaters can wash buildings off their foundations and sweep cars downstream. Pipelines, bridges, and other infrastructure can be damaged when high waters combine with flood debris. Extensive damage can be caused by basement flooding and landslide damage related to soil saturation from flood events. Most flood damage is caused by water saturating materials susceptible to loss (i.e., wood, insulation, wallboard, fabric, furnishings, floor coverings, and appliances). In many cases, flood damage to homes renders them unlivable.

Manufactured Homes
Statewide, the 1996 floods destroyed 156 housing units. Of those units, 61 % were mobile homes and trailers. Many older manufactured home parks are located in floodplain areas. Manufactured homes have a lower level of structural stability than stick-built homes, and must be anchored to provide additional structural stability during flood events. Because of confusion in the late 1980s resulting from multiple changes in NFIP regulations, there are some communities that do not actively enforce anchoring requirements. Lack of enforcement of manufactured home construction standards in floodplains can contribute to severe damages from flood events.

The City of West Covina utilizes State codes to regulate mitigation and hazards to manufactured homes and/or mobile homes. The City of West Covina Engineering Division requires the building floor to be 24 inches above any known floodplain.

There are two Manufactured Homes parks within the City of West Covina. The Rainbow Estates

Park at 2131 San Bernardino Road and Friendly Village at 3033 Valley Blvd. The Rainbow Estates is in an area that may be impacted by the failure of Santa Fe Dam and is adjacent to the Big Dalton Wash. The Rainbow Estates is in a elevated area just north of Valley Boulevard, it is not located in an area susceptible to flooding.

Business/Industry
Flood events impact businesses by damaging property and by interrupting business. Flood events can cut off customer access to a business as well as close a business for repairs. A quick response to the needs of businesses affected by flood events can help a community maintain economic vitality in the face of flood damage. Responses to business damages can include funding to assist owners in elevating or relocating flood-prone business structures.

Public Infrastructure
Publicly owned facilities are a key component of daily life for all citizens of the county. Damage to public water and sewer systems, transportation networks, flood control facilities, emergency facilities, and offices can hinder the ability of the government to deliver services. Government can take action to reduce risk to public infrastructure from flood events, as well as craft public policy that reduces risk to private property from flood events.

Roads
During natural hazard events, or any type of emergency or disaster, dependable road connections are critical for providing emergency services. Roads systems in the City of West Covina are maintained by multiple jurisdictions. Federal, state, county, and city governments all have a stake in protecting roads from flood damage. Road networks often traverse floodplain and floodway areas. Transportation agencies responsible for road maintenance are typically aware of roads at risk from flooding.

Bridges
Bridges are key points of concern during flood events because they are important links in road networks, river crossings, and they can be obstructions in watercourses, inhibiting the flow of water during flood events. The bridges in the City of West Covina are state, county, city, and privately owned. A state-designated inspector must inspect all state, county, and city bridges every two years; but private bridges are not inspected, and can be very dangerous. The inspections are rigorous, looking at everything from seismic capability to erosion and scour.

The Holt Avenue Bridge in the City of West Covina is currently being upgraded by replacing the earthquake resistant bearing pads using city funds.

Storm Water Systems
Local drainage problems are not common in the City of West Covina. There is a drainage master plan, and City of West Covina public works staff is aware of local drainage threats. The problems are often present where storm water runoff enters culverts or goes underground into storm sewers. Because of the increase runoff from hardscaped surfaces inadequate maintenance

can contribute to the flood hazard in urban areas. The City of West Covina utilizes a gravity system to move water into the Los Angeles County Flood Control storm channels.

There are eight electric lift stations located at each of the I-10 Freeway underpasses. These sites include the Cameron/I-10 underpass, West Covina Parkway/I-10 underpass, Sunset/I-10 underpass, Vincent/I-10 underpass, Lark Ellen/I-10 underpass, Azusa/I-10 underpass, Hollenbeck/I-10 underpass, Citrus/I-10 underpass. The City of West Covina has two other streets that transverse the I-10 corridor; Barranca Ave overpass, and the Grand Ave tunnel which is at street level grade.

Water/Wastewater Treatment Facilities
There are no wastewater/sewer treatment facilities in the City of West Covina. The City of West Covina utilizes a gravity system to flow wastewater, with two pump stations. The sewer lift stations are located at Quail Valley/Cameron and property at 2700 S. Azusa.

There are also eight water service companies and or districts in the City of West Covina:

City of Covina Water
Suburban Water Systems
City of Azusa Water
Valley County Water
Rowland Water District
Valencia Heights Water
Walnut Valley Water
San Gabriel Valley Water

Water Quality
Environmental quality problems include bacteria, toxins, and pollution. All of Suburban Water Systems reservoirs are topped, which would prevent them from becoming contaminated by runoff.

Existing Flood Mitigation Activities

Flood mitigation activities listed here include current mitigation programs and activities that are being implemented by the City of West Covina agencies or organizations.

The City of West Covina Codes
The City of West Covina uses building codes, zoning codes, and various planning strategies to address the goals which aim at restricting development in areas of known hazards, and applying the appropriate safeguards

Mitigation Requirements

Acquisition and Protection of Open Space in the Floodplain
Current efforts to increase public open space in the City of West Covina have been paired with the need to restore and preserve natural systems that provide wildlife habitat and help to mitigate flood events. Public parks and publicly owned open spaces can provide a buffer between flood hazards and private property.

Water Districts
All of the water districts in the City of West Covina are in the process of replacing old cast iron pipes with more ductile iron pipes, which will be more resilient in disaster situations. During a disaster, water districts in the region work together to provide water for the City of West Covina citizens. The eight water companies that serve West Covina have interconnections to share resources for emergency situations.

Riparian Areas
Riparian areas are important transitional areas that link water and land ecosystems. Vegetation in riparian areas is dependent on stream processes, such as flooding, and often is composed of plants that require large amounts of water, such as willows and cottonwood trees. Healthy vegetation in riparian buffers can reduce streamside erosion. During flood events, high water can cause significant erosion. Population growth and development have strained the land and water resources, and the community has responded by supporting various improvement projects, such as the Heritage Park blue stream area.

Even though the City of West Covina does not have any year round watercourse, the City does have a number of seasonal streams with the largest of these contained with a cement walled flood control channel. The watercourses are: Walnut Creek (wash), Big Dalton Wash, Charter Oak Wash, San Jose Creek (wash) tributary from Nogales/Shakespeare, Vine Creek, Holt Avenue Creek, the watercourse emanating from the Galster Park drainage, the watercourse at Hidden Valley, the watercourse at Spring Meadow, the watercourse from BKK into the Puente Creek (wash), and the Heritage Park watercourse that drains down adjacent to Eddes Street. Any one of these at certain times of year can have enough water in them to be a factor on the local wildlife.

Storm water Systems
The City of West Covina is under the National Pollution Discharge Elimination System

(N.P.D.E.S.) permit requirements in which Best Management Practices are used to reduce pollutants into the storm drains.

Erosion Control, also referred to as "soil stabilization" is the most effective way to retain soil on the construction site. The City asks that a Storm Water Pollution Prevention Plan be submitted by the developer to insure that Erosion Control is addressed during the construction period. The City Engineering Inspector oversees that the contractor preserves existing vegetation where feasible, to limit disturbance, and to stabilize and revegetate disturbed areas as soon as possible after grading or construction.

The City also requires that Best Management Practices are used at the appropriate locations along the site perimeter and at all operational internal inlets to the storm drain system at all times during the rainy season. Sediment Control practices may include filtration devices and barriers (such as fiber rolls, silt fence, etc).

Community Issues Summary

The City of West Covina works to mitigate problems regarding flood issues when they arise. However, funding, time and manpower are often unavailable, causing the problems to go unresolved. Some areas in the City of West Covina are more susceptible to flooding issues, and have incurred repetitive losses.

The City of West Covina recently received an updated copy of the FEMA FIRM map and is in the process of confirming and adopting that data.

The most recent flooding for the City of West Covina has been caused by poorly maintained channels and flood control features. A strong preventative maintenance program would best serve the City of West Covina in it's efforts to control flooding.

The development of the Sycamore Glen housing development at the southwest corner of Nogales and Shakespeare is adjacent to the Nogales Avenue drainage and has been studied and included in the CEQA report. The proposal is to develop 39 single family residential units, three duplex lots, an open space lot, and a 278,184 sq. ft. open space/stream bed lot adjacent to the stream drainage. This unnamed watercourse is a tributary stream to the San Jose Creek, which in turn flows into the San Gabriel River. The creek is considered a Jurisdictional Waters of the United States by the U.S. Army Corps of Engineers, and is classified a Streambed by the California Department of Fish and Game.[viii]

The development of Comstock Homes adjacent to the Holt Avenue Creek has been tied into the upgrade of the Holt Avenue bridge. This waterway is flanked by a number of large residential lots that could see future development into multiple single family homes.

Flood Mitigation Action Items

The flood mitigation action items provide direction on specific activities that organizations and residents in the City of West Covina can undertake to reduce risk and prevent loss from flood events. Each action item is followed by ideas for implementation, which can be used by the steering committee and local decision makers in pursuing strategies for implementation.

Short Term – Flooding #l: *Mitigate flooding at Azusa and Amar Road.*
Ideas for Implementation:

- *Improve drainage system throughout the area of Azusa Avenue and Amar Road, including runoff down Azusa Avenue.*
- *Coordinate with rehabilitation of road development on issues involving drainage*
- *Work with BKK on issues of developing and maintaining adequate drainage*
- *Work with Shopping Centers at Azusa and Amar to improve drainage.*
- *Any new development at the BKK site to include mitigation measures.*

Coordinating Organization: Community Development Commission; Environmental Management
Timeline: *: Ongoing*
Plan Goals Addressed: *Protect Life and Property, Partnerships and Implementation*
Constraints: Coordination with developers.

Short Term – Flooding #2: *Recommend revisions to requirements for development within the floodplain, where appropriate*
Ideas for Implementation:

- *Evaluate elevation requirements for new residential and nonresidential structures in the unincorporated floodplain area*
- *Complete rebuild of the Holt and Grand Avenue bridge to include design to minimize flooding risk;*
- *Explore raising the base elevation requirement for new residential construction to two or three feet above base flood elevation, or greater. An increased elevation standard is one activity the county can engage in to receive credit from the NFIP Community Rating System Program;*
- *Identify opportunities to upgrade Federal Insurance Rate Map, and arrange for Cooperative Technical Partnership mapping upgrades for select areas; and*
- *Identify alternatives to reduce development in the floodplain.*

Coordinating Organization: *Planning; Public Works*
Timeline: *2 years*
Plan Goals Addressed: *Protect Life and Property*

Constraints: Adoption of changes to the building code and/or zoning ordinances.

Short Term – Flooding #3: *Target flooding mitigation information to the public.*
Ideas for Implementation:

- *Identify properties eligible for Flooding Insurance. Provide information on the need and purpose of flood insurance.*
- *Provide flooding mitigation materials to the public with information on proper use.*
- *Distribute information regarding flooding to the general public.*
- *Adopt new FIRM maps.*

Coordinating Organization: Public Works, Risk Management
Timeline: *2 years*
Plan Goals Addressed: *Protect Life and Property, Emergency Services*
Constraints: Adopt new FIRM map, develop Public Education materials.

Flood Resource Directory

The following resource directory lists the resources and programs that can assist county communities and organizations. The resource directory will provide contact information for local, county, regional state and federal programs that deal with natural hazards.

County Resources

Los Angeles County Public Works Department
900 S. Fremont Ave.
Alhambra, CA 91803
Ph: 626-458-5100

Sanitation Districts of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90607
Ph: 562-699-7411 x2301

State Resources

Governor's Office of Emergency Services (OES)
P.O. Box 419047
Rancho Cordova, CA 95741-9047
Ph: 916 845- 8911
Fx: 916 845- 8910

California Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814
Ph: 916-653-5656

California Department of Water Resources (DWR)
1416 9th Street
Sacramento, CA 95814
Ph: 916-653-6192

California Department of Conservation: Southern California Regional Office
655 S. Hope Street, #700
Los Angeles, CA 90017-2321
Ph: 213-239-0878
Fx: 213-239-0984

Federal Resources and Programs

Federal Emergency Management Agency (FEMA)
FEMA provides maps of flood hazard areas, various publications related to flood mitigation, funding for flood mitigation projects, and technical assistance, FEMA also operates the National Flood Insurance Program. FEMA' s mission is to reduce loss of life and property and protect the nation's critical infrastructure from all types of hazards through a comprehensive, risk-based, emergency management program of mitigation, preparedness, response and recovery.

Federal Emergency Management Agency, Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607
Ph: 510-627-7100
Fx: 510-627-7112

Federal Emergency Management Agency, Mitigation Division
500 C Street, S.W.
Washington, D.C. 20472
Ph: 202-566-1600

FEMA' s List of Flood Related Websites
This site contains a long list of flood related Internet sites from "American Heritage Rivers" to "The Weather Channel" and is a good starting point for flood information on the Internet.
Contact: Federal Emergency Management Agency, Phone: (800) 480-2520
Website: http://www.fema.gov/nfip/related.htm

National Flood Insurance Program (NFIP)
In Southern California many cities lie within flood zones as defined in FEMA Flood Maps. The City of West Covina is a community within a designated flood zone. Flood insurance is available to citizens in communities that adopt and implement NFIP building standards. The standards are applied to development that occurs within a delineated floodplain, a drainage hazard area, and properties' within 250 feet of a floodplain boundary. These areas are depicted on federal Flood Insurance Rate Maps available through the county.
National Floodplain Insurance Program (NFIP)
500 C Street, S.W.
Washington, D.C. 20472
Ph: 202-566-1600

The Floodplain Management Association
The Floodplain Management website was established by the Floodplain Management Association (FMA) to serve the entire floodplain management community. It includes full-text articles, a calendar of upcoming events, a list of positions available, an index of publications

available free or at nominal cost, a list of associations, a list of firms and consultants in floodplain management, an index of newsletters dealing with flood issues (with hypertext links if available), a section on the basics of floodplain management, a list of frequently asked questions (FAQs) about the Website, and a catalog of Web links.
Floodplain Management Association
P.O. Box 50891
Sparks, NV 89435-0891
Ph: 775-626-6389
Fx: 775-626-6389

The Association of State Floodplain Managers
The Association of State Floodplain Managers is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program, and flood preparedness, warning, and recovery. ASFPM fosters communication among those responsible for flood hazard activities, provides technical advice to governments and other entities about proposed actions or policies that will affect flood hazards, and encourages flood hazard research, education, and training. The ASFPM Web site includes information on how to become a member, the organization's constitution and bylaws, directories of officers and committees, a publications list, information on upcoming conferences, a history of the association, and other useful information and Internet links.
Contact: The Association of State Floodplain Managers
Address: 2809 Fish Hatchery Road, Madison, WI 53713 Phone: (608) 274-0123
Website: http://www.floods,org

National Weather Service
The National Weather Service provides flood watches, warnings, and informational statements for rivers in the City of West Covina.
National Weather Service
520 North Elevar Street
Oxnard, CA 93030
Ph: 805-988- 6615

Office of Hydrology, National Weather Service
The National Weather Service s Office of Hydrology (OH) and its Hydrological Information Center offer information on floods and other aquatic disasters, This site offers current and historical data including an archive of past flood summaries, information on current hydrologic conditions, water supply outlooks, an Automated Local Flood Warning Systems Handbook, Natural Disaster Survey Reports, and other scientific publications on hydrology and flooding.
National Weather Service, Office of Hydrologic Development
1325 East West Highway, SSMC2
Silver Spring, MD 20910
Ph: 301-713-1658
Fx: 301-713-0963

National Resources Conservation Service (NRCS), US Department of Agriculture
NRCS provides a suite of federal programs designed to assist state and local governments and landowners in mitigating the impacts of flood events. The Watershed Surveys and Planning Program and the Small Watershed Program provide technical and financial assistance to help participants solve natural resource and related economic problems on a watershed basis. The Wetlands Reserve Program and the Flood Risk Reduction Program provide financial incentives to landowners to put aside land that is either a wetland resource, or that experiences frequent flooding. The Emergency Watershed Protection Program (EWP) provides technical and financial assistance to clear debris from clogged waterways, restore vegetation, and stabilizing riverbanks. The measures taken under EWP must be environmentally and economically sound and generally benefit more that one property.
National Resources Conservation Service
14th and Independence Ave., SW, Room 5105-A
Washington, DC 20250
Ph: 202-720-7246
Fx: 202-720-7690

USGS Water Resources
This web page offers current US water news; extensive current (including real-time) and historical water data; numerous fact sheets and other publications; various technical resources; descriptions of ongoing water survey programs; local water information; and connections to other sources of water information.
USGS Water Resources
6000 J Street Placer Hall
Sacramento, CA 95819-6129
Ph: 916-278-3000
Fx: 916-278-3070

Bureau of Reclamation
The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public. The Bureau provides leadership and technical expertise in water resources development and in the efficient use of water through initiatives including conservation, reuse, and research. It protects the public and the environment through the adequate maintenance and appropriate operation of Reclamation's facilities and manages Reclamation's facilities to fulfill water user contracts and protect and/or enhance conditions for fish, wildlife, land, and cultural resources.
Mid Pacific Regional Office
Federal Office Building
2800 Cottage Way
Sacramento CA 95825-1898
Ph: 916- 978-5000

Fax 916- 978-5599
http://www.usbr.gov/

Army Corps of Engineers
The Corps of Engineers administers a permit program to ensure that the nation's waterways are used in the public interest. Any person, firm, or agency planning to work in waters of the United States must first obtain a permit from the Army Corps of Engineers. The Corps is responsible for the protection and development of the nation's water resources, including navigation, flood control, energy production through hydropower management, water supply storage and recreation.
US Army Corps of Engineers
P.O. Box 532711
Los Angeles, CA 90053- 2325
Ph: 213-452- 3921

Other National Resources
American Public Works Association
2345 Grand Boulevard, Suite 500
Kansas City, MO 64108-2641
Ph: 816-472-6100
Fx: 816-472-1610

Publications

NFlP Community Rating System Coordinator's Manual
Indianapolis, IN.
This informative brochure explains how the Community Rating System works and what the benefits are to communities. It explains in detail the CRS point system, and what activities communities can pursue to earn points. These points then add up to the "rating" for the community, and flood insurance premium discounts are calculated based upon that "rating " The brochure also provides a table on the percent discount realized for each rating (1-10). Instructions on how to apply to be a CRS community are also included.
Contact: NFIP Community Rating System
Phone: (800) 480-2520 or (317) 848-2898
Website: http://www.fema.gov/nfip/crs

Floodplain Management: A Local Floodplain Administrator's Guide to the NFlP
This document discusses floodplain processes and terminology. It contains floodplain management and mitigation strategies, as well as information on the NFIP, CRS, Community Assistance Visits, and floodplain development standards.
Contact: National Flood Insurance Program Phone: (800) 480-2520
Website: http://www.fema,gov/nfip/

Flood Hazard Mitigation Planning: A Community Guide, (June 1997).
Massachusetts Department of Environmental Management.
This informative guide offers a 10-step process for successful flood hazard mitigation. Steps include: map hazards, determine potential damage areas, take an inventory of facilities in the flood zone, determine what is or is not being done about flooding, identify gaps in protection, brainstorm alternatives and actions, determine feasible actions, coordinate with others, prioritize actions, develop strategies for implementation, and adopt and monitor the plan.
Contact: Massachusetts Flood Hazard Management Program Phone: (617) 626-1250
Website: http://www.magnetstate.ma.us/dem/programs/mitigate

Reducing Losses in High Risk Flood Hazard Areas: A Guidebook for Local Officials, (February 1987), FEMA-116.
This guidebook offers a table on actions that communities can take to reduce flood losses. It also offers a table with sources for floodplain mapping assistance for the various types of flooding hazards. There is information on various types of flood hazards with regard to existing mitigation efforts and options for action (policy and programs, mapping, regulatory, non-regulatory). Types of flooding which are covered include alluvial fan, areas behind levees, areas below unsafe dams, coastal flooding, flash floods, fluctuating lake level floods, ground failure triggered by earthquakes, ice jam flooding, and mudslides.
Contact: Federal Emergency Management Agency Phone: (800) 480-2520
Website: http://www.fema,gov

Section 8 - Flood Endnotes

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i http://www.fema.gov.nfip

ii http://www.lalc.k12.ca.us/target/units/river/tour/hist.html

iii Gumprecht, Blake, 1999, Johns Hopkins University Press, Baltimore, MD.

iv Ibid

v http://www.usc.edu/isd/archives/la/scandals/st_francis_dam.html

vi http://www.latimes.com/news/local/surroundings/la-me-surround11dec11,0,1754871.story?coll=la-adelphia-right-rail

vii http://www.fema.gov/rrr/talkdiz/landslide.shtm#what

viii Sycamore Glen CEQA Initial Study Form, City of West Covina Planning Department Z:\Case Files\TRACT MAP\2001\Ttm53112 (Abell-Helou)\TTM53112_Initial Study.doc

SECTION 9
WILDFIRE

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Why are Wildfires a Threat to Southern California?

For thousands of years, fires have been a natural part of the ecosystem in Southern California. However, wildfires present a substantial hazard to life and property in communities built within or adjacent to hillsides and mountainous areas. There is a huge potential for losses due to wildland/urban interface fires in Southern California. According to the California Division of Forestry (CDF), there were over seven thousand reportable fires in California in 2003, with over one million acres burned.[i] According to CDF statistics, in the October, 2003 Firestorms, over 4,800 homes were destroyed and 22 lives were lost.[ii]

The 2003 Southern California Fires

The fall of 2003 marked the most destructive wildfire season in California history. In a ten day period, 12 separate fires raged across Southern California in Los Angeles, Riverside, San Bernardino, San Diego and Ventura counties. The massive "Cedar" fire in San Diego County alone consumed of 2,800 homes and burned over a quarter of a million acres.

Table 9-1. October 2003 Firestorm Statistics

County	Fire Name	Date Began	Acres Burned	Homes Lost	Homes Damaged	Lives Lost
Riverside	Pass	10/21/03	2,397	3	7	0
Los Angeles	Padua	10/21/03	10,446	59	0	0
San Bernardino	Grand Prix	10/21/03	69,894	136	71	0
San Diego	Roblar 2	10/21/03	8,592	0	0	0
Ventura	Piru	10/23/03	63,991	8	0	0
Los Angeles	Verdale	10/24/03	8,650	1	0	0
Ventura	Simi	10/25/03	108,204	300	11	0
San Diego	Cedar	10/25/03	273,246	2,820	63	14
San Bernardino	Old	10/25/03	91,281	1,003	7	6
San Diego	Otay / Mine	10/26/03	46,000	6	11	0
Riverside	Mountain	10/26/03	10,000	61	0	0
San Diego	Paradise	10/26/03	56,700	415	15	2
Total Losses			749,401	4,812	185	22

Source: http://www.fire.ca.gov/php/fire_er_content/downloads/2003LargeFires.pdf

Historic Fires in Southern California

Large fires have been part of the Southern California landscape for millennia. "Written documents reveal that during the 19th century human settlement of southern California altered the fire regime of coastal California by increasing the fire frequency. This was an

era of very limited fire suppression, and yet like today, large crown fires covering tens of thousands of acres were not uncommon. One of the largest fires in Los Angeles County (60,000 acres) occurred in 1878, and the largest fire in Orange County's history, in 1889, was over half a million acres."[iii]

Table 9-2. Large Historic Fires in California 1961-2003

20 Largest California Wildland Fires (Structures Destroyed) **(Southern California fires are shown in bold)**

	Fire Name	Date	County	Acres	Structures	Deaths
1	Tunnel	October 1991	Alameda	1,600	2,900	25
2	Cedar	October 2003	San Diego	273,246	2,820	14
3	Old	October 2003	San Bernardino	91,281	1,003	6
4	Jones	October 1999	Shasta	26,200	954	1
5	Paint	June 1990	Santa Barbara	4,900	641	1
6	Fountain	August 1992	Shasta	63,960	636	0
7	City of Berkeley	September 1923	Alameda	130	584	0
8	Bel Air	November 1961	Los Angeles	6,090	484	0
9	Laguna Fire	October 1993	Orange	14,437	441	0
10	Paradise	October 2003	San Diego	56,700	415	2
11	Laguna	September 1970	San Diego	175,425	382	5
12	Panorama	November 1980	San Bernardino	23,600	325	4
13	Topanga	November 1993	Los Angeles	18,000	323	3
14	49er	September 1988	Nevada	33,700	312	0
15	Simi	October 2003	Ventura	108,204	300	0
16	Sycamore	July 1977	Santa Barbara	805	234	0
17	Canyon	September 1999	Shasta	2,580	230	0
18	Kannan	October 1978	Los Angeles	25,385	224	0
19	Kinneloa	October 1993	Los Angeles	5,485	196	1
19	Grand Prix	October 2003	San Bernardino	59,448	196	0
20	Old Gulch	August 1992	Calaveras	17,386	170	0

http://www.fire.ca.gov/FireEmergencyResponse/HistoricalStatistics/PDF/20LSTRUCTURES.pdf

"Structures" is meant to include all loss - homes and outbuildings, etc.

During the 2002 fire season, more than 6.9 million acres of public and private lands burned in the US, resulting in loss of property, damage to resources and disruption of community

services.[iv] Taxpayers spent more than $1.6 billion[v] to combat more than 88,400 fires nationwide. Many of these fires burned in wildland/urban interface areas and exceeded the fire suppression capabilities of those areas. Table 8-3 illustrates fire suppression costs for state, private and federal lands.

Table 9-3. National Fire Suppression Costs

Year	Suppression Costs	Acres Burned	Structures Burned
2000	$1.3 billion	8,422,237	861
2001	$0.5 billion	3,570,911	731
2002	$1.6 billion	6,937,584	815

http://research.yale.edu/gisf/assets/pdf/ppf/wildfire_report.pdf

REPLACE THIS PAGE WITH THE WEST COVINA WILDLAND HISTORY MAP

Wildfire Characteristics

There are three categories of interface fire:[vi] The classic wildland/urban interface exists where well-defined urban and suburban development presses up against open expanses of wildland

areas; the mixed wildland/urban interface is characterized by isolated homes, subdivisions and small communities situated predominantly in wildland settings; and the occluded wildland/urban interface exists where islands of wildland vegetation occur inside a largely urbanized area. Certain conditions must be present for significant interface fires to occur. The most common conditions include: hot, dry and windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm committed resources; and a large fuel load (dense vegetation). Once a fire has started, several conditions influence its behavior, including fuel topography, weather, drought and development.

Southern California has two distinct areas of risk for wildland fire. The foothills and lower mountain areas are most often covered with scrub brush or chaparral. The higher elevations of mountains also have heavily forested terrain. The lower elevations covered with chaparral create one type of exposure.

“Past fire suppression is not to blame for causing large shrubland wildfires, nor has it proven effective in halting them.”” said Dr. Jon Keeley, a USGS fire researcher who studies both southern California shrublands and Sierra Nevada forests. ““Under Santa Ana conditions, fires carry through all chaparral regardless of age class. Therefore, prescribed burning programs over large areas to remove old stands and maintain young growth as bands of firebreaks resistant to ignition are futile at stopping these wildfires.”[vii]

The higher elevations of Southern California’s mountains are typically heavily forested. The magnitude of the 2003 fires is the result of three primary factors: (1) severe drought, accompanied by a series of storms that produce thousands of lightning strikes and windy conditions; (2) an infestation of bark beetles that has killed thousands of mature trees; and (3) the effects of wildfire suppression over the past century that has led to buildup of brush and small diameter trees in the forests.
“When Lewis and Clark explored the Northwest, the forests were relatively open, with 20 to 25 mature trees per acre. Periodically, lightning would start fires that would clear out underbrush and small trees, renewing the forests.

Today's forests are completely different, with as many as 400 trees crowded onto each acre, along with thick undergrowth. This density of growth makes forests susceptible to disease, drought and severe wildfires. Instead of restoring forests, these wildfires destroy them and it can take decades to recover. This radical change in our forests is the result of nearly a century of well-intentioned but misguided management.”[viii]

The Interface

One challenge Southern California faces regarding the wildfire hazard is from the increasing number of houses being built on the urban/wildland interface. Every year the growing population has expanded further and further into the hills and mountains, including forest lands. The increased "interface" between urban/suburban areas and the open spaces created by this expansion has produced a significant increase in threats to life and property from fires and has pushed existing fire protection systems beyond original or current design and capability. Property owners in the interface are not aware of the problems and threats they face. Therefore, many owners have done very little to manage or offset fire hazards or risks on their own

property. Furthermore, human activities increase the incidence of fire ignition and potential damage.

Fuel

Fuel is the material that feeds a fire and is a key factor in wildfire behavior. Fuel is classified by volume and by type. Volume is described in terms of "fuel loading", or the amount of available vegetative fuel.

The type of fuel also influences wildfire. Chaparral is a primary fuel of Southern California wildfires. Chaparral habitat ranges in elevation from near sea level to over 5,000' in Southern California. Chaparral communities experience long dry summers and receive most of their annual precipitation from winter rains. Although chaparral is often considered as a single species, there are two distinct types; hard chaparral and soft chaparral. Within these two types are dozens of different plants, each with its own particular characteristics.

“Fire has been important in the life cycle of chaparral communities for over 2 million years, however, the true nature of the "fire cycle" has been subject to interpretation. In a period of 750 years, it generally thought that fire occurs once every 65 years in coastal drainages and once every 30 to 35 years inland.”[ix]

“The vegetation of chaparral communities has evolved to a point it requires fire to spawn regeneration. Many species invite fire through the production of plant materials with large surface-to-volume ratios, volatile oils and through periodic die-back of vegetation. These species have further adapted to possess special reproductive mechanisms following fire. Several species produce vast quantities of seeds which lie dormant until fire triggers germination The parent plant which produces these seeds defends itself from fire by a thick layer of bark which allows enough of the plant to survive so that the plant can crown sprout following the blaze. In general, chaparral community plants have adapted to fire through the following methods; a) fire induced flowering; b) bud production and sprouting subsequent to fire; c) in-soil seed storage and fire stimulated germination; and d) on plant seed storage and fire stimulated dispersal.”[x]

An important element in understanding the danger of wildfire is the availability of diverse fuels in the landscape, such as natural vegetation, manmade structures and combustible materials. A house surrounded by brushy growth rather than cleared space allows for greater continuity of fuel and increases the fire’s ability to spread. After decades of fire suppression “dog-hair" thickets have accumulated, which enable high intensity fires to flare and spread rapidly.

Topography

Topography influences the movement of air, thereby directing a fire course. For example, if the percentage of uphill slope doubles, the rate of spread in wildfire will likely double. Gulches and canyons can funnel air and act as chimneys, which intensify fire behavior and cause the fire to spread faster. Solar heating of dry, south-facing slopes produces up slope drafts that can complicate fire behavior. Unfortunately, hillsides with hazardous topographic characteristics are also desirable residential areas in many communities. This underscores the need for wildfire hazard mitigation and increased education and outreach to homeowners living in interface areas.

Weather

Weather patterns combined with certain geographic locations can create a favorable climate for wildfire activity. Areas where annual precipitation is less than 30 inches per year are extremely fire susceptible.[xi] High-risk areas in Southern California share a hot, dry season in late summer and early fall when high temperatures and low humidity favor fire activity. The so-called "Santa Ana" winds, which are heated by compression as they flow down to Southern California from Utah create a particularly high risk, as they can rapidly spread what might otherwise be a small fire.

Drought

Although Drought can often be considered a natural hazard in it's own right, because the City of West Covina does not have much agriculture remaining in the City it will only be considered as to how it affects wildland fires. Recent concerns about the effects of climate change, particularly drought, are contributing to concerns about wildfire vulnerability. The term drought is applied to a period in which an unusual scarcity of rain causes a serious hydrological imbalance. Unusually dry winters, or significantly less rainfall than normal, can lead to relatively drier conditions and leave reservoirs and water tables lower. Drought leads to problems with irrigation and may contribute to additional fires, or additional difficulties in fighting fires. With periods of drought the fuel moisture drops significantly adding to increased fire danger. Where as usually we expect low moisture content in the fuels during summer months, with drought conditions, the fuels reach these same low numbers earlier in the year, prolonging the high fire danger period.

Drought also affects the City of West Covina by influencing the maintenance of parks, green belts, and other city horticulture. As the season dries out, landscaping requires greater amount of irrigation. If restrictions are placed on the amount of water any entity can use, irrigation is usually the use that is cut back. Any increases to water costs and the replacement of lost landscaping will add to the financial impact on the City.

Development

Growth and development in scrubland and forested areas is increasing the number of human-made structures in Southern California interface areas. Wildfire has an effect on development, yet development can also influence wildfire. Owners often prefer homes that are private, have scenic views, are nestled in vegetation and use natural materials. A private setting may be far from public roads, or hidden behind a narrow, curving driveway. These conditions, however, make evacuation and fire fighting difficult. The scenic views found along mountain ridges can also mean areas of dangerous topography. Natural vegetation contributes to scenic beauty, but it may also provide a ready trail of fuel leading a fire directly to the combustible fuels of the home itself.

Wildfire Hazard Assessment

Wildfire Hazard Identification

Wildfire hazard areas are commonly identified in regions of the wildland/urban interface. Ranges of the wildfire hazard are further determined by the ease of fire ignition due to natural or human conditions and the difficulty of fire suppression. The wildfire hazard is also magnified by several factors related to fire suppression/control such as the surrounding fuel load, weather, topography and property characteristics. Generally, hazard identification rating systems are based on weighted factors of fuels, weather and topography.

Table 9-4 Illustrates a rating system to identify wildfire hazard risk (with a score of 3 equaling the most danger and a score of 1 equaling the least danger.)

Table 9-4. Sample Hazard Identification Rating System

Category	Indicator	Rating
Roads and Signage	Steep; narrow; poorly signed	3
	One or two of the above	2
	Meets all requirements	1
Water Supply	None, except domestic	3
	Hydrant, tank, or pool over 500 feet away	2
	Hydrant, tank, or pool within 500 feet	1
Location of the Structure	Top of steep slope with brush/grass below	3
	Mid-slope with clearance	2
	Level with lawn, or watered groundcover	1
Exterior Construction	Combustible roofing, open eaves, Combustible siding	3
	One or two of the above	2
	Non-combustible roof, boxed eaves, non-combustible siding	1

In order to determine the "base hazard factor" of specific wildfire hazard sites and interface regions, several factors must be taken into account. Categories used to assess the base hazard factor include:

Topographic location, characteristics and fuels;
Site/building construction and design;
Site/region fuel profile (landscaping);
Defensible space;
Accessibility;
Fire protection response; and

Water availability

The use of Geographic Information System (GIS) technology in recent years has been a great asset to fire hazard assessment, allowing further integration of fuels, weather and topography data for such ends as fire behavior prediction, watershed evaluation, mitigation strategies and hazard mapping.

Vulnerability and Risk

Southern California residents are served by a variety of local fire departments as well as county, state, and federal fire resources. Data that includes the location of interface areas in the county can be used to assess the population and total value of property at risk from wildfire and direct these fire agencies in fire prevention and response.

Key factors included in assessing wildfire risk include ignition sources, building materials and design, community design, structural density, slope, vegetative fuel, fire occurrence and weather, as well as occurrences of drought.

The National Wildland/Urban Fire Protection Program has developed the Wildland/Urban Fire Hazard Assessment Methodology tool for communities to assess their risk to wildfire. For more information on wildfire hazard assessment refer to http://www.Firewise.org.

Community Wildfire Issues

What is Susceptible to Wildfire?

Although major fire conflagrations have spread over flat areas of communities, such as the Anaheim Fire, even though it was on flat terrain, spread for many blocks because of wind driven flames spotting from roof to roof. Most communities are at highest risk of wildland fires in their hillside areas. The City of West Covina reflects this same type of risk with a concentration of homes that are built in the San Jose Hills area from Grand Ave. in the east to Pass and Covina Street in the west.

The City of West Covina has in this same area a natural vegetation park that is open to the public year round, but with fire restrictions during the driest part of the year. This park, Galster Park, has in addition to the usual amenities that you find at a park; acres of natural vegetation with developed trails and campsites for community groups.

The developed area for homes has good roads, and a good water supply providing the Fire Department with the necessary tools to respond to the area and aggressively attack any fire. Current and future development of the BKK landfill area increases the Fire Department access while at the same time reducing the amount of wildland to burn.

The undeveloped land in the San Jose Areas are shared by the communities of Covina, Walnut, and West Covina. Both the City of Covina and the City of Walnut contract with Los Angeles County Fire Department for fire protection and emergency medical response. The West Covina Fire Department has a good working relationship with the Los Angeles County Fire Department with Mutual Aid and Automatic Aid agreements in place to assist with any disaster.

The Los Angeles County Fire Department enforces the same codes and ordinances covering fire safety, as the City of West Covina.

As new homes are developed in the hillsides of West Covina, all are built to the most recent code requirements, minimizing the future risk to these homes from wildfire.

Of concern are the long private drives to some of the lots in this area and the spacing of hydrants along private roads.

Table 9-5. Wildland Fire Incidents in the City of West Covina

Name	Year	Location	Acreage
Galster	2003	Galster Wilderness Park	1 acre
Highlight	Late1990s	End of Highlight cul-de-sac	1 acre
Amar Fire	1994	Walnut/West Covina City limits	>5 acres
Heritage	Early1990s	Easthills Drive and Heritage	1 acre
Promontory Place	Early1990s	Hillside and Citrus Avenue	1 acre
Davidson Optronics	1985	San Bernardino Road	1 acre wind driven fire
Azusa	1985	Azusa Ave. and Fairgrove	2 acre
Hollencrest	1984	End of Hollencrest cul-de-sac	10 acre
Winnett Fire	1972	Winnett Motorway alarm 72-729	>5 acres
Montezuma	1971	San Jose Hills	>5 acres
Winnett Fire	1970	Winnett Motorway alarm 70-710	>5 acres

List not all inclusive, representative of the nature of wildland fire within the City of West Covina

Growth and Development in the Interface

The hills and mountainous areas of Southern California are considered to be interface areas. The development of homes and other structures is encroaching onto the wildlands and is expanding the wildland/urban interface. The interface neighborhoods are characterized by a diverse mixture of varying housing structures, development patterns, ornamental and natural vegetation and natural fuels.

In the event of a wildfire, vegetation, structures and other flammables can merge into unwieldy and unpredictable events. Factors important to the fighting of such fires include access, firebreaks, proximity of water sources, distance from a fire station and available firefighting personnel and equipment. Reviewing past wildland/urban interface fires shows that many structures are destroyed or damaged for one or more of the following reasons:

Combustible roofing material;
Wood construction;
Structures with no defensible space;
Fire department with poor access to structures;
Subdivisions located in heavy natural fuel types;
Structures located on steep slopes covered with flammable vegetation;
Limited water supply; and
Winds over 30 miles per hour.

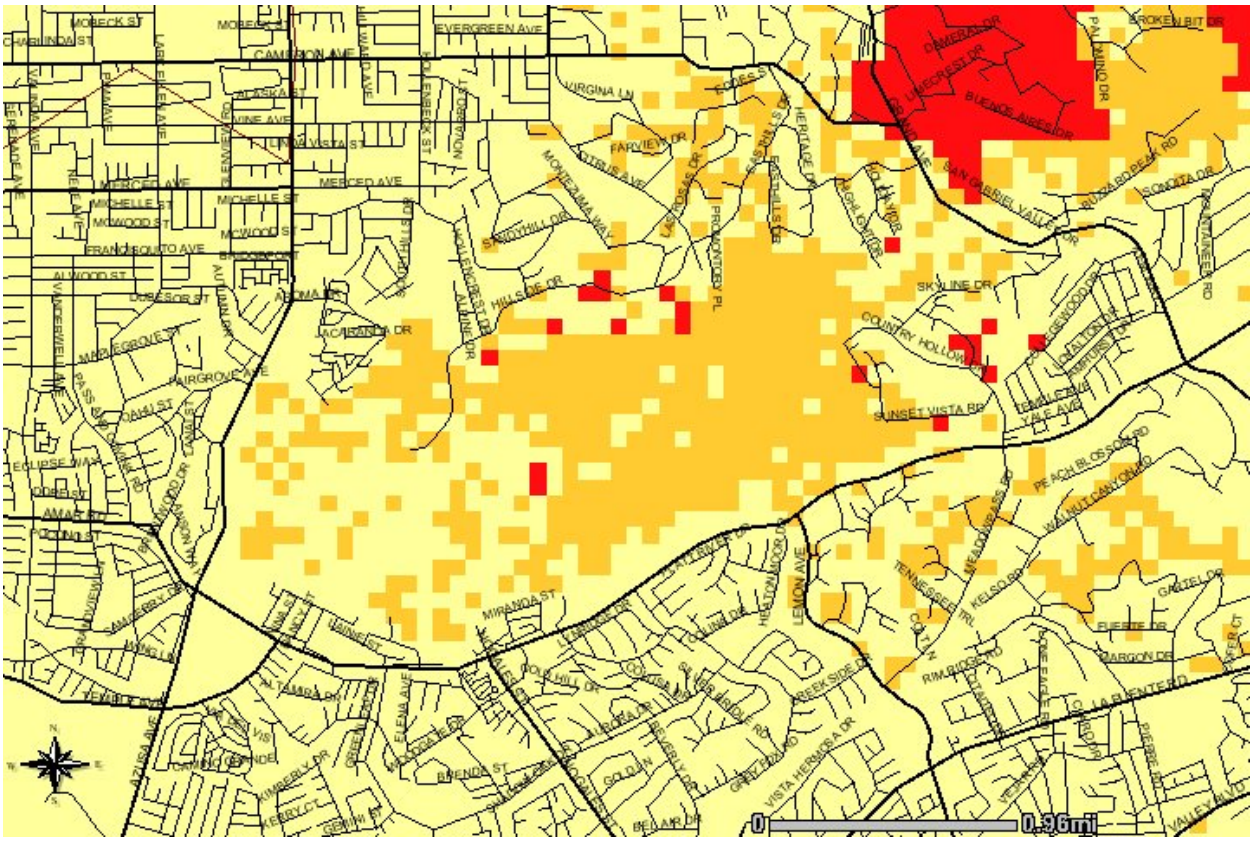
Road Access

Road access is a major issue for all emergency service providers. As development encroaches into the rural areas of the county, the number of houses without adequate turn-around space is increasing. In many areas, there is not adequate space for emergency vehicle turnarounds in single-family residential neighborhoods, causing emergency workers to have difficulty doing their jobs because they cannot access houses. As fire trucks are large, firefighters are challenged by narrow roads and limited access, when there is inadequate turn around space, the fire fighters can only work to remove the occupants, but cannot safely remain to save the threatened structures.

Fortunately for the City of West Covina roads are relatively new and wide into the hill area of the City. Of concern are the long narrow, low capacity driveways that access some of the homes in the area. The Fire Department is equipped to layout long hose lays by hand at a single residence, but could not do this cover a number of houses, which is often necessary in a wildland urban interface fire.

Water Supply

Fire fighters in remote and rural areas are faced by limited water supply and lack of hydrant taps. Rural areas are characteristically outfitted with small diameter pipe water systems, inadequate for providing sustained fire fighting flows. The City of West Covina has seven Water Companies with interconnected systems. A combination system give good volume and pressure throughout.



Map 10 Wildland Fire Risk for the City of West Covina[xii]

Interface Fire Education Programs and Enforcement

Fire protection in urban/wildland interface areas may rely heavily more on the landowner's personal initiative to take measures to protect his or her own property. Therefore, public education and awareness may play a greater role in interface areas. In those areas with strict fire codes, property owners who are resist maintaining the minimum brush clearances may be cited for failure to clear brush.

The Need for Mitigation Programs

Continued development into the interface areas will have growing impacts on the wildland/urban interface. Periodically, the historical losses from wildfires in Southern California have been catastrophic, with deadly and expensive fires going back decades. The continued growth and development increases the public need for natural hazards mitigation planning in Southern California.

Wildfire Mitigation Activities

Existing mitigation activities include brush clearance and weed abatement programs, mitigation information distributed to homeowners, building ordinances requiring fire resistive construction, along with other mitigation programs and activities that are being implemented by county, regional, state, or federal agencies or organizations.

Local Programs

In Southern California there are dozens of independent local fire departments as well as large county wide consolidated fire districts. Although each district or department is responsible for fire related issues in specific geographic areas, they work together to keep Southern California residents safe from fire. Although fire agencies work together to fight urban/wildland interface fires, each separate agency may have a somewhat different set of codes to enforce for mitigation activities.

The fire departments and districts provide essential public services in the communities they serve and their duties far surpass extinguishing fires. Most of the districts and departments provide other services to their jurisdictions, including Emergency Medical Services who can begin treatment and stabilize sick and injured patients in emergency situations. All of the fire service providers in the county are dedicated to fire prevention and use their resources to educate the public to reduce the threat of the fire hazard, especially in the wildland/urban interface. Fire prevention professionals throughout the county have taken the lead in providing many useful and educational services to Southern California residents, such as:

Home fire safety inspection;
Assistance developing home fire escape plans;
Business Inspections;
Citizen Emergency Response Team (CERT) training;
Fire cause determination;
Counseling for juvenile fire-setters;
Teaching fire prevention in schools;
Coordinating educational programs with other agencies, hospitals and schools; and
Answering citizens' questions regarding fire hazards.

The Threat of Urban Conflagration

Although communities without an urban/wildland interface are much less likely to experience a catastrophic fire, in Southern California there is a scenario where any community might be exposed to an urban conflagration similar to the fires that occurred following the 1906 San Francisco earthquake.

"Large fires following an earthquake in an urban region are relatively rare phenomena, but have occasionally been of catastrophic proportions. The two largest peacetime urban fires in history, 1906 San Francisco and 1923 Tokyo, were both caused by earthquakes.

The fact that fire following earthquake has been little researched or considered in the United States is particularly surprising when one realizes that the conflagration in San Francisco after the 1906 earthquake was the single largest urban fire, and the single largest earthquake loss, in U.S. history. The loss over three days of more than 28,000 buildings within an area of 12 km^2 was staggering: $250 million in 1906 dollars, or about $5 billion at today's prices.

The 1989 Loma Prieta Earthquake, the 1991 Oakland hills fire, and Japan's recent Hokkaido Nansei-oki Earthquake all demonstrate the current, real possibility of a large fire, such as a fire following an earthquake, developing into a conflagration. In the United States, all the elements that would hamper fire-fighting capabilities are present: density of wooden structures, limited personnel and equipment to address multiple fires, debris blocking the access of fire-fighting equipment, and a limited water supply."[xiii]

This in Southern California, this scenario highlights the need for fire mitigation activity in all sectors of the region, urban/wildland interface or not.
Fire Codes

Local Fire Codes

The West Covina Municipal Code Article II Section 10-27 Sub-Section 1103.2.5 *Removal of Flammable and Combustible Vegetation and Materials.*

Removal of Flammable and Combustible Vegetation and Materials. All residential front, rear, and side yards including slopes shall be maintained, by the owner or occupant, free and clear of all flammable or combustible vegetation for a distance of 100 feet or to their property line whichever is closest.

A minimum clearance of 10 feet shall be maintained between all roads and all dry grass, weeds, vegetation and any other combustible material

The West Covina Municipal Code Article I Section 7-18.12 Sub-Section (a & b) *Roof Coverings Amended.*

> *(a) Notwithstanding any other provision of the Building Code and Appendix to the contrary, the roof covering of any building hereinafter constructed, regardless of type of occupancy classification, shall be non-combustible or fire-retardant construction as defined in Section 1504.2 items 1, 2, 3, 4, 5, and 6 of the Uniform Building Code.*

2001 California Building Code Section 1504.2 *Non-Combustible Roof Covering.*

Noncombustible roof covering shall be one of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets
4. Slate shingles
5. Clay or concrete roofing tiles.
6. Approved roof covering or noncombustible material.

County Fire Codes

The County Fire Department requires a clearance of 30 feet or more around all buildings and structures for fire safety. Remove all flammable vegetation and or other combustible growth. This does not apply to single specimen trees, ornamental shrubbery or cultivated ground covers, providing they do not readily transmit fire. Additional clearance can be required if conditions warrant.

State Fire Codes

2001 California Fire Code Section 1103.2.4 *Combustible Vegetation*

Cut or uncut weeds, grass, vines and other vegetation shall be removed when determined by the chief to be a fire hazard. When the chief determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish the fuel breaks.

Section 16 *Clearance of Brush or Vegetative Growth From Structures*

16.1 General. Persons, owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

1. Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of such buildings or structures. Exception: *When single specimen trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.*
2. Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located 30 feet to 100 feet from such buildings or structures, when required by the chief because of extra hazardous conditions, causing a firebreak of only 30 feet to be insufficient to provide reasonable fire safety; Exception: *Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.*

Federal Programs
The role of the federal land managing agencies in the wildland /urban interface is reducing fuel hazards on the lands they administer; cooperating in prevention and education programs; providing technical and financial assistance; and developing agreements, partnerships and relationships with property owners, local protection agencies, states and other stakeholders in wildland/urban interface areas. These relationships focus on activities before a fire occurs, which render structures and communities safer and better able to survive a fire occurrence.

Federal Emergency Management Agency (FEMA) Programs FEMA is directly responsible for providing fire suppression assistance grants and, in certain cases, major disaster assistance and hazard mitigation grants in response to fires. The role of FEMA in the wildland /urban interface is to encourage comprehensive disaster preparedness plans and programs, increase the capability of state and local governments and provide for a greater understanding of FEMA programs at the federal, state and local levels.[xiv]

Fire Suppression Assistance Grants
Fire Suppression Assistance Grants may be provided to a state with an approved hazard mitigation plan for the suppression of a forest or grassland fire that threatens to become a major disaster on public or private lands. These grants are provided to protect life and improved property and encourage the development and implementation of viable multi-hazard mitigation measures and provide training to clarify FEMA's programs. The grant may include funds for equipment, supplies and personnel. A Fire Suppression Assistance Grant is the form of assistance most often provided by FEMA to a state for a fire. The grants are cost-shared with states. FEMA’s US Fire Administration (USFA) provides public education materials addressing wildland/urban interface issues and the USFA's National Fire Academy provides training programs.

Hazard Mitigation Grant Program
Following a major disaster declaration, the FEMA Hazard Mitigation Grant Program provides funding for long-term hazard mitigation projects and activities to reduce the possibility of damages from all future fire hazards and to reduce the costs to the nation for responding to and recovering from the disaster.

National Wildland/Urban Interface Fire Protection Program
Federal agencies can use the National Wildland/Urban Interface Fire Protection Program to focus on wildland/urban interface fire protection issues and actions. The Western Governors' Association (WGA) can act as a catalyst to involve state agencies, as well as local and private stakeholders, with the objective of developing an implementation plan to achieve a uniform, integrated national approach to hazard and risk assessment and fire prevention and protection in the wildland/urban interface. The program helps states develop viable and comprehensive wildland fire mitigation plans and performance-based partnerships.

U.S. Forest Service
The U. S. Forest Service (USFS) is involved in a fuel-loading program implemented to assess fuels and reduce hazardous buildup on forest lands. The USFS is a cooperating agency and,

while it has little to no jurisdiction in the lower valleys, it has an interest in preventing fires in the interface, as fires often burn up the hills and into the higher elevation US forest lands.

Other Mitigation Programs and Activities
Some areas of the country are facing wildland/urban issues collaboratively. These are model programs that include local solutions. Summit County, Colorado, has developed a hazard and risk assessment process that mitigates hazards through zoning requirements. In California, the Los Angeles County Fire Department has retrofitted more than 100 fire engines with fire retardant foam capability and Orange County is evaluating a pilot insurance grading and rating schedule specific to the wildland/urban interface. All are examples successful programs that demonstrate the value of pre-suppression and prevention efforts when combined with property owner support to mitigate hazards within the wildland/urban interface.

Prescribed Burning
The health and condition of a forest will determine the magnitude of wildfire. If fuels - slash, dry or dead vegetation, fallen limbs and branches - are allowed to accumulate over long periods of time without being methodically cleared, fire can move more quickly and destroy everything in its path. The results are more catastrophic than if the fuels are periodically eliminated. Prescribed burning is the most efficient method to get rid of these fuels. In California during 2003, various fire agencies conducted over 200 prescribed fires and burned over 33,000 acres to reduce the wildland fire hazard.

Firewise
Firewise is a program developed within the National Wildland/ Urban Interface Fire Protection Program and it is the primary federal program addressing interface fire. It is administered through the National Wildfire Coordinating Group whose extensive list of participants includes a wide range of federal agencies. The program is intended to empower planners and decision makers at the local level. Through conferences and information dissemination, Firewise increases support for interface wildfire mitigation by educating professionals and the general public about hazard evaluation and policy implementation techniques. Firewise offers online wildfire protection information and checklists, as well as listings of other publications, videos and conferences. The interactive home page allows users to ask fire protection experts questions and to register for new information as it becomes available.

FireFree Program
FireFree is a unique private/public program for interface wildfire mitigation involving partnerships between an insurance company and local government agencies. It is an example of an effective non-regulatory approach to hazard mitigation. Originating in Bend, Oregon, the program was developed in response to the city's "Skeleton Fire" of 1996, which burned over 17,000 acres and damaged or destroyed 30 homes and structures. Bend sought to create a new kind of public education initiative that emphasized local involvement. SAFECO Insurance Corporation was a willing collaborator in this effort. Bend's pilot program included:

1. A short video production featuring local citizens as actors, made available at local video stores, libraries and fire stations;
2. Two city-wide yard debris removal events;

3. A 3D-minute program on a model FireFree home, aired on a local cable television station; and
4. Distribution of brochures, featuring a property owner evaluation checklist and a listing of fire-resistant indigenous plants.

Wildfire Mitigation Action Items

As stated in the Federal Wildland Fire Policy, **"The problem is not one of finding new solutions to an old problem but of implementing known solutions.** Deferred decision making is as much a problem as the fires themselves. If history is to serve us in the resolution of the wildland/urban interface problem, we must take action on these issues now. To do anything less is to guarantee another review process in the aftermath of future catastrophic fires."[xv]

The wildfire mitigation action items provide direction on specific activities that organizations and residents in Southern California can undertake to reduce risk and prevent loss from wildfire events. Each action item is followed by ideas for implementation, which can be used by the steering committee and local decision makers in pursuing strategies for implementation.

ST-WF#l: Enhance emergency services to increase the efficiency of wildfire response and recovery activities.
Ideas for Implementation:

- *Inventory water system and provide maps showing stored water information and crossover connections for adjacent water districts to fire companies;*
- *Develop a City of West Covina reverse 911 call list that includes all at-risk urban /wildland interface residents in order to contact them during evacuations.*

Coordinating Organization: *West Covina Fire Department*
Timeline: *2 years*
Plan Goals Addressed: *Emergency Services*
Constraints: *Data sharing with eight water companies*

ST -WF#2: Educate agency personnel on federal cost-share and grant programs, Fire Protection Agreements and other related federal programs so the full array of assistance available to local agencies is understood.

Ideas for Implementation:

- *Investigate potential funding opportunities for individual mitigation projects; and*
- *Develop, approve and promote Fire Protection Agreements and partnerships to clarify roles and responsibilities and to provide for fire mitigation activities and suppression preparedness,*

Coordinating Organization: *Local Agency Fire Department*
Timeline: *1-2 years*
Plan Goals Addressed: *Protect Life and Property, Public Awareness*
Constraints: *Scheduling staff training*

LT-WF#l: Encourage development and dissemination of maps relating to the fire hazard to help educate and assist builders and homeowners in being engaged in wildfire mitigation activities and to help guide emergency services during response.
Ideas for Implementation:

- *Update wildland/urban interface maps.*
- *Conduct risk analysis incorporating data and the created hazard maps using GIS technology to identify risk sites and further assist in prioritizing mitigation activities; and*
- *Identify alternative water sources and incorporate into response maps.*

Coordinating Organization: *Fire Department*
Timeline: *1-3 years*
Plan Goals Addressed: *Protect Life and Property*
Constraints: *Staff time to develop maps*

LT - WF#2: Enhance outreach and education programs aimed at mitigating wildfire hazards and reducing or preventing the exposure of citizens, public agencies, private property owners and businesses to natural hazards.
Ideas for Implementation:

- *Visit urban interface neighborhoods to conduct education and outreach activities;*
- *Conduct specific community-based demonstration projects of fire prevention and mitigation in the urban interface;*
- *Continue weed abatement program identifying site-specific mitigation activities. Fire Prevention can give property owners personal suggestions and assistance; and*
- *Perform public outreach and information activities directed at Wildland Fire mitigation at Fire Service Days and other public safety fairs.*

Coordinating Organization: *Local Agency Fire Department*
Timeline: *Ongoing*
Plan Goals Addressed: *Protect Life and Property, Public Awareness*
Constraints: *Development of Public Education events*

Wildfire Resource Directory

Local Resources

West Covina Fire Department
1435 W. Puente Ave.
West Covina, CA., 91793
Telephone: 626.338.8800
Facsimile: 626.338.9720
http://www.westcov.org

County Resources

Los Angeles County Fire Department
1320 N. Eastern Ave.
Los Angeles, CA., 90063
Telephone: 323.881.2411
http://www.lacofd.org/default.htm

State Resources

California Division of Forestry & Fire Protection
1416 9th Street
PO Box 944246
Sacramento California 94244-2460
(916)653-5123
http://www.fire.ca.gov/php/index.php

Office of the State Fire Marshal (OSFM)
1131 "S" Street
Sacramento, CA 95814
PO Box 944246
Sacramento, CA 94244-2460
Tel. (916) 445-8200
Fax. (916) 445-8509

Federal Resources and Programs

Federal Wildland Fire Policy, Wildland/Urban Interface Protection
This is a report describing federal policy and interface fire. Areas of needed improvement are identified and addressed through recommended goals and actions.
http://www.fs.fed.us/land/wdfire7c.htm

National Fire Protection Association (NFPA)
This is the principal federal agency involved in the National Wildland/Urban Interface Fire Protection Initiative. NFPA has information on the Initiatives programs and documents.
Public Fire Protection Division

1 Battery March Park.
P.O. Box 9101
Quincy, MA 02269-9101
Phone: (617) 770-3000

National Interagency Fire Center (NIFC)
The NIFC in Boise, Idaho is the nation's support center for wildland firefighting. Seven federal agencies work together to coordinate and support wildland fire and disaster operations. These agencies include the Bureau of Indian Affairs, Bureau of Land Management, Forest Service, Fish and Wildlife Service, National Park Service, National Weather Service and Office of Aircraft
National Interagency Fire Center
3833 S. Development Ave.
Boise, Idaho 83705
208-387-5512
http://www.nifc,gov/

United States Fire Administration (USFA) of the Federal Emergency Management Agency (FEMA)
As an entity of the Federal Emergency Management Agency, the mission of the USFA is to reduce life and economic losses due to fire and related emergencies through leadership, advocacy, coordination and support.
USFA, Planning Branch, Mitigation Directorate
16825 S. Seton Ave.
Emmitsburg, MD 21727
(301) 447-1000
http://www.fema.gov/hazards/fires/wildfires.shtm - Wildfire Mitigation
http://www.usfa.fema.gov/index.htm - U.S. Fire Administration

Additional Resources

Firewise - The National Wildland/Urban Interface Fire program
Firewise maintains a Website designed for people who live in wildfire prone areas, but it also can be of use to local planners and decision makers. The site offers online wildfire protection information and checklists, as well as listings of other publications, videos and conferences.
Firewise
1 Battery March Park.
P.O. Box 9101
Quincy, MA 02269-9101
Phone: (617) 770-3000
http://www.firewise.org/

Publications

National Fire Protection Association Standard 299: Protection of Life and Property from Wildfire, National Wildland/Urban Interface Fire Protection Program, (1991), National Fire Protection Association, Washington, D.
This document, developed by the NFPA Forest and Rural Fire Protection Committee, provides criteria for fire agencies, land use planners, architects, developers and local governments to use in the development of areas that may be threatened by wildfire. To obtain this resource:
National Fire Protection Association Publications
(800) 344-3555
http://www.nfpa.org or http://www.firewise.org

An International Collection of Wildland- Urban Interface Resource Materials (Information Report NOR- 344). Hirsch, K., Pinedo, M., & Greenlee, J. (1996). Edmonton, Alberta: Canadian Forest Service.
This is a comprehensive bibliography of interface wildfire materials. Over 2,000 resources are included, grouped under the categories of general and technical reports, newspaper articles and public education materials. The citation format allows the reader to obtain most items through a library or directly from the publisher. The bibliography is available in hard copy or diskette at no cost. It is also available in downloadable PDF form.
Canadian Forest Service, Northern Forestry Centre, I-Zone Series
Phone: (780) 435-7210
http://www.prefire.ucfpl.ucop.edu/uwibib.htm

Wildland/Urban Interface Fire Hazard Assessment Methodology.
National Wildland/Urban Interface Fire Protection Program, (1998).
NFPA, Washington, D.C.
Firewise (NFPA Public Fire Protection Division)
Phone: (617) 984-7486
http://www.firewise.org

Fire Protection in the Wildland/Urban Interface: Everyone's Responsibility.
National Wildland/Urban Interface Fire Protection Program, (1998). Washington, D.
Firewise (NFPA Public Fire Protection Division)
Phone: (617) 984-7486
http://www.firewise, org

Section 9 - Wildfire Endnotes

[i] http://www.fire.ca.gov/php/2003fireseasonstats_v2.asp

[ii] http://www.fire.ca.gov/php/fire_er_content/downloads/2003LargeFires.pdf

[iii] http://www.usgs.gov/public/press/public_affairs/press_releases/pr1805m.html

[iv] http://www.nifc.gov/stats/wildlandfirestats.html

[v] http://research.yale.edu/gisf/assets/pdf/ppf/wildfire_report.pdf

[vi] Planning for Natural Hazards: The Oregon Technical Resource Guide, (July 2000) Department of Land Conservation and Development

[vii] http://www.usgs.gov/public/press/public_affairs/press_releases/pr1805m.html

[viii] Overgrown Forests Require Preventive Measures, By Gale A. Norton (Secretary of the Interior), USA Today Editorial, August 21, 2002

[ix] http://www.coastal.ca.gov/fire/ucsbfire.html

[x] Ibid

[xi] Planning for Natural Hazards: The Oregon Technical Resource Guide, (July 2000), Department of Land Conservation and Development

[xii] www.wildfire.cr.usgs

[xiii] http://www.eqe.com/publications/revf93/firefoll.htm

[xiv] Source: National Interagency Fire Center, Boise ID and California Division of Forestry, Riverside Fire Lab.

[xv] http://www.fs.fed.us/land/wdfire7c.htm

SECTION 10
WINDSTORM

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Windstorms:

Why are Severe Windstorms a Threat to the Southern California?

Severe wind storms pose a significant risk to life and property in the region by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds can and do occasionally cause tornado-like damage to local homes and businesses. Severe windstorms can present a very destabilizing effect on the dry brush that covers local hillsides and urban wildland interface areas. High winds can have destructive impacts, especially to trees, power lines, and utility services.

Map from NASA's "Observatorium"

Windstorm Characteristics in Southern California

Santa Ana Winds and Tornado-Like Wind Activity
Based on local history, most incidents of high wind in the City of West Covina are the result of the Santa Ana wind conditions. While high impact wind incidents are not frequent in the area, significant Santa Ana Wind events and sporadic tornado activity have been known to negatively impact the local community.

What are Santa Ana Winds?

"Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore). These winds occur below the passes and canyons of the coastal ranges of Southern California and in the Los Angeles basin. Santa Ana winds often blow with exceptional speed in the Santa Ana Canyon (the canyon from which it derives its name). Forecasters at the National Weather Service offices in Oxnard and San Diego usually place speed minimums on these winds and reserve the use of "Santa Ana" for winds greater than 25 knots."[i] These winds accelerate to speeds of 35 knots as they move through canyons and passes, with gusts to 50 or even 60 knots.

"The complex topography of Southern California combined with various atmospheric conditions create numerous scenarios that may cause widespread or isolated Santa Ana events. Commonly, Santa Ana winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra mountains and west of the Rocky mountains including most of Nevada and Utah). Clockwise circulation around the center of this high pressure area forces air downslope from the high plateau. The air warms as it descends toward the California coast at the rate of 5 degrees F per 1000 feet due to compressional heating. Thus, compressional heating provides the primary source of warming. The air is dry since it originated in the desert, and it

dries out even more as it is heated."[ii]
These regional winds typically occur from October to March, and, according to most accounts are named either for the Santa Ana River Valley where they originate or for the Santa Ana Canyon, southeast of Los Angeles, where they pick up speed.

What are Tornados?

Tornadoes are spawned when there is warm, moist air near the ground, cool air aloft, and winds that speed up and change direction. An obstruction, such as a house, in the path of the wind causes it to change direction. This change increases pressure on parts of the house, and the combination of increased pressures and fluctuating wind speeds creates stresses that frequently cause structural failures.

In order to measure the intensity and wind strength of a tornado, Dr. T. Theodore Fujita developed the Fujita Tornado Damage Scale. This scale compares the estimated wind velocity with the corresponding amount of suspected damage. The scale measures six classifications of tornadoes with increasing magnitude from an "F0" tornado to a "F6+" tornado.
The chart on the next page depicts the Fujita Tornado Damage Scale.

Table 10-1 Fujita Tornado Damage Scale

Scale	Wind Estimate (mph)	Typical Damage
F0	< 73	**Light damage.** Some damage to chimneys and TV antennas; breaks twigs off trees; pushes over shallow-rooted trees.
F1	73-112	**Moderate damage.** Peels surface off roofs; windows broken; light trailer houses pushed or overturned; some trees uprooted or snapped; moving automobiles pushed off the road. 74 mph is the beginning of hurricane wind speed.
F2	113-157	**Considerable damage.** Roofs torn off frame houses leaving strong upright walls; weak buildings in rural areas demolished; trailer houses destroyed; large trees snapped or uprooted; railroad boxcars pushed over; light object missiles generated; cars blown off highway.
F3	158-206	**Severe damage.** Roofs and some walls torn off frame houses; some rural buildings completely demolished; trains overturned; steel-framed hangar-warehouse-type structures torn; cars lifted off the ground; most trees in a forest uprooted snapped, or leveled.
F4	207-260	**Devastating damage.** Whole frame houses leveled, leaving piles of debris; steel structures badly damaged; trees debarked by small flying debris; cars and trains thrown some distances or rolled considerable distances; large missiles generated.
F5	261-318	**Incredible damage.** Whole frame houses tossed off foundations; steel-reinforced concrete structures badly damaged; automobile-sized missiles generated; trees debarked; incredible phenomena can occur.
F6-F12	319 to sonic	**Inconceivable damage.** Should a tornado with the maximum wind speed in excess of F5 occur, the extent and types of damage may not be conceived. A number of missiles such as iceboxes, water heaters, storage tanks, automobiles, etc. will create serious secondary damage on structures.
Source: http://weather.latimes.com/tornadoFAQ.asp		

Microbursts

Unlike tornados, microbursts, are strong, damaging winds which strike the ground and often give the impression a tornado has struck. They frequently occur during intense thunderstorms. The origin of a microburst is downward moving air from a thunderstorm's core. But unlike a tornado, they affect only a rather small area.

University of Chicago storm researcher Dr Ted Fujita first coined the term “downburst” to describe strong, downdraft winds flowing out of a thunderstorm cell that he believed were responsible for the crash of Eastern Airlines Flight 66 in June of 1975.[iii]

A downburst is a straight-direction surface wind in excess of 39 mph caused by a small-scale, strong downdraft from the base of convective thundershowers and thunderstorms. In later investigations into the phenomena he defined two sub-categories of downbursts: the larger macrobursts and small microbursts.[iv]

Macrobursts are downbursts with winds up to 117 mph which spread across a path greater than 2.5 miles wide at the surface and which last from 5 to 30 minutes. The microburst, on the other hand is confined to an even smaller area, less than 2.5 miles in diameter from the initial point of downdraft impact. An intense microburst can result in damaging winds near 270 km/hr (170 mph) and often last for less than five minutes.[v]

> "Downbursts of all sizes descend from the upper regions of severe thunderstorms when the air accelerates downward through either exceptionally strong evaporative cooling or by very heavy rain which drags dry air down with it. When the rapidly descending air strikes the ground, it spreads outward in all directions, like a fast-running faucet stream hitting the sink bottom.
>
> When the microburst wind hits an object on the ground such as a house, garage or tree, it can flatten the buildings and strip limbs and branches from the tree. After striking the ground, the powerful outward running gust can wreak further havoc along its path. Damage associated with a microburst is often mistaken for the work of a tornado, particularly directly under the microburst. However, damage patterns away from the impact area are characteristic of straight-line winds rather than the twisted pattern of tornado damage."[vi]

Tornados, like those that occur every year in the Midwest and Southeast parts of the United States, are a rare phenomenon in most of California, with most tornado-like activity coming from micro-bursts.

Local History of Windstorm Events

While the effects of Santa Ana Winds are often overlooked, it should be noted that in 2003, two deaths in Southern California were directly related to the fierce condition. A falling tree struck one woman in San Diego.[vii] The second death occurred when a passenger in a vehicle was hit by a flying pickup truck cover launched by the Santa Ana Winds.[viii]

Table 10-2

The following Santa Ana wind events were featured in news resources during 2003:	
January 6, 2003 OC Register	"One of the strongest Santa Ana windstorms in a decade toppled 26 power poles in Orange early today, blew over a mobile derrick in Placentia, crushing two vehicles, and delayed Metrolink rail service." This windstorm also knocked out power to thousands of people in northeastern Orange County.

January 8, 2003 CBSNEWS.com	"Santa Ana's roared into Southern California late Sunday, blowing over trees, trucks and power poles. Thousands of people lost power."
March 16, 2003 dailybulletin.com	Fire Officials Brace for Santa Ana Winds - - "The forest is now so dry and so many trees have died that fires, during relatively calm conditions, are running as fast and as far as they might during Santa Ana Winds. Now the Santa Ana season is here. Combine the literally tinder dry conditions with humidity in the single digits and 60-80 mph winds, and fire officials shudder."

The following is a glimpse of some major Santa Ana wind/windstorm events to hit the local area:

Table 10-3 ***Major Windstorms / Santa Ana Wind Events***

Orange County Area from 1961- 2001

Date	*Location and Damage*
November 5-6, 1961	*Santa Ana winds. Fire in Topanga Canyon*
February 10-11, 1973	*Strong storm winds:. 57 mph at Riverside, 46 Newport Beach. Some 200 trees uprooted in Pacific Beach alone*
October 26-27, 1993	*Santa Ana winds. Fire in Laguna Hills*
October 14, 1997	*Santa Ana winds: gusts 87 mph in central Orange County. Large fire in Orange County*
December 29, 1997	*Gusts 60+ mph at Santa Ana*
March 28-29, 1998	*Strong storm winds in Orange County: sustained 30-40 mph. Gust 70 mph at Newport Beach, gust 60 Huntington Beach. Trees down, power out, and damage across Orange and San Diego Counties. 1 illegal immigrant dead in Jamul.*
September 2, 1998	*Strong winds from thunderstorms in Orange County with gusts to 40mph. Large fires in Orange County*
December 6, 1998	*Thunderstorm in Los Alamitos and Garden Grove: gust 50-60 mph called "almost a tornado"*
December 21-22, 1999	*Santa Ana winds: gust 68 mph at Campo, 53 Huntington Beach, 44 Orange. House and tree damage in Hemet.*
March 5-6, 2000	*Strong thunderstorm winds at the coast: gust 60 mph at Huntington Beach Property damage and trees downed along the coast*
April 1, 2000	*Santa Ana winds: gust 93 mph at Mission Viejo, 67 Anaheim Hills*
December 25-26, 2000	*Santa Ana winds: gust 87 mph at Fremont Canyon. Damage and injuries in Mira Loma, Orange and Riverside Counties*
February 13, 2001	*Thunderstorm gust to 89 mph in east Orange*
Source:http://www.wrh.noaa.gov/sandiego/research/Guide/weatherhistory.pdf	

The following chart is a glimpse of major tornado-like events to hit the Southern California

region:

Table 10-4

Major Tornado-like Events in the Orange County Area 1958-2001	
Date	***Location and Damage***
April 1, 1958	*Tornado: Laguna Beach*
February 19, 1962	*Tornado: Irvine*
April 8, 1965	*Tornado: Costa Mesa*
November 7, 1966	*Tornado: Newport Beach and Costa Mesa property damage.*
March 16, 1977	*Tornado skipped from Fullerton to Brea, damage to 80 homes and injured four people.*
February 9, 1978	*Tornado: Irvine property damage and 6 injured.*
January 31, 1979	*Tornado Santa Ana Numerous power outages.*
November 9, 1982	*Tornadoes in Garden Grove and Mission Viejo property damage.*
January 13, 1984	*Tornado: Huntington Beach property damage.*
March 16, 1986	*Tornado: Anaheim property damage.*
February 22-24, 1987	*Tornadoes and waterspouts: Huntington Beach*
January 18, 1988	*Tornadoes: Mission Viejo and San Clemente property damage.*
February 28, 1991	*Tornado: Tustin*
March 27, 1991	*Tornado: Huntington Beach*
December 7, 1992	*Tornadoes: Anaheim and Westminster property damage.*
January 18, 1993	*Tornado: Orange County property damage.*
February 8, 1993	*Tornado: Brea property damage.*
February 7, 1994	*Tornado from Newport Beach to Tustin. Roof and window damage. Trees were also knocked down.*
December 13, 1994	*Two waterspouts about 0.5 mile off Newport Beach.*
December 13, 1995	*Funnel cloud near Fullerton Airport.*
March 13, 1996	*Funnel cloud in Irvine.*
November 10-11, 1997	*Waterspout came ashore at Newport Pier on the 10th and dissipated over western Costa Mesa. Tornadoes in Irvine on the 11th and a funnel cloud developed. 10th: Winds estimated at 60-70 mph. 11th: Minor power outages occurred with little property damage. A fisherman was blown from one end of Newport Pier to the other. Property and vehicle damage in Irvine from flying debris. Ten cars were thrown a few feet.*

December 21, 1997	*Waterspout and tornado in Huntington Beach. Damage to boats, houses, and city propert.y*
February 24, 1998	*Tornado in Huntington Beach. Property damage with a power outage, roof flew ¼ mile.*
March 13-14, 1998	*Numerous waterspouts between Long Beach, Huntington Beach, and Catalin.a.*
March 31-April 1, 1998	*Numerous funnel clouds reported off Orange County coastline, two of which became waterspouts off Orange County. One waterspout briefly hit the coast off the Huntington Beach pier.*
June 6, 1998	*Two funnel clouds off Dana Point.*
December 31, 1998	*Funnel clouds in Santa Ana. Waterspout off Costa Mesa coast.*
February 21, 2000	*Tornado: Anaheim Hills property damage.*
October 28, 2000	*Funnel clouds around Newport Beach and Costa Mesa.*
January 10, 2001	*Funnel cloud at Orange County airport and Newport Beach.*
February 24, 2001	*Tornado in Orange. Damage to warehouse, 6 structures, fences, and telephone wires.*
Source: http://www.wrh.noaa.gov/sandiego/research/Guide/weatherhistory.pdf	

Windstorm Hazard Assessment

Hazard Identification

A windstorm event in the region can range from short term microburst activity lasting only minutes to a long duration Santa Ana wind condition that can last for several days as in the case of the January 2003 Santa Ana wind event. Windstorms in the City of West Covina area can cause extensive damage including heavy tree stands, exposed coastal properties, road and highway infrastructure, and critical utility facilities.

The map shows clearly the direction of the Santa Ana winds as they travel from the stable, high-pressure weather system called the Great Basin High through the canyons and towards the low-pressure system off the Pacific. Clearly the area of the City of West Covina is in the direct path of the ocean-bound Santa Ana winds.

Vulnerability and Risk

With an analysis of the high wind and tornado events depicted in the “Local History” section, we can deduce the common windstorm impact areas including impacts on life, property, utilities,

infrastructure and transportation. Additionally, if a windstorm disrupts power to local residential communities, the American Red Cross and City resources might be called upon for care and shelter duties. Displacing residents and utilizing City resources for shelter staffing and disaster cleanup can cause an economic hardship on the community.

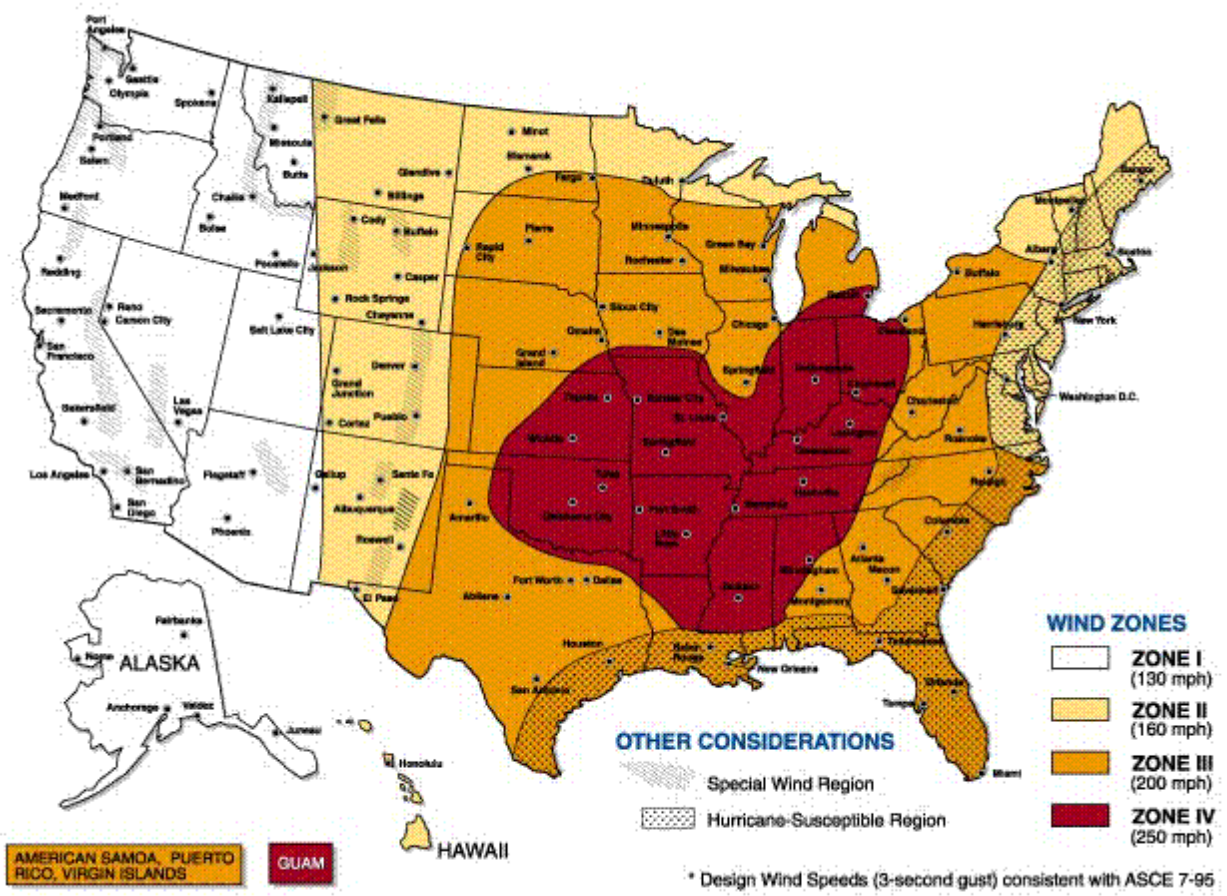
The prevailing wind in West Covina is a result of the Southern California onshore breeze that usually occurs every afternoon. The force of this wind is influenced by the differential temperatures over the ocean and inland areas. The force of the wind can also be affected by any associated high and low pressure areas. This afternoon breeze is a southwest wind, meaning that it blows from the southwest to the northwest.

Although West Covina is not located in a hazardous wind zone or special wind region, the City has experienced wind damage in the past. Most wind damage in the City of West Covina has been the result of combination storms of wind and rain. West Covina does experience Santa Ana conditions and the resulting high winds during this dry period. Wind conditions may add to the destruction associated with other natural hazards; such as wind driven wildfires, or as mentioned before the combination of rain saturated ground and the additional forces caused by the wind.

Historically, storm winds have caused the greatest amount of damage in West Covina. With these types of winds there is no particular area of the City that is more susceptible than another. On September 2, 1998 a late summer storm blew through the City and surrounding areas. This storm caused numerous utility wires to drop, with the West Covina Fire Department responding out to twelve calls of wires down, two tree fires, and a structure fire possibly caused by the surge in power as lines went down. Along Azusa Avenue, multiple power poles had snapped. Post-storm recovery required $18,364.00 in crew time to handle 250 requests for removal of hazardous trees and limbs.

On November 30, 1982 storm winds as high as 75 mph along with heavy rains swept through the area. The Maintenance Department lists damage to over 2000 trees in the City, 600 of these city-owned trees. Over 1000 calls for service were taken by the Communications Department, the City's 911 center. Complicating communications the repeater for Fire and Police communications was blown out of alignment, and both Public Safety agencies realigned on the Maintenance Department channel to communicate via radio.

MAP 11 WIND ZONES OF THE UNITED STATES[ix]



Community Windstorm Issues

What is Susceptible to Windstorms

Life and Property
Based on the history of the region, windstorm events can be expected, perhaps annually, across widespread areas of the region which can be adversely impacted during a windstorm event. This can result in the involvement of City of West Covina emergency response personnel during a

wide-ranging windstorm or microburst tornadic activity. Both residential and commercial structures with weak reinforcement are susceptible to damage. Wind pressure can create a direct and frontal assault on a structure, pushing walls, doors, and windows inward. Conversely, passing currents can create lift suction forces that pull building components and surfaces outward. With extreme wind forces, the roof or entire building can fail causing considerable damage.

Debris carried along by extreme winds can directly contribute to loss of life and indirectly to the failure of protective building envelopes, siding, or walls. When severe windstorms strike a community, downed trees, power lines, and damaged property can be major hindrances to emergency response and disaster recovery.

The Beaufort Scale on the next page, coined and developed by Sir Francis Beaufort in 1805, illustrates the effect that varying wind speed can have on sea swells and structures:

Table 10 – 5 BEAUFORT SCALE

Beaufort Force	Speed (mph)	Wind Description - State of Sea - Effects on Land
0	Less 1	Calm - Mirror-like - Smoke rises vertically
1	1-3	Light - Air Ripples look like scales; No crests of foam - Smoke drift shows direction of wind, but wind vanes do not
2	4-7	Light Breeze - Small but pronounced wavelets; Crests do not break - Wind vanes move; Leaves rustle; You can feel wind on the face
3	8-12	Gentle Breeze - Large Wavelets; Crests break; Glassy foam; A few whitecaps - Leaves and small twigs move constantly; Small, light flags are extended
4	13-18	Moderate Breeze - Longer waves; Whitecaps - Wind lifts dust and loose paper; Small branches move
5	19-24	Fresh Breeze - Moderate, long waves; Many whitecaps; Some spray - Small trees with leaves begin to move
6	25-31	Strong Breeze - Some large waves; Crests of white foam; Spray - Large branches move; Telegraph wires whistle; Hard to hold umbrellas
7	32-38	Near Gale - White foam from breaking waves blows in streaks with the wind - Whole trees move; Resistance felt walking into wind
8	39-46	Gale - Waves high and moderately long; Crests break into spin drift, blowing foam in well marked streaks - Twigs and small branches break off trees; Difficult to walk
9	47-54	Strong Gale - High waves with wave crests that tumble; Dense streaks of foam in wind; Poor visibility from spray - Slight structural damage
10	55-63	Storm - Very high waves with long, curling crests; Sea surface appears white from blowing foam; Heavy tumbling of sea; Poor visibility - Trees broken or uprooted; Considerable structural damage
11	64-73	Violent Storm - Waves high enough to hide small and medium sized ships; Sea covered with patches of white foam; Edges of wave crests blown into froth; Poor visibility - Seldom experienced inland; Considerable structural damage
12	>74	Hurricane - Sea white with spray. Foam and spray render visibility almost non-existent - Widespread damage. Very rarely experienced on land.

Source: http://www.compuweather.com/decoder-charts.html

Utilities
Historically, falling trees have been the major cause of power outages in the region. Windstorms such as strong microbursts and Santa Ana Wind conditions can cause flying debris and downed utility lines. For example, tree limbs breaking in winds of only 45 mph can be thrown over 75 feet. As such, overhead power lines can be damaged even in relatively minor windstorm events. Falling trees can bring electric power lines down to the pavement, creating the possibility of lethal electric shock. Rising population growth and new infrastructure in the region creates a higher probability for damage to occur from windstorms as more life and property are exposed to risk.

Infrastructure
Windstorms can damage buildings, power lines, and other property and infrastructure due to falling trees and branches. During wet winters, saturated soils cause trees to become less stable and more vulnerable to uprooting from high winds.

Windstorms can result in collapsed or damaged buildings or blocked roads and bridges, damaged traffic signals, streetlights, and parks, among others. Roads blocked by fallen trees during a windstorm may have severe consequences to people who need access to emergency services. Emergency response operations can be complicated when roads are blocked or when power supplies are interrupted. Industry and commerce can suffer losses from interruptions in electric services and from extended road closures. They can also sustain direct losses to buildings, personnel, and other vital equipment. There are direct consequences to the local economy resulting from windstorms related to both physical damages and interrupted services.

Increased Fire Threat
Perhaps the greatest danger from windstorm activity in Southern California comes from the combination of the Santa Ana winds with the major fires that occur every few years in the urban/wildland interface. With the Santa Ana winds driving the flames, the speed and reach of the flames is even greater than in times of calm wind conditions. The higher fire hazard raised by a Santa Ana wind condition requires that even more care and attention be paid to proper brush clearances on property in the wildland/urban interface areas.

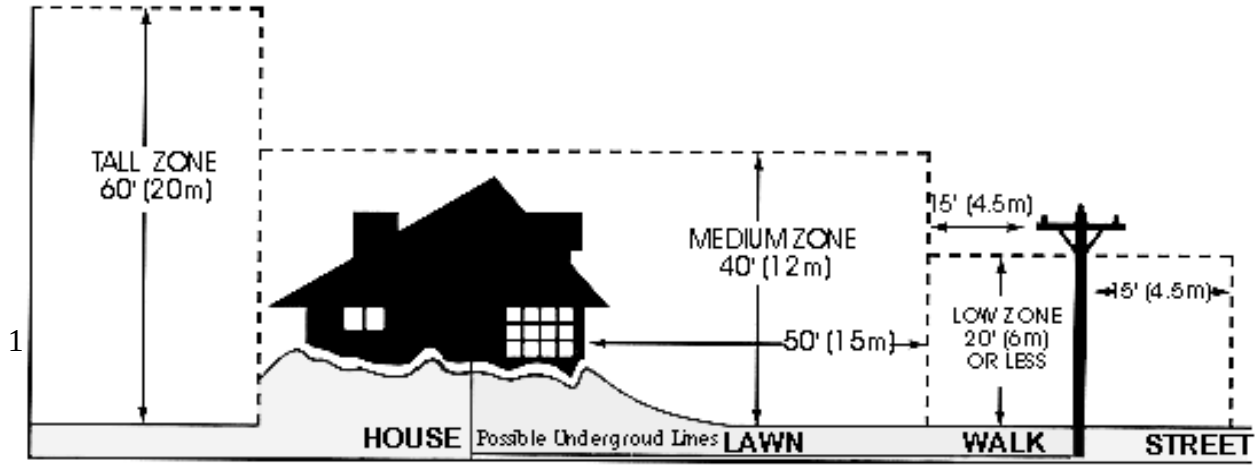
Transportation
Windstorm activity can have an impact on local transportation in addition to the problems caused by downed trees and electrical wires blocking streets and highways. During periods of extremely strong Santa Ana winds, major highways can be temporarily closed to truck and recreational vehicle traffic. However, typically these disruptions are not long lasting, nor do they carry a severe long term economic impact on the region.

Existing Windstorm Mitigation Activities

As stated, one of the most common problems associated with windstorms is power outage. High

winds commonly occur during winter storms, and can cause trees to bend, sag, or fail (tree limbs

or entire trees), coming into contact with nearby distribution power lines. Fallen trees can cause short-circuiting and conductor overloading. Wind-induced damage to the power system causes power outages to customers, incurs cost to make repairs, and in some cases can lead to ignitions that start wild land fires.



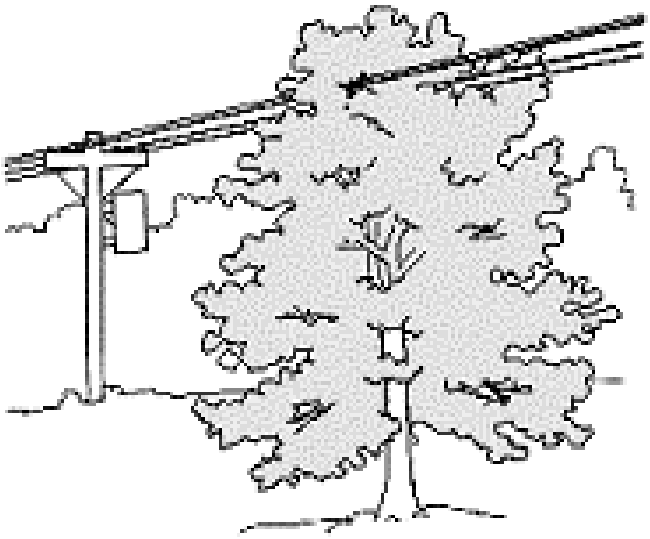
1

One of the strongest and most widespread existing mitigation strategies pertains to tree clearance. Currently, California State Law requires utility companies to maintain specific clearances (depending on the type of voltage running through the line) between electric power lines and all vegetation.
Enforcement of the following California Public Resource Code Sections provides guidance on tree pruning regulations:[x]

4293: Power Line Clearance Required
4292: Power Line Hazard Reduction
4291: Reduction of Fire Hazards Around Buildings
4171: Public Nuisances

The following pertain to tree pruning regulations and are taken from the California Code of Regulations:

Title 14: Minimum Clearance Provisions
Sections 1250-1258
General Industry Safety Orders
Title 8: Group 3: Articles 12, 13, 36, 37, 38
California Penal Code Section 385



Finally, the following California Public Utilities Commission section has additional guidance:

California Public Utilities Commission
General Order 95: Rule 35

Homeowner Liability:
Failure to allow a utility company to comply with the law can result in liability to the homeowner for damages or injuries resulting from a vegetation hazard. Many insurance companies do not cover these types of damages if the policy owner has refused to allow the hazard to be eliminated.

The power companies, in compliance with the above regulations, collect data about tree failures and their impact on power lines. This mitigation strategy assists the power company in preventing future tree failure. From the collection of this data, the power company can advise residents as to the most appropriate vegetative planting and pruning procedures. The following chart depicts some of the tree failure data collected by Southern California Edison in this comprehensive mitigation strategy:

Windstorm Mitigation Action Items

The windstorm mitigation action items provide direction on specific activities that organizations and residents in City of West Covina can undertake to reduce risk and prevent loss from windstorm events. Each action item is followed by ideas for implementation, which can be used by the Hazard Mitigation Planning Committee and local decision makers in pursuing strategies for implementation.

City of West Covina Mitigation Strategy Recommendations

LT - Wind #1: *Underground utilities on Azusa Avenue from Aroma Drive to Amar Road. Relocate overhead utilities to conduits placed underground along Amar Road from Azusa Avenue to Temple Avenue.*

Ideas for Implementation:

- *All new utility projects designed for underground service.*
- *Identify areas where existing service needs to be better protected.*
- *Coordinate with Southern California Edison on existing and proposed projects.*

Coordinating Organization: *Public Works*

Timeline: *Ongoing*
Plan Goals Addressed: *Partnerships and Implementation, Protect Life and Property*
Constraints: *To be addressed as new projects are brought through the city planning process.*

LT - Wind #2: *Reduce tree damage from storms throughout the City.*
Ideas for Implementation:

- *Work with Maintenance Department to determine best ways to limit damage to trees.*
- *Work with Maintenance Department to develop tree-trimming schedule for optimum effectiveness to maintain healthy trees.*
- *Determine tree planting plan to include type of trees to plant, when to plant, where easement trees will be planted, and how and when they will be maintained.*

Coordinating Organization: *Public Works*
Timeline: *Ongoing*
Plan Goals Addressed: *Protect Life and Property*
Constraints: *Incorporation into the current process, data entry and programming to track inventory of trees.*

LT - Wind #3: *Public Awareness Campaign: To provide public education materials to City of West Covina residents and all School District staff, parents and age-appropriate students with mitigation materials pertaining to the protection of life and property before, during, and after a windstorm.*
Ideas for Implementation:

- *Compile mitigation brochures from the following organizations: FEMA; California Public Utilities Commission; County of Public Works; Southern California Edison; Tree Line Connection*
- *Distribute these materials to City of West Covina residents and school district members. Materials can be distributed at City Council Meetings, Commission Meetings, City Hall, Parks and Recreation Centers, Fire Departments, Police Departments, Chamber of Commerce Meetings, School Administration Offices and other appropriate venues.*
- *Create community PowerPoint seminar to be given at CERT/RACES joint hazard training event. Utilize presentation at future City Council Meetings or other public events as appropriate.*

Coordinating Organization: *City of West Covina Emergency Services*
Timeline: *Ongoing*
Plan Goals Addressed: *Public Awareness, Protection of Life and Property*
Constraints: *Development and distribution of Public Education materials.*

LT - Wind #4: *Create local City and utility awareness of tree pruning and Fire Code Sections relevant to wind-resistant utility operations*
Ideas for Implementation:

- *Provide information to City Planning Departments and local utility companies encouraging compliance with State and Local tree clearance and integrity guidelines by:*
    - *Compile comprehensive list of pertinent State and local regulations*

- *Send letters of encouragement from Hazard Mitigation Planning Committee and local City and School officials encouraging utility compliance with guidelines*

Coordinating Organization: *Planning Dept, Public Works, Emergency Services Offices*
Timeline: *Ongoing*
Plan Goals Addressed: *Public awareness; Partnerships and implementation*
Constraints: *Staff time in developing program.*

LT - Wind #5: *Encourage Critical City Facilities to purchase and/or test backup power facilities for use during a power failure. Create a equipment/testing log to ensure backup power equipment is in working service.*
Ideas for Implementation:

- *Gather all databases of backup power equipment for critical facilities.*
- *Test all critical facility backup power generators.*
- *Keep an accurate record of equipment specification and testing date information.*

Coordinating Organization: *Public Works, Emergency Management*
Timeline: *Ongoing*
Plan Goals Addressed: *Emergency Services; Protect Life and Property*
Constraints: *None*

Windstorm Resource Directory

State Resources

California Division of Forestry & Fire Protection
1416 9th Street
PO Box 944246
Sacramento California 94244-2460
916-653-5123
http://www.fire.ca.gov/php/index.php

Federal Resources and Programs

National Weather Service
Los Angeles/Oxnard Weather Forecast Office
520 North Elevar Street
Oxnard, CA 93030
Forecast and weather info: 805-988-6610
Administrative issues: 805-988-6615
E-mail: Webmaster.LOX@noaa.gov
http://weather.noaa.gov/

Additional Resources

International Society of Arboriculture.
P.O. Box 3129
Champaign, IL 61826-3129
Phone: 217.355.9411
Fax: 217.355.9516
Web: www.isa-arbor.com
E-mail: isa@isa-arbor.com

Publications

WINDSTORMS: Protect Your Family and Property from the Hazards of Violent Windstorms
http://emd.wa.gov/5-prep/trng/pubed/Windstrm.pdf

Preparing Your Home for Severe Windstorms is available from
http://www.chubb.com/personal/html/helpful_tips_home_windstorm.html

Section 10 – Windstorm End Notes:

i http://nimbo.wrh.noaa.gov/Sandiego/snawind.html

ii Ibid

iii Keith C. Heidorn at http://www.suite101.com/article.cfm/13646/100918, June 1, 2003

iv Ibid

v Ibid

vi Ibid

vii www.cbsnews.com, January 8, 2003

viii www.cbsnews.com/stories/2003/01/06/national/

ix http://www.fema.gov/graphics/library/wmap.gif

x www.cpuc.ca.gov/js.asp

APPENDIX A

Master Resource Directory

The Resource Directory provides contact information for local, regional, state, and federal programs that are currently involved in hazard mitigation activities. The Hazard Mitigation Advisory Committee may look to the organizations on the following pages for resources and technical assistance. The Resource Directory provides a foundation for potential partners in action item implementation.

The Hazard Mitigation Advisory Committee will continue to add contact information for organizations currently engaged in hazard mitigation activities. This section may also be used by various community members interested in hazard mitigation information and projects.

American Public Works Association			
Level: National	Hazard: Multi	http://www.apwa.net	
2345 Grand Boulevard		Suite 500	
Kansas City, MO 64108-2641		Ph: 816-472-6100	Fx: 816-472-1610
Notes: The American Public Works Association is an international educational and professional association of public agencies, private sector companies, and individuals dedicated to providing high quality public works goods and services. Toll free 800-848-APWA			
Association of State Floodplain Managers			
Level: Federal	Hazard: Flood	www.floods.org	
2809 Fish Hatchery Road			
Madison, WI 53713		Ph: 608-274-0123	Fx: 608-274-0696
Notes: The Association of State Floodplain Managers is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program, and flood preparedness, warning and recovery			
Building Seismic Safety Council (BSSC)			
Level: National	Hazard: Earthquake	www.bssconline.org	
1090 Vermont Ave., NW		Suite 700	
Washington, DC 20005		Ph: 202-289-7800	Fx: 202-289-1092
Notes: The Building Seismic Safety Council (BSSC) develops and promotes building earthquake risk mitigation regulatory provisions for the nation.			

California Department of Transportation (CalTrans)			
Level: State	Hazard: Multi	http://www.dot.ca.gov/	
120 S. Spring Street			
Los Angeles, CA 90012		Ph: 213-897-3656	Fx:
Notes: CalTrans is responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the state's boundaries. Alone and in partnership with Amtrak, Caltrans is also involved in the support of intercity passenger rail service in California.			
California Resources Agency			
Level: State	Hazard: Multi	http://resources.ca.gov/	
1416 Ninth Street		Suite 1311	
Sacramento, CA 95814		Ph: 916-653-5656	Fx: 916-653-8102
Notes: The California Resources Agency restores, protects and manages the state's natural, historical and cultural resources for current and future generations using solutions based on science, collaboration and respect for all the communities and interests involved.			
California Division of Forestry (CDF)			
Level: State	Hazard: Multi	http://www.fire.ca.gov/php/index.php	
210 W. San Jacinto			
Perris CA 92570		Ph: 909-940-6900	Fx:
Notes: The California Department of Forestry and Fire Protection protect over 31 million acres of California's privately-owned wildlands. CDF emphasizes the management and protection of California's natural resources.			
California Division of Mines and Geology (DMG)			
Level: State	Hazard: Multi	www.consrv.ca.gov/cgs/index.htm	
801 K Street		MS 12-30	
Sacramento, CA 95814		Ph: 916-445-1825	Fx: 916-445-5718
Notes: The California Geological Survey develops and disseminates technical information and advice on California’s geology, geologic hazards, and mineral resources.			

California Environmental Resources Evaluation System (CERES)			
Level: State	Hazard: Multi	http://ceres.ca.gov/	
900 N St.		Suite 250	
Sacramento, Ca. 95814		Ph: 916-653-2238	Fx:
Notes: CERES is an excellent website for access to environmental information and websites.			

California Department of Water Resources (DWR)			
Level: State	Hazard: Flood	http://www.dwr.water.ca.gov	
1416 9th Street			
Sacramento, CA 95814		Ph: 916-653-6192	Fx: 916-653-4684
Notes: The Department of Water Resources manages the water resources of California in cooperation with other agencies, to benefit the State's people, and to protect, restore, and enhance the natural and human environments.			

California Department of Conservation: Southern California Regional Office			
Level: State	Hazard: Multi	www.consrv.ca.gov	
655 S. Hope Street		#700	
Los Angeles, CA 90017-2321		Ph: 213-239-0878	Fx: 213-239-0984
Notes: The Department of Conservation provides services and information that promote environmental health, economic vitality, informed land-use decisions and sound management of our state's natural resources.			

California Planning Information Network			
Level: State	Hazard: Multi	www.calpin.ca.gov	
		state.clearinghouse@opr.ca.gov	
		Ph:	Fx:
Notes: The Governor's Office of Planning and Research (OPR) publishes basic information on local planning agencies, known as the California Planners' Book of Lists. This local planning information is available on-line with new search capabilities and up-to-the- minute updates.			

EPA, Region 9			
Level: Regional	Hazard: Multi	http://www.epa.gov/region09	
75 Hawthorne Street			
San Francisco, CA 94105		Ph: 415-947-8000	Fx: 415-947-3553
Notes: The mission of the U.S. Environmental Protection Agency is to protect human health and to safeguard the natural environment through the themes of air and global climate change, water, land, communities and ecosystems, and compliance and environmental stewardship.			

Federal Emergency Management Agency, Region IX			
Level: Federal	Hazard: Multi	www.fema.gov	
1111 Broadway		Suite 1200	
Oakland, CA 94607		Ph: 510-627-7100	Fx: 510-627-7112
Notes: The Federal Emergency Management Agency is tasked with responding to, planning for, recovering from and mitigating against disasters.			

Federal Emergency Management Agency, Mitigation Division			
Level: Federal	Hazard: Multi	www.fema.gov/fima/planhowto.shtm	
500 C Street, S.W.			
Washington, D.C. 20472		Ph: 202-566-1600	Fx:
Notes: The Mitigation Division manages the National Flood Insurance Program and oversees FEMA's mitigation programs. It has of a number of programs and activities of which provide citizens Protection, with flood insurance; Prevention, with mitigation measures and Partnerships, with communities throughout the country.			

Floodplain Management Association			
Level: Federal	Hazard: Flood	www.floodplain.org	
P.O. Box 50891			
Sparks, NV 89435-0891		Ph: 775-626-6389	Fx: 775-626-6389
Notes: The Floodplain Management Association is a nonprofit educational association. It was established in 1990 to promote the reduction of flood losses and to encourage the protection and enhancement of natural floodplain values. Members include representatives of federal, state and local government agencies as well as private firms.			

Gateway Cities Partnership			
Level: Regional	Hazard: Multi	www.gatewaycities.org	
7300 Alondra Boulevard		Suite 202	
Paramount, CA 90723		Ph: 562-817-0820	Fx:
Notes: Gateway Cities Partnership is a 501 C 3 non-profit Community Development Corporation for the Gateway Cities region of southeast LA County. The region comprises 27 cities that roughly speaking extends from Montebello on the north to Long Beach on the South, the Alameda Corridor on the west to the Orange County line on the east.			
Governor's Office of Emergency Services (OES)			
Level: State	Hazard: Multi	www.oes.ca.gov	
3650 Schriever Avenue			
Mather, CA 95655		Ph: 916 845- 8911	Fx: 916 845- 8910
Notes: The Governor's Office of Emergency Services coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies, and for assisting local governments in their emergency preparedness, response and recovery efforts.			
Greater Antelope Valley Economic Alliance			
Level: Regional	Hazard: Multi	www.aveconomy.org	
42060 N. Tenth Street West			
Lancaster, CA 93534		Ph: 661-945-2741	Fx: 661-945-7711
Notes: The Greater Antelope Valley Economic Alliance, (GA VEA) is a 501 (c)(6) nonprofit organization with a 501(c)(3) affiliated organization the Antelope Valley Economic Research and Education Foundation. GA VEA is a public-private partnership of business, local governments, education, non-profit organizations and health care organizations that was founded in 1999 with the goal of attracting good paying jobs to the Antelope Valley in order to build a sustainable economy.			

Landslide Hazards Program, USGS			
Level: Federal	Hazard: Landslide	http://landslides.usgs.gov/index.html	
12201 Sunrise Valley Drive		MS 906	
Reston, VA 20192		Ph: 703-648- 4000	Fx:
Notes: The NLIC website provides good information on the programs and resources regarding landslides. The page includes information on the National Landslide Hazards Program Information Center, a bibliography, publications, and current projects. USGS scientists are working to reduce long-term losses and casualties from landslide hazards through better understanding of the causes and mechanisms of ground failure both nationally and worldwide.			
Los Angeles County Economic Development Corporation			
Level: Regional	Hazard: Multi	www.laedc.org	
444 S. Flower Street		34th Floor	
Los Angeles, CA 90071		Ph: 213-236-4813	Fx: 213- 623-0281
Notes: The LAEDC is a private, non-profit 501 (c) 3 organization established in 1981 with the mission to attract, retain and grow businesses and jobs in the Los Angeles region. The LAEDC is widely relied upon for its Southern California Economic Forecasts and Industry Trend Reports. Lead by the renowned Jack Kyser (Sr. Vice President, Chief Economist) his team of researchers produces numerous publications to help business, media and government navigate the LA region's diverse economy.			
Los Angeles County Public Works Department			
Level: County	Hazard: Multi	www.ladpw.org	
900 S. Fremont Ave.			
Alhambra, CA 91803		Ph: 626-458-5100	Fx:
Notes: The Los Angeles County Department of Public Works protects property and promotes public safety through Flood Control, Water Conservation, Road Maintenance, Bridges, Buses and Bicycle Trails, Building and Safety, Land Development, Waterworks, Sewers, Engineering, Capital Projects and Airports			
National Wildland/Urban Interface Fire Program			
Level: Federal	Hazard: Wildfire	www.firewise.org/	
1 Batterymarch Park			
Quincy, MA 02169-7471		Ph: 617-770-3000	Fx: 617 770-0700
Notes: Firewise maintains a Website designed for people who live in wildfire- prone areas, but it also can be of use to local planners and decision makers. The site offers online wildfire protection information and checklists, as well as listings of other publications, videos, and conferences.			

National Resources Conservation Service			
Level: Federal	Hazard: Multi	http://www.nrcs.usda.gov/	
14th and Independence Ave., SW		Room 5105-A	
Washington, DC 20250		Ph: 202-720-7246	Fx: 202-720-7690
Notes: NRCS assists owners of America's private land with conserving their soil, water, and other natural resources, by delivering technical assistance based on sound science and suited to a customer's specific needs. Cost shares and financial incentives are available in some cases.			
National Interagency Fire Center (NIFC)			
Level: Federal	Hazard: Wildfire	www.nifc.gov	
3833 S. Development Ave.			
Boise, Idaho 83705-5354		Ph: 208-387- 5512	Fx:
Notes: The NIFC in Boise, Idaho is the nation's support center for wildland firefighting. Seven federal agencies work together to coordinate and support wildland fire and disaster operations.			
National Fire Protection Association (NFPA)			
Level: National	Hazard: Wildfire	http://www.nfpa.org	
1 Batterymarch Park			
Quincy, MA 02169-7471		Ph: 617-770-3000	Fx: 617 770-0700
Notes: The mission of the international nonprofit NFPA is to reduce the worldwide burden of fire and other hazards on the quality of life by providing and advocating scientifically-based consensus codes and standards, research, training and education			
National Floodplain Insurance Program (NFIP)			
Level: Federal	Hazard: Flood	www.fema.gov/nfip/	
500 C Street, S.W.			
Washington, D.C. 20472		Ph: 202-566-1600	Fx:
Notes: The Mitigation Division manages the National Flood Insurance Program and oversees FEMA's mitigation programs. It has of a number of programs and activities of which provide citizens Protection, with flood insurance; Prevention, with mitigation measures and Partnerships, with communities throughout the country.			

National Oceanic /Atmospheric Administration			
Level: Federal	Hazard: Multi	www.noaa.gov	
14th Street & Constitution Ave NW		Rm 6013	
Washington, DC 20230		Ph: 202-482-6090	Fx: 202-482-3154
Notes: NOAA's historical role has been to predict environmental changes, protect life and property, provide decision makers with reliable scientific information, and foster global environmental stewardship.			
National Weather Service, Office of Hydrologic Development			
Level: Federal	Hazard: Flood	http://www.nws.noaa.gov/	
1325 East West Highway		SSMC2	
Silver Spring, MD 20910		Ph: 301-713-1658	Fx: 301-713-0963
Notes: The Office of Hydrologic Development (OHD) enhances National Weather Service products by: infusing new hydrologic science, developing hydrologic techniques for operational use, managing hydrologic development by NWS field office, providing advanced hydrologic products to meet needs identified by NWS customers			
National Weather Service			
Level: Federal	Hazard: Multi	http://www.nws.noaa.gov/	
520 North Elevar Street			
Oxnard, CA 93030		Ph: 805-988- 6615	Fx:
Notes: The National Weather Service is responsible for providing weather service to the nation. It is charged with the responsibility of observing and reporting the weather and with issuing forecasts and warnings of weather and floods in the interest of national safety and economy. Briefly, the priorities for service to the nation are: 1. protection of life, 2. protection of property, and 3. promotion of the nation's welfare and economy.			
San Gabriel Valley Economic Partnership			
Level: Regional	Hazard: Multi	www.valleynet.org	
4900 Rivergrade Road		Suite A310	
Irwindale, CA 91706		Ph: 626-856-3400	Fx: 626-856-5115
Notes: The San Gabriel Valley Economic Partnership is a non-profit corporation representing both public and private sectors. The Partnership is the exclusive source for San Gabriel Valley-specific information, expertise, consulting, products, services, and events. It is the single organization in the Valley with the mission to sustain and build the regional economy for the mutual benefit of all thirty cities, chambers of commerce, academic institutions, businesses and residents.			

Sanitation Districts of Los Angeles County			
Level: County	Hazard: Flood	http://www.lacsd.org	
1955 Workman Mill Road			
Whittier, CA 90607		Ph:562-699-7411 x2301	Fx:
Notes: The Sanitation Districts provide wastewater and solid waste management for over half the population of Los Angeles County and turn waste products into resources such as reclaimed water, energy, and recyclable materials.			

Santa Monica Mountains Conservancy			
Level: Regional	Hazard: Multi	http://smmc.ca.gov	
570 West Avenue Twenty-Six		Suite 100	
Los Angeles, CA 90065		Ph: 323-221-8900	Fx:
Notes: The Santa Monica Mountains Conservancy helps to preserve over 55,000 acres of parkland in both wilderness and urban settings, and has improved more than 114 public recreational facilities throughout Southern California.			

South Bay Economic Development Partnership			
Level: Regional	Hazard: Multi	www.southbaypartnership.com	
3858 Carson Street		Suite 110	
Torrance, CA 90503		Ph: 310-792-0323	Fx: 310-543-9886
Notes: The South Bay Economic Development Partnership is a collaboration of business, labor, education and government. Its primary goal is to plan an implement an economic development and marketing strategy designed to retain and create jobs and stimulate economic growth in the South Bay of Los Angeles County.			

South Coast Air Quality Management District (AQMD)			
Level: Regional	Hazard: Multi	www.aqmd.gov	
21865 E. Copley Drive			
Diamond Bar, CA 91765		Ph: 800-CUT-SMOG	Fx:
Notes: AQMD is a regional government agency that seeks to achieve and maintain healthful air quality through a comprehensive program of research, regulations, enforcement, and communication. The AQMD covers Los Angeles and Orange Counties and parts of Riverside and San Bernardino Counties.			

Southern California Earthquake Center (SCEC)			
Level: Regional	Hazard: Earthquake	www.scec.org	
3651 Trousdale Parkway		Suite 169	
Los Angeles, CA 90089-0742		Ph: 213-740-5843	Fx: 213/740-0011
Notes: The Southern California Earthquake Center (SCEC) gathers new information about earthquakes in Southern California, integrates this information into a comprehensive and predictive understanding of earthquake phenomena, and communicates this understanding to end-users and the general public in order to increase earthquake awareness, reduce economic losses, and save lives.			

Southern California Association of Governments (SCAG)			
Level: Regional	Hazard: Multi	www.scag.ca.gov	
818 W. Seventh Street		12th Floor	
Los Angeles, CA 90017		Ph: 213-236-1800	Fx: 213-236-1825
Notes: The Southern California Association of Governments functions as the Metropolitan Planning Organization for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. As the designated Metropolitan Planning Organization, the Association of Governments is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality.			

State Fire Marshal (SFM)			
Level: State	Hazard: Wildfire	http://osfm.fire.ca.gov	
1131 "S" Street			
Sacramento, CA 95814		Ph: 916-445-8200	Fx: 916-445-8509
Notes: The Office of the State Fire Marshal (SFM) supports the mission of the California Department of Forestry and Fire Protection (CDF) by focusing on fire prevention. SFM regulates buildings in which people live, controls substances which may, cause injuries, death and destruction by fire; provides statewide direction for fire prevention within wildland areas; regulates hazardous liquid pipelines; reviews regulations and building standards; and trains and educates in fire protection methods and responsibilities.			

The Community Rating System (CRS)			
Level: Federal	Hazard: Flood	http://www.fema.gov/nfip/crs.shtm	
500 C Street, S.W.			
Washington, D.C. 20472		Ph: 202-566-1600	Fx:
Notes: The Community Rating System (CRS) recognizes community floodplain management efforts that go beyond the minimum requirements of the NFIP. Property owners within the County would receive reduced NFIP flood insurance premiums if the County implements floodplain management practices that qualify it for a CRS rating. For further information on the CRS, visit FEMA's website.			
United States Geological Survey			
Level: Federal	Hazard: Multi	http://www.usgs.gov/	
345 Middlefield Road			
Menlo Park, CA 94025		Ph: 650-853-8300	Fx:
Notes: The USGS provides reliable scientific information to describe and understand the Earth; minimize loss of life and property from natural disasters; manage water, biological, energy, and mineral resources; and enhance and protect our quality of life.			
US Army Corps of Engineers			
Level: Federal	Hazard: Multi	http://www.usace.army.mil	
P.O. Box 532711			
Los Angeles CA 90053- 2325		Ph: 213-452- 3921	Fx:
Notes: The United States Army Corps of Engineers work in engineering and environmental matters. A workforce of biologists, engineers, geologists, hydrologists, natural resource managers and other professionals provide engineering services to the nation including planning, designing, building and operating water resources and other civil works projects.			
USDA Forest Service			
Level: Federal	Hazard: Wildfire	http://www.fs.fed.us	
1400 Independence Ave. SW			
Washington, D.C. 20250-0002		Ph: 202-205-8333	Fx:
Notes: The Forest Service is an agency of the U.S. Department of Agriculture. The Forest Service manages public lands in national forests and grasslands.			

USGS Water Resources			
Level: Federal	Hazard: Multi	http://www.water.usgs.gov	
6000 J Street		Placer Hall	
Sacramento, CA 95819-6129		Ph: 916-278-3000	Fx: 916-278-3070
Notes: The USGS Water Resources mission is to provide water information that benefits the Nation's citizens: publications, data, maps, and applications software.			
Western States Seismic Policy Council (WSSPC)			
Level: Regional	Hazard: Earthquake	www.wsspc.org/home.html	
125 California Avenue		Suite D201, #1	
Palo Alto, CA 94306		Ph: 650-330-1101	Fx: 650-326-1769
Notes: WSSPC is a regional earthquake consortium funded mainly by FEMA. Its website is a great resource, with information clearly categorized - from policy to engineering to education.			
Westside Economic Collaborative C/O Pacific Western Bank			
Level: Regional	Hazard: Multi	http://www.westside-la.org	
120 Wilshire Boulevard			
Santa Monica, CA 90401		Ph: 310-458-1521	Fx: 310-458-6479
Notes: The Westside Economic Development Collaborative is the first Westside regional economic development corporation. The Westside EDC functions as an information gatherer and resource center, as well as a forum, through bringing business, government, and residents together to address issues affecting the region: Economic Diversity, Transportation, Housing, Workforce Training and Retraining, Lifelong Learning, Tourism, and Embracing Diversity.			

APPENDIX B:

The Public Participation Process

Public participation is a key component to strategic planning processes. Citizen participation offers citizens the chance to voice their ideas, interests, and opinions. The Federal Emergency Management Agency also requires public input during the development of mitigation plans.

The City of West Covina Natural Hazards Mitigation Plan integrates a cross-section of citizen input throughout the planning process. To accomplish this goal, the City of West Covina Hazard Mitigation Advisory Committee developed a public participation process through three components: (1) developing a project steering committee comprised of knowledgeable individuals from the City and the Community.; (2) conducting stakeholder interviews to target the specialized knowledge of individuals working with populations or areas at risk from natural hazards; and (3) conducting two public workshops to identify common concerns and ideas regarding hazard mitigation and to discuss specific goals and actions of the mitigation plan.

Integrating public participation during the development of the City of West Covina Natural Hazards Mitigation Plan has ultimately resulted in increased public awareness. Through citizen involvement, the mitigation plan reflects community issues, concerns, and new ideas and perspectives on mitigation opportunities and plan action items.

Steering Committee
Hazard mitigation in City of West Covina will be overseen by the Hazard Mitigation Advisory Committee, which consists of representatives from various city departments, representatives from local business and community organizations and the public. The Hazard Mitigation Plan Steering committee members have an understanding of how the community is structured and how residents, businesses, and the environment may be affected by natural hazard events. The steering committee guided the development of the plan, and assisted in developing plan goals and action items, identifying stakeholders, and sharing local expertise to create a more comprehensive plan.

Table B.1 lists the various people and organizations that participated on the City of West Covina Natural Hazard Mitigation Planning Committee.

Table B.1. Hazard Mitigation Plan Steering Committee

Project Steering Committee:
Shannon Yauchzee- City of West Covina Public Works
Barbara Briley- City of West Covina Public Works

Corky King – City of West Covina Public Works
Miguel Hernandez – Public Works
Samuel Gutierrez – City of West Covina Public Works
Dino Giolli - City of West Covina Public Works
Benjamin Cendejas- City of West Covina Community Development Commission
Chris Chung – City of West Covina Community *Development Commission*
Clay Durbin – City of West Covina Communications
Helen Jamison—City of West Covina Communications
Steve Samaniego – City of West Covina Community Services
Diann Paul— City of West Covina Environmental Services
Tom Nguyen—City of West Covina Information Systems
Doug McIsaac – City of West Covina Planning Department
Michael Hitz – City of West Covina Planning Department
Marc Taylor – City of West Covina Police Department
Erin Hoppe – City of West Covina Risk Management
Debbie Dominguez – City of West Covina Risk Management
Naresh Palkhiwala – City of West Covina Public Works
Linda Segawa – Covina Valley Unified School District
Jim Rudroff – City of West Covina Office of Emergency Services
Janice Petty – City of West Covina Fire Department
Grace Garner – West Covina Unified School District
Mike Wallace – West Covina Public Works
Mapping Sub Committee:
Sam Gutierrez – City of West Covina Public Works
Miguel Hernandez – City of West Covina Public Works
Dino Giolli – City of West Covina Public Works

Anthony Martinez – City of West Covina Community Services
Lisa Pitts - ESRI
Publishing Group:
Maureen Nelson – City of West Covina Information Services
Pete Garcia – City of West Covina Print Shop
Ricardo Ulloa – City of West Covina Print Shop
Cathy Koppel – City of West Covina Fire Department
Deborah Johnston – City of West Covina Fire Department

Meeting #1: Monday, February 9, 2004
Jim Rudroff, West Covina Office of Emergency Services and Interim Fire Chief Jim Ballard, convened the meeting and provided an overview to the committee about the Disaster Mitigation Act of 2000 and the planning process that was about to be undertaken. Mike Martinet, the Executive Director of the Office of Disaster Management, Area G presented background on the need for a natural hazards mitigation plan for the City of West Covina

The City of West Covina Emergency Services Coordinator introduced the steering committee and described the department or organization that they represented addressing their roles in hazard mitigation. There was a discussion of past and current mitigation activities undertaken in the city to provide the committee members with a knowledge of historic community disaster issues. The City Manager designated Jim Rudroff, City of West Covina Emergency Services Coordinator, to serve as the chairperson of the committee. Committee members received copies of the Clackamas County Oregon completed Disaster Mitigation Plan , the Los Angeles County Disaster Management Area Coordinators' Natural Hazard Mitigation Planning Guidebook, and the City of West Covina's Safety Element document.

Meeting #2 Thursday, February 19, 2004
Jim Rudroff opened the meeting by reiterating the purpose of the Disaster Mitigation Plan and the responsibilities of the Steering Committee. New members not attending the first meeting were introduced and apprised on the previous meeting's discussions. The chairperson presented the project methodology and the draft framework for the Mitigation Plan. Steering Committee members were asked to provide input on key stakeholders to be included in the planning process. A brainstorming process was then conducted to develop the goals for the Plan. The committee discussed the natural hazards for the City of West Covina. Tasks were assigned to various committee members. The Steering Committee also discussed how and who to involve in the planning process and what measures could be taken to solicit community involvement. Members

of the committee were asked to submit any documents in their possession that related to hazards in the city. The handout at this meeting was the ICS 214 Log Contacts for the purpose of logging in dates, times and people contacted during the planning process. The Steering Committee was asked to identify goals for risk reduction, and potential outcomes for how the plan could be used in the future.

Meeting #3: Wednesday, February 25, 2004 – ***Mapping Group Committee***
The meeting was opened with a discussion explaining to the Mapping Group the Disaster Mitigation Plan and process. The City of West Covina's Information Services Manager gathered information to decide what kind of resources the City had available regarding the GIS effort for the Plan. Other stakeholders for possible participation in this task were identified and were to be contacted. Also discussed was the City's ability to scan maps into the final plan. Various tasks were given to members of this group including contacting Utility Companies, Cal Tech and the County of Los Angeles Office of Emergency Services for any resources available for the Mapping project. Tom Nguyen had asked all members of the City GIS group to attend this first meeting, out of this group the Mapping group was established.

Meeting #4: Thursday, March 4, 2004
The steering committee began the meeting by discussing the development of its Mission Statement. Members were asked to submit suggestions for a Mission Statement. A draft of a letter of information to the City Manager and City Council was developed at this meeting an assigned to a member for completion. The steering committee discussed the functions of the Mapping Group and the resources available to this group. The use of maps and the necessary detailed requirement of the maps was discussed. The handouts at this meeting included (1) The Risk Analysis Rating Form which is used gather useful information from employees, elected officials and employers relating to their feelings toward certain disasters; (2) The Local Hazardous Mitigation Pan Review that is used by the Sate and Federal government when reviewing Mitigation Plans; (3) The Historical Record Worksheet that is designed to capture information to the citizens.

Meeting #5: Wednesday, March 10, 2004 – ***Mapping Group Committee***
Handouts were distributed showing the type of data that needs to be collected for the mapping process. The committee discussed the map scale and decided that a page suitable for the Plan, and a scale large enough to display nice maps at the Citizen's meeting. Limitation on the City's ability to do any GIS mapping was discussed. Members were asked to ascertain the availability of staff time from their respective Departments.

Meeting #6: Thursday, March 18, 2004
The Steering Committee was brought up-to-date on status of the Mapping Sub-Group activities. Maps and overlays were handed out. These maps showed the areas of the city that would be affected by flood and inundation. Continued efforts were made to seek historical data.

Information was shared with the group on Critical Communications Facilities. The finalized Mission Statement was discussed and would be incorporated in the letter to the City Council and City Manager.
The Natural Hazard Risk Analysis Rating Form for the City of West Covina was distributed and completed by all attendees.

Meeting #7: Wednesday, March 24, 2004 – ***Mapping Group Committee***
Copies of HAZUS were received by the City, but there is no computer with enough memory to run it. The City has borrowed an employee's GPS device to gather data on sites that are not already logged. Department of Conservation has sent some of the initial map layers and will assist any way they can. Mike Hitz priced out a nice GPS unit at $1400. – no money available.

Meeting #8: Thursday, April 8, 2004
The meeting began with advising attendees on up-to-date on the progress of the plan. The committee was working on establishing a common base map to link all the hazards and the locations of assets. The City did not have a computer with sufficient features to run the HAZUS program, one will be purchased. Sam Gutierrez and ESRI, a GIS/GPS firm located in Redlands, are working together The handout, Asset Inventory was discussed. This handout is the present compilation showing the dollar value of the at-risk assets of the City based on information supplied by the Finance department. Some of the dollar amounts were questioned and Jim Rudroff will further investigate. There was discussion of communications values. A handout of an updated Historical Record was distributed. The Steering Committee has received input from Maintenance, Naresh Palkhiwala, Dino Giolli, Diann Paul, as well as other city employees. Keep the information coming in. The results of the committee members' Natural Hazard Risk Analysis Rating form were discussed. Developing a website to survey citizens had been discussed at a past meeting. The federal and state governments have directed local agencies to conduct community meetings. A date needs to be set because of the time frame we're working in. Maps developed for the plan will give citizens an idea of what portions of the City might be effected by natural hazards. The community meeting will be advertised to the public through announcements, corkboards, website and commission meetings.

Outside Meeting: Thursday, April 15, 2004 AREA D MEETING
Group meeting for all of the Area D municipalities involve in Hazard Mitigation Plan. Distribution of computer disk containing updates from Disaster Management Area Coordinators. Roundtable discussion on issues common to all participants.

Meeting #9: Thursday, May 6, 2004
The meeting was opened by addressing the handout of the City's Asset Inventory. The twenty-eight page document is a collection of data listing all the City's assets. The inventory provided information such as cell phone sites, hazard material handlers and replacement values, to name a few. It was suggested that the Historical Record document be sent to the Historical Society and

Hearst Ranch to get their input on any past events that would be pertinent to our plan. Diann Paul was asked to send a letter with the forms to these organizations. Diann Paul and Steven Samaniego sent letters to the various Commission Members and City Council asking their input on the Hazard Risk Analysis form. To date, only two responses have been received.
Sam Gutierrez demonstrated the newly acquired ArcView GIS program that showed the base maps and overlays of parcels, seismic and liquefaction for the City. The Flood Zone maps should be in the system by the end of the day. (5/6/04). Sam can continue on with the mapping process once he receives input from the committee regarding the locations needed. The state and federal government has mandated that the members of the community be involved in the drafting and pre-approval of the DMA Plan. These government entities have specified the utilization of public meetings to involve citizens and obtain their input.
Some suggested media used to reach interested citizens and attract their attention would be:

- ✓ Conduct a structured community meeting
- ✓ Newspaper
- ✓ West Covina Newsletter
- ✓ WCCTV help in using real-life footage of past incidents
- ✓ Website and Website online survey with links to "Mitigation Plan"

The public input is needed to determine the risk analysis to the community as they see it and obtain their input regarding the overall DMA Plan.
An article on Hazard Mitigation and the upcoming public forum was drafted for the West Covina newspaper. Janice Petty will design the online survey and submit in Word format to IS department's Maureen Nelson. Since it is determined that the public needs to be first educated on the mitigation plan process, a community meeting will be held Wednesday, July 21, 2004, 7:00 PM at the Senior Citizens Center, 2501 E. Cortez Avenue, West Covina. Members from each city department is asked to be present at the meeting in order to answer any questions out of the scope of Fire personnel expertise. An additional community meeting will be held at a later date at another location in the city. Steve Samaniego brought up that an aggressive advertising campaign might aid us in attendance at the Community meeting. Web site, Discover, and a WCCT commercial were suggested as means of reaching the citizens.

Meeting #10: Thursday, May 20, 2004
The meeting was opened with a discussion on the progress of the "mapping" portion of our plan. Jim Rudroff had met with Lisa Pitts, an employee of ESRI, who offered her assistance to the committee. A meeting is scheduled for Wednesday, May 26, where Sam, and any other member of the Mapping Sub-Group, will attend and discuss how ESRI can help. We are waiting for an update on information requested from the various utilities.
Dennis Swink and Erin Hoppe have worked on the property assessments and Barbara Briley is to check with Shannon Yauchzee to see if the committee might obtain a copy of Building Standard book. The information in the book verifies the accuracy of the property valuation numbers we have obtained thus far.

Geologic maps of the San Dimas 7.5' Quadrangle and Baldwin Park 7.5' Quadrangle for Los Angeles County were shown and it was agreed to utilize this information in the plan.
A handout of Hazard Assessment for the City of West Covina was distributed and discussed. The areas covered in the handout were Flooding and Earthquakes. In the Flooding section, Jim Rudroff explained the various "drainages" in the West Covina area and how they have (or will) effected the city. The Earthquake section discussed the various "Class" ratings of the various faults adjacent to the city of West Covina. A second handout was a Los Angeles County Hazards Mitigation and Preparedness Questionnaire. The attendees of the meeting were asked to complete the survey and submit it.
Janice Petty is developing a Citizen Survey form for our Plan. The form will be completed by Diann Paul has mailed a letter to the Historical Society of West Covina, requesting any input on past events that would benefit our Plan.

Outside Meeting: Thursday, May 20, 2004 AREA D MEETING
Group meeting for all of the Area D municipalities involve in Hazard Mitigation Plan. Draft maps are now available from the County. All sections have been updated and distributed. Seismic Hazard Maps are available from Brenda. Roundtable discussion on issues common to all participants

Meeting #11: Thursday, May 27, 2004 – ***Mapping Group Committee***
Discussion on the FIRM map and how we can access a shapefile of that data. Lisa Pitts says that she had all businesses from the yellow pages loaded in a GIS format that they had used for the High School. A Q-3 data disk from FEMA will be purchased for the City. Committee members are still sending in data on businesses.

Meeting #12: Thursday, June 3, 2004
The meeting was opened by informing the Committee of the State's request for a "letter of intent" from the City of West Covina. (The letter was signed by the City Manager and submitted to the State on June 4, 2004.)
The following sections were assigned to members, **"Mineral and Soils",** which involves the geological makeup of the city; **"Population and Demographics",** which includes the census and cultural diversity of the city; **"Transportation and Community Pattern"**, which includes roadway uses, miles of road system and any transportation agreements in which the city in involved; **"Employment and Industry"**, which involves trade-related industry, and career data; **"Housing and Community Development"**, which involves information on number of single-family homes, number of Condos, and CDBG information in the city; and "**Geography & Environment and Community Profile"** which involves location, amenities to living within West Covina. The committee received a handout of examples of the five "goal categories" the committee must consider. These five categories have been identified by the State and should be implemented into our plan. Committee members where asked to review the categories for the goals and the sample goals.
The draft of West Covina's Citizen Survey was discussed. The completed survey will be distributed to citizens in the community. Various means of distributing the survey and

notification of the plan were discussed including, WCCTV, counters in the city's offices, Community Information website, Senior Center, the City's RSVP (Retired Senior Volunteer Program) and public notices in the Tribune. It was discussed that many hazards may have been previously unidentified by the citizens, city, state, or Feds. As these hazards are identified, this committee will have to decide whether the hazard is accurately depicted, has the hazard changed or been abated, and, if the hazard still exists, how will it be mitigated. These decisions may require policy recommendations involving zoning, building codes, and capital costs. We want to make sure we have the necessary personnel from the various City departments that reflect a commitment to this process.

Meeting #13: Thursday, June 17, 2004

Jim Rudroff opened the meeting my introducing Ms. Linda Segawa from Covina Valley School District. Jim Rudroff reminded the committee that FEMA requires partnership between stakeholders in their efforts to complete mitigation plans and as such, the City of West Covina and CVSD have reciprocity in developing their respective plans. It was announced that the citizen survey will be available on the City website. Planning department representatives were asked to develop "comment/question" cards for citizens that will be used in the Community Information Meetings. Second Community Information Meeting tentatively scheduled for Tuesday, August 17, 2004 at Shadow Oak. The committee members present received a handout of suggested "goals and ideas for implementation". Each committee member is asked to submit two (2) goals for the disaster mitigation plan within the next two weeks after the date of this meeting. Barbara Briley provided a Building Valuation Data sheet that showed the average costs for most buildings. This information will be used assist the committee in determining the value of the buildings in the city.

Meeting #14: Thursday, July 8, 2004

The meeting was opened with a discussion of the Plan sections and goals that have been submitted by the Committee.

Some areas that required further information were:

(1) obtaining the number of registered vehicles there are in the city of West Covina. Diann Paul will try to get the information from SKAG or AQMD,
(2) statistics on number of commuters leaving West Covina going to other cities,
(3) statistics on percentage of renters vs. homeowners in the city, (this information is needed for the purpose of requesting additional funding for renters based on the type of home insurance they might/might not have.)
(4) number of jobs in the city, and the percentage of workers leaving the City for jobs in other areas, and percentage of workers from other areas coming into the City.

(5) number of business licenses issued in the city. (Dennis Swink will provide this information.)

The notification of Citizen's Community meeting will be posted in City Hall offices, Senior Center and City calendar. Barbara Briley has prepared a notice of the meeting to submit with the Council Weekly Report. Patty Dewus will film the Community Meeting scheduled for July 21, 2004.

Meeting #15: Tuesday, July 20, 2004

The meeting was opened on a discussion Plan sections and goals that had been developed since the last meeting. A draft of the Plan will be distributed shortly for committee members' comments and corrections. Each member will be asked to review their respective areas for the purpose of making the necessary comments and corrections. The DMA2K Citizen Survey form is now on the City's website and each member was asked to visit the site.

Mike Wallace was asked to deliver to Shannon Yauchzee a letter of License and Confidentiality Agreement for his signature. Los Angeles County Department of Public Works is requesting the signed document to share GIS infrastructure information between agencies completing Disaster Mitigation Plans.

The first Citizen Community Meeting is scheduled for Wednesday, July 21, 2004. Hardcopies of the survey will be made available to citizens attending the meeting. There was discussion on the second meeting date and is was agreed to move the date back because of various conflicts. Janice Petty will firm up a date for the use of Shadow Oak Park. Diann Paul will prepare a Press Release on the second Citizen Meeting as soon as that date it solidified.

Jim Rudroff has prepared a PowerPoint presentation for the Citizen Community meeting. There will be an open discussion with a question-and-and-answer period.

The Citizen's meeting has been advertised in the West Covina Discover and on the Corkboard on WCCT. A PSA was filmed to advertise both Citizen's Meetings.

Citizen's Meeting at West Covina Senior Center: Thursday, July 21, 2004

Meeting #16: Thursday, August 5, 2004

Jim Rudroff opened the meeting and updated the Committee regarding community involvement and the DMA2K Citizen Survey forms. Fire personnel have been distributing the forms at community group meetings and encouraging those in attendance to complete and return the forms. Jim Rudroff reported that we had one citizen and several Steering Committee members in attendance at the Community meeting held on Wednesday, July 21, 2004. Those in attendance viewed a PowerPoint presentation that included open discussion and a question and answer period after the presentation. Citizen input was very good and the ideas and concerns are being

included in the plan. A draft of the Disaster Mitigation Plan goals were distributed to the Committee. The second Citizen Community Meeting is scheduled for Thursday, August 26, 2004, at 7:00 p.m. at Shadow Oak Park. Diann Paul will prepare a Press Release and Barbara Briley will post the meeting notice.

Meeting #17: Thursday, August 19, 2004
The meeting opened with the discussion of submitted goals. Members were reminded that they may submit more than two goals, and to follow the format submitted at previous meetings. Specifics and last minute items for the upcoming Citizen's meeting were discussed.

Citizen's Meeting at Shadow Oak Community Center: Thursday, August 26, 2004

Meeting #18: Thursday, September 2, 2004
Jim had to leave at the start of this meeting, because of an alarm for the Engine Company. Committee members picked up the handouts, and were asked to submit updates.

Meeting #19: Thursday, September 16, 2004
The meeting opened with a discussion on the "EARTHQUAKE" section of our plan. The members of the committee were told that at this point in the development of the plan, it is very important that the sections be reviewed and returned in a timely manner since we are coming down to the wire for submitting the final plan. Barbara Briley was asked to have some check the UBC to verify the correct codes were being referenced. (Page 16 of the EARTHQUAKE section). Questions regarding earth movement were to be investigated by Public Works. (Page 109). Committee members were asked to discuss with co-workers any historical events that they may recall due to severe slope movements, to mudslides, or any type of earth movement. Information is needed on what earthquake safety measures are a result of the bridge at Holt. Risk Management was asked to submit any available data on wind damage to the City resulting in claims from private and commercial residents due to storms, wind or rain. Public Works is asked to submit a dollar amount of damages to trees brought down by storms of any sort. Other information needed is what would be the approximate cost to the City if landscaping, foliage, sod, re-seeding, etc, were damaged due to drought.

Handouts

1. Section 7 – Earth Movement (Landslides & Debris Flows)
2. Windstorm Hazards
3. Appendix A – Resources- Master Resource Directory

Please Review these documents and submit any changes, deletions, corrections or suggestions as soon as possible.
The Steering Committee will meet weekly from here on out.

Meeting #20: Thursday, September 23, 2004
Committee members where asked to continue to input necessary changes to the Plan. Announcement that Wednesday October 6th was chosen for the Community Partners meeting. The plan will be on the City Council agenda for October 19th.

Meeting #21: Thursday, September 30, 2004
Committee members turned in corrections and additions to the Plan. Community Partners meeting will be held prior to the West Covina Schools Disaster Preparedness Meeting to combine both groups.

Community Partners / Stakeholders Meeting: Wednesday, October 6, 2004

Meeting #22: Thursday, October 7, 2004
Committee members met to input corrections and additions to the Plan.

Meeting #23: Thursday, October14, 2004
Assignments were made for the final review of the Plan. Updates and corrections to be submitted immediately.

Stakeholders Interviews
Stakeholders in the City of West Covina Natural Hazard Mitigation Plan were offered the opportunity to attend a Stakeholder meeting at West Covina Council Chambers on October the 6th at 10:00 am. A powerpoint program and workshop on City of West Covina Mitigation goals was presented. For those Stakeholders who were unable to attend but still interested in commenting, a separate individual meeting was arranged. Stakeholders interviewed for the mitigation plan represented agencies and organizations throughout the city. The Committee staff integrated information provided by stakeholders into the sections of the plan relating to current mitigation activities and, new action items and in the resource directory. Table B.2 lists the stakeholders that the committee staff interviewed during development of the mitigation plan.

Table B.2. Mitigation Plan Stakeholders

Organization
Citrus Valley Health Partners
City of Covina
City of West Covina Chamber of Commerce
City of Irwindale
City of Walnut
Covina Unified School District

City of West Covina Community Development
Dimensions Unlimited
East San Gabriel Valley Regional Occupation Center
Los Angeles County Office of Emergency Services
Los Angeles County Public Works
Montessori Academy of West Covina
Doctor's Hospital of West Covina
Mount San Antonio College
Saint Christopher School
South Hills High School
Southern California Edison
Suburban Water Systems
Walnut Unified School District
Wescove School
West Covina High School
West Covina Unified School District
West Covina United Methodist

Public Meetings

City of West Covina coordinated two public meetings in the City to gather public ideas and opinions about the mitigation plan goals and activities. Two different sites where chosen to give citizens equal opportunity to participate in the process.

Invitation Process

The Steering Committee worked to identify all possible public notice sources. A press release was submitted to the local daily and weekly print media, as a result of these notices of the meeting ran multiple days in the San Gabriel Tribune. A notice of the work that was being done by the Mitigation group was picked up by Chinese Daily News of Monterey Park. Flyers were posted at all City Fire Stations, the Senior Center, and City Departments. An advertisement ran in the West Covina Discover, the city newspaper that's mailed to every home. Public notices were made through the City Clerk's Office and posted in the usual places. The local community access cable television channel, WCCT, carried cork board notices and a PSA was videoed and

played on this same channel. Notices were placed on the City Web site.

First Citizen's Meeting: July 21, 2004
The Citizen's meeting was held at the West Covina Senior Center at 7:00 pm. The first public meeting provided information on the mitigation plan to meeting attendees. A powerpoint presentation on the City of West Covina's Mitigation plan was presented and a question and answer period opened. Three citizens and representatives from each City Department were in attendance. Comment was received on the condition of expansive soil in West Covina.

Second Citizen's Meeting: August 26, 2004
This Citizen's meeting was held at the Shadow Oak Community Center at 7:00 pm. The format for this meeting followed the same as the first. Four citizens and three Steering Committee members were in attendance. Comments on the preparation for electrical outages were received.

APPENDIX C:

Economic Analysis of Natural Hazard Mitigation Projects

Benefit/cost analysis is a key mechanism used by the state Office of Emergency Services (OES), the Federal Emergency Management Agency, and other state and federal agencies in evaluating hazard mitigation projects, and is required by the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended.

This appendix outlines several approaches for conducting economic analysis of natural hazard mitigation projects. It describes the importance of implementing mitigation activities, different approaches to economic analysis of mitigation strategies, and methods to calculate costs and benefits associated with mitigation strategies. Information in this section is derived in part from: The Interagency Hazards Mitigation Team, State Hazard Mitigation Plan, (Oregon State Police – Office of Emergency Management, 2000), and Federal Emergency Management Agency Publication 331, Report on Costs and Benefits of Natural Hazard Mitigation.

This section is not intended to provide a comprehensive description of benefit/cost analysis, nor is it intended to provide the details of economic analysis methods that can be used to evaluate local projects. It is intended to (1) raise benefit/cost analysis as an important issue, and (2) provide some background on how economic analysis can be used to evaluate mitigation projects.

Why Evaluate Mitigation Strategies?
Mitigation activities reduce the cost of disasters by minimizing property damage, injuries, and the potential for loss of life, and by reducing emergency response costs, which would otherwise be incurred.

Evaluating natural hazard mitigation provides decision-makers with an understanding of the potential benefits and costs of an activity, as well as a basis upon which to compare alternative projects. Evaluating mitigation projects is a complex and difficult undertaking, which is influenced by many variables. First, natural disasters affect all segments of the communities they strike, including individuals, businesses, and public services such as fire, police, utilities, and schools.

Second, while some of the direct and indirect costs of disaster damages are measurable, some of the costs are non-financial and difficult to quantify in dollars. Third, many of the impacts of such events produce “ripple-effects” throughout the community, greatly increasing the disaster’s social and economic consequences.

While not easily accomplished, there is value, from a public policy perspective, in assessing the positive and negative impacts from mitigation activities, and obtaining an instructive benefit/cost comparison. Otherwise, the decision to pursue or not pursue various mitigation options would not be based on an objective understanding of the net benefit or loss associated with these

actions.

What are Some Economic Analysis Approaches for Mitigation Strategies?
The approaches used to identify the costs and benefits associated with natural hazard mitigation strategies, measures, or projects fall into two general categories: benefit/cost analysis and cost-effectiveness analysis. The distinction between the two methods is the way in which the relative costs and benefits are measured. Additionally, there are varying approaches to assessing the value of mitigation for public sector and private sector activities.

Benefit/Cost Analysis
Benefit/cost analysis is used in natural hazards mitigation to show if the benefits to life and property protected through mitigation efforts exceed the cost of the mitigation activity. Conducting benefit/cost analysis for a mitigation activity can assist communities in determining whether a project is worth undertaking now, in order to avoid disaster related damages later. Benefit/cost analysis is based on calculating the frequency and severity of a hazard, avoided future damages, and risk.

In benefit/cost analysis, all costs and benefits are evaluated in terms of dollars, and a net benefit/cost ratio is computed to determine whether a project should be implemented (i.e., if net benefits exceed net costs, the project is worth pursuing). A project must have a benefit/cost ratio greater than 1 in order to be funded.

Cost-Effectiveness Analysis
Cost-effectiveness analysis evaluates how best to spend a given amount of money to achieve a specific goal. This type of analysis, however, does not necessarily measure costs and benefits in terms of dollars. Determining the economic feasibility of mitigating natural hazards can also be organized according to the perspective of those with an economic interest in the outcome. Hence, economic analysis approaches are covered for both public and private sectors as follows.

Investing in public sector mitigation activities
Evaluating mitigation strategies in the public sector is complicated because it involves estimating all of the economic benefits and costs regardless of who realizes them, and potentially to a large number of people and economic entities. Some benefits cannot be evaluated monetarily, but still affect the public in profound ways. Economists have developed methods to evaluate the economic feasibility of public decisions that involve a diverse set of beneficiaries and nonmarket benefits.

Investing in private sector mitigation activities
Private sector mitigation projects may occur on the basis of one of two approaches: it may be mandated by a regulation or standard, or it may be economically justified on its own merits. A building or landowner, whether a private entity or a public agency, required to conform to a mandated standard may consider the following options:

1. Request cost sharing from public agencies;
2. Dispose of the building or land either by sale or demolition;

3. Change the designated use of the building or land and change the hazard mitigation compliance requirement; or

4. Evaluate the most feasible alternatives and initiate the most cost effective hazard mitigation alternative.

Estimating the costs and benefits of a hazard mitigation strategy can be a complex process.

Employing the services of a specialist can assist in this process.

The sale of a building or land triggers another set of concerns. For example, real estate disclosure laws can be developed which require sellers of real property to disclose known defects and deficiencies in the property, including earthquake weaknesses and hazards to prospective purchasers. Correcting deficiencies can be expensive and time consuming, but their existence can prevent the sale of the building. Conditions of a sale regarding the deficiencies and the price of the building can be negotiated between a buyer and seller.

How can an Economic Analysis be Conducted?

Benefit/cost analysis and cost-effectiveness analysis are important tools in evaluating whether or not to implement a mitigation activity. A framework for evaluating alternative mitigation activities is outlined below:

1. Identify the Alternatives: Alternatives for reducing risk from natural hazards can include structural projects to enhance disaster resistance, education and outreach, and acquisition or demolition of exposed properties, among others. Different mitigation projects can assist in minimizing risk to natural hazards, but do so at varying economic costs.

2. Calculate the Costs and Benefits: Choosing economic criteria is essential to systematically calculating costs and benefits of mitigation projects and selecting the most appropriate alternative. Potential economic criteria to evaluate alternatives include:

- Determine the project cost. This may include initial project development costs, and repair and operating costs of maintaining projects over time.

- Estimate the benefits. Projecting the benefits, or cash flow resulting from a project can be difficult. Expected future returns from the mitigation effort depend on the correct specification of the risk and the effectiveness of the project, which may not be well known. Expected future costs depend on the physical durability and potential economic obsolescence of the investment. This is difficult to project. These considerations will also provide guidance in selecting an

appropriate salvage value. Future tax structures and rates must be projected. Financing alternatives must be researched, and they may include retained earnings, bond and stock issues, and commercial loans.

- Consider costs and benefits to society and the environment. These are not easily measured, but can be assessed through a variety of economic tools including existence value or contingent value theories. These theories provide quantitative data on the value people attribute to physical or social environments. Even without hard data, however, impacts of structural projects to the physical environment or to society should be considered when implementing mitigation projects.

- Determine the correct discount rate. Determination of the discount rate can just be the risk-free cost of capital, but it may include the decision maker's time preference and also a risk premium. Including inflation should also be considered.

3. Analyze and Rank the Alternatives: Once costs and benefits have been quantified, economic analysis tools can rank the alternatives. Two methods for determining the best alternative given varying costs and benefits include net present value and internal rate of return.

- Net present value. Net present value is the value of the expected future returns of an investment minus the value of expected future cost expressed in today's dollars. If the net present value is greater than the project costs, the project may be determined feasible for implementation. Selecting the discount rate, and identifying the present and future costs and benefits of the project calculates the net present value of projects.

- Internal Rate of Return. Using the internal rate of return method to evaluate mitigation projects provides the interest rate equivalent to the dollar returns expected from the project. Once the rate has been calculated, it can be compared to rates earned by investing in alternative projects. Projects may be feasible to implement when the internal rate of return is greater than the total costs of the project.

Once the mitigation projects are ranked on the basis of economic criteria, decision-makers can consider other factors, such as risk; project effectiveness; and economic, environmental, and social returns in choosing the appropriate project for implementation.

How are Benefits of Mitigation Calculated?

Economic Returns of Natural Hazard Mitigation

The estimation of economic returns, which accrue to building or land owner as a result of natural hazard mitigation, is difficult. Owners evaluating the economic feasibility of mitigation should

consider reductions in physical damages and financial losses. A partial list follows:

- Building damages avoided
- Content damages avoided
- Inventory damages avoided
- Rental income losses avoided
- Relocation and disruption expenses avoided
- Proprietor's income losses avoided

These parameters can be estimated using observed prices, costs, and engineering data. The difficult part is to correctly determine the effectiveness of the hazard mitigation project and the resulting reduction in damages and losses. Equally as difficult is assessing the probability that an event will occur. The damages and losses should only include those that will be borne by the owner. The salvage value of the investment can be important in determining economic feasibility. Salvage value becomes more important as the time horizon of the owner declines. This is important because most businesses depreciate assets over a period of time.

Additional Costs from Natural Hazards

Property owners should also assess changes in a broader set of factors that can change as a result of a large natural disaster. These are usually termed "indirect" effects, but they can have a very direct effect on the economic value of the owner's building or land. They can be positive or negative, and include changes in the following:

- Commodity and resource prices
- Availability of resource supplies
- Commodity and resource demand changes
- Building and land values
- Capital availability and interest rates
- Availability of labor
- Economic structure
- Infrastructure
- Regional exports and imports
- Local, state, and national regulations and policies
- Insurance availability and rates

Changes in the resources and industries listed above are more difficult to estimate and require models that are structured to estimate total economic impacts. Total economic impacts are the sum of direct and indirect economic impacts. Total economic impact models are usually not combined with economic feasibility models. Many models exist to estimate total economic impacts of changes in an economy. Decision makers should understand the total economic impacts of natural disasters in order to calculate the benefits of a mitigation activity. This suggests that understanding the local economy is an important first step in being able to understand the potential impacts of a disaster, and the benefits of mitigation activities.

Additional Considerations

Conducting an economic analysis for potential mitigation activities can assist decision-makers in choosing the most appropriate strategy for their community to reduce risk and prevent loss from natural hazards. Economic analysis can also save time and resources from being spent on inappropriate or unfeasible projects. Several resources and models are listed on the following page that can assist in conducting an economic analysis for natural hazard mitigation activities. Benefit/cost analysis is complicated, and the numbers may divert attention from other important issues. It is important to consider the qualitative factors of a project associated with mitigation that cannot be evaluated economically. There are alternative approaches to implementing mitigation projects. Many communities are looking towards developing multi-objective projects. With this in mind, opportunity rises to develop strategies that integrate natural hazard mitigation with projects related to watersheds, environmental planning, community economic development, and small business development, among others. Incorporating natural hazard mitigation with other community projects can increase the viability of project implementation.

Resources

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APPENDIX D

Acronyms

Federal Acronyms

AASHTO	American Association of State Highway and Transportation Officials
ATC	Applied Technology Council
b/ca	benefit/cost analysis
BFE	Base Flood Elevation
BLM	Bureau of Land Management
BSSC	Building Seismic Safety Council
CDBG	Community Development Block Grant
CFR	Code of Federal Regulations
CRS	Community Rating System
EDA	Economic Development Administration
EPA	Environmental Protection Agency
ER	Emergency Relief
EWP	Emergency Watershed Protection (NRCS Program)
FAS	Federal Aid System
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMA	Flood Mitigation Assistance (FEMA Program)
FTE	Full Time Equivalent
GIS	Geographic Information System
GNS	Institute of Geological and Nuclear Sciences (International)
GSA	General Services Administration
HAZUS	Hazards U.S.
HMGP	Hazard Mitigation Grant Program
HMST	Hazard Mitigation Survey Team
HUD	Housing and Urban Development (United States, Department of)
IBHS	Institute for Business and Home Safety
ICC	Increased Cost of Compliance
IHMT	Interagency Hazard Mitigation Team
NCDC	National Climate Data Center
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHMP	Natural Hazard Mitigation Plan (also known as "409 Plan")
NIBS	National Institute of Building Sciences
NIFC	National Interagency Fire Center
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
NRCS	Natural Resources Conservation Service

NWS	National Weather Service
SBA	Small Business Administration
SEAO	Structural Engineers Association of Oregon
SHMO	State Hazard Mitigation Officer
TOR	Transfer of Development Rights
UGB	Urban Growth Boundary
URM	Unreinforced Masonry
USACE	United States Army Corps of Engineers
USBR	United States Bureau of Reclamation
USDA	United States Department of Agriculture
USFA	United States Fire Administration
USFS	United States Forest Service
USGS	United States Geological Survey
WSSPC	Western States Seismic Policy Council

California Acronyms

A&W	Alert and Warning
AA	Administering Areas
AAR	After Action Report
ARC	American Red Cross
ARP	Accidental Risk Prevention
ATC20	Applied Technology Council20
ATC21	Applied Technology Council21
BCP	Budget Change Proposal
BSA	California Bureau of State Audits
CAER	Community Awareness & Emergency Response
CalARP	California Accidental Release Prevention
CalBO	California Building Officials
CalEPA	California Environmental Protection Agency
CalREP	California Radiological Emergency Plan
CALSTARS	California State Accounting Reporting System
CalTRANS	California Department of Transportation
CBO	Community Based Organization
CD	Civil Defense
CDF	California Department of Forestry and Fire Protection
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEPEC	California Earthquake Prediction Evaluation Council
CESRS	California Emergency Services Radio System
CHIP	California Hazardous Identification Program
CHMIRS	California Hazardous Materials Incident Reporting System
CHP	California Highway Patrol
CLETS	California Law Enforcement Telecommunications System
CSTI	California Specialized Training Institute

CUEA	California Utilities Emergency Association
CUPA	Certified Unified Program Agency
DAD	Disaster Assistance Division (of the state Office of Emergency Svcs)
DFO	Disaster Field Office
DGS	California Department of General Services
DHSRHB	California Department of Health Services, Radiological Health Branch
DO	Duty Officer
DOC	Department Operations Center
DOE	Department of Energy (U.S.)
DOF	California Department of Finance
DOJ	California Department of Justice
DPA	California Department of Personnel Administration
DPIG	Disaster Preparedness Improvement Grant
DR	Disaster Response
DSA	Division of the State Architect
DSR	Damage Survey Report
DSW	Disaster Service Worker
DWR	California Department of Water Resources
EAS	Emergency Alerting System
EDIS	Emergency Digital Information System
EERI	Earthquake Engineering Research Institute
EMA	Emergency Management Assistance
EMI	Emergency Management Institute
EMMA	Emergency Managers Mutual Aid
EMS	Emergency Medical Services
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency (U.S.)
EPEDAT	Early Post Earthquake Damage Assessment Tool
EPI	Emergency Public Information
EPIC	Emergency Public Information Council
ESC	Emergency Services Coordinator
FAY	Federal Award Year
FDAA	Federal Disaster Assistance Administration
FEAT	Governor's Flood Emergency Action Team
FEMA	Federal Emergency Management Agency
FFY	Federal Fiscal Year
FIR	Final Inspection Reports
FIRESCOPE	Firefighting Resources of So. Calif Organized for Potential Emergencies
FMA	Flood Management Assistance
FSR	Feasibility Study Report
FY	Fiscal Year
GIS	Geographical Information System
HAZMAT	Hazardous Materials
HAZMIT	Hazardous Mitigation

HAZUS	Hazards United States (an earthquake damage assessment prediction tool)
HAD	Housing and Community Development
HEICS	Hospital Emergency Incident Command System
HEPG	Hospital Emergency Planning Guidance
HIA	Hazard Identification and Analysis Unit
HMEP	Hazardous Materials Emergency Preparedness
HMGP	Hazard Mitigation Grant Program
IDE	Initial Damage Estimate
IA	Individual Assistance
IFG	Individual & Family Grant (program)
IRG	Incident Response Geographic Information System
IPA	Information and Public Affairs (of state Office of Emergency Services)
LAN	Local Area Network
LEMMA	Law Enforcement Master Mutual Aid
LEPC	Local Emergency Planning Committee
MARAC	Mutual Aid Regional Advisory Council
MHID	Multihazard Identification
MOU	Memorandum of Understanding
NBC	Nuclear, Biological, Chemical
NEMA	National Emergency Management Agency
NEMIS	National Emergency Management Information System
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Association
NPP	Nuclear Power Plant
NSF	National Science Foundation
NWS	National Weather Service
OA	Operational Area
OASIS	Operational Area Satellite Information System
OCC	Operations Coordination Center
OCD	Office of Civil Defense
OEP	Office of Emergency Planning
OES	California Governor's Office of Emergency Services
OSHPD	Office of Statewide Health Planning and Development
OSPR	Oil Spill Prevention and Response
PA	Public Assistance
PC	Personal Computer
PDA	Preliminary Damage Assessment
PIO	Public Information Office
POST	Police Officer Standards and Training
PPA/CA	Performance Partnership Agreement/Cooperative Agreement (FEMA)
PSA	Public Service Announcement
PTAB	Planning and Technological Assistance Branch
PTR	Project Time Report
RA	Regional Administrator (OES)
RADEF	Radiological Defense (program)

RAMP	Regional Assessment of Mitigation Priorities
RAPID	Railroad Accident Prevention & Immediate Deployment
RDO	Radiological Defense Officer
RDMHC	Regional Disaster Medical Health Coordinator
REOC	Regional Emergency Operations Center
REPI	Reserve Emergency Public Information
RES	Regional Emergency Staff
RIMS	Response Information Management System
RMP	Risk Management Plan
RPU	Radiological Preparedness Unit (OES)
RRT	Regional Response Team
SAM	State Administrative Manual
SARA	Superfund Amendments & Reauthorization Act
SAVP	Safety Assessment Volunteer Program
SBA	Small Business Administration
SCO	California State Controller's Office
SEMS	Standardized Emergency Management System
SEPIC	State Emergency Public Information Committee
SLA	State and Local Assistance
SONGS	San Onofre Nuclear Generating Station
SOP	Standard Operating Procedure
SWEPC	Statewide Emergency Planning Committee
TEC	Travel Expense Claim
TRU	Transuranic
TTT	Train the Trainer
UPA	Unified Program Account
UPS	Uninterrupted Power Source
USAR	Urban Search and Rescue
USGS	United States Geological Survey
WC	California State Warning Center
WAN	Wide Area Network
WIPP	Waste Isolation Pilot Project

Appendix E

Glossary

Acceleration	The rate of change of velocity with respect to time. Acceleration due to gravity at the earth's surface is 9.8 meters per second squared. That means that every second that something falls toward the surface of earth its velocity increases by 9.8 meters per second.
Asset	Any manmade or natural feature that has value, including, but not limited to people; buildings; infrastructure like bridges, roads, and sewer and water systems; lifelines like electricity and communication resources; or environmental, cultural, or recreational features like parks, dunes, wetlands, or landmarks.
Base Flood	Flood that has a 1 percent probability of being equaled or exceeded in any given year. Also known as the 100-year flood.
Base Flood Elevation (BFE)	Elevation of the base flood in relation to a specified datum, such as the National Geodetic Vertical Datum of 1929. The Base Flood Elevation is used as the standard for the National Flood Insurance Program.
Bedrock	The solid rock that underlies loose material, such as soil, sand, clay, or gravel.
Building	A structure that is walled and roofed, principally above ground and permanently affixed to a site. The term includes a manufactured home on a permanent foundation on which the wheels and axles carry no weight.
Coastal High Hazard Area	Area, usually along an open coast, bay, or inlet, that is subject to inundation by storm surge and, in some instances, wave action caused by storms or seismic sources.
Coastal Zones	The area along the shore where the ocean meets the land as the surface of the land rises above the ocean. This land/water interface includes barrier islands, estuaries, beaches, coastal wetlands, and land areas having direct drainage to the ocean.
Community Rating System (CRS)	An NFIP program that provides incentives for NFIP communities to complete activities that reduce flood hazard risk. When the community completes specified activities, the insurance premiums of policyholders in these communities are reduced.
Computer-Aided Design And Drafting (CADD)	A computerized system enabling quick and accurate electronic 2-D and 3-D drawings, topographic mapping, site plans, and profile/cross-section drawings.

Contour	A line of equal ground elevation on a topographic (contour) map.
Critical Facility	Facilities that are critical to the health and welfare of the population and that are especially important following hazard events. Critical facilities include, but are not limited to, shelters, police and fire stations, and hospitals.
Debris	The scattered remains of assets broken or destroyed in a hazard event. Debris caused by a wind or water hazard event can cause additional damage to other assets.
Digitize	To convert electronically points, lines, and area boundaries shown on maps into x, y coordinates (e.g., latitude and longitude, universal transverse mercator (UTM), or table coordinates) for use in computer applications.
Displacement Time	The average time (in days) which the building's occupants typically must operate from a temporary location while repairs are made to the original building due to damages resulting from a hazard event.
Duration	How long a hazard event lasts.
Earthquake	A sudden motion or trembling that is caused by a release of strain accumulated within or along the edge of earth's tectonic plates.
Erosion	Wearing away of the land surface by detachment and movement of soil and rock fragments, during a flood or storm or over a period of years, through the action of wind, water, or other geologic processes.
Erosion Hazard Area	Area anticipated to be lost to shoreline retreat over a given period of time. The projected inland extent of the area is measured by multiplying the average annual long-term recession rate by the number of years desired.
Essential Facility	Elements that are important to ensure a full recovery of a community or state following a hazard event. These would include: government functions, major employers, banks, schools, and certain commercial establishments, such as grocery stores, hardware stores, and gas stations.
Extent	The size of an area affected by a hazard or hazard event.

Extratropical Cyclone	Cyclonic storm events like Nor'easters and severe winter low-pressure systems. Both West and East coasts can experience these non-tropical storms that produce gale-force winds and precipitation in the form of heavy rain or snow. These cyclonic storms, commonly called Nor'easters on the East Coast because of the direction of the storm winds, can last for several days and can be very large – 1,000-mile wide storms are not uncommon.
Fault	A fracture in the continuity of a rock formation caused by a shifting or dislodging of the earth's crust, in which adjacent surfaces are differentially displaced parallel to the plane of fracture.
Federal Emergency Management Agency (FEMA)	Independent agency created in 1978 to provide a single point of accountability for all Federal activities related to disaster mitigation and emergency preparedness, response and recovery.
Fire Potential Index (FPI)	Developed by USGS and USFS to assess and map fire hazard potential over broad areas. Based on such geographic information, national policy makers and on-the-ground fire managers established priorities for prevention activities in the defined area to reduce the risk of managed and wildfire ignition and spread. Prediction of fire hazard shortens the time between fire ignition and initial attack by enabling fire managers to pre-allocate and stage suppression forces to high fire risk areas.
Flash Flood	A flood event occurring with little or no warning where water levels rise at an extremely fast rate.
Flood	A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, or (3) mudflows or the sudden collapse of shoreline land.
Flood Depth	Height of the flood water surface above the ground surface.
Flood Elevation	Elevation of the water surface above an established datum, e.g. National Geodetic Vertical Datum of 1929, North American Vertical Datum of 1988, or Mean Sea Level.
Flood Hazard Area	The area shown to be inundated by a flood of a given magnitude on a map.
Flood Insurance Rate Map (FIRM)	Map of a community, prepared by the Federal Emergency Management Agency, that shows both the special flood hazard areas and the risk premium zones applicable to the community.
Flood Insurance Study (FIS)	A study that provides an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations in a community or communities.

Floodplain	Any land area, including watercourse, susceptible to partial or complete inundation by water from any source.
Frequency	A measure of how often events of a particular magnitude are expected to occur. Frequency describes how often a hazard of a specific magnitude, duration, and/or extent typically occurs, on average. Statistically, a hazard with a 100-year recurrence interval is expected to occur once every 100 years on average, and would have a 1 percent chance – its probability – of happening in any given year. The reliability of this information varies depending on the kind of hazard being considered.
Fujita Scale of Tornado Intensity	Rates tornadoes with numeric values from F0 to F5 based on tornado windspeed and damage sustained. An F0 indicates minimal damage such as broken tree limbs or signs, while and F5 indicated severe damage sustained.
Functional Downtime	The average time (in days) during which a function (business or service) is unable to provide its services due to a hazard event.
Geographic Area Impacted	The physical area in which the effects of the hazard are experienced.
Geographic Information Systems (GIS)	A computer software application that relates physical features on the earth to a database to be used for mapping and analysis.
Ground Motion	The vibration or shaking of the ground during an earthquake. When a fault ruptures, seismic waves radiate, causing the ground to vibrate. The severity of the vibration increases with the amount of energy released and decreases with distance from the causative fault or epicenter, but soft soils can further amplify ground motions
Hazard	A source of potential danger or adverse condition. Hazards will include naturally occurring events such as floods, earthquakes, tornadoes, tsunami, coastal storms, landslides, and wildfires that strike populated areas. A natural event is a hazard when it has the potential to harm people or property.
Hazard Event	A specific occurrence of a particular type of hazard.
Hazard Identification	The process of identifying hazards that threaten an area.
Hazard Mitigation	Sustained actions taken to reduce or eliminate long-term risk from hazards and their effects.

Hazard Profile	A description of the physical characteristics of hazards and a determination of various descriptors including magnitude, duration, frequency, probability, and extent. In most cases, a community can most easily use these descriptors when they are recorded and displayed as maps.
HAZUS (Hazards U.S.)	A GIS-based nationally standardized earthquake loss estimation tool developed by FEMA.
Hurricane	An intense tropical cyclone, formed in the atmosphere over warm ocean areas, in which wind speeds reach 74-miles-per-hour or more and blow in a large spiral around a relatively calm center or "eye." Hurricanes develop over the north Atlantic Ocean, northeast Pacific Ocean, or the south Pacific Ocean east of 160°E longitude. Hurricane circulation is counter-clockwise in the Northern Hemisphere and clockwise in the Southern Hemisphere.
Hydrology	The science of dealing with the waters of the earth. A flood discharge is developed by a hydrologic study.
Infrastructure	Refers to the public services of a community that have a direct impact on the quality of life. Infrastructure includes communication technology such as phone lines or Internet access, vital services such as public water supplies and sewer treatment facilities, and includes an area's transportation system such as airports, heliports; highways, bridges, tunnels, roadbeds, overpasses, railways, bridges, rail yards, depots; and waterways, canals, locks, seaports, ferries, harbors, drydocks, piers and regional dams.
Intensity	A measure of the effects of a hazard event at a particular place.
Landslide	Downward movement of a slope and materials under the force of gravity.
Lateral Spreads	Develop on gentle slopes and entail the sidelong movement of large masses of soil as an underlying layer liquefies in a seismic event. The phenomenon that occurs when ground shaking causes loose soils to lose strength and act like viscous fluid. Liquefaction causes two types of ground failure: lateral spread and loss of bearing strength.
Liquefaction	Results when the soil supporting structures liquefies. This can cause structures to tip and topple.

Lowest Floor	Under the NFIP, the lowest floor of the lowest enclosed area (including basement) of a structure.
Magnitude	A measure of the strength of a hazard event. The magnitude (also referred to as severity) of a given hazard event is usually determined using technical measures specific to the hazard.
Mitigation Plan	A systematic evaluation of the nature and extent of vulnerability to the effects of natural hazards typically present in the state and includes a description of actions to minimize future vulnerability to hazards.
National Flood Insurance Program (NFIP)	Federal program created by Congress in 1968 that makes flood insurance available in communities that enact minimum floodplain management regulations in 44 CFR §60.3.
National Geodetic Vertical Datum of 1929 (NGVD)	Datum established in 1929 and used in the NFIP as a basis for measuring flood, ground, and structural elevations, previously referred to as Sea Level Datum or Mean Sea Level. The Base Flood Elevations shown on most of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency are referenced to NGVD.
National Weather Service (NWS)	Prepares and issues flood, severe weather, and coastal storm warnings and can provide technical assistance to Federal and state entities in preparing weather and flood warning plans.
Nor'easter	An extra-tropical cyclone producing gale-force winds and precipitation in the form of heavy snow or rain.
Outflow	Follows water inundation creating strong currents that rip at structures and pound them with debris, and erode beaches and coastal structures.
Planimetric	Describes maps that indicate only man-made features like buildings.
Planning	The act or process of making or carrying out plans; the establishment of goals, policies and procedures for a social or economic unit.
Probability	A statistical measure of the likelihood that a hazard event will occur.
Recurrence Interval	The time between hazard events of similar size in a given location. It is based on the probability that the given event will be equaled or exceeded in any given year.
Repetitive Loss Property	A property that is currently insured for which two or more National Flood Insurance Program losses (occurring more than ten days apart) of at least $1000 each have been paid within any 10-year period since 1978.

Replacement Value	The cost of rebuilding a structure. This is usually expressed in terms of cost per square foot, and reflects the present-day cost of labor and materials to construct a building of a particular size, type and quality.
Richter Scale	A numerical scale of earthquake magnitude devised by seismologist C.F. Richter in 1935.
Risk	The estimated impact that a hazard would have on people, services, facilities, and structures in a community; the likelihood of a hazard event resulting in an adverse condition that causes injury or damage. Risk is often expressed in relative terms such as a high, moderate or low likelihood of sustaining damage above a particular threshold due to a specific type of hazard event. It also can be expressed in terms of potential monetary losses associated with the intensity of the hazard.
Riverine	Of or produced by a river.
Scale	A proportion used in determining a dimensional relationship; the ratio of the distance between two points on a map and the actual distance between the two points on the earth's surface.
Scarp	A steep slope.
Scour	Removal of soil or fill material by the flow of floodwaters. The term is frequently used to describe storm-induced, localized conical erosion around pilings and other foundation supports where the obstruction of flow increases turbulence.
Seismicity	Describes the likelihood of an area being subject to earthquakes.
Special Flood Hazard Area (SFHA)	An area within a floodplain having a 1 percent or greater chance of flood occurrence in any given year (100-year floodplain); represented on Flood Insurance Rate Maps by darkly shaded areas with zone designations that include the letter A or V.
Stafford Act	The Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-107 was signed into law November 23, 1988 and amended the Disaster Relief Act of 1974, PL 93-288. The Stafford Act is the statutory authority for most Federal disaster response activities, especially as they pertain to FEMA and its programs.
State Hazard Mitigation Officer (SHMO)	The representative of state government who is the primary point of contact with FEMA, other state and Federal agencies, and local units of government in the planning and implementation of pre- and post disaster mitigation activities.

Storm Surge	Rise in the water surface above normal water level on the open coast due to the action of wind stress and atmospheric pressure on the water surface.
Structure	Something constructed. (See also Building)
Substantial Damage	Damage of any origin sustained by a structure in a Special Flood Hazard Area whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage.
Super Typhoon	A typhoon with maximum sustained winds of 150 mph or more.
Surface Faulting	The differential movement of two sides of a fracture – in other words, the location where the ground breaks apart. The length, width, and displacement of the ground characterize surface faults.
Tectonic Plate	Torsionally rigid, thin segments of the earth's lithosphere that may be assumed to move horizontally and adjoin other plates. It is the friction between plate boundaries that cause seismic activity.
Topographic	Characterizes maps that show natural features and indicate the physical shape of the land using contour lines. These maps may also include manmade features.
Tornado	A violently rotating column of air extending from a thunderstorm to the ground.
Tropical Cyclone	A generic term for a cyclonic, low-pressure system over tropical or subtropical waters.
Tropical Depression	A tropical cyclone with maximum sustained winds of less than 39 mph.
Tropical Storm	A tropical cyclone with maximum sustained winds greater than 39 mph and less than 74 mph.
Tsunami	Great sea wave produced by submarine earth movement or volcanic eruption.
Typhoon	A special category of tropical cyclone peculiar to the western North Pacific Basin, frequently affecting areas in the vicinity of Guam and the North Mariana Islands. Typhoons whose maximum sustained winds attain or exceed 150 mph are called super typhoons.

Vulnerability	Describes how exposed or susceptible to damage an asset is. Vulnerability depends on an asset's construction, contents, and the economic value of its functions. Like indirect damages, the vulnerability of one element of the community is often related to the vulnerability of another. For example, many businesses depend on uninterrupted electrical power – if an electric substation is flooded, it will affect not only the substation itself, but a number of businesses as well. Often, indirect effects can be much more widespread and damaging than direct ones.
Vulnerability Assessment	The extent of injury and damage that may result from a hazard event of a given intensity in a given area. The vulnerability assessment should address impacts of hazard events on the existing and future environment.
Water Displacement	When a large mass of earth on the ocean bottom sinks or uplifts, the column of water directly above it is displaced, forming the tsunami wave. The rate of displacement, motion of the ocean floor at the epicenter, the amount of displacement of the rupture zone, and the depth of water above the rupture zone all contribute to the intensity of the tsunami.
Wave Runup	The height that the wave extends up to on steep shorelines, measured above a reference level (the normal height of the sea, corrected to the state of the tide at the time of wave arrival).
Wildfire	An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.
Zone	A geographical area shown on a Flood Insurance Rate Map (FIRM) that reflects the severity or type of flooding in the area.