

CHAPTER VI

S A F E T Y

The purpose of the Safety Element of the General Plan is to reduce death, injuries, property damage, and the economic and social dislocation resulting from natural hazards. These hazards include fire, flooding, geologic, seismic, and hazardous materials spills. The element also discusses the City's emergency preparedness plan to provide for the safety of the community in the event of one of these emergencies. The Safety Element of the General Plan is intended to comply with the requirements of state law.

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SAFETY

The safety element is tied to the land use, public service and facilities and circulation elements of the General Plan. Land use policies, standards and designations must be critically reviewed and when necessary, land use restricted based on safety issues. The public services and facilities element focuses on maintaining a high level of fire, police and other public services to protect the physical environment, as well as the residents, against the natural hazards of the planning area. The circulation element must incorporate evacuation routes and street standards that permit the residents, as well as emergency vehicles, to continue to move throughout the area in times of natural disasters.

Fire Hazards

Any fire, regardless of size or location, poses a threat to life and property until it is contained or controlled. It must be recognized that all fires are hazardous and fire prevention and safety measures must be incorporated into all land use planning decisions.

Fire hazards are generally categorized into two main types: 1) fires within undeveloped areas, commonly called wildland fires; and 2) fires within urban areas which primarily involve specific sites and structures.

California experiences large wildland fires almost every year. The factors contributing to fires - highly flammable brush, rugged terrain, long arid summers, dry northeast winds, and an expanding population - are all typical characteristics of Scotts Valley. In addition to wildland fires, Scotts Valley experiences fires from structural, vehicular, utility, and other sources as well.

Fires in the Scotts Valley Planning Area tend to be structural in nature year-round, and wildland in nature during the summer.

Fire Protection Problems

Various land uses require minimum water flows for adequate fire protection (see Table S-1). Fire hydrant capacities within the Scotts Valley Planning Area present some fire protection problems for the Fire District in meeting these flows. Hydrant capacities range from 1,000 gpm (in 60% of the District), 500-1,000 gpm (30%) to 0-500 gpm (10%). Service is especially limited in the higher elevations. The vast majority of the valley floor, however, has flows in excess of 2,000 gpm with storage of 2.8 million gallons. Thus, all the commercial and industrial areas of Scotts Valley are more than adequately protected. Areas around Lockhart Gulch-Nelson Road, Bean Creek Road and Manana Woods presently have water supply and pressure problems.

Table S-1

<u>Land Use Category</u>	<u>Density/Height</u>	<u>Minimum Flow Requirements*</u>	<u>Duration of Flow</u>
<u>Very High Density Residential</u> (Reso 1119.28)	<u>Three stories or higher.</u>	<u>3,000 GPM</u>	<u>3 Hours</u>
Mountain Residential	1-20 acre parcels with further land division possible.	4,000 gallon water tank or mutual water system To flow 200-500 GPM.	N/A
Rural Residential	Single family dwelling (1 DU per 2.5 acres).	500 GPM	1 Hour
Estate Residential	Single family Dwelling (1 DU per acre).	500 GPM	1 Hour
Low Density Residential	Single family dwelling (3 or more DU per acre).	1,000 GPM	2 Hours
Multiple Residential & Professional Commercial	Single story in height.	1,500 GPM	2 Hours
Multiple Residential & Service Commercial & Light Industrial	Single and two story.	2,000 GPM	3 Hours
Multiple Residential & Shopping Center Commercial & Heavy Industrial	Three stories or higher.	3,000 GPM	3 Hours

*Specific minimum requirements set in the Uniform Fire Code.

The flows set forth are to be calculated on the basis of a residential pressure of 20 psi in the distribution system under flowing conditions. Flow requirements exceeding 750 GPM may be taken as an area flow from two successive hydrants, but in no case shall any one hydrant flow less than 500 GPM.

As a result, the insurance rating for the incorporated areas in Scotts Valley is 5, and in the unincorporated areas is 8, with 1 being the best and 10 the worst.

Other problems regarding provision of fire service involve restrictions due to road widths and structural obstructions. Problem areas are located around the Granite Creek-Southwood Drive "Ridge", Cadillac Drive, Bean Creek Road and Lockhart Gulch-Nelson Road. The Scotts Valley Fire District has a minimum road width requirement of 24 foot streets with no parking on either side, 28 feet with parking on one side, and 36 feet with parking on both sides. The minimum cul-de-sac radius permitted is 35 feet. Another critical roadway problem is long dead-end streets with no emergency outlets. This physical restriction presents a severe safety hazard. Figure S-1 identifies major fire protection problem areas.

Flood Hazards

The Scotts Valley planning area is subject to flood hazards resulting from heavy rainfall, causing the overflow of stream courses.

Scotts Valley is principally drained by Carbonera Creek, which begins 1.3 miles north of the City limits. The creek runs through the City parallel to Highway 17, and eventually joins Branciforte Creek in the City of Santa Cruz. The creek has two main tributaries in Scotts Valley: Camp Evers Creek runs south of Mt. Hermon Road; West Branch Creek runs east of Glenwood Drive. All three creeks have been altered by road development, bridges and culverts.

The most recent recorded storm damage occurred in January 1982. Carbonera Creek and Camp Evers Creek both experienced significant bank erosion. Bridges were washed out on Carbonera Creek, and West Branch Creek flooded when it clogged with silt and debris.

Insufficient channel capacity to handle peak flood flows, **obstructions** (such as vegetation or structures) in the stream channel, and **poor land use practices** can increase flood potential. Runoff occurs when storms of high intensity and/or long duration exceed the soil's ability to absorb water. Runoff rate and volume is also influenced by slope and vegetative cover. The greater the slope, the less chance rainfall has to infiltrate into the soil. Infiltration potential is enhanced by vegetation which serves to reduce the velocity of raindrops striking soil surfaces. In undeveloped areas where there are fewer streets and structures, absorption levels can be excellent. In intensely developed areas where streets, parking lots, and structures cover much of the ground surface, absorption is extremely low because these materials are impermeable.

Urban development conditions contribute to erratic runoff rates and flooding in areas where there is an inadequate storm drainage system. When the capacity of storm drains is exceeded, flooding occurs. Development in these flood-prone areas increases hazards to life and property.

Scotts Valley revised the **Storm Drainage Master Plan** in December 1989. The plan recognized both natural flood hazards and an increased need for adequately sized drainage facilities. Both in-stream and off-stream drainage facilities were identified, costed and prioritized for both private and public properties.

In addition to flood control improvements, the **Federal Flood Insurance Program** makes flood insurance available to residents and businesses in flood hazard areas after the hazards of flooding are estimated. Insurance rates vary according to the expected severity of the hazard. In order to participate in the program, however, a community must regulate development in the hazard area so as not to increase the hazard. The City regulates flood hazards by requiring the floor elevation of new development to be at least 1.0 foot above the 100-year flood height and preventing development which may cause floodwaters to flow at hazardous velocities (for instance, by narrowing the channel). The 100-year flood hazard area was mapped by FEMA on Flood Insurance Rate Maps in 1983. These maps are available in the Public Works and Planning departments and are used to indicate the necessity for special review prior to project approval.

Geologic Setting

The Scotts Valley planning area is relatively close to four major fault zones. These fault zones are the **San Andreas Fault Zone**, located approximately five miles to the northeast of the Planning Area, the **Zayante Fault Zone**, located to the north within 1.5 miles of the planning area; the **Butano Fault Zone**, located approximately four miles to the north; and the **Ben Lomond Fault Zone**, approximately one mile to the southeast. Based upon the major historic earthquakes which have occurred along these faults, each is considered active or potentially active, except the Ben Lomond Fault for which insufficient data exists to determine its activity. A relatively short fault (1.5 miles), the **Bean Creek Fault** is located along the lower portion of Bean Creek between Mt. Hermon Conference Center and the Scotts Valley planning area. There is insufficient data to classify its activity.

Both the Zayante Fault and Butano Fault are considered potentially active and capable of producing major earthquakes of magnitude 7.4 and 6.4 on the Richter Scale, respectively. Both faults exhibit evidence of activity and are tied into the San Andreas Fault system.

The Ben Lomond Fault, according to the County Seismic Safety Element, shows evidence of activity during recent geological history, but it is unclear what potential seismic safety hazards this fault could create. Since science has not yet developed a reliable system for earthquake forecasting, we must assume that some earthquake activity can be expected in the future from these active or potentially active faults.

Nature of Seismic Hazards

Seismic hazards can be divided into five basic categories: faulting or ground rupture, ground shaking, liquefaction, seismic slope failure, and seismically induced water waves (tidal waves). **Faulting and ground rupture** occur when one side of a fault moves during an earthquake horizontally or vertically in relation to the earth on the other side. The earth's surface may also rupture but that does not happen every time a fault moves. Structures placed over a fault stand a high possibility of failure should faulting and ground rupture occur. There is no indication that surface rupture is a hazard in the planning area because no faults are known to traverse it.

The second category of seismic hazard is **ground shaking**. Ground shaking is vibration of the ground caused by earthquakes and often results in damage to structures. The extent of damage depends on: characteristics of underlying soils and rocks, design and configuration of the structure, quality of materials and workmanship used in construction, location of epicenter and magnitude of the earthquake, and duration and character of the ground motion. Damage to structures due to ground shaking may occur if tall, multi-story buildings are located on deep saturated soils and if the periods of vibration of the structures and the ground are similar. Potential for damage to buildings is generally minimized for well constructed, single-story wood-frame buildings. Of all the hazards associated with major earthquakes, **ground shaking** will have the most pervasive impact in the planning area. Alluvium is highly responsive to ground shaking. Much of the present development along Scotts Valley Drive and Mt. Hermon Road is located on alluvium and therefore will be subject to strong shaking during a major earthquake. Shaking often will trigger landslides, particularly on slopes of 15% or greater. Maps of ground shaking hazards in the planning area are unavailable.

Ground shaking may cause **liquefaction** of recent alluvial and terrace deposits. Liquefaction occurs when non-cohesive surface or subsurface materials are saturated and become liquid-like under the influence of ground shaking. This may result in ground failure. The longer the shaking, the greater the potential for ground failure.

The alluvial deposits of the planning area have a moderately low potential for liquefaction except for younger alluvium found predominately along creeks and other water courses; these have a moderate potential for liquefaction. Figure S-3 shows the distribution of liquefaction hazards at the best level of detail available for the planning area.

Seismic Slope failure is the third category of seismic hazard and includes earthquake caused slope failure, landslide and liquefaction. The severity of this hazard depends on the duration and intensity of shaking, location and magnitude of the quake, and the characteristics and condition of the ground at the time. The longer the shaking, the greater the potential for ground failure. Lurch cracking and lateral spreading are other types of slope failure. Lateral spreading occurs along creek banks or the open side of fill embankments. Slope failure and **landslides** due to earthquakes involve the movement of rock, soil, mud and debris. They range from minor slides to major landslide involving millions of cubic yards. Steep slopes found in the City favor such mass movements. Landslides may occur as an effect of nearby moderate to major earthquake. Figure S-4 shows areas of known or suspected landslides as mapped by the United States Geological Survey from aerial photographs. A more detailed landslide hazard map has not been prepared for the planning area. Because this information is general, site specific studies must be made to identify landslide hazards that may exist at any one location. Down slope movement may be rapid or so slow that a change of position can be noted only over a period of weeks or years. A landslide can range from several square feet to several square miles in area. Damage to structures can range from slight to total destruction.

Conditions that contribute to landslide occurrence in the planning area include: loose and weakly consolidated soils or rock; steep slopes; amount, intensity, and volume of rainfall; poor drainage and erosion. Humans often contribute to slope instability by inappropriate or poorly engineered grading, removal of vegetation, and alteration of surface and subsurface water conditions. In some situations, septic tanks and landscape watering can increase the landslide potential by saturating slopes. As previously indicated, seismic shaking can also trigger landslides.

Hazards due to **erosion** are difficult to separate from flooding and landsliding hazards. In some cases, erosion is a result of flood and landslide conditions; in others, prolonged erosion can cause rapid water runoff and landsliding. Erosion is a natural process caused by wind, water and gravitational forces. This process generally creates two problems--removal of soil from one site and its subsequent deposit in another.

Deposits of eroded material can affect flood plains, cause sedimentation of rivers, lakes, reservoirs, and may clog drainage structures. Activities which expose soils to the erosive action of water and wind may accelerate erosion.

Reducing erosion hazards in urban areas is the responsibility of persons who modify the land surface and the city which reviews and controls development. Property owners assume the continuing responsibility of erosion control through the maintenance of landscaping and drainage systems.

The final category of seismic hazard is the seismic sea wave, or tsunami, which would not affect Scotts Valley.

Loma Prieta Earthquake

On October 17, 1989, the San Andreas Fault, the primary boundary between the North American and Pacific plates, produced an earthquake measuring 7.1 on the Richter Scale. This Loma Prieta quake and aftershocks extended along a 25-mile segment of the fault between Los Gatos and San Juan Bautista. Seismologists calculate that a portion of the Pacific plate near the hypocenter of the earthquake moved 6.2 feet to the northwest and 4.3 feet upward over the North American plate. In Scotts Valley, ten residences collapsed or were posted "no occupancy". Twelve residences were posted unsafe due to slide hazards. Approximately 500 other structures had damage, such as cracked chimneys, collapsed carports, cracked stucco or foundation, minor slides, roof or wall cracks. The Granite Creek bridge was damaged, sewer pipes sagged and cracked, sewer joints separated and streets, especially in the Whispering Pines area, cracked. The estimated cost to repair the public infrastructures was \$1,000,000. Throughout California the damage was estimated at more than \$6 billion; there were 62 deaths, 3,575 injuries, 18,306 homes damaged and 2,575 businesses damaged. The U.S. Geologic Survey predicts that within the next 30 years, earthquakes measuring 7 or larger will occur, each with a probability of 20-30% in three locations in Northern California. These locations are the San Francisco Peninsula segment of the San Andreas Fault and the northern and southern segments of the Hayward Fault in the East Bay. The damage will probably be greater than the Loma Prieta event because of the proximity to larger population centers.

Hazard Reduction

The best way to reduce threats to public health and safety from geologic hazards is to continue to effectively regulate new development. The thrust of a risk reduction program should be toward conscientious land use decision-making which considers geologic hazards.

This requires well developed geologic hazards data. The geologic hazards maps (Figures S-3 and S-4) should be updated as new information becomes available. Property owners and developers will be given the opportunity to demonstrate, through on-site investigations, whether or not the hazard potential areas on these maps should be revised to reflect data derived from more detailed studies.

A large portion of the planning area consists of sloping land with moderate to high landslide potential. The probability of landslide occurrence increases as slope increases. Most developments in areas with steep slopes require large amounts of earth movement and a high degree of cut-and-fill activity. This increases the potential for landslide problems. Detailed **engineering and geologic studies** should accompany any proposal for development within these areas. Studies should demonstrate to the satisfaction of the City that the proposal minimizes environmental impacts and risk to human life.

Special planning and safety considerations shall be made for moderate and steep slopes as shown in Figure S-5. More gentle slopes allow a greater degree of development flexibility. Engineering and geologic studies should be required for development within moderate and steep slope areas to evaluate the stability of site landforms and the site's suitability for the proposed use. The existing character of the hills should be maintained by retaining, to the greatest extent possible, the natural contour of ridges, natural drainage courses, and natural rock outcroppings. Grading should respect the natural topography, and high cut and fill slopes should be avoided. **Roads and driveways** should attempt to follow the natural contours. Provisions also should be made for siltation and erosion control and revegetation of all graded areas. Increases in water runoff quantities and velocities over natural terrain should not be permitted.

Landslide damage potential can be reduced by such alternatives as restricting development on or near identified landslide deposits, or permanently stabilizing slide masses. Landslide damage can be avoided by simply **leaving hazardous areas undeveloped**. Small landslides may be totally removed. The soil removed can be used elsewhere as compacted fill. In all cases, a first and critical step is to recognize the existence of an old slide and the potential for future slope stability problems. Potential slope stability problems can often be anticipated in areas where other landsliding has already taken place.

Hazardous Materials

Hazardous materials include certain products which are corrosive, ignitable, toxic, radioactive, flammable or explosive and reactive.

In their natural state, these materials may be solid, liquid, or gas. Actual materials regulated are defined by Health and Safety Code section 25501 as may be amended from time to time. Some materials are also defined in the Scotts Valley Hazardous Materials Ordinance and includes California Administration Code Title 22, EPA Priority Pollutants, and Flammable and Combustible materials. Teratogens, carcinogens, mutagens and other regulated materials not specifically regulated in the above will be evaluated on a case by case basis and not overlooked.

State law mandates that each city and/or county identify and register hazardous materials that are being used. The City of Scotts Valley has adopted an ordinance which regulates the safe storage and handling of all hazardous materials. The **Scotts Valley Fire District** administers the hazardous materials program for the city. The major safety issues involving hazardous materials can be classified into two categories: (1) fire; and (2) public exposure to toxic substances as a result of a release. Hazardous waste is managed by the Santa Cruz County Environmental Health Services Department.

A major problem with chemical fires is their secondary effects. Burning chemicals can generate toxic vapors, thereby greatly increasing the potential for adverse health effects from both the original material and its combustion product.

Releases may occur in areas where hazardous materials are being stored, handled, transported or disposed. Hazardous material releases may cause substantial environmental degradation and irreparable damage to natural resources.

Use and Storage of Hazardous Materials

Use and storage of hazardous materials is of particular concern to adjacent land uses. Hazards are created by leaks or releases which may contaminate air, soil, or water, cause explosions, and/or cause fires.

Currently there are no known hazardous materials manufactured within the City of Scotts Valley; however, hazardous waste may be generated as a result of the use of chemical materials. Hazardous materials are used by a number of **industries** within the City, and some hazardous wastes are generated as a result of some activities.

Motor fuels, waste oils, propane, and other petroleum products are frequently overlooked as constituting the largest quantity of hazardous materials stored within the City. However, other chemicals are used by a wide variety of businesses including electronic companies, cleaning establishments, and various medical and veterinary businesses. Hazardous materials in the form of household products are also used by the average consumer.

Disposal and Transportation of Hazardous Materials

Hazardous waste, which may be a by-product of the use of hazardous materials, is not re-used in the City of Scotts Valley, but is handled in a number of ways. The majority of hazardous waste produced within the city is recycled by state licensed facilities that treat, store, or dispose of hazardous waste. These facilities are commonly referred to as "T,S,D's". There are no T,S,D facilities located within the city. Licensed waste haulers are used to transport hazardous waste from the generator to the T,S,D facilities.

The second most widely used practice of waste disposal is the "land fill" method. Hazardous waste may be disposed of in state approved disposal sites referred to as "Class I" sites. Licensed waste haulers transport hazardous waste to Class I sites, which are located outside of Santa Cruz County. The most commonly used sites for this area are located in Kern County and out of state.

State Highway 17 serves as the main transit line for the majority of hazardous materials hauled throughout the county. Scotts Valley Drive is used by the majority of licensed hazardous materials/waste haulers that supply and remove hazardous materials/waste from specific locations throughout the city.

In 1981, the California Highway Patrol assumed leadership in responding to spills on California's state highways, a job formerly handled by Caltrans. The Highway Patrol acts as a command and information center and works cooperatively with the County Office of Emergency Services; the Department of Transportation will continue to take the lead in cleaning up spills on state property.

Scotts Valley Hazardous Materials Management Plan

The purpose of the Hazardous Materials Storage Permit Ordinance, adopted by the city, is to protect health, life, resources, and property through prevention and control of unauthorized discharges of hazardous materials.

The ordinance is implemented through a permitting process. All businesses or persons that store hazardous materials must have a permit issued by the administering agency, which is currently the Scotts Valley Fire Protection District. The issuance of a permit is based on type or quantity of material, proper storage, emergency response plans, sampling, monitoring inspections, and testing programs. The ordinance provides for full cost recovery through a schedule of fees which is based upon type and quantity of materials stored.

There are more than 100 commercial/industrial users of hazardous materials within the City. These materials may include bulk storage of fuels, solvents, resins, and a wide variety of other solids, liquids and gases.

Emergency Preparedness

In 1987, the City of Scotts Valley adopted an **emergency operations plan** called the Multihazard Functional Planning Guidance. The plan provides for the safety of the community in the event of a major emergency such as earthquake, flooding, wildland fires, hazardous materials releases and nuclear incidents. The plan provides the base for direction and control of emergency operations and continuity of government, saving life and property, repairing and restoring essential systems and services, managing remaining resources, and coordinating operations with other jurisdictions. The Chief of Police has been designated as the **Emergency Services Coordinator** and the City Manager has been designated as the Emergency Services Director. City Hall, located at One Civic Center Drive, is the **Emergency Operations Center**, which functions as a communications and administrative headquarters in the event of an emergency.

The emergency operation plan contains **evacuation routes** for site-specific emergencies, such as flooding and water tank failures. Other evacuation routes are determined on a case by case basis by the Emergency Service Coordinator. These proposed routes are broken down into three categories: freeways, arterials and major collectors. Figure S-6 shows these evacuation routes, as well as **places of assembly** in case of emergency. These places of assembly were chosen due to their ability to accommodate significant numbers of people, their relative location to freeways and arterials, and their overall geographic location. The direction of movement is denoted by arrows in order to promote safe and efficient evacuation of residents.

The City's emergency operation plan will be updated in fiscal year 1991-92 in order to maintain eligibility for FEMA funded programs.

SAFETY

GOAL

SG-463 TO PROTECT HUMAN LIFE AND PROPERTY AND TO MINIMIZE INJURY, ECONOMIC DAMAGE, AND SOCIAL DISLOCATION RESULTING FROM DISASTERS SUCH AS FIRE, FLOODING, GEOLOGIC, SEISMIC AND HAZARDOUS MATERIALS.

Fire

SO-464 Objective
Reduce fire risks by prescribing appropriate fire safety measures.

SP-465 Policy
In fire protection problem areas, development shall be permitted only after mitigation measures satisfactory to the City are developed to prevent or control spread of fire and provide life safety to occupants as recommended by the fire district (see Figure S-1).

SA-466 Actions
All new development and existing structures in hazardous fire areas shall provide adequate clearance of brush and vegetative growth from structures and roadways in accordance with the Uniform Fire Code.

SA-467 The City, in conjunction with the Scotts Valley Fire District, shall develop a fire prevention program for identified fire hazard zones within the Planning Area.

SP-468 Policy
The City shall require new development to provide adequate improvements for maximum fire protection.

SA-469 Actions
All streets, roads and parking lots shall be designed, constructed and maintained according to the Uniform Fire Code and City Roadway Standards.

SA-470 The City shall adopt standards for private roadways, establishing requirements for width and structural sections which meets the requirements of the Scotts Valley Fire Protection District.

SA-471 Roadway standards shall require that roads have an overhead vertical clearance of 13 feet, 6 inches for their entire width and length, including turnouts.

- SA-472 Roadway standards shall require that an access road not end farther than 150 feet from any portion of a building. A turning area which meets the requirements of the fire district shall be provided at the end of the road where the road exceeds 150 feet and dead-ends.
- SA-473 Roadway standards shall require that private bridges or crossings which serve as part of an "access road be at least 20 feet wide and shall meet the minimum Caltrans standard weight rating of H-20". Bridges shall be certified every five (5) years by a registered engineer.
- SP-474 Policy
The City shall require that new development have water available in the area pursuant to Table S-1 for fire suppression. Water availability shall be provided by the appropriate water purveyor.
- SA-475 Action
New development shall be approved only if adequate water supply for fire protection standards for minimum flow requirements and duration of flow can be met as directed by the Scotts Valley Fire Protection District.
- SP-476 Policy
The City, in cooperation with the fire district, shall insure that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class "C" or better roof covering, and fire detection and alarm systems.
- SA-477 Actions
The Building Department shall continue to refer all proposed building permits to the fire district for review and conditioning.
- SP-478 Policy
The City, in cooperation with the fire district, shall discourage the use of landscape vegetation that may contribute to the spread of fire for developments within the urban interface areas.
- SA-479 Actions
The City shall amend the Design Review Guidelines to include review of plans for this purpose.

SA-480 The City and fire district shall distribute information through such methods as posters and/or workshops to educate the public regarding fire prevention as it relates to landscape vegetation.

Flooding

SO-481 Objective
Reduce the risk from flooding by regulating development in flood prone areas.

SP-482 Policy
Proposed development in known flood prone areas shall be approved only if adequate measures are provided to reduce potential flood hazards.

SA-483 Action
Maintain the City's Flood Protection Ordinance.

SP-484 Policy
Development of new or expansion of existing flood control facilities to protect individual properties shall be permitted only when it can be determined that such measures do not substantially increase the flood or erosion hazards to other properties.

SA-485 Action
The City shall require a geotechnical or hydrological analysis to assess potential impacts of new development on adjacent and downstream properties and on the designated floodplain to determine needed flood control facilities.

Seismic and Other Geologic Hazards

SO-486 Objective
Reduce the risks resulting from seismic and other geologic hazards, by regulating development in areas of high seismic and other geologic hazards.

SP-487 Policy
The City utilizes liquefaction and landslide maps and prepared by the County (Figures S-3 and S-4) to assess geotechnical hazards within the Planning Area. These maps shall be updated as new and more accurate information becomes available.

SA-488

Action

The City shall review and revise existing geologic hazards maps at a minimum of every two years for their adequacy.

SP-489

Policy

In a geologic hazard area, development shall be approved only after a detailed geotechnical evaluation is completed by a registered geologist, and only if adequate measures are provided to avoid or substantially reduce any identified hazard.

SA-490

Actions

Where new development proposed for areas of known or suspected geologic hazards, as identified in Figures S-3 or S-4 or where other information obtained by the City indicates geologic hazards exist in an area proposed for development, a detailed geotechnical and/or geologic report shall be prepared and submitted to the City as a part of the application or environmental review process.

SA-491

The City shall implement the provisions of the Zoning Ordinance as it may be modified from time to time relating to hillside residential development.

Hazardous Materials

SO-492

Objective

Reduce the level of risk from hazardous materials and chemicals by regulating their use, storage, and disposal.

SP-493

Policy

The City and fire district shall control the use, storage and handling of hazardous materials to protect the health and welfare of the life, environment and property within the community of Scotts Valley. Control of hazardous materials waste and disposal of hazardous materials shall be consistent with state requirements.

SA-494

Actions

The City shall continue to administer through the fire district a comprehensive Hazardous Material Program, pursuant to Chapter 6.95 of the California Health and Safety Code.

- SA-495 The City shall work with the County and Fire District to establish more convenient programs for residential hazardous waste disposal.
- SA-496 The fire district shall be the administering authority in the management and inspection program of all facilities storing and/or using a hazardous material or substance.
- SA-497 The fire district shall be responsible to insure that all facilities storing and/or using hazardous materials or substance maintain a current permit and approved HMMP (hazardous materials management plan).
- SP-498 Policy
Development posing a significant environmental threat from the use of hazardous materials or chemicals shall not be permitted by the City.
- SP-499 Policy
Underground storage tanks may be permitted provided the installation conforms with the requirements of Chapter 6.7 of Division 20 of the State Health and Safety Code and all regulations pertaining to underground storage tanks.
- SP-500 Policy
Above ground storage tanks may be permitted, provided the installation conforms with the requirements of Chapter 6.6.7 of Division 20 of the State Health & Safety Code.
- SA-501 Action
The City shall pursue relocation of above ground propane tanks to areas of lower population density and activity.

EMERGENCY PREPAREDNESS

GOAL
SG-502 TO MAXIMIZE POST-DISASTER RELIEF CAPABILITIES AND RECOVERY OPERATIONS.

SO-503 Objective
Ensure a fast, efficient, and coordinated response by public and private agencies to major emergencies.

SP-504 Policy
The City Manager or his designated representative shall periodically review and update the City's Emergency Preparedness Plan.

Actions

- SA-505 The City shall review and update the Emergency Preparedness Plan every four (4) years or more often as needed.
- SA-506 The City Manager shall present the Plan to the staff of the Office of Emergency Services and City Council for their review and approval. He shall attach a copy of the goals, objectives, policies, and programs of this section for concurrent review.
- SA-507 Develop an emergency preparedness disaster relief program that promotes self-sufficiency among residents.

Policy

- SP-508 The City shall hold disaster preparedness exercises frequently enough to maintain the efficiency of participating mutual aid agencies.

Actions

- SA-509 The City shall hold coordination planning meetings with participating mutual aid agencies once every year in order to review disaster preparedness plans.
- SA-510 Participate with County in organizing disaster preparedness exercises. City staff and City Council shall participate in California State Training Institute's program when funding is available.

Policy

- SP-511 The City should provide sufficient funds and/or training as necessary to fulfill any emergency response deficiencies that may be within the City's responsibility and for which resources are available.

Action

- SA-512 Assess the appropriate amount of funds required to conduct a bi-annual, in-service training session for staff and key citizens in emergency response and for necessary equipment to respond to emergency preparedness situations.