



1 CITY OF HUGHSON

1.1 Purpose

This Annex summarizes the hazard mitigation elements specific to the City of Hughson. This Annex supplements the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP); therefore the Annex is not a stand-alone plan but intended to supplement the hazard information provided in the Base Plan document. All other sections of the Stanislaus County MJHMP, or Base Plan, including the sections on the planning process, countywide risk assessment, and procedural requirements related to plan implementation and maintenance apply to the City of Hughson. This Annex provides additional information specific to the City of Hughson, including details on the City's profile, planning process, risk assessment, and mitigation strategy for the community.

1.2 Community Profile

1.2.1 Mitigation Planning History and 2021-2022 Process

This Annex was created during the development of the 2022 Stanislaus County MJHMP update. The City of Hughson did not participate in Stanislaus County's 2017 Local Hazard Mitigation Plan (LHMP) process. However, the City of Hughson did participate in a 2010-2011 MJHMP process with the County. This 2010 MJHMP was approved by Stanislaus County on May 4, 2011, but the 2010 City of Hughson LHMP Annex was not approved according to a letter from FEMA Region IX dated July 31, 2012. Therefore, the City did not include or report on progress on any of the mitigation actions from a previous version of the MJHMP (a requirement only for plan updates following the release of FEMA's October 1, 2011 Local Mitigation Plan Review Guide). During the development of the 2022 Stanislaus County MJHMP update, this Annex was prepared to effectively represent a new and comprehensive plan for Hughson based on current development, demographics, and mitigation capabilities that addresses the City's current hazards and vulnerabilities.

During the current update process, the City of Hughson followed the planning process detailed in Chapter 3 of the Base Plan. This planning process consisted of participation in the Hazard Mitigation Planning Committee (HMPC) and the formation of a smaller internal planning team referred to as the City's Local Planning Committee (LPT). The LPT was organized to support the broader planning process, coordinate with the City departmental staff, and develop customized mitigation actions and projects specific to the City of Hughson. The City's LPT is also responsible for the update, implementation, and maintenance of the plan. LPT members are listed in Appendix A.

1.2.2 Geography and Climate

The City of Hughson is located in Stanislaus County, approximately 10 miles southeast of Modesto, 90 miles south of Sacramento, and 100 miles southeast of San Francisco. There are no major highways through or adjacent to Hughson. State Highway 99 (SR-99) is the closest freeway, located approximately five miles to the west. State Highway 132 is located approximately three miles to the north.

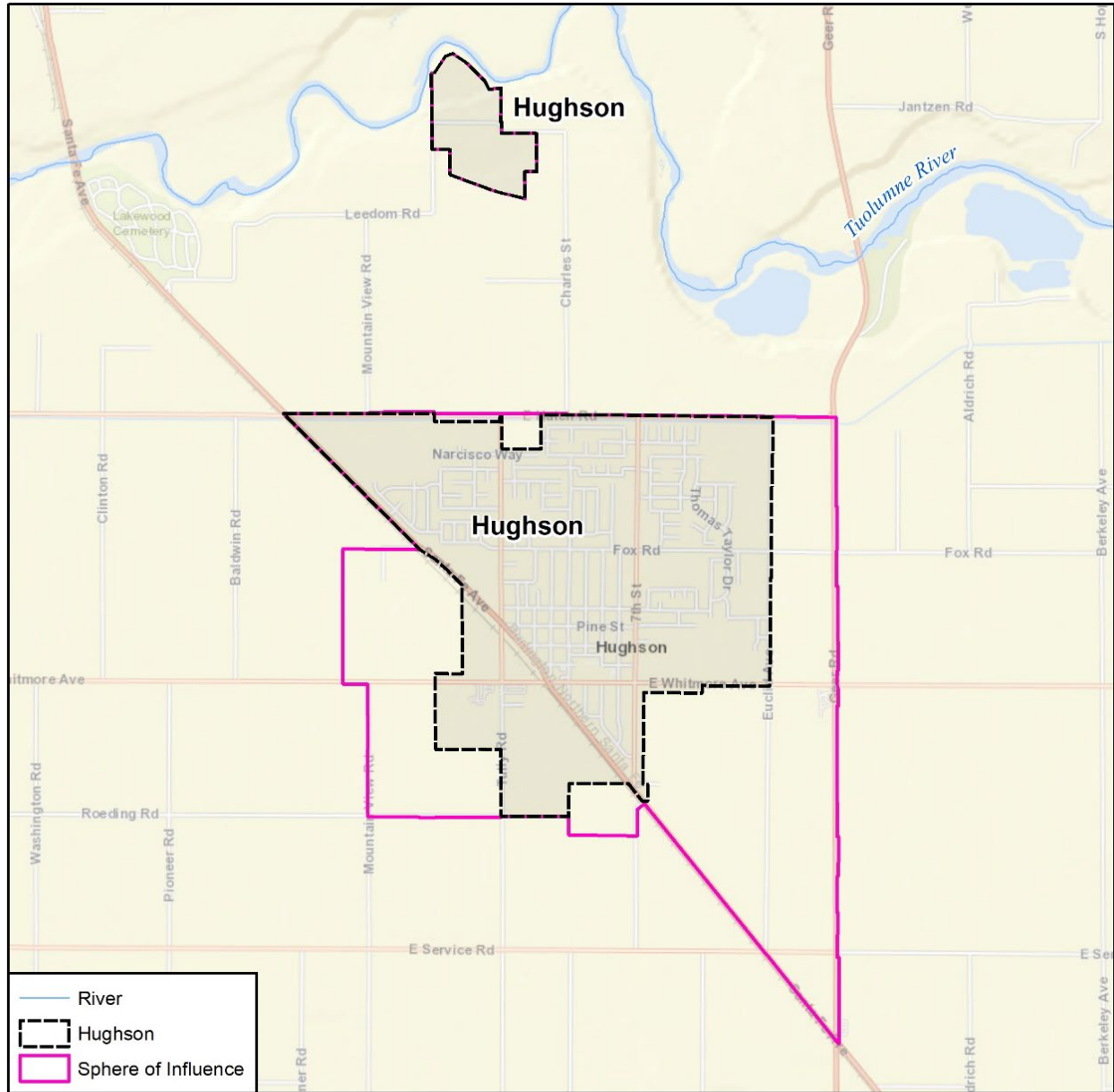
Hughson is the newest city in Stanislaus County, which was incorporated in 1972. Hughson's character and identity come from its agricultural roots; it is surrounded by agricultural fields and orchards, as well as several large agricultural businesses. Initially, it was known for its production of peaches, which garnered the area the title "The Peach Capital of the World". Peaches are no longer the primary crop in the area and have been replaced for the most part by almond trees. Almond production in the area is one of the largest in the world. The crops grown in the City Hughson include almonds, peaches, walnuts, nectarines, cherries, apples, and the occasional vineyard. According to the United States Census Bureau (U.S. Census Bureau), the City has a total area of 1.8 square miles, all of it land.

The City receives an average annual precipitation of 11.86 inches with most of its precipitation occurring November through March (WRCC 2022). Similar to the rest of Stanislaus County, the City of Hughson has a mild Mediterranean climate.

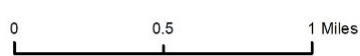


Hughson is a desirable place to live because it is known as a safe city with a community-oriented atmosphere. The City of Hughson also maintains the lowest crime rate in the County. (FBI 2019). Figure 1-1 below shows the city limits and sphere of influence (SOI) boundary for the City of Hughson. The city limits is the City’s planning area.

Figure 1-1 City of Hughson



wood. Map compiled 2/2022;
Intended for planning purposes only.
Data Source: Stanislaus County



1.2.3 History

In 1882, Hiram Hughson arrived in the Hughson area and purchased 1,000 acres for a grain ranch and gradually came to own nearly 5,000 acres. In the early 1900s, the San Joaquin Railroad purchased land from Mr. Hughson for their tracks and developed a stop, which became known as the Hughson Stop.



In the surrounding areas, new settlements began to develop, such as Ceres and Denair. As a result, Hiram Hughson could demand a better price for his land. It was in 1907 that he placed his land in the hands of the Hughson Town Company, under the direction of Charles Flack and C.W. Minniear. John Tully, who owned a section of land to the south of present-day Hughson, also opened up his land for settlement. It was then that the town of Hughson was born. Hughson remained a township until December 9th, 1972, when it was incorporated into a City.

1.2.4 Economy

According to the Hughson Profile – 2012 published by the City’s Economic Development Department, The City of Hughson is a small but prospering agricultural community situated in the heart of California’s Central Valley. Hughson was incorporated in 1972, making it the youngest city in Stanislaus County. Located a few miles southeast of Modesto and nestled amidst orchards, Hughson preserves a small-town atmosphere even as it grows. The local economy features extensive agricultural production and related industry. Table 1-1 below summarizes the information related to the City’s major employers as of 2012.

Table 1-1 Major Employers, Descriptions, and Employees for the Year 2012

Major Employers	Description	Employees
Duarte Nursery	Wholesale Nursery	350
Hughson Nut	Almond Grower/Processor	348
Hughson Unified School District	Education District	251
Grower Direct Nut Co.	Walnut Processor	137
Samaritan Willage	Retirement Center	107
Alpine Pacific Nut	Walnut Processor	100
Martella’s Walnut Huller	Walnut Huller	56
Whitehurst-Lakewood Memorial	Funeral & Cemetery Services	51
Pohl & Homes Hulling	Almond Processing	50

Source: Hughson Profile – 2012

Estimates of select economic characteristics for the City of Hughson are shown in Table 1-2.

Table 1-2 City of Hughson Economic Characteristics, 2015-2019

Characteristic	City of Hughson
Families below Poverty Level (%)	6.3%
All People below Poverty Level (%)	6.7%
Median Family Income	\$83,504
Median Household Income	\$79,455
Per Capita Income	\$33,014
Population in Labor Force	68.7%
Population Employed*	65.3%
Unemployment Rate**	4.9%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, www.census.gov/

*Excludes armed forces. **Does not reflect unemployment numbers due to COVID-19 Pandemic

The most common industries within a five-mile radius of Hughson are educational services, and health care and social assistance (a combined average of 27.2 percent of workers). Manufacturing and retail trade industries are the other two major industries, which resonates with the information regarding manufacturing being one of Stanislaus County’s major industries in Chapter 2 Community Profile of the Base Plan. The tables below show the labor force breakdown by occupations and industry based on estimates from the 2015-2019 five-year American Community Survey (ACS).



Table 1-3 City of Hughson Employment by Industry, 2015-2019

Occupation	# Employed	% Employed
Educational services, and health care and social assistance	955	27.2%
Manufacturing	565	16.1%
Retail trade	461	13.1%
Public administration	290	8.3%
Agriculture, forestry, fishing and hunting, and mining	204	5.8%
Professional, scientific, and management, and administrative and waste management services	204	5.8%
Arts, entertainment, and recreation, and accommodation and food services	203	5.8%
Transportation and warehousing, and utilities	180	5.1%
Construction	172	4.9%
Wholesale trade	144	4.1%
Other services, except public administration	65	1.9%
Finance and insurance, and real estate and rental and leasing	56	1.6%
Information	13	0.4%
Total	3,512	100%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, www.census.gov/

*Excludes armed forces

Table 1-4 City of Hughson Employment by Occupation, 2015-2019

Occupation	# Employed	% Employed
Management, business, science, and arts occupations	1,377	39.20%
Service occupations	506	14.40%
Sales and office occupations	636	18.10%
Natural resources, construction, and maintenance occupations	411	11.70%
Production, transportation, and material moving occupations	583	16.60%
Total	3,512	100%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, www.census.gov/

*Excludes armed forces

1.2.5 Population

In May 2021, the State Department of Finance (DOF) released population data for the state demographic report. According to the report, the City of Hughson has a population of 7,303 persons as of January 1, 2021 and gained 43 residents from the previous year. Select demographic and social characteristics for the City of Hughson from the 2015-2019 ACS and the California DOF, are shown in Table 1-5.

Table 1-5 City of Hughson Demographic and Social Characteristics, 2015-2019

Characteristic	City of Hughson
Gender/Age	
Male	46.3%
Female	53.7%
Median age (years)	32.7
Under 5 years	7.8%
Under 18 years	30.5%
65 years and over	13.0%
Race/Ethnicity	



Characteristic	City of Hughson
White	57.4%
Asian	7.8%
Black or African American	0.4%
American Indian/Alaska Native	1.2%
Hispanic or Latino (of any race)	32.7%
Native Hawaiian and Other Pacific Islander	0.5%
Some other race	0%
Two or more races	0%
Education*	
% High school graduate or higher	86%
% with Bachelor's Degree or Higher	22%
Social Vulnerability	
% with Disability	10.7%
% Language other than English spoken at home	29.9%
% Speak English less than "Very Well"	11.3%
% of households with a computer	91.5%
% of households with an Internet subscription	86.2%
% of households with no vehicle available	10.6%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, www.census.gov/

* Population 25 years and over

The following table with information from the ACS 5-year estimates (2015-2019) is related to housing occupancy in the City of Hughson.

Table 1-6 City of Hughson Housing Occupancy and Units, 2015-2019

Housing Characteristic	Estimate	Percentage
Housing Occupancy		
Total Housing Units	2,618	100%
Units Occupied	2,486	95.0%
Vacant	132	5.0%
Housing Units		
1-unit detached	2,140	81.7%
1-unit attached	0	0%
2 units	0	0%
3 or 4 units	9	0.3%
5-9 units	0	0%
10-19 units	37	1.4%
20 or more units	287	11%
Mobile Home	145	5.5%
Boat, RV, van etc.	0	0%
Housing Tenure		
Owner Occupied	1,652	66.5%
Renter Occupied	834	33.5%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, www.census.gov/



1.2.6 Disadvantaged Communities

The City is part of census tract – 6099002902. This census tract has higher housing burdens than other census tracts in the County and the state. Based on information from the California Office of Environmental Health Hazard Assessment (OEHHA) tool, approximately 25% of the people residing within these census tracts respectively are housing-burdened low-income households. Housing-burdened low-income households are households that are both low income and highly burdened by housing costs. California has very high housing costs relative to the rest of the country, which can make it hard for households to afford housing ("CalEnviroScreen 4.0" 2021). Households with lower incomes may spend a larger proportion of their income on housing and may suffer from housing-induced poverty ("CalEnviroScreen 4.0" 2021). These households are also more likely to be adversely affected during a hazard event and less likely to recover. In other words, in Hughson within this census tract, there are approximately 2,465 housing units, and about 1,120 of them are considered low income and 615 are considered housing burdened.

The OEHHA CalEnviroScreen tool applies a formula to generate a combined ranking score that considers 21 indicators for each Census tract that cover pollution indicators, such as diesel emissions and concentrations of toxic clean-up sites and population indicators, such as poverty and unemployment rates. The Census tracts with CalEnviroScreen rankings between 75 and 100 percent (i.e., a combined score in the top 25 percent of all Census tracts in the State) are considered to be disadvantaged communities (DACs). The census tract with higher housing burdens that contains Hughson has a CalEnviroScreen ranking of 80, meaning the percent of housing burdened is higher than 80% of the rest of California. The City can use this information to conduct targeted outreach and engage community members to consider what other hazards and mitigation strategies or programs should be considered to meet community needs. The City can also engage these communities to proactively prioritize hazard mitigation projects that benefit DACs.

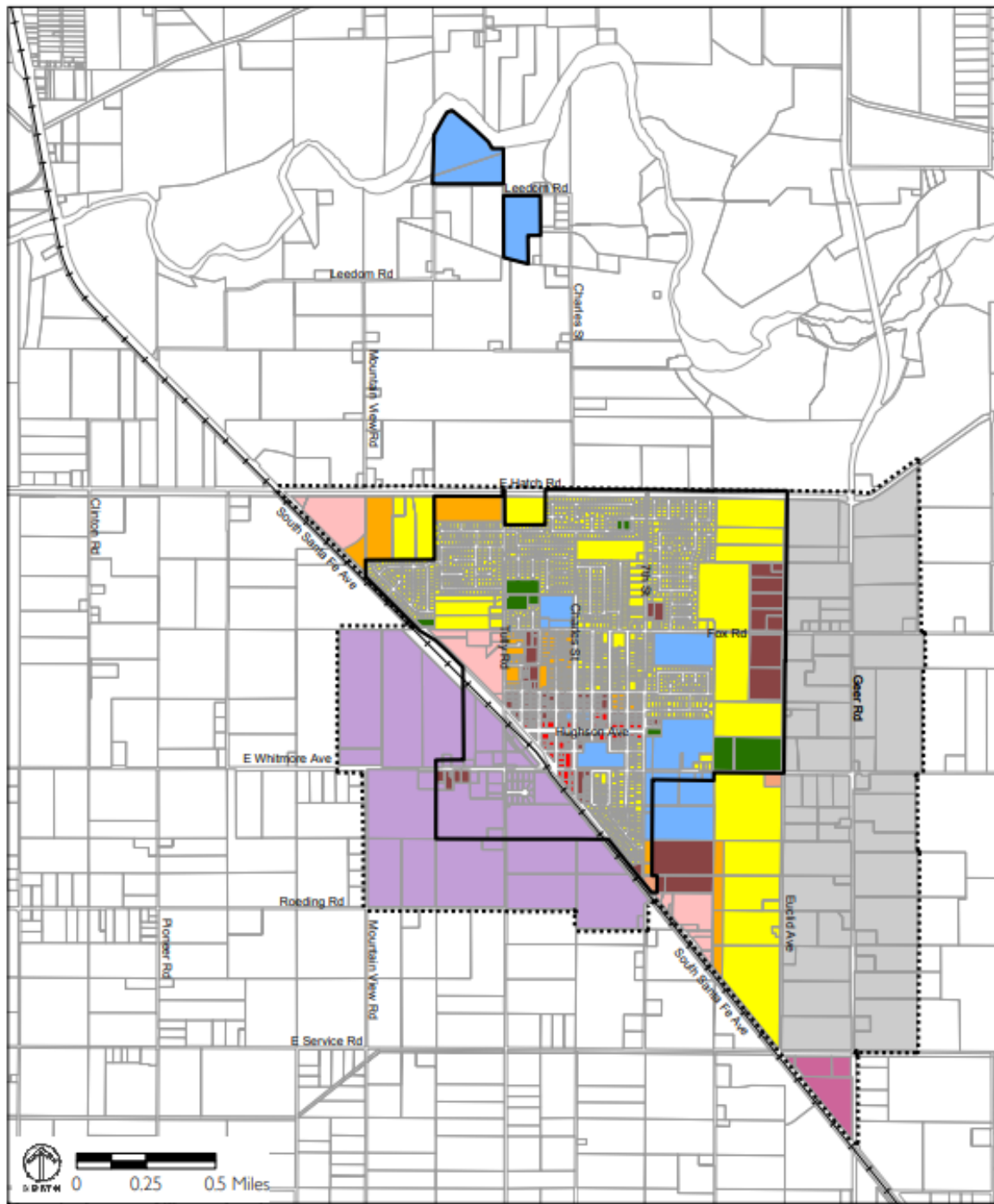
1.2.7 Development Trends

According to the City of Hughson General Plan, the City of Hughson is largely a residential community characterized by a traditional downtown area surrounded by single-family residential neighborhoods (City of Hughson 2005). There are few major employment centers, but available employment is found in downtown and the industrial area located along Whitmore Avenue to the southwest of the railroad.

Since Hughson is surrounded by unincorporated Stanislaus County, the land outside of the city limits is designated as Urban Transition and Agriculture uses. The purpose of the County's Urban Transition land use designation is to ensure that land remains in agricultural use until urban development consistent with Hughson's General Plan is approved. The goal of the agriculture designation is to allow for the continued use of land for agricultural uses, by avoiding incompatible urban land uses. The City of Hughson General Plan designates land within the city limits and the Sphere of Influence (SOI). Figure 1-2 illustrates the City's land use designations and Table 1-7 summarizes the acreage for each land use designation in the city limits and within the current SOI.



Figure 1-2 City of Hughson Land Use Designations



Data Source: Stanislaus County GIS; City of Hughson



FIGURE LU-4

LAND USE DESIGNATIONS

CITY OF HUGHSON
GENERAL PLAN

Source: City of Hughson General Plan (2005)



Table 1-7 City of Hughson Land Use Designation Acreages

Land Use Category	City Limits	% of Total in City Limits	SOI	% of Total in SOI	Total Acres
Low Density Residential	395	40.0%	149	12.0%	544
Medium Density Residential	42	4.3%	37	3.0%	79
High Density Residential	70	7.1%	25	2.0%	95
Downtown Commercial	17	1.7%	0	0%	17
Neighborhood Commercial	1	0.1%	2	0.2%	3
General Commercial	23	2.3%	38	3.0%	61
Service Commercial	0	0%	23	1.8%	23
Industrial	101	10.2%	320	25.7%	421
Park/Open Space	31	3.1%	0	0%	31
Public Facility	117	11.8%	31	2.5%	148
Urban Reserve	0	0%	591	47.4%	591
Roads/Right-of-Way	191	19.3%	30	2.4%	221
Total	988	100%	1,246	100%	2,234

Source: City of Hughson General Plan (2005)

The City of Hughson General Plan 2005 also establishes long-range development policies, several goals were established with regards to the City’s future development, including:

- Control and direct future growth so as to preserve Hughson’s existing small-town character of the community and its agricultural heritage.
- Develop a balanced land use pattern to provide for residents’ varied needs and ensure that revenue generation matches the City’s responsibility for provision and maintenance of public services and facilities.
- Ensure that new development preserves and enhances Hughson’s unique small-town character.
- Enhance the viability of the Downtown and preserve its role as the heart of the community.
- Create new residential neighborhoods that have the desirable characteristics of traditional small-town neighborhoods.

Based on these development goals, much of the City’s past development has occurred within downtown City Hughson and within the surrounding SOI. Much of the SOI was also already developed with single-family residential by 2005.

1.2.8 Future Development

The areas located in the SOI shown in Figure 1-2 depict areas where the City of Hughson plans to grow; the SOI also represents potential areas for probable future development or service areas. Understanding the potential hazard exposure in the SOI can help to mitigate the impacts of events before development occurs in those areas. The City regularly updates its building codes to meet minimum standards in the California Building Code (CBC) last updated in 2019. Compliance with the 2019 CBC ensures construction standards are met and hazards risks related to earthquake, landslides, flood, severe weather, and wildfire are minimized. The City also complies with the National Flood Insurance Program (NFIP) and all development must meet minimum flood protection standards set forth by FEMA. Participation in the 2021-2022 MJHMP update planning process also ensures the City of Hughson continually reviews and updates hazard information and takes this information into account when reviewing development applications. This process will help the City make better decisions on where, when, and how future development occurs.

During this plan update process parcel analysis was conducted using the SOI and overlaid with available hazard risk layers to determine where future development may be at risk of natural hazard events. The results of the analysis have been integrated into the applicable hazard sections: dam incidents and earthquake hazards. Table 1-8 is the summary of the SOI total exposure for the City of Hughson.



Table 1-8 Sphere of Influence Total Exposure Summary

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
Commercial	4	\$4,315,058	\$4,315,058	\$8,630,116
Industrial	2	\$855,912	\$1,283,868	\$2,139,780
Residential	2	\$854,715	\$427,358	\$1,282,073
Residential-Income	1	\$1,491,500	\$745,750	\$2,237,250
Rural, Farm, Agricultural	67	\$11,988,162	\$11,988,162	\$23,976,324
Total	76	\$19,505,347	\$18,760,196	\$38,265,543

Source: Stanislaus County Assessor, Wood analysis

2 HAZARD IDENTIFICATION AND SUMMARY

The City of Hughson LPT identified the hazards that affect the City and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to their community (see Table 2 1). There are no hazards that are unique to Hughson, although the hazard risk in the City varies and is distinct from the hazard risk in the County’s planning area. The purpose of this section is to profile the City of Hughson hazards and assess the City’s specific vulnerabilities.

The hazards profiled in the County MJHMP Base Plan discuss the overall impacts on the County’s planning area. This information is summarized in the hazard description, geographic extent, magnitude/severity, previous occurrences, and probability of future occurrences. The information in the City of Hughson’s risk assessment summarizes only those hazards that vary from the County’s planning area. The hazard profile information is organized in a similar format here as a way to identify priority hazards for mitigation purposes.

Table 2-1 summarizes the hazards profiled in the County’s planning area and risk assessment to provide a way for the LPT to evaluate which hazards are addressed in their General Plan Safety Element and which hazards are relevant and priority hazards for the City. The City’s General Plan Safety Element addressed geologic hazards, including earthquakes, ground failure and subsidence; flooding; dam failure and inundation; and seiche; as well as hazardous materials. The City’s Public Services and Facilities Element addressed Fire Protection, which discusses urban fire hazards and risk of wildland fire on agricultural lands. Among these hazards in the General Plan, dam inundation and flood hazards are further addressed in this Annex while earthquake hazards and wildfire hazards are addressed in the Base Plan. Climate change considerations are also addressed in the Base Plan.

Table 2-1 Hazard Significance Summary for the City of Hughson

Hazard	Geographic Area	Probability of Future Occurrence	Magnitude/Severity (Extent)	Overall Significance	Priority Hazard?
Agriculture Pest and Disease	Extensive	Likely	Negligible	Low	No
Aquatic Invasive Species	Limited	Likely	Negligible	Low	No
Cyber Attack	Significant	Likely	NA	Medium	No
Dam Incidents	Extensive	Unlikely	Catastrophic	Medium	Yes
Drought	Extensive	Likely	Critical	Medium	Yes
Earthquake	Extensive	Occasional	Critical	Medium	No
Extreme Temperature: Extreme Heat and Freeze	Extensive	Highly Likely	Limited	Medium	Yes
Flood	Limited	Likely	Negligible	Medium	No
Landslide, Mud/Debris Flow, Rockfall	Limited	Occasional	Negligible	Low	No



Hazard	Geographic Area	Probability of Future Occurrence	Magnitude/Severity (Extent)	Overall Significance	Priority Hazard?
Public Health Hazards: Pandemic/Epidemic	Extensive	Occasional	Critical	High	Yes
Severe Weather: Dense Fog	Extensive	Likely	Critical	Medium	No
Severe Weather: Hail, Heavy Rain, Thunderstorms, Lightning	Extensive	Highly Likely	Critical	High	No
Severe Weather: High Wind/Tornado	Extensive	Highly Likely	Critical	High	No
Wildfire	Limited	Occasional	Negligible	Low	No
Geographic Area Limited: Less than 10% of planning area Significant: 10-50% of planning area Extensive: 50-100% of planning area Probability of Future Occurrences Highly Likely: Near 100% chance of occurrence in next year or happens every year. Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less. Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years. Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.		Magnitude/Severity (Extent) Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid Significance Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact			

2.1 Vulnerability Assessment

The intent of this section is to assess Hughson’s vulnerability that is separate from that of the planning area as a whole, which has been assessed in Section 4 Hazard Identification and Risk Assessment in the Base Plan. For dam incidents and flood hazards, the vulnerability assessment analyzes the population, property, and other assets at risk of hazards ranked of medium or high significance. For the other hazard profiles, the City described the specific vulnerabilities in the community by developing problem statements that qualitatively summarize areas of concern associated with the hazards that vary from other parts of the County planning area. These specific vulnerabilities are referred to as “problem statements” in the risk assessment. The problem statements are based on the risk assessment mapping and modeling and where spatial data and maps are not available, they are based on specific input from the City LPT. With this information mitigation actions were then developed to address these specific vulnerabilities; this process provides the connection between the problem statement and the mitigation action.

The information to support the hazard identification and risk assessment was based on a combination of the previous LHMP for the County and jurisdiction-specific information collected during the 2021 update. A Data Collection Guide and associated worksheets were distributed to each participating jurisdiction to complete during the update process in 2021. Information collected was analyzed and summarized to identify and rank all the hazards that could occur anywhere within the County, as well as to rank the hazards and identify the related vulnerabilities unique to each jurisdiction.

Each participating jurisdiction was in support of the main hazard summary identified in the Base Plan (see Table 4-2). However, as previously noted the hazard summary rankings for each jurisdictional Annex may vary due to specific hazard risks and vulnerabilities unique to that jurisdiction. The information in this Annex helps differentiate the jurisdiction’s risk and vulnerabilities from that of the overall County, where applicable.



Note: The hazard “Significance” reflects the overall ranking for each hazard and is based on a combination of the City of Hughson’s LPT input from the Data Collection Guide, the risk assessment developed during the planning process (see Section 4 of the Base Plan), and the set of problem statements developed by the City LPT. The hazard significance summaries in Table 2 1 above reflect the hazards that could potentially affect City. The discussion of vulnerability for each of the following hazards is located in Section 2.3 Estimating Potential Losses, which includes and an overview on the local issues and areas of concern associated with the hazard, a problem statement for the priority hazard, and a quantitative risk assessment, where spatial data is available. Based on this analysis, the priority hazards for mitigation purposes for the City of Hughson are identified below.

- Dam Incidents
- Drought
- Extreme Temperature: Extreme Heat and Freeze

Cyber Attack, Earthquake, Pandemic/Epidemic, and Severe Weather hazards were ranked significant hazards but are not addressed further in this vulnerability assessment as the risk and exposure is similar to the overall County risk and exposure, and the potential for losses are difficult to quantify specific to the City of Hughson. Additionally, hazards assigned a significance rating of Low and which do not differ significantly from the County ranking (e.g., Low vs. High) are not addressed further and are not assessed individually for specific vulnerabilities in this Annex. In the City of Hughson, those hazards include: Agriculture Pests and Disease, Aquatic Invasive Species, Flood, Landslide (Mud/Debris Flow, Rockfall), and Wildfire. For example, flood, landslide, and wildfire hazards were assessed for the City and based on the analysis and mapping neither hazard resulted in significant vulnerabilities or impacts.

2.2 Assets

This section considers Hughson’s assets potentially exposed to hazards, including property, critical facilities and infrastructure, historic assets, economic assets and growth and development trends.

2.2.1 Property Exposure

The following data on property exposure is derived from the Stanislaus County 2021 Parcel and Assessor data. This data should only be used as a guideline to overall values in the City as the information has some limitations. It is also important to note that in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss and is not included in the values below. Table 2-2 shows the exposure of properties (e.g., the values at risk) broken down by property type for the City of Hughson.

Table 2-2 City of Hughson Property Exposure by Type

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
Commercial	76	\$88,461,818	\$88,461,818	\$176,923,636
Industrial	20	\$19,160,207	\$28,740,311	\$47,900,518
Residential	1,929	\$376,068,623	\$188,034,312	\$564,102,935
Residential-Income	22	\$4,907,515	\$2,453,758	\$7,361,273
Rural, Farm, Agricultural	6	\$562,163	\$562,163	\$1,124,326
Unclassified	23	\$4,935,480	\$4,935,480	\$9,870,960
Vacant Commercial	9	\$302,206	\$302,206	\$604,412
Vacant Residential	1	\$263	\$132	\$395
Total	2,086	\$494,398,275	\$313,490,178	\$807,888,453
Total	11,462	\$2,511,485,475	\$1,760,538,649	\$4,272,024,124

Source: Stanislaus County Assessor, Wood analysis



2.2.2 Critical Facilities and Infrastructure

For the purposes of this plan, a critical facility is defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. FEMA sorts critical facilities into seven lifeline categories as shown in Figure 4-1 in the Base Plan. Table 2-3 shows a summary of the critical facilities within the City of Hughson. Critical facilities and other community assets as important to protect in the event of a disaster.

Table 2-3 Critical Facilities within the City of Hughson.

Lifeline	# of Critical Facilities
Communication	1
Energy	-
Food, Water, Shelter	17
Hazardous Materials	1
Health and Medical	2
Safety and Security	10
Transportation	3
Total	34

Within the City of Hughson, the following are considered critical facilities:

- Hughson Fire Protection District
- Hughson Police Department building
- Water supply lines and wells
- Wastewater treatment plant, pumping stations, and trunk lines
- Major electrical transmission lines and substations
- Major communication lines and microwave transmission facilities
- Major public and private schools
- Emergency shelter
- Public Library
- Hospital facilities, nursing homes and dialysis centers

There are also several designated shelters in Hughson for use in an emergency event such as Hughson Church of Christ Church and Assembly of God.

2.2.3 Historic, Cultural and Natural Resources

There are no historical resources in the City of Hughson that are designated on a federal, state or local level based on the California Office of Historic Preservation.

Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. According to the City's General Plan Conservation and Open Space Element, various special-status species that are listed as federal and state-level threatened and/or fully protected are known or suspected in the City of Hughson's vicinity, such as Valley elderberry longhorn beetle (federal threatened), Swainson's hawk (state threatened), and White-tailed kite (California fully protected species). Protecting species' habitats from potential impact from hazards is crucial. Furthermore, awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetland areas protects sensitive habitat as well as attenuates and stores floodwaters.

2.3 Estimating Potential Losses

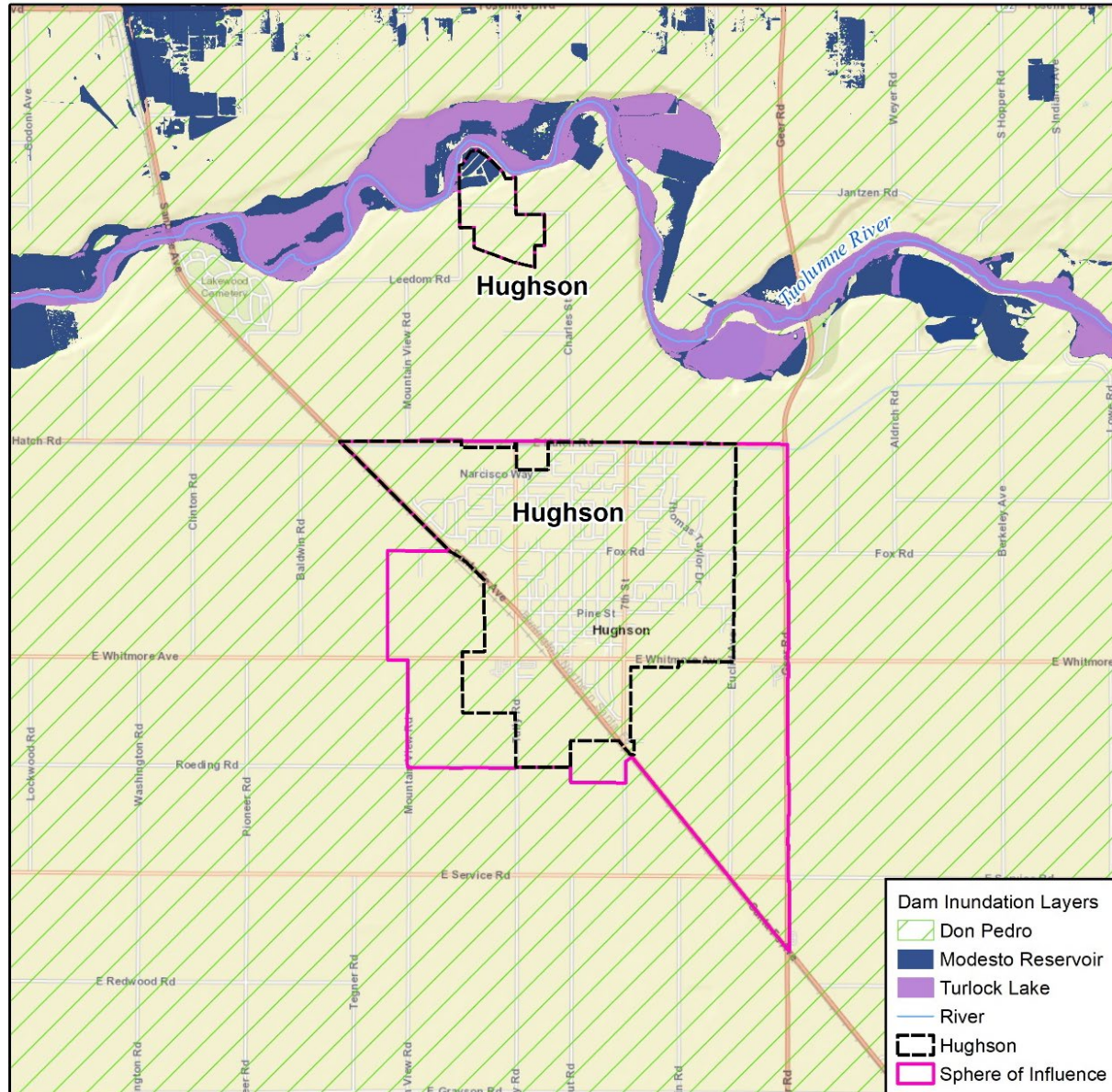
2.3.1 Dam Incidents

Protection from flood hazards created by dam failures is critical to the safety and well-being of Hughson residents. A dam vulnerability assessment was completed during the 2021 update, following the methodology described in Section 4 of the Base Plan. Dam inundation areas from the Don Pedro, Modesto

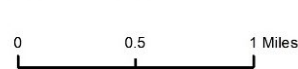


Reservoir, and Turlock Lake with the City of Hughson are shown in Figure 2-1. Table 2-4 summarizes the values at risk within Don Pedro dam’s inundation area. Don Pedro, Modesto Reservoir and Turlock Lake dams are all rated as high hazard. Don Pedro and Modesto Reservoir dams are also rated as Extremely High by the California Department of Water Resources (DWR), Division of Safety of Dams. Extremely High rated dams are expected to cause considerable loss of human life or result in an inundation area with a population of 1,000 or more. All areas within City Limits and SOI are vulnerable to dam incidents. The City would experience catastrophic damage if Don Pedro dam were to breach and flooding could occur as a result of dam failure. However, there is no evidence to indicate that flooding due to dam failure is likely. A total of 34 critical facilities are located within dam inundation areas.

Figure 2-1 City of Hughson Potential Dam Inundation Areas



wood. Map compiled 2/2022;
 Intended for planning purposes only.
 Data Source: Stanislaus County,
 Department of Water Resources,
 Division of Safety of Dams (DSOD)



**Table 2-4 Don Pedro Dam Inundation**

Property Type	Improved Parcel Count	Population
Commercial	76	
Industrial	20	
Residential	1,929	5,787
Residential-Income	22	66
Rural, Farm, Agricultural	6	
Unclassified	23	
Vacant Commercial	9	
Vacant Residential	1	
Total	2,086	5,853

Source: California DSOD, National Inventory of Dams, Stanislaus County Assessor's Office

Future Development

The results of the SOI and dam analysis are shown in Table 2-5.

Table 2-5 Sphere of Influence Areas Exposed to Don Pedro Inundation

Property Type	Improved Parcel Count	Population
Commercial	4	
Industrial	2	
Residential	2	6
Residential-Income	1	3
Rural, Farm, Agricultural	67	
Total	76	9

Source: California DSOD, National Inventory of Dams, Stanislaus County Assessor's Office

2.3.2 Drought

According to inputs received from the LPT, The City's Public Works and Utilities departments provide water supply production and treatment to City residents. The City's water supply is sourced from groundwater via three wells. In 2020, the City of Hughson began working towards improving the drinking water system by planning and constructing 1 replacement well, 1 new well, a new water storage tank, and a treatment facility. Construction of this new water treatment plant will be completed in mid-2022.

Although the City of Hughson's water supply is not as susceptible to drought as other communities in Stanislaus County that rely on surface water, as the City grows the demand for water has increased; therefore the City encourages the community to do their part to conserve the region's groundwater supplies. The City may also benefit from diversifying water supply sources or developing alternative backup supplies through additional storage facilities. In summary, because the City relies exclusively on groundwater, the City may be significantly impacted by future drought events. As such, there is an opportunity to revisit the City's land use regulations and other code requirements to include incentives for new development to implement drought-tolerant landscaping that requires less water. The City could also rely on alternative water sources as backup supply during extreme drought events.

2.3.3 Extreme Temperature: Extreme Heat and Freeze

The frequency of heat waves has been increasing in recent years across the County and the City of Hughson. As noted in the County Base Plan, climate change will continue to cause more extreme heat events and studies show that, by the end of this century, the number of days with temperatures reaching or exceeding 100°F is projected to increase as a result of climate change. As temperatures rise and extreme heat events last longer and become more severe and frequent, they will result in a rise in health problems and deaths caused by heat.



Many households in the City of Hughson still lack air conditioning systems, and the City's cooling centers, (cooling zones) lack sufficient heating and cooling ventilation (HVAC) systems. These cooling facilities need to be upgraded with adequate HVAC equipment and permanent backup power to provide the community with a safe and cool place during extreme heat events.

2.3.4 Flooding

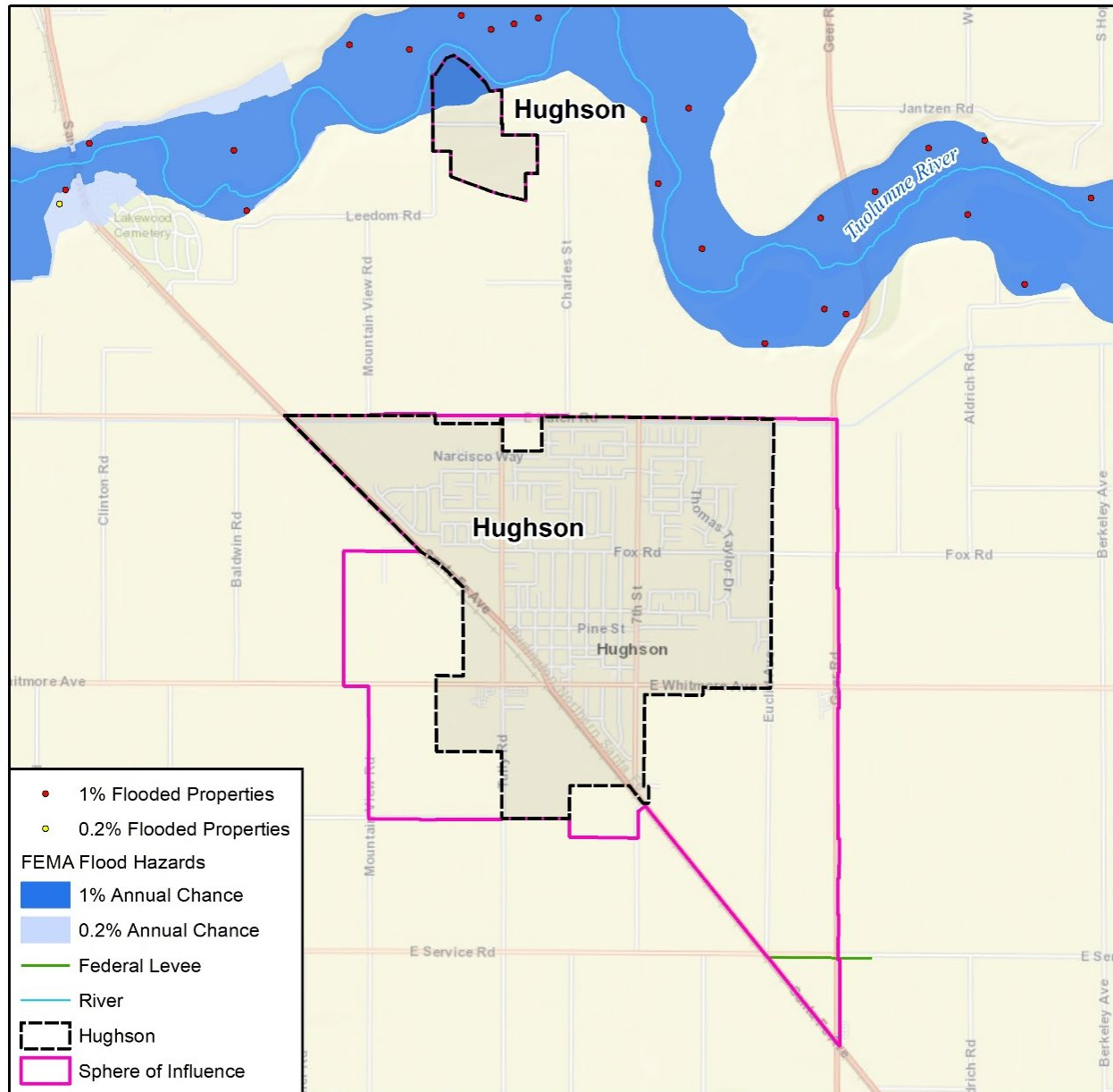
The primary types of flood events that may impact the City of Hughson include riverine and urban flooding. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area, upstream, or from winter snowmelt.

Areas in the far northern portion of the City along the Tuolumne River have been determined to be in the FEMA Special Flood Hazard Area (SFHA) or 100-year floodplain. The physical risks associated with potential flooding and the regulatory requirements for floodplain management are important considerations when decisions are being made regarding future land use throughout the City. While the majority of the City of Hughson lies outside the 100-year floodplain designated by FEMA, key critical infrastructure associated with the City's wastewater system may be vulnerable to flooding. Parts of the City may also be vulnerable to localized stormwater flooding during severe storms given the City has a history of local flooding problems associated with existing drainage systems and the need to increase capacity within drainage basins and in some locations install pump stations.

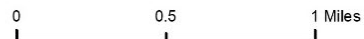
In summary, the risk of riverine flooding in the City is low, but because there are mapped SFHAs in the northern portion of the City and history of localized flooding and drainage issues near the Tuolumne River and where there is a lack of drainage infrastructure, there is potential for future flooding. The City also participates in the National Flood Insurance Program (NFIP); therefore, the flood hazards are addressed in this vulnerability assessment for public awareness and planning purposes.

A flood vulnerability assessment was completed during the 2021 update, following the methodology described in Section 4 of the Base Plan. Flood hazards for the City of Hughson are shown in Figure 2-2. The few parcels that intersect with the floodplain are owned by the City; otherwise, there are no other parcels or assets within the floodplain. Furthermore, the City's Wastewater Treatment Plant (WWTP) and related infrastructure and treatment ponds, including ponds situated near the Tuolumne River are not used for water treatment. These ponds are leased for agricultural purposes.

Figure 2-2 City of Hughson 100-Year Floodplain



Map compiled 2/2022;
 Intended for planning purposes only.
 Data Source: Stanislaus County,
 FEMA NFHL 8/24/2021

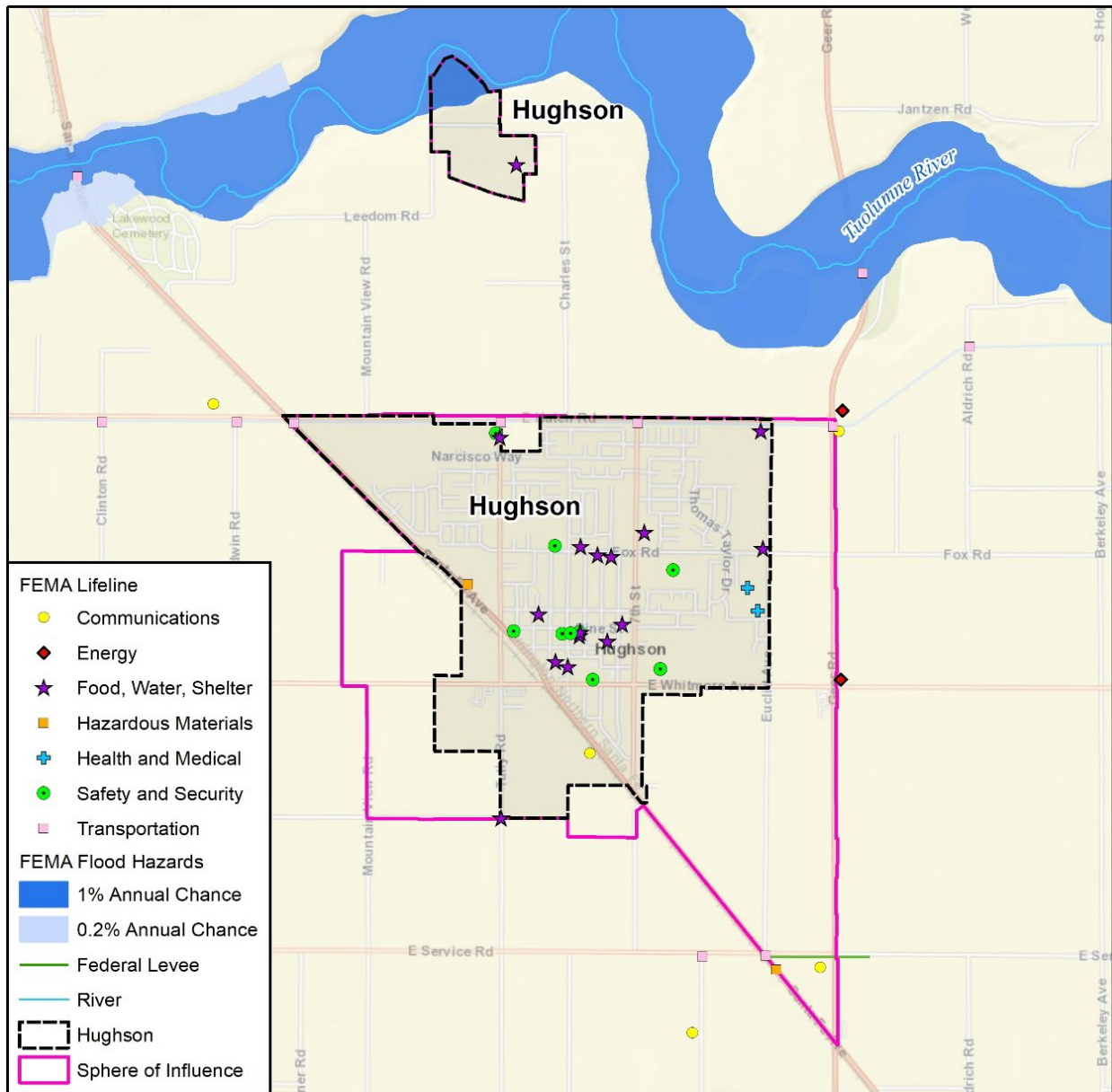


Critical Facilities

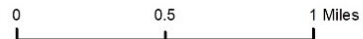
Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. There are no critical facilities in the City’s 100-year floodplains as shown in Figure 2-3. The nearest critical facility is the Hughson Wastewater Treatment Plant located south of the Tuolumne River (categorized as a Food, Water, Shelter facility). While the City has only one critical facility near the 100-year floodplain, the impact on the community could be great if any portion or related infrastructure associated with this facility is damaged or destroyed during a flood event.



Figure 2-3 Critical Facilities at Risk of 1% Annual Flood Hazard



Map compiled 2/2022;
 Intended for planning purposes only.
 Data Source: Stanislaus County,
 HIFLD, NID, DWR, FEMA NFHL 8/24/2021



Insurance Coverage, Claims Paid, and Repetitive Losses

The City of Hughson joined the NFIP on April 21, 2020. According to NFIP insurance data accessed in May 2022, there is one flood insurance policy in the City. This policy is for single-family and is located in B, C & X zone. There are also no historical flood claims. Further, according to the FEMA Community Information System accessed on March 31, 2022, the City has no Repetitive Loss properties or Severe Repetitive Loss properties.



Future Development

None of the properties within the City’s SOI are at risk of flooding, nor are there any critical facilities within the SOI, which mostly extend to the east and west of the city limits. This indicates that there is little risk to future development that could be under the City’s jurisdiction if the area is annexed.

3 CAPABILITY ASSESSMENT

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, and other mitigation efforts. To develop this capability assessment, the LPT representatives reviewed a matrix of common mitigation activities to inventory which of these policies or programs and shared any updates or changes through the Hughson Data Collection Guide. The team then supplemented this inventory by reviewing additional existing policies, regulations, plans, and programs to determine if they contribute to reducing hazard-related losses.

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

3.1 Regulatory Capability

The regulatory and planning capabilities table lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities. The table below indicates those that are in place in the City of Hughson.

Table 3-1 City of Hughson —Regulatory and Planning Capabilities

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General Plan	Yes	Adopted December 12, 2005; The 2022-2023 Update in process
Zoning ordinance	Yes	Title 17
Subdivision ordinance	Yes	Title 16
Growth management ordinance	No	Zoning Ordinance incorporates Agricultural Farmland Mitigation Policy (Chapter 16.50: Farmland Preservation Program)
Floodplain ordinance	Yes	Chapter 15.12 Flood Damage Prevention
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Chapter 8.30 Urban Water Quality Control
Building code	Yes	Title 15
Fire department ISO rating	Yes	Rating 4/8B
Erosion or sediment control program	Yes	Part of the City’s Stormwater Management Plan
Stormwater management program	Yes	Storm Water Management Program (2004)
Site plan review requirements	Yes	15.04.052 Site Plan
Capital improvements plan	No	In process
Economic development plan	Yes	Included in the Stanislaus County Comprehensive Economic Development Strategy (2021 – 2026)
Local emergency operations plan	Yes	
Other special plans	No	
Flood insurance study or other engineering study for streams	Yes	Included in the County’s FIS, which was revised on August 24, 2021
Elevation certificates (for floodplain development)	Yes	15.04.072 Required inspections C. Lowest Flood Elevation
Other		Chapter 16.50 Agricultural Farmland Preservation Policy



Hughson General Plan 2025 (2005)

The General Plan provides the fundamental basis for the City's land use and development policy, and represents the basic community values, ideals and aspirations to govern a shared environment through 2025. The General Plan addresses all aspects of development including land use, community character, transportation, housing, public facilities, infrastructure and open space, among other topics.

The overall role of the Hughson General Plan is to:

- Define a realistic vision of what the City desires to be in 20 years.
- Express the policy direction of the City of Hughson in regard to the physical, social, economic, cultural and environmental character of the city.
- Serve as a comprehensive guide for making decisions about land use, community character, circulation, open space, the environment, and public health and safety.
- Serve as the City's "constitution" for land use and community development. That is, it is to provide the legal foundation for all zoning, subdivision and public facilities ordinances, decisions and projects, all of which must be consistent with the General Plan.
- Be in a clear and easy to understand form that encourages public debate and understanding.

The City of Hughson Safety Element does not reference the incorporation of the 2017 LHMP given the previous plan only covered Stanislaus County.

Emergency Services Ordinance, Chapter 2.20

The declared purposes of this chapter are to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of the City with all other public agencies, corporations, organizations, and affected private persons. The ordinance establishes the Disaster Council membership, the Disaster Council powers and duties, which include overseeing the preparedness activities of the various County departments and other jurisdictions in the Stanislaus County operational area. The ordinance also established the Operational Area Council that is responsible for coordinating, reviewing, and recommending for approval all emergency or disaster response policies, procedures, plans, and other influencing factors or events that would affect the Stanislaus operational area.

Uniform Fire Code and Fire Safety Regulations Chapter 8.16

The Uniform Fire Code governs the storage, use and handling of dangerous and hazardous materials, substances, devices and processes, certain maintenance of buildings and certain equipment, and adequate egress from buildings.

Title 24 – Article III, Chapter 15.04.030

The City Fire Protection District adopted the 2013 California Fire Code as published by the International Code Council as adopted and amended by the California Building Standards Commission.

Flood Damage Prevention Management Chapter 15.12

The purpose of the Flood Damage Prevention Management Chapter is to promote public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. Provisions in the chapter are designed to 1) protect human life and health; 2) minimize expenditure of public money for costly flood control projects; 3) minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; and 4) minimize prolonged business interruptions. The Flood Damage Prevention Management Chapter is also intended to minimize damage to public facilities and utilities special flood hazard zones, maintain a stable tax base by providing the sound use of development in special flood hazard zones, and ensure potential buyers are notified that property is in a special flood hazard area.

Chapter 16.50 Agricultural Farmland Preservation Policy (2013)

The City's Agricultural Farmland Preservation Policy aims to slow the loss of farmland resulting from urban development, and at the same time, requires the permanent protection of farmland based on a 2:1 ratio to the amount of farmland converted from agricultural use to residential use. The farmland preservation



program is designed to utilize agricultural conservation easements or other means granted in perpetuity as a means of minimizing the loss of farmland. This program also establishes standards for the acquisition and long-term oversight of agricultural conservation easements purchased in accordance with the farmland preservation policy. It is based after the farmland mitigation program adopted by Stanislaus County for ease of future coordination between jurisdictions.

Storm Water Management Plan (2004)

The Storm Water Management Program (SWMP) describes the stormwater quality management activities proposed by the City of Hughson. The SWMP ensures the City complies with the federal stormwater quality regulations, Porter-Cologne Water Quality Control Act, and the State Water Resources Control Board General Permit. The federal and state regulations require designated MS4s to develop a plan to undertake six Minimum Control Measures (MCMs).

Urban Water Quality Control Ordinance, Chapter 8.30

This chapter is enacted to ensure the future health, safety, and general welfare of the citizens of the City of Hughson. The purpose of this chapter is to ensure that stormwater and the pollutants it may contain are controlled to minimize impacts on the water quality of the City’s groundwater supply and the surface water bodies to which stormwater may be discharged. The intent of the ordinance is also to protect and enhance the water quality of City and state watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act. This is accomplished by eliminating non-stormwater discharges to the municipal separate storm sewers which do not receive treatment before discharge to waters of the state, controlling the discharge to municipal separate storm drains, reducing pollutants in stormwater discharges to the maximum practicable extent, and regulating the amount, pollutants and timing of stormwater discharges leaving private property which has an on-site stormwater system designed or intended to dispose of stormwater on-site.

3.2 Administrative and Technical Capability

The table below identifies City personnel with responsibilities for activities related to mitigation and loss prevention in the City of Hughson. Many positions are full-time and/or filled by the same person. A summary of technical resources follows.

Table 3-2 City of Hughson —Personnel Capabilities

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	Yes	Community Development Department	
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Community Development Department	Contracted
Planner/engineer/scientist with an understanding of natural hazards	Yes	Community Development Department	Contracted
Personnel skilled in GIS	No		
Full-time building official	Yes	Building Division (Community Development Department)	Contracted
Floodplain manager	Yes	Community development director	
Emergency manager	Yes	The City Manager	
Grant writer	No		
Other personnel	Yes	Multiple agencies and departments with support personnel expanding capabilities for mitigation	Fire; Sheriff; Stanislaus County Office of Emergency Services
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	No		
Warning Systems/Services	No		



Personnel Resources	Yes/No	Department/Position	Comments
(Reverse 9-11, cable override, outdoor warning signals)			
Other			

Note: Contracted refers to City services that are contracted to outside contractors or consulting firms.

City Council

The Hughson City Council is comprised of five (5) individuals, elected by the residents of the City of Hughson. The City operates under the Council/Manager form of municipal government and the City Council is responsible for setting policy and providing direction to the City Manager and City staff on all matters concerning the City. Mayor and Council members serve four (4) year terms. Council elections are held every two years; therefore, two or three council members are up for election every election cycle. The Mayor is the ceremonial head of the City and represents the City at official functions, signs all ordinances, resolutions and contracts approved by the City Council.

The City Council is charged with ensuring the welfare of the people of Hughson; to that end, they are empowered to pass ordinances and resolutions, approve the spending of money, and set general policy for the City. Council members also serve as City representatives on various regional, state, and local organizations, as well as government boards and committees where the concerns and interests of the City require participation and involvement.

City Manager’s Office

The City Council appoints the City Manager on the basis of executive and administrative qualifications. The City Manager serves as the Chief Administrative Officer and is responsible for the administration of the City government. The City Manager administers and exercises supervision and control over all offices, departments, and services under their jurisdiction; and to makes recommendations to the Mayor and the City Council concerning the operation, affairs, and future needs of the City.

Community Development Department

The Community Development Department is charged with ensuring the City of Hughson remains a safe, attractive and thriving community and to enhance the overall quality of life in the community. Given the small size of the City of Hughson, the functions of Planning, Economic Development, Public Works, Utilities, Building, Parks and Recreation as well as Code Enforcement are covered within the Community Development Department. A primary goal of the Public Works and Utilities functions is to ensure the public’s health and safety. The departments design, maintain, improve, operate and repair the City’s infrastructure including water, sewer and storm drain systems as well as its equipment, vehicles, buildings, parks and streets, in the most cost-effective manner possible while planning to meet the needs of the future. Another primary goal of the Community Development Department is neighborhood preservation and downtown revitalization.

Finance and Administrative Services Department

The Finance and Administrative Services Department is responsible for all of the City’s financial operations including the collection and disbursement of funds, banking and investment management, accounting and auditing, financial analysis, reporting, payroll, budgeting, cash management, utility billing and collection, business licensing, and information services. This oversees the fiscal affairs of the City and provides related financial services including budgeting, cash management, and collection of taxes, fees and fines. The Department is also responsible for the human resources, and city clerk divisions.

Police Services

The City’s Police Services manage the City’s safety through a contract with the Stanislaus County Sheriff’s Office providing enforcement, prevention, and education. The Department is managed by a chief, legal clerk, community resource deputy, and four deputy sheriffs.



3.3 Fiscal Capability

The following table identifies financial tools or resources that the City could potentially use to help fund mitigation activities. There are currently no specific funding sources for hazard mitigation.

Table 3-3 City of Hughson —Available Financial Tools and Resources

Financial Resources	Accessible/ Eligible to Use	Has This Been Used for Mitigation in the Past?	Comments
Community Development Block Grants	Yes	No	
Capital improvements project funding	Yes	No	
Authority to levy taxes for specific purposes	Yes	No	Must be approved by voters
Fees for water, sewer, and garbage services, new development	Yes	No	
Incur debt through general obligation bonds	Yes	No	
Incur debt through special tax bonds	Yes	No	Requires approval by two-thirds of voters
Incur debt through private activities	Yes	No	Do not have any in place
Federal Grant Programs (Hazard Mitigation Grant Program)	Yes	No	No grant support services

3.4 Outreach and Partnerships

The Office of Emergency Services (OES) Division is responsible for the day-to-day administration of Stanislaus County's disaster preparedness, mitigation, response and recovery programs. The County OES Division develops and maintains the Stanislaus County Emergency Operations Plan and its associated annexes. The County OES Division also coordinates training, planning and exercises for first responders throughout the Stanislaus Operational Area.

According to Stanislaus County OES' 2021 – Emergency Management Strategic Plan, OES listed “increase number of outreach engagements (i.e. meetings, events) as an action item to achieve one of its strategic goals, which is to build a culture of preparedness. The Stanislaus County OES will work with community partners, such as the City of Hughson to develop agreements for mutual aid, facilitate discussion with partners regarding preparedness planning, conduct outreach activities to engage residents, and attend emergency management trainings and conferences to stay up to date with the most current practices for disaster preparedness.

The Stanislaus County OES provides education and outreach on Disaster Preparedness for all of the jurisdictions within the County. This education program is in coordination and partnerships with county and the cities' departments with education programs including the Sheriff's Office, Police Departments, Fire Departments, Agricultural Commissioner, and the Department of Public Health.

During the 2021-2022 planning process the following outreach efforts were identified:

- Ongoing newsletter
- Fire Prevention School Programs
- Presence and use of social media
- Collaboration with faith-based organizations and community-based organizations in Hughson

Education and outreach efforts, as well as emergency response planning, will need to address the needs of low-income residents and the large Spanish-speaking population. In past emergencies, volunteers have organized spontaneously to help those with mobility issues.



3.5 Other Mitigation Efforts

In addition to the projects identified in the City's Mitigation Action plan, the City of Hughson's Fire Department conducts annual fire and life safety inspections for all businesses. The City also provides a centrally located senior community center as a cooling center for heat incidents. It was also used as a COVID-19 vaccination and testing clinic during the pandemic. Moreover, the Public Works Department provides a sandbag program during local rain/flooding events. Stormwater management is also implemented by pumping stormwater to the Hatch Road canal to reduce the threat of flooding during heavy rain events. In addition, City staff have been participating in National Incident Management System (NIMS) training through OES as well as First Aid, CPR, and AED contracted training.

Furthermore, the City's General Plan Update and the 6th Cycle Housing Element are in process, with anticipated completion in 2023. The General Plan will incorporate the 2022-2027 Stanislaus MJHMP and the City of Hughson Annex by reference.

3.6 Opportunities for Enhancement

Based on the capability assessment, the City of Hughson has existing regulatory, administrative/technical, and fiscal mechanisms in place that help to mitigate hazards. In addition to these existing capabilities, there are opportunities for the City to expand or improve on these policies and programs to further protect the community. These are organized below by regulatory, administrative/technical, fiscal, and outreach opportunities.

Regulatory Opportunities

Future opportunities for regulatory enhancement should focus on compliance with Assembly Bill 2140, including amending the City of Hughson General Plan Safety Element to incorporate the 2021-2022 Stanislaus County MJHMP and City of Hughson Annex by reference.

Administrative/Technical Opportunities

Other future enhancements may include providing hazard training for staff or hazard mitigation grant funding in partnership with Stanislaus County and Cal OES. Existing City staff are aware of the benefits of participating in training and webinars offered by Cal OES Hazard Mitigation Assistance (HMA) Team related to HMGP opportunities, HMGP Subapplication Development support, and other funding programs, such as Prepare California Jumpstart. Other opportunities may be related to coordinating and educating key stakeholders in the City. Each stakeholder group has been involved in the development of the LHMP and may be interested in aligning efforts related to hazard mitigation and also supporting HMGP Sub applications and other hazard mitigation trainings.

Fiscal Opportunities

The City can update other plans, such as their CIP to incorporate hazard information and include hazard mitigation actions and climate adaptation strategies that relate to infrastructure systems resiliency associated with the water and wastewater systems. Once projects related to hazard mitigation are approved, the recent CIP can be shared with the community on the City's webpage. Capital investments and improvements related to seismic retrofits, cooling center upgrades, and WWTP upgrades should all be emphasized in the outreach materials as they are related to hazard mitigation. Additionally, given the prioritization of local stormwater flooding mitigation projects, the City should apply for HMGP grants to fund implementation costs associated with key CIP projects, and related projects in the City's mitigation strategy. These fiscal capabilities may be supported by City staff or augmented with Consultant staff.

Outreach Opportunities

The City can also expand their outreach capabilities related to the implementation of the 2021-2022 Stanislaus County MJHMP and the City of Hughson Annex. Specific enhancements may include continued public involvement through social media posts and advertisements focused on projects successes related to the Annex Mitigation Strategy, and focused outreach to under-represented and special-interest groups in the City. The City can also develop outreach kits for partner organizations.



4 MITIGATION STRATEGY

4.1 Goals and Objectives

The City of Hughson adopts the hazard mitigation goals and objectives developed by the HMPC and described in Section 5 Mitigation Strategy of the Base Plan. Like the Mitigation Strategy in the Base Plan, this section outlines the City's roadmap for future hazard mitigation administration and implementation. The purpose of the strategy is to reduce vulnerabilities from key priority hazards outlined in the risk assessment through regulatory tools and projects.

4.2 Continued Compliance with the National Flood Insurance Program

The City has been a NFIP participating community since 2020. In addition to the mitigation actions identified herein, the City will continue to comply with the NFIP. Floodplain management is under the purview of the Community Development Department City Engineer. This includes ongoing activities such as enforcing local floodplain development regulations, which include issuing permits for appropriate development in SFHAs and ensuring that this development is mitigated following the regulations. This will also include periodic reviews of the floodplain ordinance to ensure that it is clear and up to date and reflects new or revised flood hazard mapping.

4.3 Mitigation Actions

The LPT for the City identified and prioritized the following new mitigation actions based on risk assessments, goals, and objectives. Background information as well as information on how the action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and timeline also are described. Because the City did not participate in the 2017 LHMP the LPT did not have existing mitigation actions to review and did not provide status updates on past hazard mitigation planning efforts.

The mitigation strategy includes only those actions and projects which reflect the actual priorities and capacity of the jurisdiction to implement over the next five years covered by this plan. It should further be noted, that although a jurisdiction may not have specific projects identified for each priority hazard for the five-year coverage of this planning process, each jurisdiction has focused on identifying those projects which are realistic and reasonable for them to implement. Should future projects be identified for priority hazards where the implementing jurisdiction has the capacity to implement, the jurisdiction would add those projects to their Annex. The City also recognizes that other mitigation actions proposed in the County's mitigation strategy will cover the significant hazards in the City that are not currently linked to a mitigation action.



Table 4-1 City of Hughson Mitigation Action Plan

ID	Goal(s) and Lifelines	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate and Potential Funding	Priority	Timeline	Status/Implementation Notes
1	Goals 1, 2 and 5; Safety and Security	Dam Incidents	Prepare/Update the Emergency Action Plan (EAP) and the Emergency Operations Plan (EOP) to reduce risks associated with dam failure.	City of Hughson, Public Works Department, USACE, DSOD, MID, TID	\$10,000 - \$100,000; FEMA HMA Grants, Department Budget, State DWR Grants	Medium	1-3 years	New in 2022
2	Goals 1, 2 and 5; Safety and Security	Dam Incidents	Build partnerships and mutual aid agreements with neighboring agencies in order to quickly respond in the event of a dam incident.	City of Hughson, Public Works Department, USACE, DSOD, MID, TID	\$10,000 - \$100,000; FEMA HMA Grants, Department Budget, State DWR Grants	Medium	1-3 years	New in 2022
3	Goals 1, 2 and 5; Safety and Security	Dam Incidents	Implement an alert system capable of notifying residents of emergencies through landlines, cell phones, and emails.	City of Hughson Public Works Department, Fire Department, Stanislaus County, USACE, DSOD, MID, TID	\$10,000 - \$100,000; FEMA HMA Grants, Department Budget, State DWR Grants	High	1-3 years	New in 2022
4	Goals 1, 2 and 5; Safety	Drought	The City enforces all Water Board regulations restricting potable water use in drought years.	City of Hughson Public Works Department,	\$10,000 - \$100,000; FEMA HMA Grants,	Medium	1-3 years	New in 2022



ID	Goal(s) and Lifelines	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate and Potential Funding	Priority	Timeline	Status/Implementation Notes
	and Security			Stanislaus County	Department Budget, State DWR Grants			
5	Goals 1, 2 and 5; Safety and Security	Flood	Drainage Systems for Flood Prevention – The City will provide and improve existing water drainage systems because the existing drainage systems need pumping capacity upgrades. Alternatives may involve adding capacity to existing drainage basins in the City. This action would benefit the City’s existing drainage system and pump stations would prevent emergency flooding. This action would also prevent property damage and potential safety concerns.	City of Hughson, Public Works Department	\$10,000 – \$100,000; FEMA HMA Grants, Department Budget, State Grants	High	3-5 years	New in 2022
6	Goals 1, 3, 4 and 5; Safety and Security; Food, Water, Shelter; Health and Medical	Extreme Temperature: Extreme Heat and Freeze	Senior Center HVAC Replacement – This project would require replacing two of the three HVAC units that supply heating and air conditioning to the Senior Center. Currently the Senior Center is used as a cooling zone and only has two working units with one of the units being older than fifteen years old. Updating the current HVAC system will allow the continuing use of Senior Center as a cooling zone and also as facility to be used during pandemic/epidemic for public services.	City of Hughson, Public Works Department	\$10,000 – \$100,000; FEMA HMA Grants, State Grants	High	1-3 years	New in 2022
7	Goals 1, 3, 4 and 5; Safety	Public Health Hazards	The City will enhance existing public health programs they partner on with the Stanislaus County Public Health	City of Hughson, Stanislaus	\$10,000 – \$100,000; FEMA HMA	Medium	1-3 years	New in 2022



ID	Goal(s) and Lifelines	Hazard(s) Mitigated	Description/Background/Benefits	Lead Agency and Partners	Cost Estimate and Potential Funding	Priority	Timeline	Status/Implementation Notes
	and Security; Food, Water, Shelter; Health and Medical		Officer. This includes following Public Health orders by the State of California and the County of Stanislaus Public Health Officer. This includes advertising vaccination and testing clinics at the City's Senior Center and distributing masks at City Hall during incidents when there are higher incidents of public health concerns in the community.	County Health Services Agency	Grants, State Grants			



5 IMPLEMENTATION AND MAINTENANCE

Moving forward, the City will use the mitigation action table in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Section 6 in the Base Plan.

5.1 Incorporation into Existing Planning Mechanisms

The information contained within this plan, including results from the Vulnerability Assessment, and the Mitigation Strategy will be used by the City to help inform updates and the development of local plans, programs and policies. The Community Development Department may utilize the hazard information when updating the City's Capital Improvement Plan and the Planning and Building Divisions may utilize the hazard information when reviewing a site plan or other type of development applications. The City will also incorporate this MJHMP into the Safety Element of their General Plan, as recommended by AB 2140.

As noted in Section 6 of the Base Plan, the LPT representatives from Hughson will report on efforts to integrate the hazard mitigation plan into local plans, programs and policies and will report on these efforts at the annual LPT plan review meeting.

5.2 Monitoring, Evaluation and Updating the Plan

The City will follow the procedures to monitor, review, and update this plan in accordance with Stanislaus County as outlined in Section 6 of the Base Plan. The city will continue to involve the public in mitigation, as described in Section 6.3 of the Base Plan. The Police Chief, Community Development Director and Fire Chief will be responsible for representing the City in the County LPT, and for coordination with City staff and departments during plan updates. The City realizes it is important to review the plan regularly and update it every five years in accordance with the Disaster Mitigation Act Requirements as well as other State of California requirements.