

## 1 CITY OF OAKDALE

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### 1.1 Purpose

This Annex summarizes the hazard mitigation elements specific to the City of Oakdale. 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 Oakdale. This Annex provides information specific to the City of Oakdale, 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 Oakdale did not participate in Stanislaus County's 2017 Local Hazard Mitigation Plan (LHMP) process. However, the City of Oakdale did participate in a 2010-2011 MJHMP process with the County. This 2010 MJHMP was approved by Stanislaus County on May 24, 2011. The City of Oakdale adopted the 2010 MJHMP and the 2011 City of Oakdale LHMP Annex on July 2, 2012. However, the City elected not to include or report progress on any of the mitigation actions from the outdated and expired version of the MJHMP or Annex (a requirement only for plan updates following the release of FEMA's October 1, 2011 Local Mitigation Plan Review Guide). This Annex instead effectively represents a new plan for Oakdale 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 Oakdale 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 Oakdale. 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 Oakdale is located at the base of the foothills of the Sierra Nevada Mountains in eastern Stanislaus County, California, approximately 15 miles northeast of Modesto, 20 miles north of Turlock, 22 miles east of Manteca, and 30 miles southeast of Stockton. Other smaller cities surrounding Oakdale include Escalon (9 miles northwest), Riverbank (5 miles west), Waterford (10 miles southeast), Oakdale (13 miles south), and Ceres (18 miles southwest).

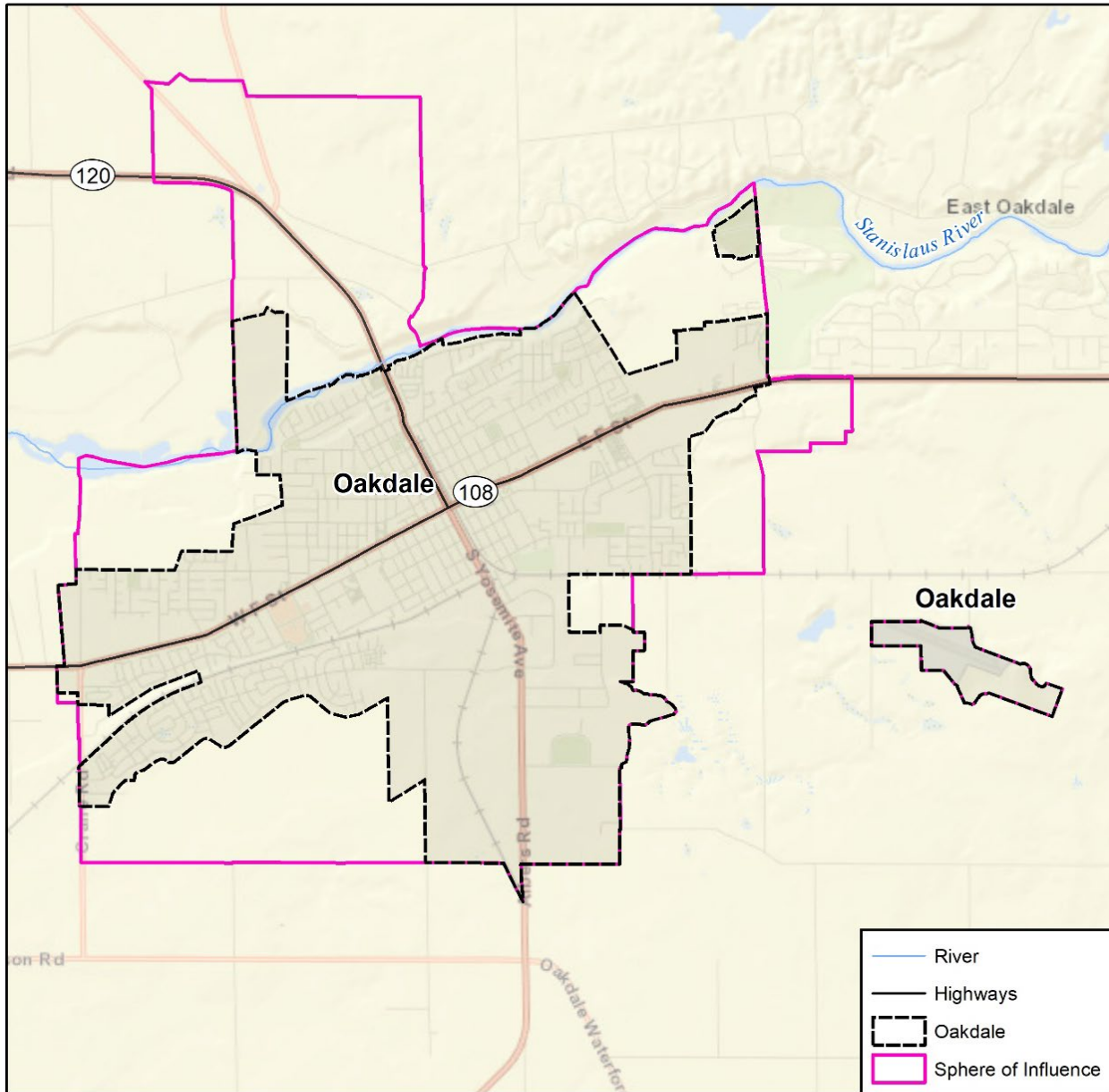
The topography of Oakdale is generally flat, with rolling hills southeast and northwest of the City limits. Historically, the City and surrounding area have been used for orchards and other agricultural operations. There are also pockets of active agricultural lands within the city limits, with a majority of the lands surrounding Oakdale consisting of agricultural or rural uses. Some lands both within and outside of the City have been designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland by the California Department of Conservation Farmland Monitoring and Mapping Program (FMMP). Some of these properties are also under Williamson Act contracts (California Land Conservation Act of 1965).

The Stanislaus River runs through the northern edge of the City offering recreational opportunities at designated parks and recreation areas. While much of the natural habitats in the City outside the river corridor have been lost or altered due to development and agricultural operations, scattered areas of perennial grasslands, riparian woodlands, oak woodlands, and a variety of wetlands including vernal pools, seasonal wetlands, freshwater marshes, ponds, streams, and rivers still exist.

The City receives an average annual precipitation of 13.33 inches and receives most of this precipitation from November through April (WRCC 2022). The City experiences its average monthly highest temperature in July (77.1 °F), and then its monthly lowest temperature in January (43.8 °F). Similar to the rest of Stanislaus County, the City of Oakdale has a mild Mediterranean climate.

Figure 1-1 below shows the City limits and Sphere of Influence (SOI) boundary for the City of Oakdale. The City limits, or the area where the City has authority to make land-use decisions, is the City's planning area, and consists of 3,904 acres, or 6.1 square miles.

**Figure 1-1 City of Oakdale**



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

0 0.5 1 Miles



### 1.2.3 History

Development of the town of Oakdale began in 1871 when the Stockton and Visalia Railroad (later absorbed by the Southern Pacific Railroad) established a terminal in the area. With the arrival of the railroad, Oakdale was transformed from a small agricultural settlement into a center for the transport of people and goods to support mining and lumbering operations in the nearby Sierra foothills. These businesses required the development of stables, warehouses, and other freight-related businesses, which in turn led to the establishment of merchandise stores, hotels, blacksmith shops, and commercial enterprises to support Oakdale’s growing population.

Much of Oakdale’s early residential growth was generated by testimonials that the area boasted the healthiest weather and finest farming land in the valley. These testimonials persuaded individuals and

families from the nearby communities of Knights Ferry, Sonora, and Copperopolis to relocate to Oakdale, which was named for the abundant Oak trees in the area. The growth of Oakdale is believed to have resulted in the demise of the nearby town of Langworth, which had been plotted as a town in 1860 (City of Oakdale 2013). A second major impetus for growth in Oakdale was the formation of the Oakdale Irrigation District (OID) in 1888. The District built a dam at Wildcat Creek, two miles below present Tulloch Dam in Tuolumne County, which brought water to the area (City of Oakdale 2013). The establishment of a reliable water supply created a boom in farming and ranching activity. The agricultural boom resulted in substantial growth of the residential population, as well as expansion of commercial and service-related businesses to support the growing community.

Oakdale was incorporated as a City in 1906. Four years later OID increased water supplied from the Stanislaus River, which enabled the development of numerous nut and fruit orchards, vineyards, and other crops that are important to the area’s economy. The development of industrialized food production in the early twentieth century brought about the largest period of growth in Oakdale’s history. The Pacific Pea Packing Plant was established in Oakdale in 1906, followed by numerous other processing and packing operations, which attracted a large workforce and resulted in an expansion of service industries and residential neighborhoods (City of Oakdale 2013). By the mid-twentieth century, Oakdale’s economy and population were rooted firmly in the agricultural production, processing, and packing industries.

Over the years, Oakdale has experienced a healthy rate of growth, emerging as a distinct freestanding small urban community. This growth reflects the City’s desirable qualities as a livable community and its success in planning the pace, location, and character of new development.

**1.2.4 Economy**

According to Oakdale’s 2030 General Plan, Oakdale’s current economy centers on agriculture, food manufacturing, and tourism. The City is home to large food manufacturing operations including Ball Western Can Company, ConAgra Foods, and Sconza Candy Company. The top non-manufacturing employers in the City are Oakdale Joint Unified School District, Oak Valley Hospital, the City of Oakdale, and Burchell Nursery. Oakdale is also projected to grow at a steady pace in the future.

The City of Oakdale has identified economic growth as a key priority. It is the community’s vision to not only retain and grow its existing businesses but to attract new revenue and job-generating uses. Such economic growth can satisfy unmet local retail and service demands, capture regional and pass-through sales tax, stimulate new and diverse job growth, increase disposable household income, and generate revenue to support local services. The City can strategically position itself to maximize these opportunities, foster a climate attractive to businesses, and ensure responsible and efficient use of fiscal resources.

During the 1990s and early 2000s, the City experienced rapid residential development that was not matched by corresponding job growth. In recent years the number of jobs in the City has declined, the most notable example being the closing of the Hershey Chocolate Factory in 2008. The combination of recent job losses and rapid residential construction has led to a reduction in Oakdale’s jobs-housing ratio to less than one job per household. At this level, the City must provide services to residents without as much revenue support from employment-related land uses.

Industrial activity is a major component of the City’s economy. Manufacturing and food processing, packaging, and shipping companies are some of Oakdale’s largest employers. The City is an attractive location for these businesses because of its proximity to productive farmlands and nearby rail lines that transport raw materials and agricultural products for processing and wholesale distribution. The City’s retail expenditures give the City one of the highest rates of taxable sales per capita in Stanislaus County, but sales growth has increased less than in some other cities, suggesting the potential for more retail particularly near highway commercial uses and regional retail outlets.

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

**Table 1-1 City of Oakdale Economic Characteristics, 2015-2019**

Characteristic	City of Oakdale
Families below Poverty Level (%)	8.3%
All People below Poverty Level (%)	12.2%

Characteristic	City of Oakdale
Median Family Income	\$76,572
Median Household Income	\$64,555
Per Capita Income	\$29,250
Population in Labor Force	62.3%
Population Employed*	54.7%
Unemployment Rate**	12.2%

Source: U.S. Census Bureau, California Department of Finance, 2015-2019 American Community Survey (ACS), 5-year estimates, [www.census.gov/](http://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 Oakdale are educational services, and health care and social assistance (a combined average of 20.7 percent of workers). Manufacturing and professional, scientific, and management, and administrative and waste management services 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 ACS.

**Table 1-2 City of Oakdale Employment by Industry, 2015-2019**

Occupation	# Employed	% Employed
Educational services, and health care and social assistance	1,943	20.7%
Manufacturing	1,244	13.3%
Professional, scientific, and management, and administrative and waste management services	823	8.8%
Arts, entertainment, and recreation, and accommodation and food services	777	8.3%
Construction	726	7.8%
Retail trade	663	7.1%
Transportation and warehousing, and utilities	620	6.6%
Public administration	590	6.3%
Other services, except public administration	581	6.2%
Agriculture, forestry, fishing and hunting, and mining	570	6.1%
Finance and insurance, and real estate and rental and leasing	398	4.2%
Wholesale trade	324	3.5%
Information	108	1.2%
<b>Total</b>	<b>9,367</b>	<b>100%</b>

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

\*Excludes armed forces

**Table 1-3 City of Oakdale Employment by Occupation, 2015-2019**

Occupation	# Employed	% Employed
Management, business, science, and arts occupations	2894	30.9%
Service occupations	1742	18.6%
Sales and office occupations	1873	20.0%
Natural resources, construction, and maintenance occupations	1405	15.0%
Production, transportation, and material moving occupations	1452	15.5%
<b>Total</b>	<b>9,367</b>	<b>100%</b>

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

\*Excludes armed forces

### 1.2.5 Population

In May 2021, the California Department of Finance (DOF) released population data for the state demographic report, According to the report the City has a population of 23,237 persons as of January 1, 2021, and gained 128 residents from the previous year. Select demographic and social characteristics for the City of Oakdale from the 2015-2019 ACS and the California DOF, are shown in Table 1-4.

**Table 1-4 City of Oakdale Demographic and Social Characteristics, 2015-2019**

Characteristic	City of Oakdale
<b>Gender/Age</b>	
Male	48.1%
Female	51.9%
Median age (years)	35.6
Under 5 years	8.2%
Under 18 years	28.7%
65 years and over	11.4%
<b>Race/Ethnicity</b>	
White	60.9%
Asian	2.2%
Black or African American	0.3%
American Indian/Alaska Native	0.6%
Hispanic or Latino (of any race)	33.5%
Native Hawaiian and Other Pacific Islander	0%
Some other race	0.1%
Two or more races	2.5%
<b>Education*</b>	
% High school graduate or higher	85%
% with Bachelor's Degree or Higher	19%
<b>Social Vulnerability</b>	
% with Disability	10.4%
% Language other than English spoken at home	24.8%
% Speak English less than "Very Well"	7.8%
% of households with a computer	91%
% of households with an Internet subscription	86.9%
% of households with no vehicle available	7.6%

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

**Table 1-5 City of Oakdale Housing Occupancy and Units, 2015-2019**

Housing Characteristic	Estimate	Percentage
<b>Housing Occupancy</b>		
Total Housing Units	8,314	100%
Units Occupied	7,805	93.9%
Vacant	509	6.1%

Housing Characteristic	Estimate	Percentage
<b>Housing Units</b>		
1-unit detached	6,362	76.5%
1-unit attached	344	4.1%
2 units	183	2.2%
3 or 4 units	248	3.0%
5-9 units	115	1.4%
10-19 units	163	2.0%
20 or more units	566	6.8%
Mobile Home	333	4.0%
Boat, RV, van etc.	0	0%
<b>Housing Tenure</b>		
Owner Occupied	4,717	60.4%
Renter Occupied	3,088	39.6%

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

### 1.2.6 Disadvantaged Communities

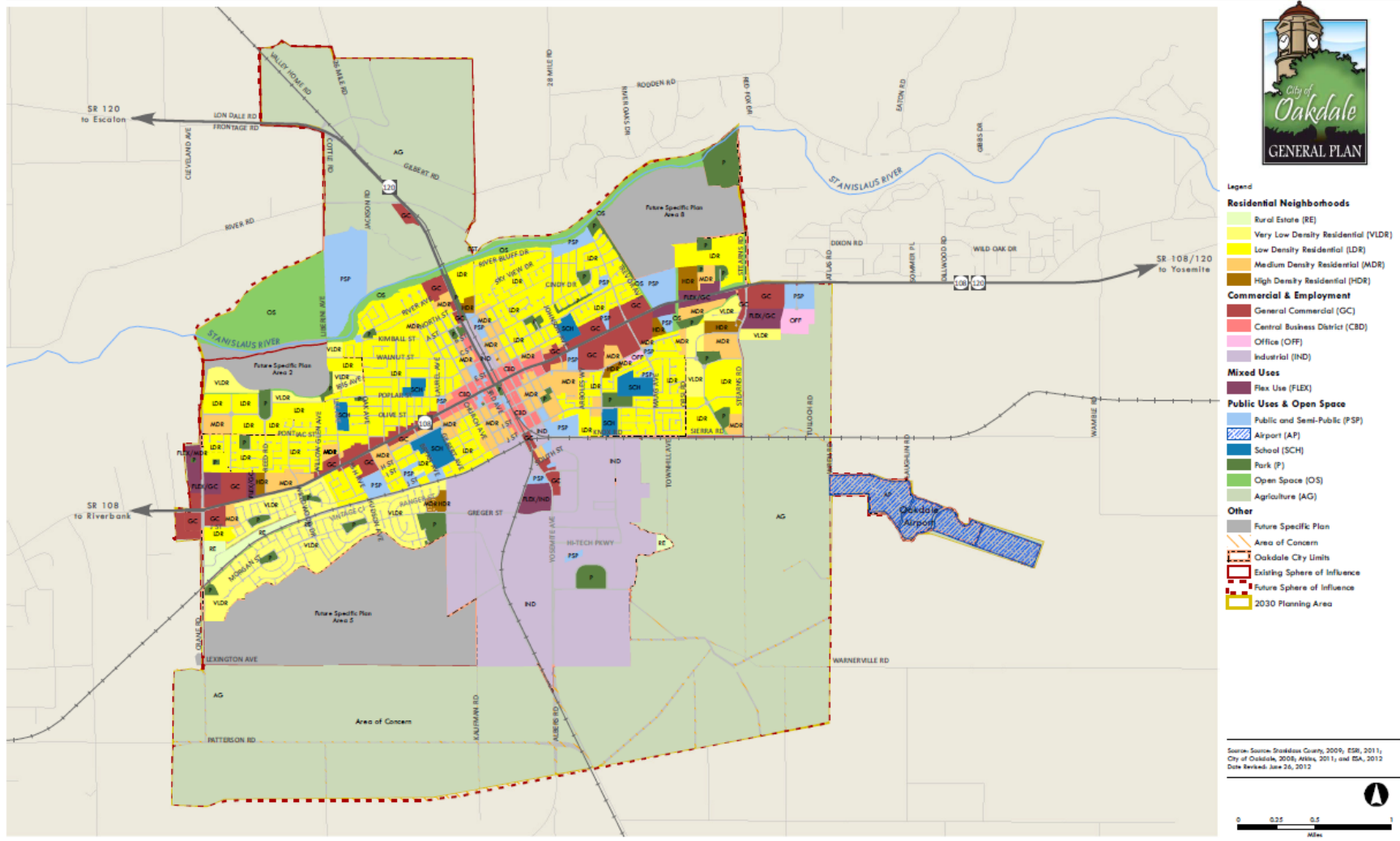
The City is made up of three census tracts (6099000201, 6099000202, and 6099000203). Based on information from the California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen tool, approximately 14%, 19% and 15% of the people residing within these census tracts respectively are 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, there are approximately 8,175 housing units in these three census tracts and about 3,190 of them are considered low income and 1,295 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 tracts in the City of Oakdale with higher housing burdens have CalEnviroScreen rankings of 35, 57 and 38 meaning the percent of housing burdened is higher than 35%, 57% and 38% of the rest of California respectively. 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

The City of Oakdale consists of a mix of established and newly developed suburban neighborhoods, substantial commercial and industrial districts, and undeveloped lands. The City's growth in recent decades is reflective of its reputation as a livable community and its success in determining the pace and location of new development. The City's Land Use Diagram (Figure 1-2) identifies the location of all land uses within the 2030 Planning Area. The Land Use Diagram is to be used and interpreted in conjunction with the text and policies included in the City's General Plan to direct land-use decisions that integrate the community's vision.

Figure 1-2 City of Oakdale Land Use Diagram, Oakdale 2030 General Plan



Source: City of Oakdale 2013



The City’s land use designations are broadly structured to allow for flexibility in defined land-use types, densities, and intensities to account for changes in housing, employment, and retail characteristics over time. Typically, a single land use designation will be applied to a given area. However, to encourage a variety of complementary uses and capture unique development opportunities, two or more land use designations may be combined, or specialized land use designations created, through an adopted specific plan.

Moreover, intensity standards are expressed as an allowable range of residential densities and non-residential floor area ratios (FARs) per gross acre. Densities and FARs may be adjusted above or below identified ranges based upon an assessment of project conditions or the application of density bonuses and nonresidential incentives. Permitted uses and development standards are established and regulated by the City’s Zoning Code and specific plans. The City has adopted Design Expectations for single-family, multi-family, and industrial development and standard specifications for public improvements. Land uses have been allocated considering projected future housing and employment demands. The General Plan also provides capacity beyond projected 2030 needs in order to maximize opportunities for new jobs and revenue-generating uses and recognizes that not all lands will be available for development at a given time.

The estimated development potential allocated by the General Plan is summarized in Table 1-6. The resulting level of development is considered the “buildout” potential and provides a total of 15,504 dwelling units resulting in a population of approximately 42,792 residents. The General Plan also provides a total of approximately 18 million square feet of non-residential uses accommodating approximately 31,849 employees. When jobs and housing are compared, this result in a ratio of 2.0 jobs for each housing unit.

**Table 1-6 General Plan Estimated Development Potential**

Land Use	Gross Acres	Density/Intensity		Development Capacity	
		Range	Assumed Average	Units/ Square feet	Population/ Employees
<b>Residential Neighborhoods</b>					
Rural Estate	39.9	2 or less du/ac	1 du/ac	39 du	108 residents
Very Low Density Residential	340.4	2 to 4 du/ac	3 du/ac	1,000 du	2,760 residents
Low Density Residential	1,082.5	4 to 8 du/ac	6 du/ac	6,301 du	17,390 residents
Medium Density Residential	230	7 to 14 du/ac	9 du/ac	2,094 du	5,780 residents
High Density Residential	49	14 or more du/ac	17 du/ac	819 du	2,261 residents
<b>Commercial, Employment &amp; Mixed-Use</b>					
Central Business District	64.3	FAR 0.3 to 3.0	0.35 FAR	979,860 sf	2,450 employees
General Commercial	254.1	FAR 0.2 to 0.4	0.2 FAR	2,445,096 sf	6,115 employees
Office	24.1	FAR 0.3 to 0.7	0.4 FAR	664,476 sf	2,215 employees
Industrial	949.4	FAR 0.2 to 0.5	0.3 FAR	12,406,368 sf	17,728 employees
Flex Use	101.8	Varies	Varies	152du/1,061,391 sf <sup>2</sup>	420 residents/2,350 employees
<b>Community Facilities, Parks &amp; Resources Uses</b>					
Public & Semi-Public	241.1	Varies	0.3 FAR	238,326 sf	477 employees
Airport	152.2	Per Oakdale Municipal Airport Master Plan	NA	NA	NA
School	82.5	NA	NA	NA	NA
Park	178.2	NA	NA	NA	NA
Open Space	333.5	NA	NA	NA	NA
Agriculture	4,148.4	NA	NA	NA	NA
<b>Special Planning Areas</b>					
Future Specific Plan Area	1,194.7	Varies	Varies	5,099 du/ 207,735 sf	14,073 residents/519

		Density/Intensity		Development Capacity	
					employees
Acres of Concern	3,414,4	NA	NA	NA	NA
<b>TOTAL</b>	<b>11,456</b>	<b>Varies</b>	<b>Varies</b>	<b>15,504 du/ 18,003.252 sf</b>	<b>42,792 residents/ 31,849 employees</b>

Source: Oakdale General Plan 2030

The General Plan Land Use element emphasizes a balanced, well-designed and sustainable land use pattern that advances a high quality of life and promotes business opportunities. Development needs to be compatible with surrounding uses and complement the City’s existing small-town character. Infill development of innovative forms of housing are encouraged. Redevelopment of the City’s downtown as a pedestrian-oriented shopping district with a compatible mix of uses is promoted. New development and redevelopment that furthers the San Joaquin Valley Blueprint Smart Growth Principles is also supported.

### 1.2.8 Future Development

The areas located in the SOI shown in Figure 1-2 depict areas where the City of Oakdale 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 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: wildfire hazards. Table 1-7 is the summary of the SOI total exposure for the City of Oakdale.

**Table 1-7 Sphere of Influence Total Exposure Summary**

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
Commercial	9	\$6,792,832	\$6,792,832	\$13,585,664
Industrial	1	\$384,069	\$576,104	\$960,173
Residential	189	\$39,689,205	\$19,844,603	\$59,533,808
Residential-Income	6	\$1,803,981	\$901,991	\$2,705,972
Rural, Farm, Agricultural	152	\$27,952,553	\$27,952,553	\$55,905,106
Unclassified	2	\$941,841	\$941,841	\$1,883,682
Vacant Commercial	1	\$125,789	\$125,789	\$251,578
Vacant Residential	1	\$1,465	\$733	\$2,198
<b>Total</b>	<b>361</b>	<b>\$77,691,735</b>	<b>\$57,136,444</b>	<b>\$134,828,179</b>

Source: Stanislaus County Assessor, Wood analysis

## 2 HAZARD IDENTIFICATION AND SUMMARY

The City of Oakdale 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 Oakdale, 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 Oakdale’s hazards and assess the City’s specific vulnerabilities.

The hazards profiled in the County MJHMP Base Plan discuss the overall impacts to 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 Oakdale’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 Public Health and Safety Element and which hazards are relevant and priority hazards for the City. The City’s General Plan Public Health and Safety Element addresses flood hazards (including dam inundation), geologic and seismic hazards, and hazardous materials. The City’s Community Services Element addresses fire protection and wildland fire hazards. Among these hazards in the General Plan, dam inundation, flood and wildfire hazards are further addressed in this Annex while earthquake hazard is addressed in the Base Plan. Climate change considerations are also addressed in the Base Plan.

**Table 2-1 City of Oakdale —Hazard Profiles**

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	High	Yes
Earthquake	Extensive	Occasional	Limited	Medium	No
Extreme Temperatures: Freeze and Extreme Heat	Extensive	Highly Likely	Critical	Medium	No
Flood	Limited	Likely	Negligible	Medium	Yes
Landslide, Mud/Debris Flow, Rockfall	Limited	Occasional	Negligible	Low	No
Pandemic/Epidemic	Extensive	Occasional	Critical	High	No
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	Significant	Likely	Negligible	Medium	Yes
<b>Geographic Area</b> Limited: Less than 10% of planning area Significant: 10-50% of planning area Extensive: 50-100% of planning area  <b>Probability of Future Occurrences</b> 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.		<b>Magnitude/Severity (Extent)</b> Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b> Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact			

## 2.1 Vulnerability Assessment

The intent of this section is to assess Oakdale'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 incident, flooding, and wildfire hazards, the vulnerability assessment analyzes the population, property, and other assets at risk of hazards. 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 modelling 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 differentiates 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 Oakdale'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 an overview of 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 Oakdale are identified below.

- Dam Incidents
- Drought
- Flood
- Wildfire

Cyber Attack, Earthquake, Extreme Heat, Pandemic/Epidemic, and Severe Weather hazards were ranked Medium or High significance hazards but are not addressed further in this vulnerability assessment as the risk and exposure are similar to the overall County risk and exposure, and the potential for losses are difficult to quantify specific to the City of Oakdale. 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 Oakdale, those hazards include: Agriculture Pests and Disease, Aquatic Invasive Species, and Landslide (Mud/Debris Flow, Rockfall). For example, landslide hazard was assessed for the City and based on the analysis and mapping, landslide hazard did not result in any significant vulnerabilities or impacts, although landslide hazard is profiled in this Annex for planning and awareness purposes.

## 2.2 Assets

This section considers Oakdale's assets at risk, including values at risk, 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 Oakdale.

**Table 2-2 City of Oakdale Property Exposure by Type**

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
Commercial	327	\$202,961,845	\$202,961,845	\$405,923,690
Industrial	208	\$153,308,947	\$229,963,421	\$383,272,368
Residential	6,355	\$1,210,767,189	\$605,383,595	\$1,816,150,784
Residential-Income	64	\$13,323,410	\$6,661,705	\$19,985,115
Rural, Farm, Agricultural	17	\$4,549,891	\$4,549,891	\$9,099,782
Unclassified	292	\$99,950,578	\$99,950,578	\$199,901,156
Vacant Commercial	27	\$457,449	\$457,449	\$914,898
Vacant Residential	5	\$384,248	\$192,124	\$576,372
<b>Total</b>	<b>7,298</b>	<b>\$1,685,764,252</b>	<b>\$1,150,181,302</b>	<b>\$2,835,945,554</b>

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 Oakdale. 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 Oakdale**

Lifeline	# of Critical Facilities
Communication	17
Energy	4
Food, Water, Shelter	2
Hazardous Materials	1
Health and Medical	9
Safety and Security	14
Transportation	14
<b>Total</b>	<b>61</b>

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

- Oakdale Rural Fire Protection District Station 11
- Oakdale City Fire Department Station 11
- Oakdale 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 Oakdale for use in an emergency event including Gene Bianchi Community Center and Oakdale Christian Church.

### **2.2.3 Historic, Cultural and Natural Resources**

There are no historical resources in the City of Oakdale 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 Natural Resources Element, the City and its surrounding area include perennial grasslands, riparian woodlands, oak woodlands, and a variety of wetlands including vernal pools, seasonal wetlands, freshwater marshes, ponds, streams, and rivers. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters.

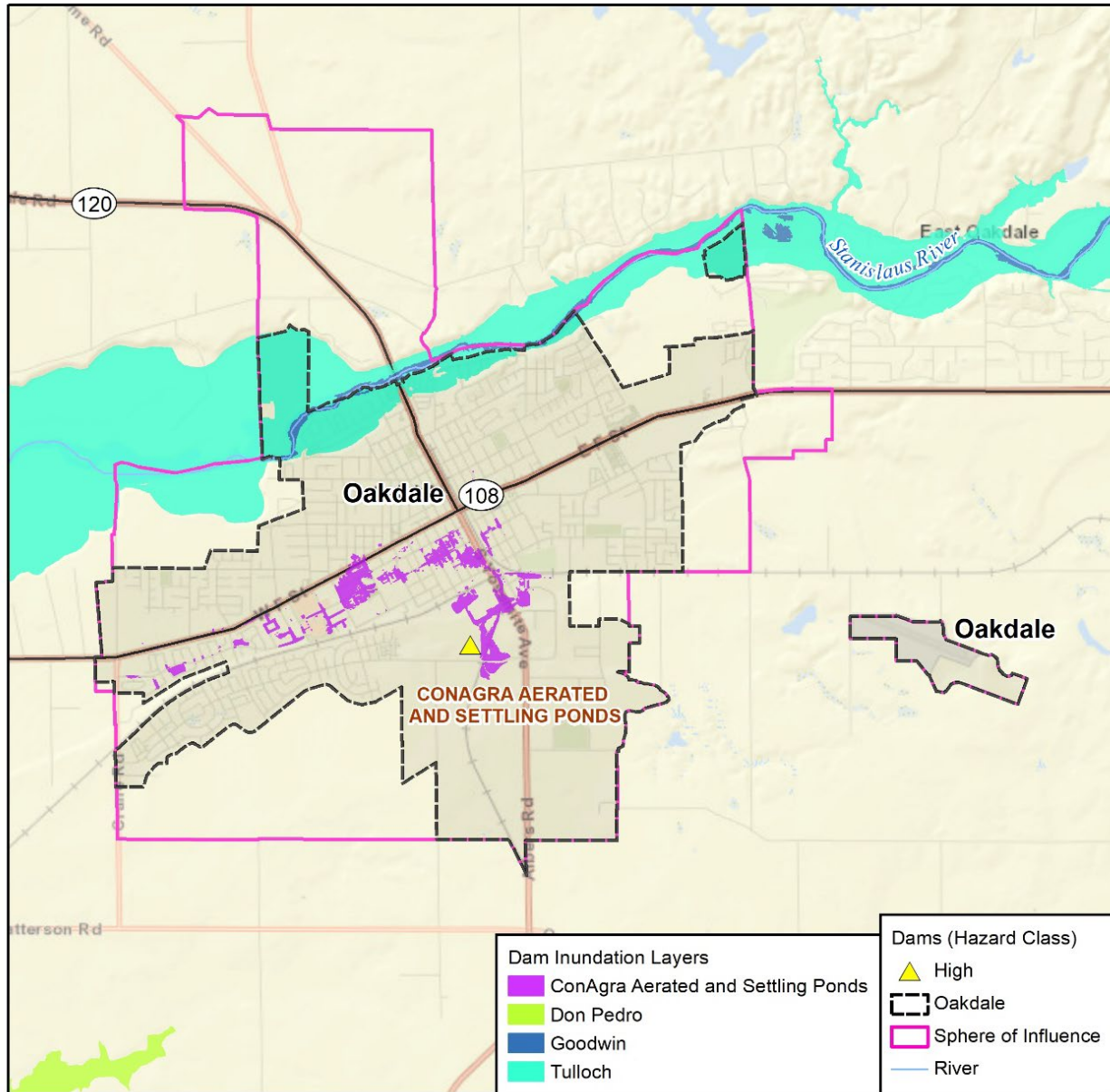
## **2.3 Estimating Potential Losses**

### **2.3.1 Dam Incidents**

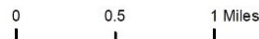
Figure 2-1 shows the dam inundation areas within the City based on the best available data. However, based on Figure PHS-2 Dam Inundation Area of City's 2030 General Plan, as well as the 2016 Stanislaus County – Dam Inundation Hazard map in the County's 2017 LHMP. It should be noted that if New Melones dam were to breach, the majority of the City of Oakdale would be inundated. Due to data limitations, Figure 2-1 does not include the inundation layer for New Melones dam.

New Melones dam is rated as a high hazard dam in the National Inventory of Dams. It has a storage capacity that is higher than all the other dams of concern for Stanislaus County. Don Pedro dam, which already poses a significant risk to the County and its jurisdictions, has a storage capacity of 2,300,000 acre-feet, while New Melones dam's is 2,870,000 acre-feet. Therefore, dam incidents is rated as high and considered a priority hazard for the City.

**Figure 2-1 City of Oakdale Dam Inundation**



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



### 2.3.2 Drought

The City of Oakdale supplies water to its residents and visitors and relies exclusively on groundwater from the Modesto Subbasin of the San Joaquin River Hydrologic Region (City of Oakdale 2015). The City's supply is provided through a pressurized distribution system comprised of eight groundwater wells, one concrete water tank, and two booster pump stations that allows water to be conveyed between two zones. The City's projected production capacity is approximately 15 million gallons per day (City of Oakdale 2015). To manage water use and promote water conservation, each water service connection in the City is equipped with a water meter for water accounting and billing. The City also sets water use reduction targets and complies with their Water Use Reduction Plan to implement conservation measures that will reduce the average water use to or below their respective targets. According to City production

records, the water use fell 24% between 2013 and 2014, in response to the implementation of their conservation programs (City of Oakdale 2015). Full implementation of these programs is expected to result in at least 5% additional reduction in system water use. Mandatory conservation measures associated with SBx7-7, Senate Bill 407, Assembly Bill 1881, and California Green Building Code are also expected to increase conservation efforts, particularly those related to new development. However, the lack of a diversified water supply for the City indicates that climate change could impact the City due to the potential reduction in groundwater recharge and runoff, increasing concerns related to groundwater overdraft, and declining groundwater quality. As a result, the City is committed to identifying areas in the Modesto Groundwater Subbasin that may be drastically affected by climate change and complete steps to prevent undesirable groundwater overdraft conditions.

### **2.3.3 Flood**

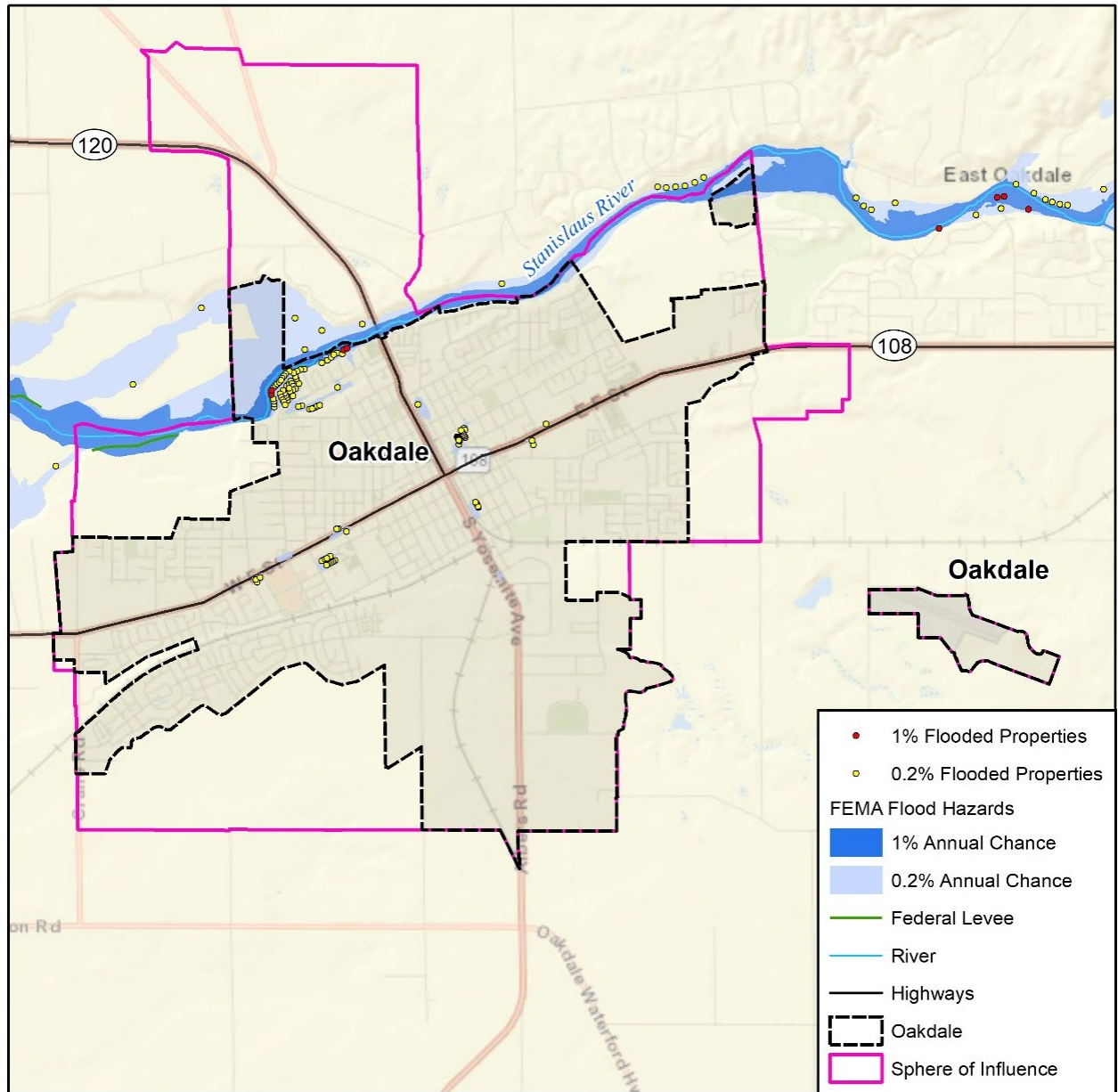
The primary types of flood events in Stanislaus County that may impact the City of Oakdale are riverine and local urban flooding. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area, upstream, or from winter snowmelt.

Areas in the northern part of the City of Oakdale have been determined to be in the FEMA 1% and 0.2% annual chance floodplains. 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. Parts of the City may also be vulnerable to localized stormwater flooding during severe storms. The rest of Oakdale lies outside the FEMA 1% and 0.2% annual chance floodplains. Based on the history of flooding in the County of Stanislaus, the City of Oakdale and surrounding areas are considered likely to have the hazard potential for future flooding.

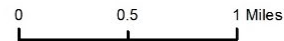
A flood vulnerability assessment was completed during the 2021 update, following the methodology described in Section 4 of the Base Plan. FEMA 1% and 0.2% annual chance floodplains within the City are shown in Figure 2-2. Table 2-4 summarizes the values at risk in the City's 1% annual chance floodplains. Table 2-5 summarizes the values at risk in the City's 0.2% annual chance floodplains.



**Figure 2-2 City of Oakdale FEMA 1% & 0.2% Annual Chance Floodplains**



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



**Table 2-4 City of Oakdale FEMA 1% Annual Chance Flood Hazard, by Property Type**

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Estimated Loss	Population
Residential	4	\$1,264,652	\$632,326	\$1,896,978	\$474,245	15
<b>Total</b>	<b>4</b>	<b>\$1,264,652</b>	<b>\$632,326</b>	<b>\$1,896,978</b>	<b>\$474,245</b>	<b>15</b>

**Table 2-5 City of Oakdale FEMA 0.2% Annual Chance Flood Hazard, by Property Type**

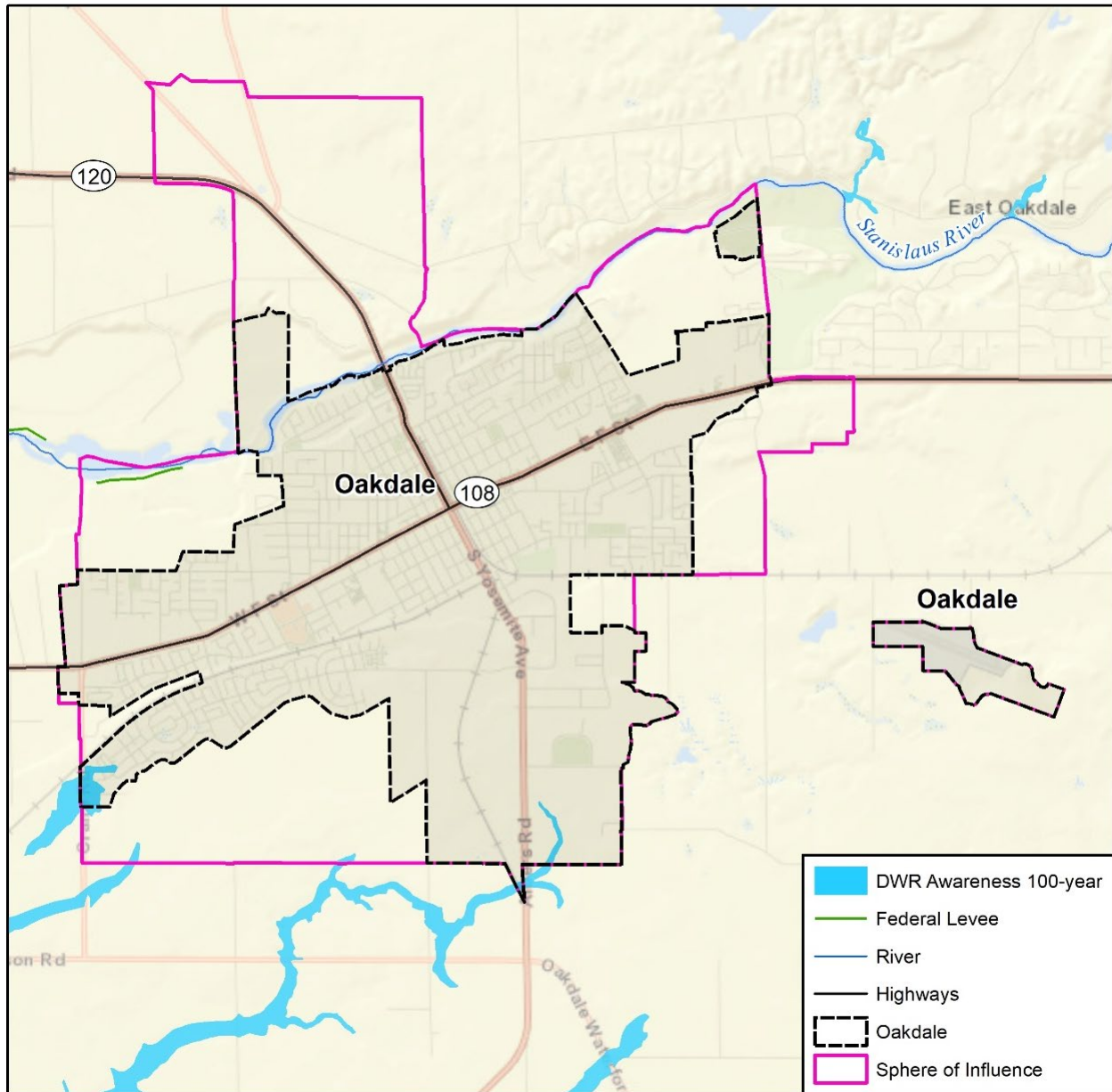
Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Estimated Loss	Population
Commercial	8	\$1,098,936	\$1,098,936	\$2,197,872	\$549,468	
Industrial	1	\$143,252	\$214,878	\$358,130	\$89,533	
Residential	83	\$18,463,874	\$9,231,937	\$27,695,811	\$6,923,953	242
Unclassified	6	\$821,866	\$821,866	\$1,643,732	\$410,933	
<b>Total</b>	<b>98</b>	<b>\$20,527,928</b>	<b>\$11,367,617</b>	<b>\$31,895,545</b>	<b>\$7,973,886</b>	<b>242</b>

Source: Stanislaus County Assessor’s Office; National Flood Hazard Layer Effective 8/24/2021; FEMA; Wood analysis

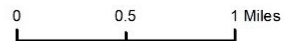
Based on this analysis, the City has four improved parcels located within the 1% annual chance floodplains for a total value of around \$1.9 million. The potential loss is estimated at around \$474,245 if these areas were inundated by the 1% annual chance flood. On the other hand, the City has 98 improved parcels located within the 0.2% annual chance floodplains for a total value of around \$31.9 million. The potential loss is estimated at around \$8 million if these areas were inundated by the 0.2% annual chance flood. The population at risk was calculated for the 1% and 0.2% annual chance floodplains based on the number of residential properties at risk and the average number of persons per household (2.91). There are an estimated 15 persons at risk to 1% annual chance flood and 242 persons at risk to 0.2% annual chance flood in the City.

The DWR Awareness 100-year floodplains within the City of Oakdale are shown in Figure 2-3.

**Figure 2-3 City of Oakdale DWR Awareness 100-Year Floodplains**



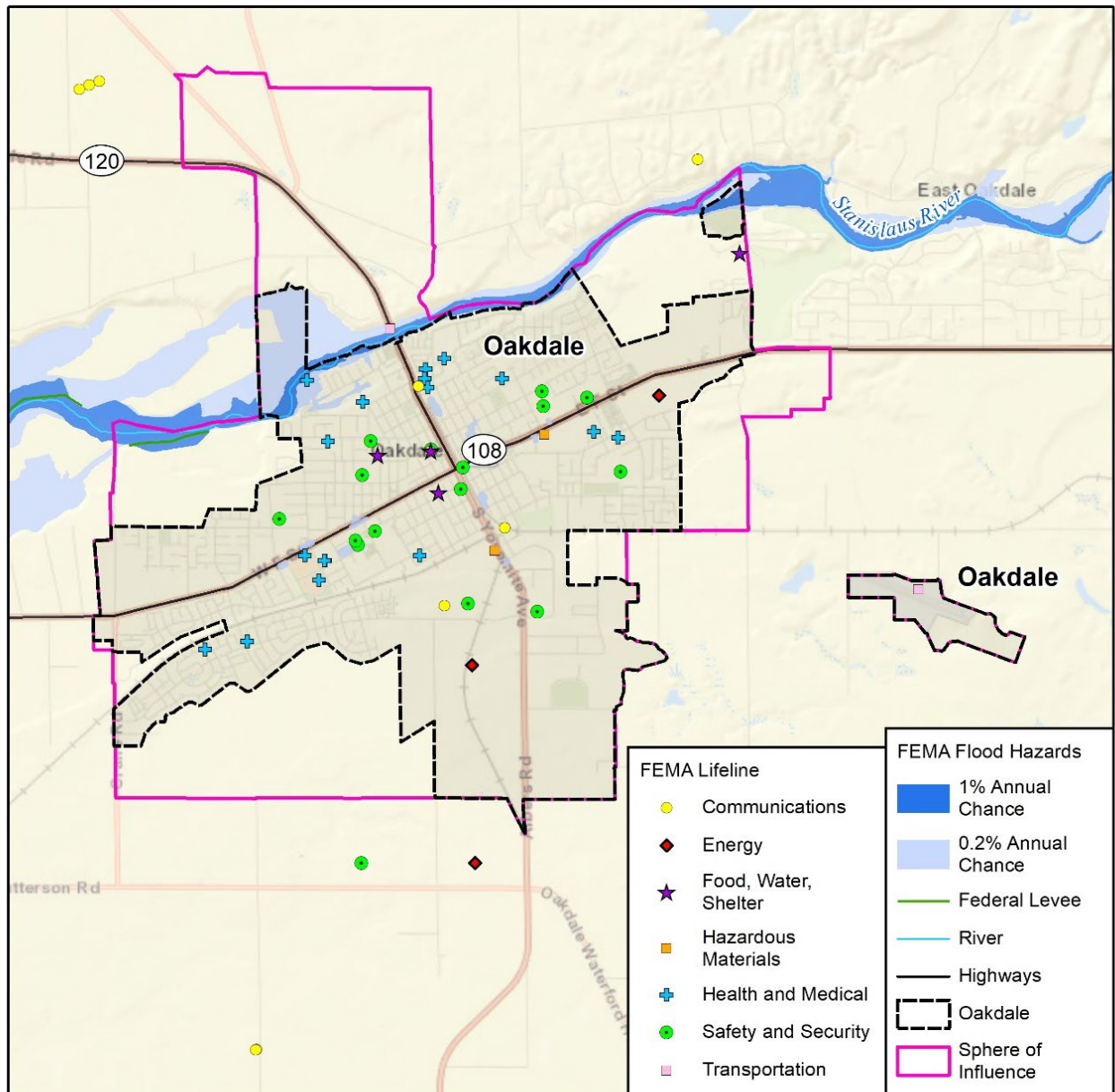
Map compiled 2/2022;  
 Intended for planning purposes only.  
 Data Source: Stanislaus County, DWR



**Critical Facilities at Risk**

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. Figure 2-4 shows the geographic relationship between the City’s critical facilities and the FEMA 1% and 0.2% annual chance floodplains in the vicinity. None of the City’s critical facilities are located directly in FEMA 1% annual chance floodplains, while only one critical facility is located in FEMA 0.2% annual chance floodplains, which is an assisted living facility. Moreover, a few facilities in the northern part of the City are located near FEMA floodplains.

**Figure 2-4 Critical Facilities at Risk of FEMA 1% & 0.2% Annual Flood Hazard**



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

0 0.5 1 Miles



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

The City of Oakdale joined the NFIP on September 5, 1979. NFIP Insurance data indicates that as of April 2022, there were 17 flood insurance policies in force in the City with \$5,950,000 of coverage. None of these policies is located in A-zones. All of the policies are single-family residential and located in the B, C, and X zone. There has not been any historical claims for flood losses. According to the FEMA Community Information System accessed April 6, 2022, the City has no Repetitive Loss properties or Severe Repetitive Loss properties.

### Future Development

The results of the SOI flood analysis are shown in Table 2-6. None of the parcels within the SOI are exposed to the 1% annual chance flood. A total of four parcels within the SOI are exposed to the 0.2% annual chance flood. This indicates the risk to existing development that could be under the City’s jurisdiction if the area was annexed.

**Table 2-6 Sphere of Influence Areas Exposed to 0.2% Annual Chance Flood Hazard**

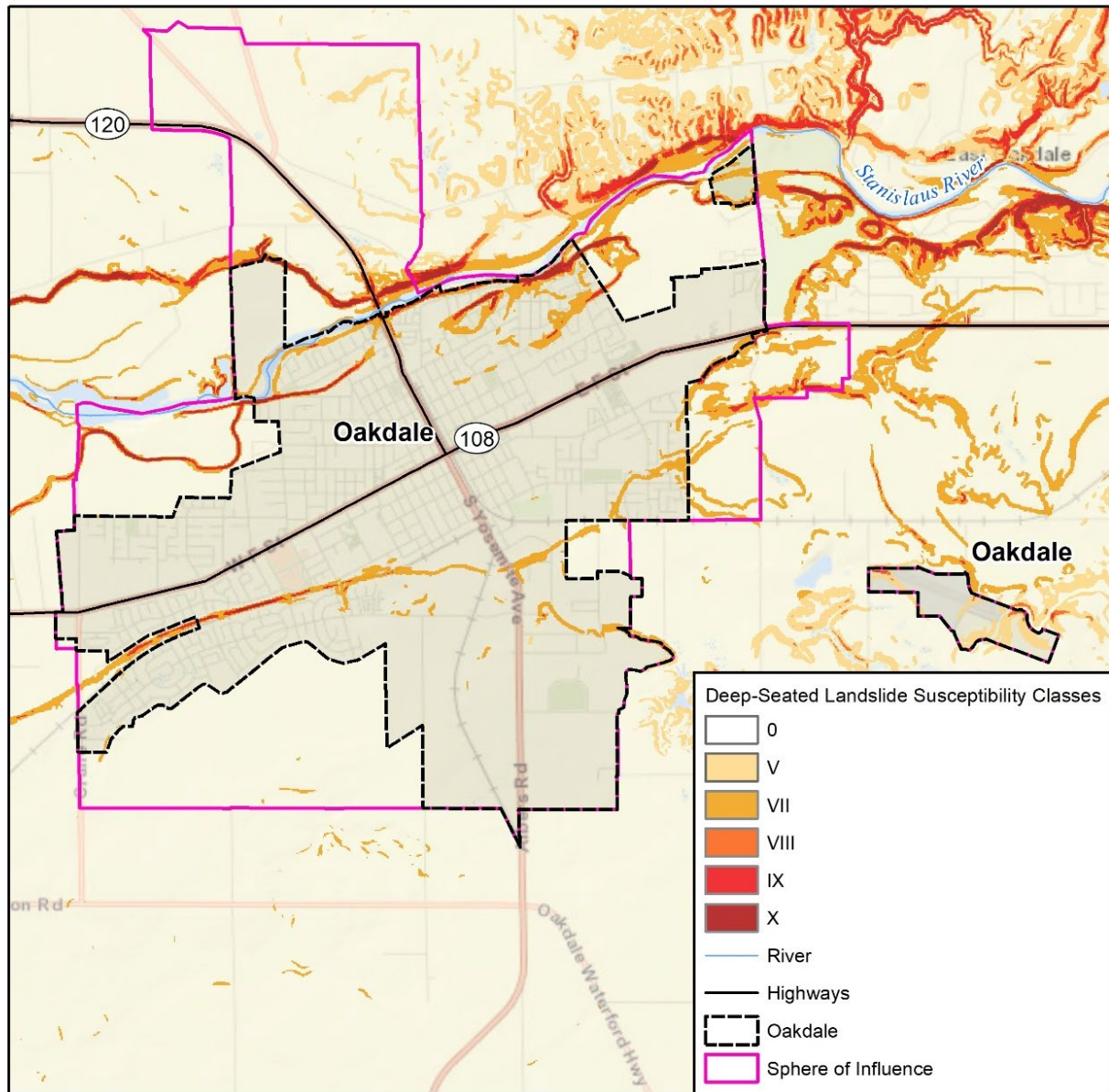
Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Estimated Loss	Population
Rural, Farm, Agricultural	4	\$257,958	\$257,958	\$515,916	\$128,979	N/A
<b>Total</b>	<b>4</b>	<b>\$257,958</b>	<b>\$257,958</b>	<b>\$515,916</b>	<b>\$128,979</b>	<b>N/A</b>

Source: Stanislaus County Assessor, Wood analysis

### 2.3.4 Landslide

As shown in Figure 2-5, most of the City is not susceptible to deep-seated landslide hazards, although a few long and narrow segments located in the northern and south-to-central portions of the City possess some susceptibility. Areas that possess deep-seated landslide susceptibility also exist along Stanislaus River, which are to the northeast of the City, but not within the city limits or SOI. However, landslide hazard is overall rated as low for the City and is not a priority hazard. This hazard profile and the map are prepared for planning and awareness purposes.

**Figure 2-5 City of Oakdale Deep-Seated Landslide Susceptibility**



**wood.** Map compiled 2/2022;  
 Intended for planning purposes only.  
 Data Source: Stanislaus County,  
 Department of Conservation,  
 California Geological Survey



**2.3.5 Wildfire**

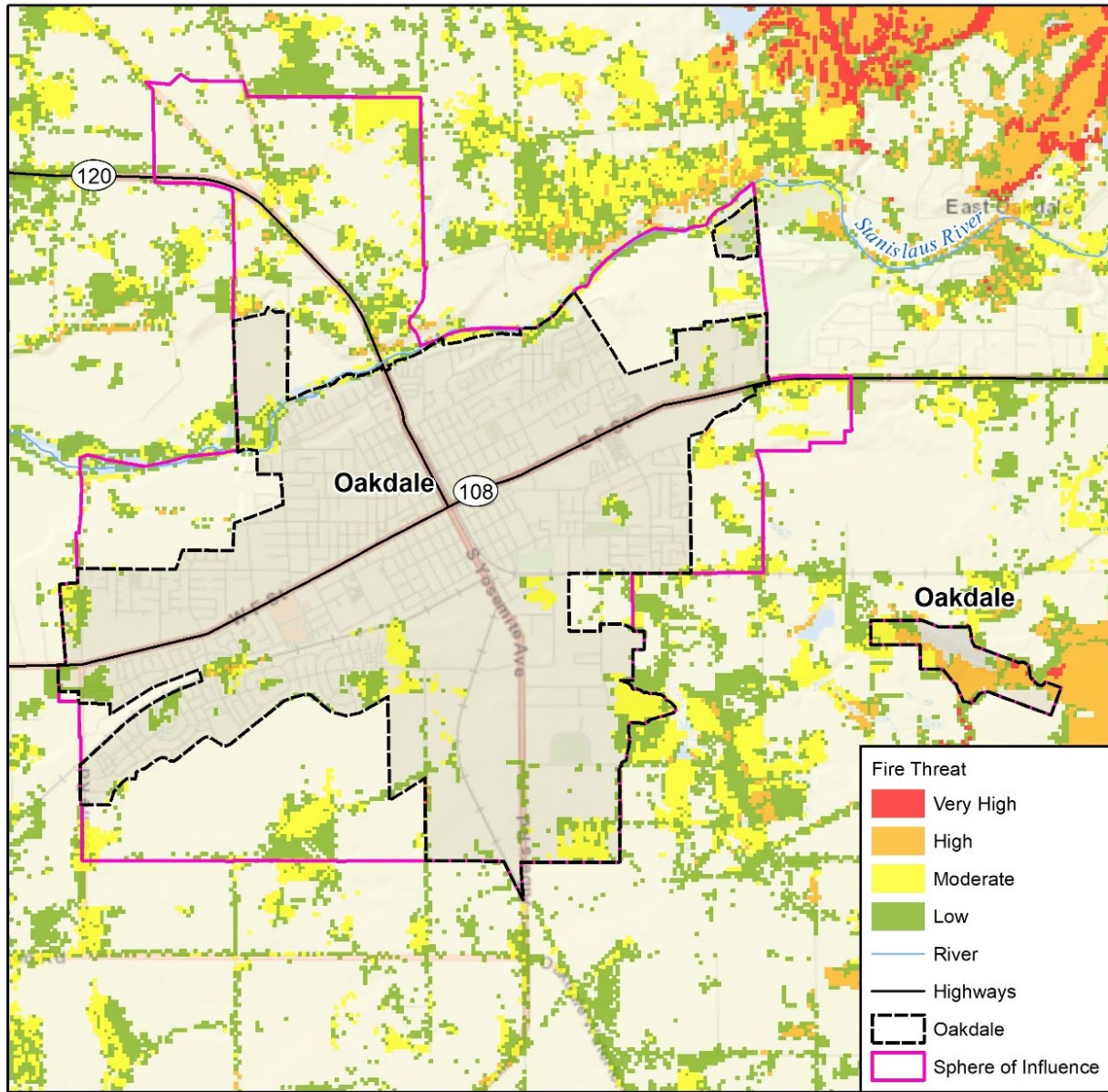
Both urban and wildland fires conditions exist in Stanislaus County, which increases the chances for damage to property, loss of life and/or injury. In most of Stanislaus County, Cal FIRE ranks fuel loading as low. Fuels are mainly crops and grasses. In the far western and eastern portions of the County in areas identified by Cal FIRE as State Responsibility Areas (SRA)s, there is undeveloped and rugged terrain that contains highly flammable grass, brush, and some pine fuels, which are ranked as moderate fuel hazards, primarily in the area west of Interstate 5 (I-5). Figure 2-6 shows the fire threat areas in the City of Oakdale. As shown in Figure 2-6, there are some pockets of high wildfire threat areas within the eastern portion of the City. Some very high and high wildfire threat areas, which are located in the far northeastern portions of the County, are also near the northeastern part of the City’s main portion. Table 2-7 summarizes the values at risk, detailed loss estimates and populations at risk.

**Table 2-7 Properties Exposed to Wildfire Threat Areas**

Property Type	Improved Parcel Count Extreme	Improved Parcel Count Very High	Improved Parcel Count High	Improved Parcel Count Moderate	Total Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Population
Commercial	0	0	0	1	1	\$126,941	\$126,941	\$253,882	
Industrial	0	0	0	7	7	\$4,877,814	\$7,316,721	\$12,194,535	
Residential	0	0	0	24	24	\$6,858,261	\$3,429,131	\$10,287,392	70
Rural, Farm, Agricultural	0	0	0	1	1	\$36,918	\$36,918	\$73,836	
Vacant Commercial	0	0	0	1	1	\$24,248	\$24,248	\$48,496	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>34</b>	<b>\$11,924,182</b>	<b>\$10,933,959</b>	<b>\$22,858,141</b>	<b>70</b>

Source: CAL FIRE, Stanislaus County Assessor, Wood GIS analysis

**Figure 2-6 City of Oakdale Wildfire Threat Area**



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



Table 2-8 shows the results of the critical facility analysis by fire threat area. None of the City’s critical facilities is located within Very High or High or Moderate Wildfire Threat areas, and only three critical facilities are within low wildfire threat areas.

**Table 2-8 Critical Facilities Exposed to Wildfire Threat Areas**

FEMA Lifeline	Count
<b>Low Wildfire Threat</b>	
Health and Medical	2
Safety and Security	1
<b>Total</b>	<b>3</b>

Source: Stanislaus County, HIFLD, NID, DWR, CAL FIRE, FRAP, Wood GIS Analysis



## Future Development

The results of the sphere of influence and wildfire analysis are shown in Table 2-9.

**Table 2-9 Sphere of Influence Areas Exposed Within Fire Threat Areas**

Property Type	Improved Parcel Count Moderate	Total Building Count	Improved Value	Estimated Content Value	Total Value	Population
Residential	4	4	\$1,210,045	\$605,023	\$1,815,068	12
Rural, Farm, Agricultural	24	24	\$3,776,157	\$3,776,157	\$7,552,314	N/A
<b>Total</b>	<b>28</b>	<b>28</b>	<b>\$4,986,202</b>	<b>\$4,381,180</b>	<b>\$9,367,382</b>	<b>12</b>

Source: Stanislaus County Assessor, CALFIRE, Wood analysis

The City’s General Plan Community Services Element outlines policies such as the enforcement of codes, ensuring adequate water supply, reviewing development proposals, and the planning of fire access routes to offer the City adequate fire protection and emergency medical services. For wildland fire hazards, in particular, the City has been enforcing a weed hazard abatement program and other relevant codes and ordinances, as well as designing and constructing new development proposed within or adjacent to fire hazards zones to reduce exposure to fire hazards. The City has also been educating the public about wildland fire prevention techniques to minimize potential wildland fire hazards.

## 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 Oakdale 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 LPT 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 LPT representatives also considered their ability to expand or improve upon existing policies and programs as potential new mitigation strategies. The City of Oakdale’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 Oakdale.

**Table 3-1 City of Oakdale —Regulatory and Planning Capabilities**

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General Plan	Yes	Adopted August 8, 2013
Zoning ordinance	Yes	Chapter 36
Subdivision ordinance	Yes	Chapter 31
Growth management ordinance	No	No
Floodplain ordinance	Yes	Chapter 36-4 Flood Hazard Prevention

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Chapter 29 Storm Water Management and Discharge Control Chapter 12 Fire Protection Emergencies Ordinance, Chapter 9
Building code	Yes	Chapter 7 Building Codes, Administration and Enforcement and Systems Development Charges
Fire department ISO rating	Yes	Rating 3/6
Erosion or sediment control program	No	Chapter 29 Storm Water Management and Discharge Control
Stormwater management program	No	Chapter 29 Storm Water Management and Discharge Control
Site plan review requirements	Yes	Chapter 36-19 Site Plan Review
Capital improvements plan	No	Sewer Master Plan, Storm Master Plan, Street Master Plan, and Water Master Plan
Economic development plan	No	
Local emergency operations plan	No	
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	Mentioned in Flood Hazard Prevention Ordinance Chapter 36-4
Other		

### Oakdale 2030 General Plan, adopted August 8, 2013

The Oakdale 2030 General Plan serves as a long-term policy framework to guide the City's growth and conservation in a manner that sustains the community's quality of life, economic vitality, social wellbeing, and environmental resources. The 2030 General Plan is the result of the collective efforts of numerous stakeholders including elected and appointed officials, City staff, public agencies, utility companies, local school districts, and the City residents who have articulated their values and expectations for Oakdale's future.

The City of Oakdale General Plan Public Health & Safety Element referenced the incorporation of the MJHMP developed at that time. Policy 1.2 included in the Public Health and Safety Element is to continue to participate in and ensure that new development and infrastructure are consistent with the Stanislaus County's MJHMP. Integration of the MJHMP at that time was noted several times throughout the General Plan.

### Emergencies Ordinance, Chapter 9

The declared purposes of this Ordinance are to carry 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 as well as the Disaster Council's powers and duties, which include developing and recommending for adoption by the city council, emergency and mutual aid plans and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements. Moreover, the Ordinance mentions that the mayor shall be the chairperson of the Oakdale Disaster Council, and the director of emergency services shall be the vice-chairperson of the Oakdale Disaster Council. For the City of Oakdale, the director of emergency services is the City Administrator.

### Fire Protection Ordinance, Chapter 12

The City of Oakdale adopts the California Fire Code, 2019 Edition, including Appendix Chapter 4, B, BB, C, CC, D, E, F, G, I, K, and Division II Administration in Chapter 12.1 of the City's Code. The Fire Code regulates the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings. The Code also authorizes the City to issue permits, collect fees,

and provide penalties for the violation and each and all of the regulations, provisions, penalties, conditions and terms of the California Fire Code, 2019 Edition.

The City of Oakdale also amended the 2019 California Fire Code in Chapter 12.9 of the City’s Code. This was necessary to provide more stringent standards for fire extinguishing systems, fire hazard and hazardous materials controls necessary to serve the public interest by reducing the risk to life and property of the citizens of the City of Oakdale.

**Flood Hazard Prevention Ordinance Chapter 36-4**

The purpose of the City’s Flood Hazard Prevention Ordinance is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed. The Ordinance aims to protect human life and health, as well as minimize the expenditure of public money for costly flood control projects, the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public. The Ordinance is in place to minimize prolonged business interruptions and damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in areas of special flood hazard. Moreover, the Ordinance helps maintain a stable tax base by providing for the sound use and development of Special Flood Hazard Areas (SPHAs) to minimize future blighted areas caused by flood damage. The Ordinance also ensures that potential buyers are notified that a property is in an SFHA (Special Flood Hazard Area) and that those who occupy the areas of special flood hazard assume responsibility for their actions.

**Storm Water Management and Discharge Control, Chapter 11.12**

The purpose of this Storm Water Management and Discharge Control chapter is to protect and promote the health, safety and general welfare of the citizens of the City by controlling non-stormwater discharges to the stormwater conveyance system from spills, dumping or disposal of materials other than stormwater, and by reducing pollutants in urban stormwater discharges to the maximum extent practicable. This chapter intends to assist in the protection and enhancement of the water quality of watercourses, water bodies and wetlands in a manner consistent with the Federal Clean Water Act (33 U.S.C. §§ 1251 et seq.), by reducing pollutants in stormwater discharges to the maximum extent practicable, and by prohibiting non-stormwater discharges into the storm drain system.

**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 Oakdale. Many positions are full-time and/or filled by the same person. A summary of technical resources is shown below.

**Table 3-2 City of Oakdale —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	
Planner/engineer/scientist with an understanding of natural hazards	Yes	Community Development Department	
Personnel skilled in GIS	No		
Full-time building official	Yes	Community Development Department	
Floodplain manager	Yes	City Community Development Director (Floodplain Administrator)	
Emergency manager	Yes	City Administrator (Director of Emergency Services)	
Grant writer	Yes	Administration	
Other personnel	Yes	Multiple agencies and departments with support	

Personnel Resources	Yes/No	Department/Position	Comments
		personnel expanding capabilities for mitigation	
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)	No		
Warning Systems/Services (Reverse 9-11, cable override, outdoor warning signals)	No		
Other			

### City Council

Oakdale is a General Law City and is managed utilizing the Council-Manager form of government. The Mayor and four City Council members are elected at large to four years terms. As the elected legislative body of the City of Oakdale, the City Council has overall responsibility for setting policy for the scope, direction and financing of City services. The City Council establishes local laws and policy that is administered and implemented through staff. The Council is also responsible for establishing land use policies through the General Plan and zoning regulations. Under the Council-Manager form of government, the City Council provides policy direction to the City Manager who is responsible for administering City operations. The Council works closely with citizen advisory commissions and committees to set policy, considers staff information and recommendations, and receives comments from interested parties and the general public.

### City Manager

The City Manager is appointed by and serves at the pleasure of the City Council. The City Manager carries out City Council policy by coordinating the overall day-to-day operations of City services, long-range strategic planning, city-wide budget preparation and oversight, and implements public policy-making needs of the City Council by assisting elected officials in policy development and in external governmental matters.

### City Attorney

The City Attorney's Office provides legal advice and services to the City Council and city staff. A review of legal issues ensures that recommendations, policies, and administrative procedures are undertaken after consideration of sound professional advice. At the City Council's direction, the City Attorney's Office may also provide for appropriate representation for the City in all legal proceedings.

### City Clerk

As an Elections Official, the City Clerk administers Federal, state and local procedures through which local government representatives are selected. The Clerk assists candidates in meeting their legal responsibilities before, during and after an election. As a Legislative Administrator, the City Clerk plays a critical role in the decision-making process of the local legislature. As key staff for Council meetings, the Clerk prepares the legislative Agenda, verifies that legal notices have been posted or published, and completes the necessary arrangements to ensure an effective meeting. As a Records Manager, the City Clerk oversees yet another legislative process; the preservation and protection of the public record. The City Clerk also ensures that other municipal records are readily accessible to the public.

### Community Development Department

The focus of the Community Development is property development and revitalization activity throughout the City, including land use planning, permit issuance and building plan check and inspection services, and code enforcement. It also administers programs aimed at the development of affordable low-income and moderate-income housing. The Community Development Department includes a Planning Division, a Building Division, Housing and Neighborhood Services and a Code Enforcement Division.

- Planning Division.** The Planning Division performs advanced and current planning functions, including processing entitlements such as plan amendments, rezones, site plans, conditional use permits, and environmental assessments. The Planning Division also prepares and maintains the General Plan and various community-specific, and redevelopment plans, processes annexations,

provides public counter planning services, and coordinates efforts of citizen advisory and plan implementation committees.

- **Building Division.** The Building Division is responsible for permit processing, plan checking, and inspection services for public and private projects. The Building Division provides public counter services, processes subdivision, UGM, and various entitlements associated with development, and provides planning and engineering staff support to commercial and residential projects.
- **Housing and Neighborhood Services Division.** The Housing and Neighborhood Services division is responsible for the administration, monitoring, and implementation of the city's federal, state, and local housing and community development funds. The division is also responsible for the Housing Element of the 2030 Oakdale General Plan. Division staff members periodically update the General Plan to reflect the changing needs of the city's population and to plan how to meet those needs.
- **Code Enforcement Division.** The Code Enforcement Division enforces zoning violations and residential or public nuisances which create eyesores or otherwise interfere with quality of life for the community at large. The code enforcement process is initiated by an observation made by a resident. The city relies on residents to help identify possible code violations.

### **Finance Department**

The Finance Department is responsible for providing quality service to the City's customers, which includes the preparation of the City's utility bills, monthly statements, and business licenses. The Finance Department also manages the City's finances, including accounts payable, accounts receivable, investments, purchasing, cash receipts and payroll and Information Technology.

The Finance Department manages and maintains the City's financial records in conformity with generally accepted accounting principles and compliance with state and federal laws. The Finance Department also maintains effective and efficient financial planning, reporting and central support systems to provide the City Council, City Manager and other City officials with financial information on a timely basis.

### **Fire Department**

The Modesto Fire Department provides fire service for the City of Oakdale.

### **Public Works Department**

The City's Public Services Department is responsible for streets, sewer, drinking water, and parks maintenance.

### **Police Department**

The City's Police Department is for the safety and well-being of the residents in the City. The Department responds to crime reports, citizen complaints, and enforcing parking and animal issues.

### **Human Resources Department**

The Human Resources Department is responsible for recruiting, hiring, and retaining qualified employees.

### **Planning Commission**

The Planning Commission's mission is to fairly and impartially represent the citizens of the City of Oakdale and those within its SOI on all planning issues brought before the commission. They apply all applicable laws, policies, ordinances, municipal codes and existing General Plan conditions to decisions and recommendations to the City Council.

## **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 Oakdale —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, gas, or electric 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	Various Departments

### 3.4 Outreach and Partnerships

The Stanislaus 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. OES develops and maintains the Stanislaus County Emergency Operations Plan and its associated annexes. OES 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 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.

Moreover, the Stanislaus County OES protects the public’s safety by developing and maintaining general and specific preparedness programs for the County and its nine cities. The OES educates and informs the public in the areas of emergency preparedness and fire prevention.

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

- Ongoing newsletter
- Fire Prevention School Programs
- Social Media (Facebook, Instagram)
- City’s Media Releases Webpage

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. Given most of the City's mitigation actions in this Annex focus on a public awareness campaign, the City should ensure the social media content and press releases are published in both English and Spanish.

### 3.5 Opportunities for Enhancement

Based on the capability assessment, the City of Oakdale 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 Oakdale General Plan Public Health and Safety Element to incorporate the 2021-2022 Stanislaus County MJHMP and City of Oakdale 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 Sub application 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, these projects 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 wildfire 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 Oakdale 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

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## 4.1 Goals and Objectives

The City of Oakdale 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 an NFIP participating community since 1979. 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 City's Director of the Community Development Department. This includes ongoing activities such as enforcing local floodplain development regulations, issuing permits for appropriate development in SFHAs and ensuring that this development is mitigated in accordance with the regulations. This will also include periodic reviews of the floodplain ordinance to ensure that it is clear and up to date and reflects new or revised flood hazard mapping.

### 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 significant (medium or high) 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 Oakdale 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, 3, 4, and 5; Safety and Security	Dam Incidents	Develop a Public Awareness Campaign on Dam Safety – The City will organize a Social Media Campaign that will run quarterly on City of Oakdale platforms to advertise and promote evacuation routes or pre-incident preparation related to dam incidents that can be done by the public.	City of Oakdale Executive Team, USACE, DSOD, ConAgra Grocery Products Company, LLC, MID, TID, OID, SSJID	\$10,000 - \$100,000; General Fund	Medium	1-3 years	New in 2022.
2	Goals 3, 4 and 5; Safety and Security	Drought	Develop a Public Awareness Campaign on Water Conservation – The City will organize a Social Media Campaign that will run quarterly on City of Oakdale platforms to advertise and promote conservation and water saving ideas that can be performed by the public.	City of Oakdale Executive Team	\$10,000 - \$100,000; General Fund, State DWR Grants	Medium	1-3 years	New in 2022.
3	Goals 1, 3, 4 and 5; Safety and Security	Flood	Develop a Public Awareness Campaign on Flood Preparedness – The City will organize a Social Media Campaign that will run quarterly on City of Oakdale platforms to advertise and promote evacuation routes or pre-incident preparation for flood hazards that can be done by the public.	City of Oakdale Executive Team	\$10,000 - \$100,000; General Fund, State DWR Grants	Medium	1-3 years	New in 2022.
4	Goals 1, 3, 4, and 5; Safety and Security	Wildfire	Develop a Public Awareness Campaign on Wildfire Hazards – The City will organize a Social Media Campaign that will run quarterly on City of Oakdale platforms to advertise and promote evacuation routes, fire prevention, and	City of Oakdale Executive Team	\$10,000 - \$100,000; General Fund	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
			pre-incident preparation that can be done by the public.					

## 5 IMPLEMENTATION AND MAINTENANCE

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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 Public Works Department and Engineering, Sewer, Storm Water, Streets, Waste Water Treatment, Park Maintenance, and Water Divisions each may utilize the hazard information when implementing the City's Water Master Plan. The City's Building Division can incorporate the hazard information and vulnerability assessment into their Building Plan Review process related to the planning, design, and construction of private development projects. Similarly, the Planning Division may utilize the hazard information when reviewing a site plan, land use entitlement applications, or other types of development applications. The City's Planning Division will also incorporate this MJHMP into the Safety Element of their General Plan, as recommended by Assembly Bill (AB) 2140.

As noted in Section 6 of the Base Plan, the LPT representatives from Oakdale 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 6.2.1 of the Base Plan. The Police Chief, Community Development Director, and Battalion 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.