



1 CITY OF PATTERSON

1.1 Purpose

This Annex summarizes the hazard mitigation elements specific to the City of Patterson. 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 Patterson. This Annex provides additional information specific to the City of Patterson, 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 Patterson did not participate in Stanislaus County's 2017 Local Hazard Mitigation Plan (LHMP) process. The City of Patterson also did not participate in a 2010-2011 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) process with the County, which was approved by Stanislaus County on May 4, 2011. The City was not listed as a participating jurisdiction based on a letter from FEMA Region IX dated July 31, 2012. Therefore, the City did not include or report on progress of 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 is prepared to effectively represent a new and comprehensive plan for Patterson 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 Patterson 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 Patterson. 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

Patterson lies in the heart of an agricultural region in the western San Joaquin Valley, about 15 miles southwest of the City of Modesto in Stanislaus County. The foothills of the Diablo Range provide a scenic backdrop to the west, and on clear days, the Sierra Nevada mountain range is visible to the east (City of Patterson 2010). Although the pace of development in Patterson has changed greatly in recent years, residents are mindful of protecting its small-town character and remembering its agricultural heritage: the self-proclaimed "Apricot Capital of the World." The City is located 27 miles southeast of the City of Tracy, 17 miles southwest of Modesto, and 78 miles southeast of Oakland and is part of the Modesto Metropolitan Statistical Area. The San Joaquin River is located three miles to the east of the City and Interstate 5 is located to the west. At the base of the Diablo Range, the City is also the gateway along State Route (SR) 130 into Del Puerto Canyon.

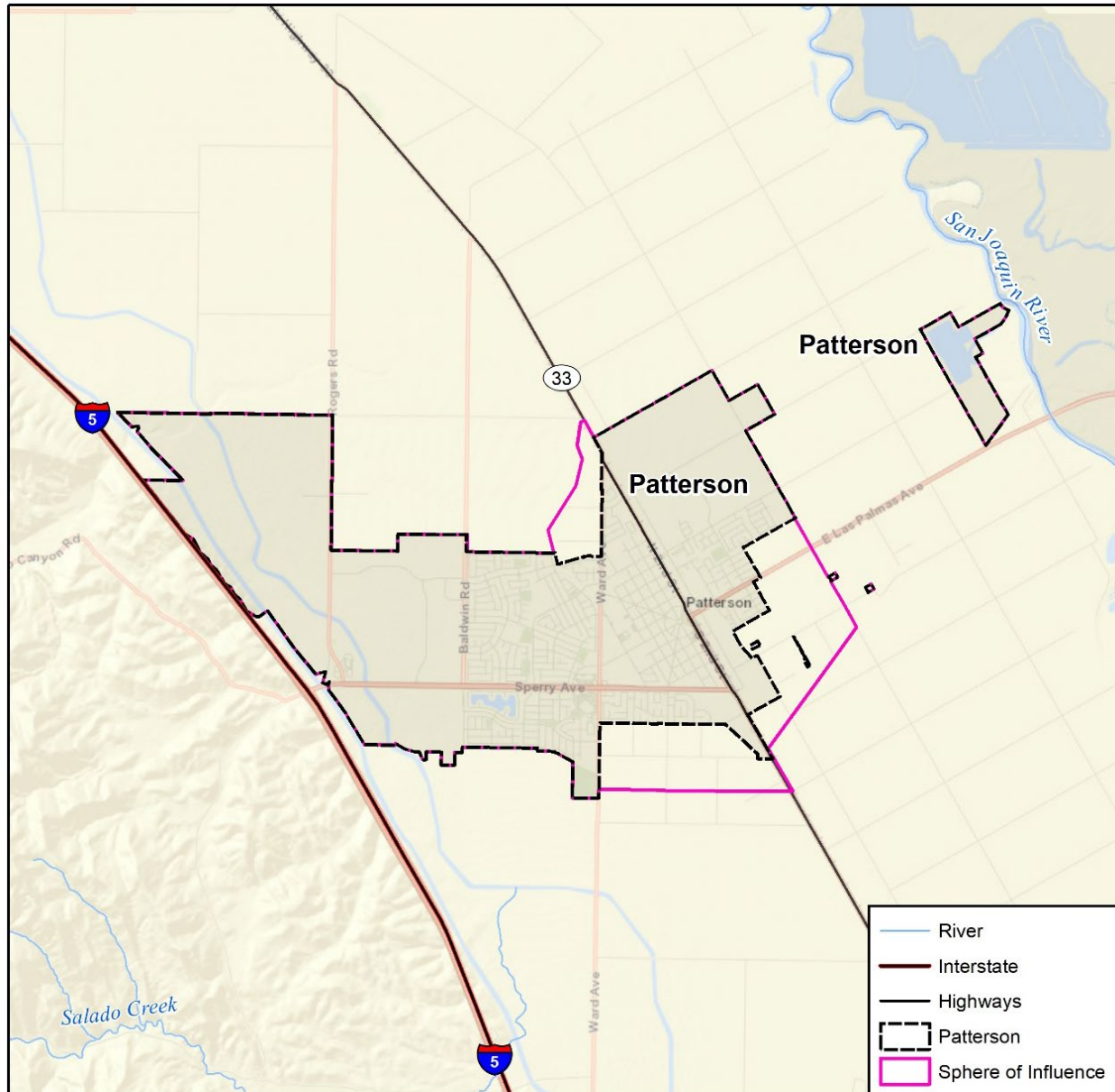
The City receives an average annual precipitation of 12.21 inches and receives most of its precipitation from November through March (WRCC 2022). The City experiences its average monthly highest temperature in July (94.3 °F), and then its monthly lowest temperature in January (53.8 °F). Similar to the rest of Stanislaus County, the City of Patterson has a mild Mediterranean climate.

The City derives much of its economic vitality from agriculture, food processing, and distribution. It is also home to a rapidly expanding business park adjacent to Interstate 5. The City's street layout features a circular format in the central district surrounded by radiating spokes. Patterson is also noted for its

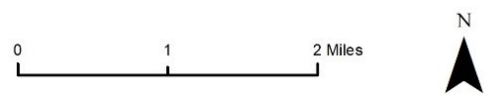


numerous trees, especially its palm-lined thoroughfares. Figure 1-1 below shows the city limits and sphere of influence (SOI) boundary for the City of Patterson. The city limits, or the area where the City has authority to make land use decisions, is the City's planning area and consists of 4,224 acres, or 6.6 square miles.

Figure 1-1 City of Patterson



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



1.2.3 History

In 1908 Thomas W. Patterson envisioned a land west of the San Joaquin River filled with irrigated farms that could be settled by families and platted the town in 1909. The town envisioned by Mr. Patterson was modeled after Washington D.C., with streets radiating outward from a central “hub” that served as the center of commerce and local government. The first buildings were the Patterson Ranch Company offices and the Del Puerto Hotel. The lots outside the town were divided into five-, ten-, and twenty-acre plots.



In December 1919, Patterson voted to become an incorporated city, and in the intervening years, much of Mr. Patterson’s vision became a reality. The first Planning Commission was formed in 1949 and the City created a Zoning Ordinance and Map in 1955. Today, the City supports a number of attractive residential neighborhoods with a variety of housing types, parks and schools. Shopping opportunities have been expanded to serve the day-to-day needs of Patterson residents. A vibrant and successful business park has been established that provides more and better-paying jobs. And the City boasts a wide range of community amenities that include a community swimming pool, a regional sports park, a senior center and an award-winning City Hall.

In 2009 the City faced new challenges related to the downturn in the economy related to the housing market crisis. During this time, home values plummeted and foreclosures were on the rise. While much of the City of Patterson has recovered from the impacts of the past downturn in the economy, it continues to grow and focus on meeting the needs of a growing community and balancing competing interests through the provision of housing and jobs, with the protection of the agricultural economy, and the conservation of scarce water resources.

1.2.4 Economy

The City of Patterson derives much of its economic vitality from agriculture, food processing, and distribution. It is also home to a rapidly expanding business park adjacent to I-5. According to Patterson’s 2010 General Plan, which covers two planning timeframes for the City – 20 years and 40 years into the future, Patterson, along with the other towns of in western Stanislaus County, has traditionally provided housing and support services for the surrounding agricultural operations that dominate the regional economy (City of Patterson 2010). However, that traditional role is changing. According to data published by the California Department of Finance (DOF), Patterson ranked third among the fastest-growing cities in the California in 2006, based on the percentage of population increase from the previous year. This growth is somewhat based on the increasing housing costs in the eastern San Francisco Bay area prompting residents to seek more affordable housing in the outlying communities. Although the additional development has brought much-needed housing, expanded opportunities for retail and job opportunities have not kept pace.

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

Table 1-1 City of Patterson Economic Characteristics, 2015-2019

Characteristic	City of Patterson
Families below Poverty Level (%)	11.1%
All People below Poverty Level (%)	12.1%
Median Family Income	\$70,306
Median Household Income	\$69,233
Per Capita Income	\$23,347
Population in Labor Force	64.3%
Population Employed*	58.3%
Unemployment Rate**	8.9%

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 industry within a five-mile radius of Patterson is retail trade. Educational services, and health care and social assistance, and transportation and warehousing, and utilities are the other four major industries. 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 1-2 City of Patterson Employment by Industry, 2015-2019

Occupation	# Employed	% Employed
Retail trade	2,087	21.9%
Educational services, and health care and social assistance	1,224	12.9%
Transportation and warehousing, and utilities	1,130	11.9%



Occupation	# Employed	% Employed
Construction	1,106	11.6%
Manufacturing	800	8.4%
Arts, entertainment, and recreation, and accommodation and food services	742	7.8%
Agriculture, forestry, fishing and hunting, and mining	587	6.2%
Wholesale trade	472	5.0%
Other services, except public administration	461	4.8%
Professional, scientific, and management, and administrative and waste management services	380	4.0%
Public administration	257	2.7%
Information	143	1.5%
Finance and insurance, and real estate and rental and leasing	124	1.3%
Total	9,513	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 1-3 City of Patterson Employment by Occupation, 2015-2019

Occupation	# Employed	% Employed
Management, business, science, and arts occupations	1,646	17.30%
Service occupations	1,370	14.40%
Sales and office occupations	2,673	28.10%
Natural resources, construction, and maintenance occupations	1,560	16.40%
Production, transportation, and material moving occupations	2,274	23.90%
Total	9,513	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 DOF released population data for the state demographic report. According to the report the City of Patterson has a population of 23,304 persons as of January 1, 2021, and gained 154 residents from the previous year. Select demographic and social characteristics for the City of Patterson from the 2015-2019 ACS and the California DOF, are shown in Table 1-4.

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

Characteristic	City of Patterson
Gender/Age	
Male	52.0%
Female	48.0%
Median age (years)	31.1
Under 5 years	9.5%
Under 18 years	29.6%
65 years and over	9.2%
Race/Ethnicity	
White	20.6%
Asian	6.6%
Black or African American	6.1%
American Indian/Alaska Native	0%



Characteristic	City of Patterson
Hispanic or Latino (of any race)	62.9%
Native Hawaiian and Other Pacific Islander	2.0%
Some other race	0%
Two or more races	1.8%
Education*	
% High school graduate or higher	73.6%
% with Bachelor's Degree or Higher	10.3%
Social Vulnerability	
% with Disability	10.4%
% Language other than English spoken at home	57%
% Speak English less than "Very Well"	21%
% of households with a computer	79.7%
% of households with an Internet subscription	75.7%
% of households with no vehicle available	4.5%

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 Patterson.

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

Housing Characteristic	Estimate	Percentage
Housing Occupancy		
Total Housing Units	6,354	100%
Units Occupied	5,958	93.8%
Vacant	396	6.2%
Housing Units		
1-unit detached	5,581	87.8%
1-unit attached	280	4.4%
2 units	98	1.5%
3 or 4 units	0	0%
5-9 units	117	1.8%
10-19 units	39	0.6%
20 or more units	89	1.4%
Mobile Home	150	2.4%
Boat, RV, van etc.	0	0%
Housing Tenure		
Owner Occupied	3,648	61.2%
Renter Occupied	2,310	38.8%

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 majority of the City falls within two census tracts, one census tract of which has a higher housing burden (6099003530). Based on information from the California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen tool, approximately 18% of the people residing with this census tract 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). In other words, there are approximately 1,365 housing units in the tract and about 675 of them are considered low income and 245 are considered housing burdened.

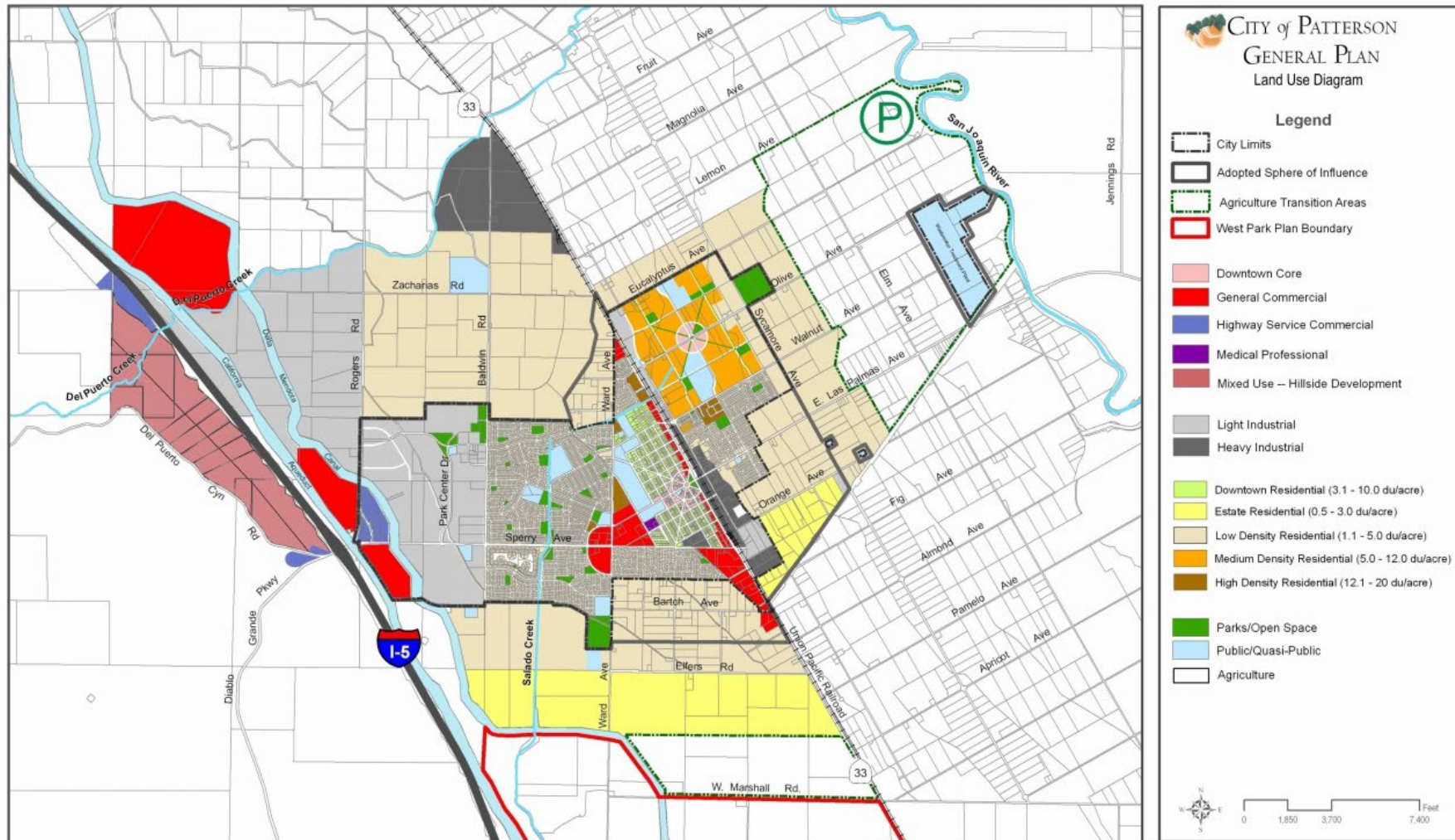
The OEHHA CalEnviroScreen tool applies a formula to generate a combined ranking score that considers 21 indicators for each census tract that cover pollution indicators, such as diesel emissions and concentrations of toxic clean-up sites and population indicators, such as poverty and unemployment rates. 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 in the City of Patterson with a higher housing burden has a CalEnviroScreen ranking of 54, meaning the percent housing burdened is higher than 54% 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 disadvantaged communities.

1.2.7 Development Trends

The City's General Plan was adopted in 2010 and addressed the previous decade of growth in the Central Valley that resulted from residential development demand from 1998 to 2006 and the expansion of the local and regional economies (City of Patterson 2010). According to the City's 2009-2014 Housing Element of the five communities nearest to the City, Patterson has been the fastest growing since 2000 and had an estimated 43 percent growth rate from 2000 to 2010. From 2010 through 2020, the City's population growth slowed and averaged an estimated 11.8 percent growth. Major development projects within the City since 2003 consisted of the Local Agency Formation Commission (LAFCo) approved expansion of the City's SOI to accommodate the West Patterson Business Park Master Development Plan and the subsequent annexation of the plan area, including the Villa del Lago highway commercial center. Other subsequent development projects included the Villages of Patterson Apartment Project, which includes the Stonegate Villages Apartments that are now complete and the future phases still under building permit status review that are part of a 692-acre master plan development. Other business and commercial developments approved in the past decade included the Keystone Pacific Business Park and the Westridge Business Park. Figure 1-2 illustrates the land uses for the City of Patterson.



Figure 1-2 City of Patterson General Plan (2010) – Land Use Diagram





Moreover, Table 1-6 below provides a summary of the General Plan “holding capacity”, which is the number of dwelling units, commercial and industrial floor space that can be accommodated based on the amount of land designated for these uses.

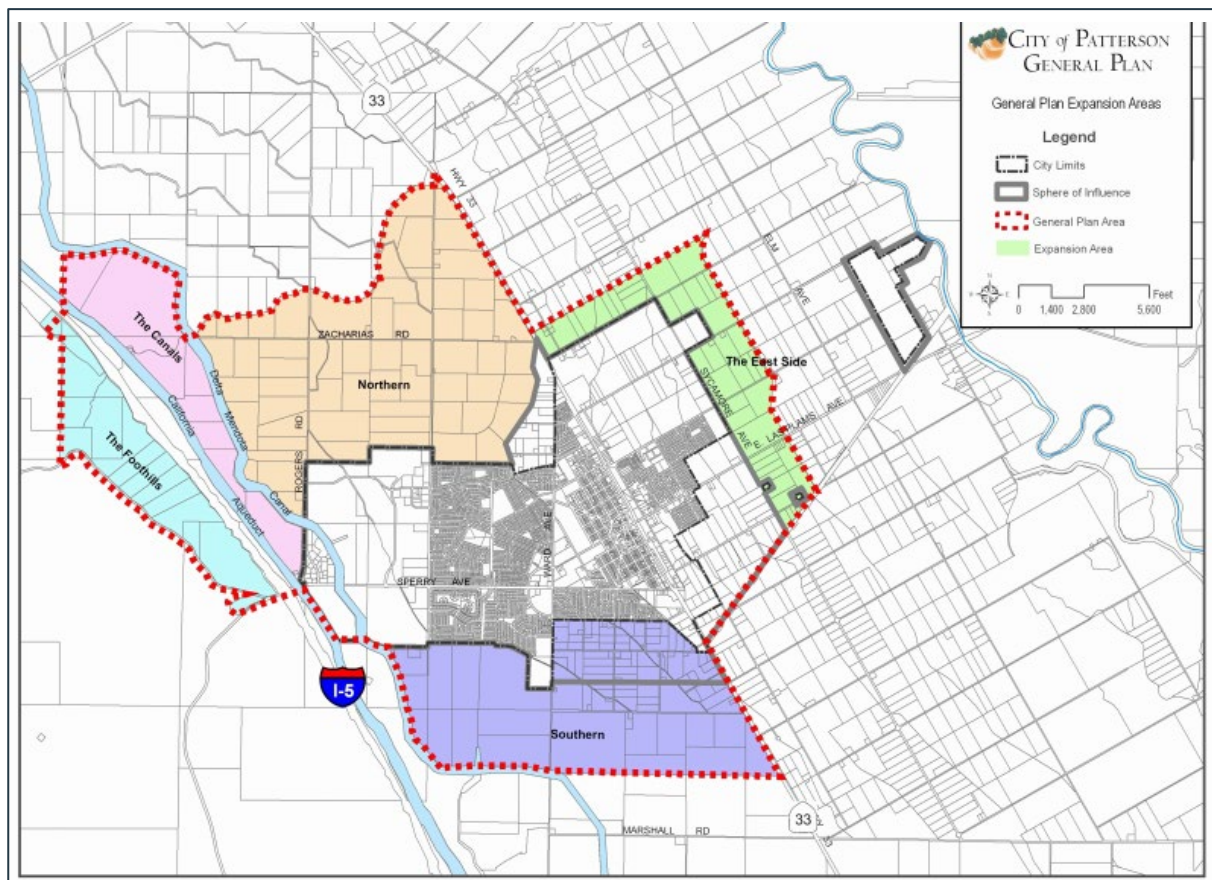
Table 1-6 City of Patterson General Plan, Development Holding Capacity

Attributes	Total At Buildout
Dwelling Units	22,151
Population	66,673
Commercial Flood Area	12,633,175
Industrial Flood Area	17,991,605
Service	5,749,920
Jobs	32,196
Ratio of Jobs to Housing	1.45
Total Acres:	11,794

Source: Patterson General Plan 2010

Land within the General Plan area has also been divided into five loosely defined expansion areas as another way to illustrate where development has occurred and will continue to occur as shown on Figure 1-3. These five areas include the Northern Expansion Area, East Side Expansion Area, Southern Expansion Area, Canals Expansion Area and Foothills Expansion Area.

Figure 1-3 City of Patterson, General Plan Expansion Areas



Source: Patterson General Plan 2010

A major goal of the City’s General Plan Land Use Element is to provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the City’s infrastructure and environmental constraints. The Land Use Element also mentions that for commercial development, the goal is to designate



adequate land and provide support for the development of commercial uses and become the commercial service hub for western Stanislaus County.

1.2.8 Future Development

The areas located in the SOI shown in Figure 1-3, which are the areas the City plans to grow into and be potentially slated for future development. Understanding the potential hazard exposure in the area 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 Patterson 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: flood and wildfire. Table 1-7 is the summary of the SOI total exposure for the City of Patterson.

Table 1-7 Sphere of Influence Total Exposure Summary

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
Industrial	1	\$154,713	\$154,713	\$309,426
Residential	18	\$3,100,887	\$1,550,444	\$4,651,331
Residential-Income	6	\$565,468	\$282,734	\$848,202
Rural, Farm, Agricultural	108	\$19,605,722	\$19,605,722	\$39,211,444
Vacant Residential	2	\$35,909	\$17,955	\$53,864
Total	135	\$23,462,699	\$21,611,567	\$45,074,266

Source: Stanislaus County Assessor, Wood analysis, City of Patterson

2 HAZARD IDENTIFICATION AND SUMMARY

The City of Patterson 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 Patterson, although the flood and wildfire risks in the City are greater and distinct from the flood and wildfire risks in the County’s planning area. The purpose of this section is to profile the City of Patterson 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 sections. The information in the City of Patterson’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 Health and Safety Element addresses safety issues including seismic events, flooding, and fire hazards. Among the hazards addressed in the City’s General Plan Health and Safety Element, earthquake, flood, and wildfire hazards are further addressed in this Annex. Dam incidents and wildfire hazards are addressed for planning and awareness purposes only; they are not priority hazards for the City.



Table 2-1 City of Patterson —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 Threats	Significant	Likely	NA	Medium	No
Dam Incidents	Limited	Unlikely	Limited	Medium	Yes
Drought	Extensive	Likely	Critical	High	Yes
Earthquake	Extensive	Occasional	Critical	Medium	Yes
Extreme Heat	Extensive	Highly Likely	Critical	Medium	Yes
Flood	Significant	Likely	Catastrophic	High	Yes
Landslide, Mud/Debris Flow, Rockfall	Limited	Occasional	Negligible	Low	No
Public Health Hazards: 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	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 Patterson’s vulnerability that is separate from that of the planning area as a whole, which has already been assessed in Section 4 Hazard Identification and Risk Assessment in the Base Plan. For flood hazards, the vulnerability assessment analyzes the population, property, and other assets at risk to 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 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, the City’s Safety Element, and jurisdiction-specific information collected during the 2021 update. A Data Collection Guide and associated worksheets were distributed to each participating municipality or special district to complete during the update process in 2021. Information collected was analyzed and summarized in order to identify and rank all the hazards that could impact 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 Patterson’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 Patterson are identified below.

- Dam Incidents
- Drought
- Earthquake
- Extreme Heat
- Flood

Cyber Attack, 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 Patterson. 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 Patterson, those hazards include: Agriculture Pests and Disease, Aquatic Invasive Species, Dam Inundation, 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 significant vulnerabilities or impacts. The exception is that for dam incidents, the City LPT raised concern regarding a proposed project – Del Puerto Canyon Reservoir. Therefore, dam incidents is also profiled in this Annex. Wildfire hazards are also addressed for planning and public awareness purposes.

2.2 Assets

This section considers Patterson’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 for 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 Patterson.

Table 2-2 City of Patterson Property Exposure by Type

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value
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Commercial	169	\$115,891,266	\$115,891,266	\$231,782,532
Industrial	72	\$99,219,330	\$148,828,995	\$248,048,325
Residential-Income	73	\$11,291,796	\$5,645,898	\$16,937,694
Rural, Farm, Agricultural	31	\$3,007,864	\$3,007,864	\$6,015,728
Unclassified	61	\$370,566,992	\$370,566,992	\$741,133,984
Vacant Commercial	16	\$522,393	\$522,393	\$1,044,786
Vacant Residential	7	\$13,847,070	\$6,923,535	\$20,770,605
Total	6,318	\$1,771,624,046	\$1,230,025,611	\$3,001,649,657

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 Patterson. 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 Patterson

Lifeline	# of Critical Facilities
Communication	2
Energy	3
Food, Water, Shelter	5
Hazardous Materials	3
Health and Medical	6
Safety and Security	11
Transportation	9
Total	39

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

- West Stanislaus County Fire Protection District Station 2 &30
- Patterson Police Department building
- Patterson City Hall (co-located with Police Department)
- Water supply lines and wells
- Major electrical transmission lines and substations
- Major communication lines and microwave transmission facilities
- Wastewater treatment plant, pumping stations, and trunk lines
- Major public and private schools
- Emergency shelter
- Public Library
- Hospital facilities, nursing homes and dialysis centers

HOST House Patterson is a designated shelter in Patterson for use in an emergency event.

2.2.3 Historic, Cultural and Natural Resources

Table 2-4 lists the historical resources located in the City of Patterson.

Table 2-4 Historical Resources in the City of Patterson

Property Name	Register	Jurisdiction	Date Listed
Former Carnegie Library	National	Patterson	12/10/1990
Plaza Building	National	Patterson	1/6/2004



Source: National Registry of Historic Places 2022

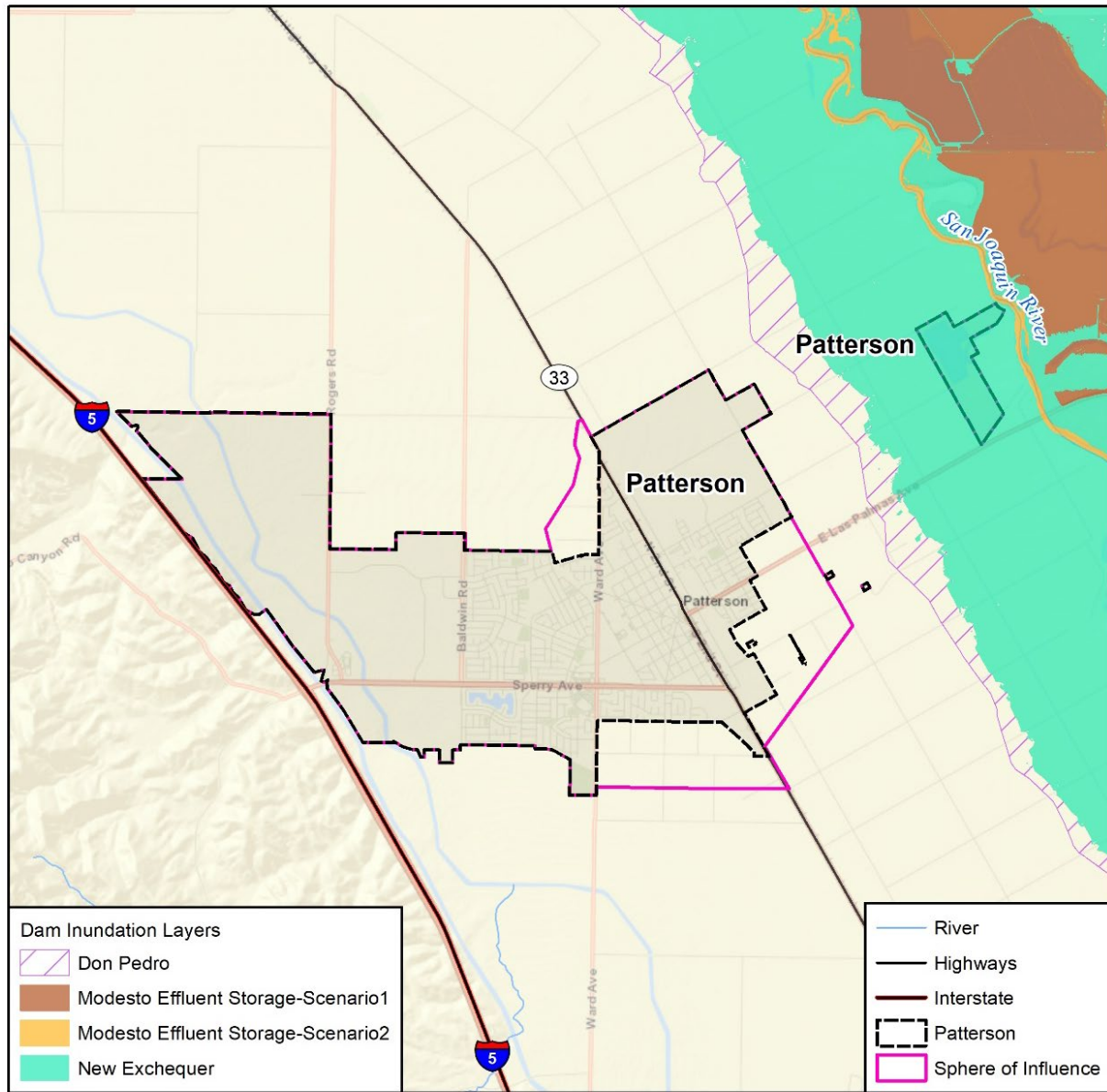
Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. According to the City General Plan's Natural Resources Element, the City's important biological resources include foraging habitat and movement corridors for endangered wildlife species, riparian habitats along creeks, and other natural systems as they relate to both local and regional ecosystems. 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

Protection from flood hazards created by dam failures is critical to the safety and well-being of Patterson 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 Effluent Storage Areas, and New Exchequer dams in relation to the City of Patterson are shown in Figure 2-1. With the exception of the non-contiguous eastern portion of the City near the San Joaquin River, the dam inundation areas do not extend into the developed part of the City, and most of the City is not susceptible to dam incidents.

Figure 2-1 City of Patterson Dam Inundation



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



According to input received from the LPT during the plan update, the City's LPT raised concerns regarding a proposed project – the Del Puerto Canyon Reservoir, which elevated the magnitude for potential dam incidents impact to critical facilities to limited. Del Puerto Water District (DPWD) and the San Joaquin River Exchange Contractors Water Authority (Exchange Contractors) are partnering to construct and operate the Del Puerto Canyon Reservoir. This Del Puerto Canyon Reservoir would be located in Del Puerto Canyon in the Coast Range foothills west of the City of Patterson and south of the Sacramento-San Joaquin Delta, west of I-5. The reservoir would allow water to be delivered into storage during wetter periods until needed in drier periods for irrigation, groundwater recharge, or wildlife beneficial uses. This proposed project would improve water supply reliability for agriculture and wildlife refuges, increase flood protection for the nearby areas, support the local and regional economy, and enhance the management of groundwater and surface water. However, the project raises dam safety concerns and the project partners are working on addressing the concerns by ensuring the dam is designed and built to meet all current requirements of the California Division of Safety of Dams (DSOD), and all applicable federal dam safety requirements. The design would



also be based on a detailed seismic hazards analysis for several nearby faults to ensure that the dam can withstand the maximum credible earthquake on nearby faults.

Critical Facilities at Risk

According to the City's input, Patterson Fire Station 52 would be affected if a dam built in Del Puerto Canyon were to breach. Station 52 also functions as an Emergency Operation Center.

Future Development

None of the parcels within the City's SOI are within the dam inundation areas.

2.3.2 Drought

Four water purveyors provide water to portions of the City, including the City's Utilities Services, the Patterson Irrigation District (PID), West Stanislaus Irrigation District, (WSID), and the Del Puerto Water District (DPWD). The portion of the City west of the California Aqueduct does not fall within a water service area; property owners in this area west of the City obtain water from private groundwater wells.

The City of Patterson supplies potable groundwater for residential, industrial, and commercial uses in the City through a combination of groundwater wells, storage tanks, and a water systems network. Their main potable water source is groundwater from the Delta-Mendota Subbasin within the San Joaquin River Hydrologic Region. The City operates nine groundwater wells with a total capacity of 9,600 gallons per minute; projected production is approximately 7,500 acre-feet per year. The local groundwater basin has production limits due to both competing uses of local groundwater, and although studies have confirmed that groundwater in the vicinity of the City is not over drafted, in recent years the City has explored diversifying its water supply through artificial recharge of supplementary sources, relying on surface water deliveries from different basins, and direct injection (City of Patterson 2010). The City has also adopted a Water Master Plan that identifies arterial water distribution pipelines, water storage tanks, pressure control devices, and groundwater wells needed to serve the City through buildout. Additionally, the City implements a Drought Contingency Plan as part of their Urban Water Management Plan (UWMP) in the event that an extended drought impacts the groundwater supply.

2.3.3 Earthquake

The City of Patterson and surrounding areas' historical earthquake activity is below California's state average. The Great Valley Thrust Fault System abuts Patterson's western boundary. The Great Valley Thrust Fault System belongs to the Ortigalita Fault Zone, which is designated as an Alquist-Priolo Earthquake Fault Zone. This fault has not been active in historic times; however, there is no guarantee that it will never become active again. San Joaquin Fault, which is 15 miles south of Patterson, but which runs through the western portion of the City is also in the vicinity. Other nearby regional faults include the San Andreas fault zone, which is one of the longest and most active faults in California; the Hayward fault located east of San Francisco Bay to where it merges with the Calaveras Fault north of Hollister, and the Patterson Pass fault. The Patterson Pass fault runs northwest from the Alameda/San Joaquin County boundary toward Livermore; while its exact location is imprecise it generated a 4.5 magnitude earthquake in 1946 (City of Patterson 2010).

There is no record of any seismic activity originating within the City since 1881; however, the County of Stanislaus has been shaken by earthquakes that originated elsewhere. There is documented evidence of seven earthquakes that shook the Stanislaus County area, those of 1872, 1906, 1952, 1966, 1984, and 1989, and more recently in 2021 when residents felt the 6.0 magnitude earthquake centered in the Little Antelope Valley along the California/Nevada border (Gerike 2021). Minor damage has been recorded throughout the County from earthquakes with epicenters in surrounding areas, though major damage occurred from the 1906 Los Banos earthquake.

Based on the earthquake shaking potential mapped for Stanislaus County and the City of Patterson, due to the proximity to the Great Valley Thrust Fault System, Ortigalita Fault Zone and the San Joaquin Fault, and the history of shaking with no surface rupture, means the probability of damaging seismic ground shaking in the City of Patterson is considered as occasional. However, the City of Patterson did show high economic losses in the event of an earthquake, suggesting the presence of susceptible buildings and infrastructure (refer to Chapter 4 of the Base Plan). According to the City's LPT there are unreinforced masonry (URM) constructed buildings in the City, but an inventory has not been completed that identifies these buildings. The City's LPT also mentioned that at Patterson Fire Station 51's apparatus bay, where



fire engines are parked, there are no reinforcement cinder block walls but only just blocks that are stacked up.

The activity of major faults outside Stanislaus County also suggests that the City could be subject to the effects of an earthquake in the future. Other hazards associated with earthquake activity, such as lateral spreading, surface cracking or differential setting, are considered unlikely to occur, although no studies have been conducted to determine the likelihood of these hazards.

2.3.4 Extreme Heat

While freeze events are not a common occurrence in the City of Patterson, the frequency of heat waves has been increasing in recent years across the County and the City of Patterson. 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.

Some households in the City of Patterson lack air conditioning systems, and the City may need to add cooling centers or upgrade existing facilities with new HVAC equipment and permanent backup power to provide the community with a safe and cool place during extreme heat events. The City's LPT mentioned focusing especially on DACs, such as those that are homeless, senior and disabled. The LPT noted that cooling centers need to cover the entire geographic extent of the City and be closer to the DACs. The LPT also mentioned that churches instead of business units would be more suitable as cooling centers; therefore coordination with faith-based groups and other community-based organizations should be promoted.

2.3.5 Flood and Levee Failure

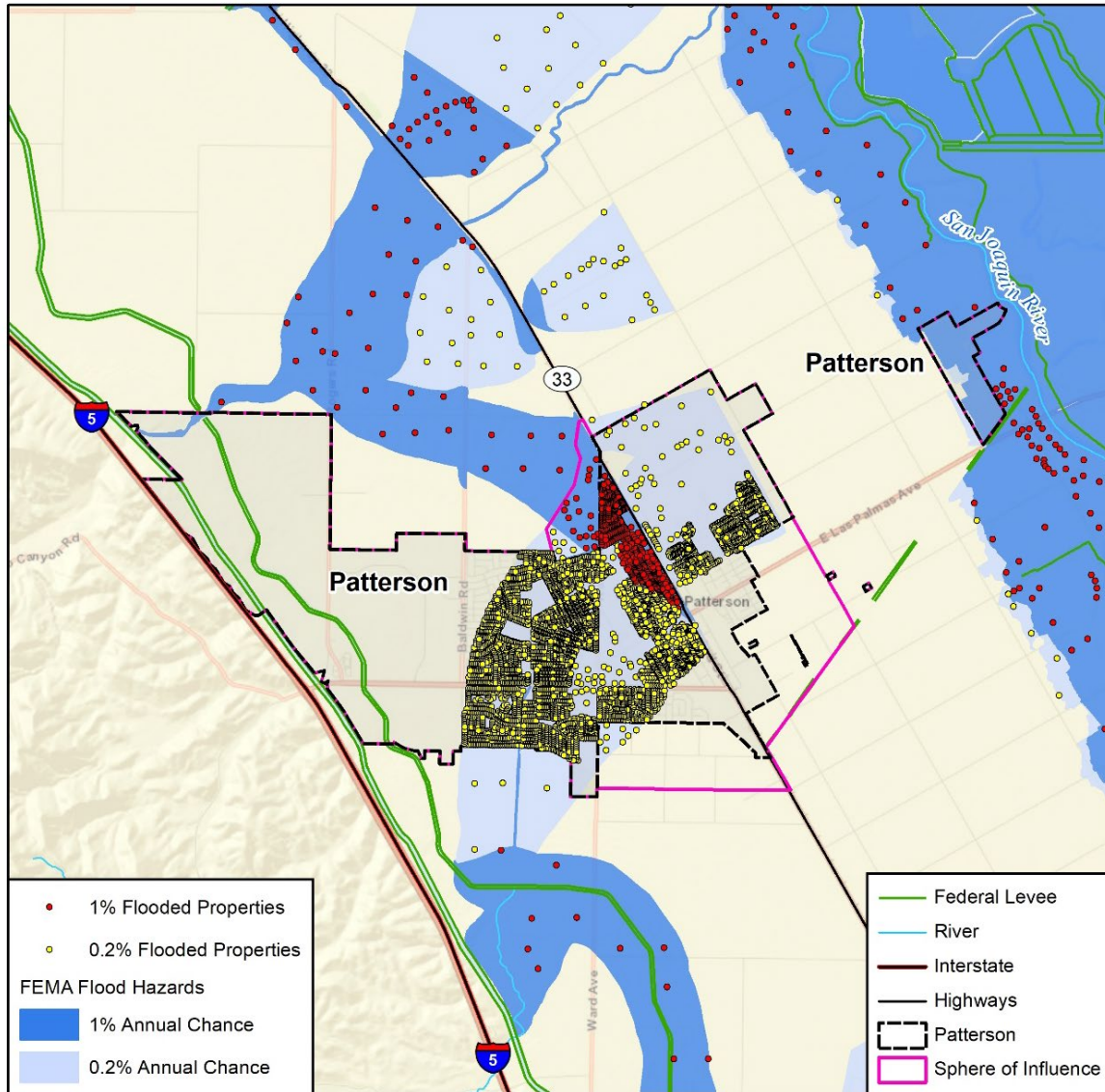
The primary types of flood events in Stanislaus County that may impact the City of Patterson are riverine and local urban flooding. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area, upstream, or from winter snowmelt.

Areas in the eastern part of the City of Patterson have been determined to be in the FEMA Special Flood Hazard Area (SHFA) 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. Parts of the City may also be vulnerable to localized stormwater flooding during severe storms. The rest of Patterson lies outside the 0.2% and 1% annual chance floodplains designated by FEMA. Based on the history of flooding in the County of Stanislaus, the City of Patterson 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 of Patterson are shown in Figure 2-2. As shown in Figure 2-2, more properties fall within the 0.2% annual chance floodplains than 1% annual chance floodplains. Table 2-5 and Table 2-6 summarize the values at risk in the City's 1% and 0.2% annual chance floodplains.



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



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

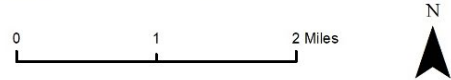


Table 2-5 City of Patterson FEMA 1% Annual Chance Flood Hazard, by Property Type

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Estimated Loss	Population
Commercial	15	\$4,310,706	\$4,310,706	\$8,621,412	\$2,155,353	
Industrial	2	\$469,751	\$704,627	\$1,174,378	\$293,594	
Residential	407	\$54,926,055	\$27,463,028	\$82,389,083	\$20,597,271	1,506
Residential-Income	8	\$1,372,588	\$686,294	\$2,058,882	\$514,721	30
Unclassified	10	\$4,459,171	\$4,459,171	\$8,918,342	\$2,229,586	
Total	442	\$65,538,271	\$37,623,825	\$103,162,096	\$25,790,524	1,536

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



Table 2-6 City of Patterson 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	103	\$57,997,592	\$57,997,592	\$115,995,184	\$28,998,796	
Industrial	16	\$5,830,284	\$8,745,426	\$14,575,710	\$3,643,928	
Residential	4,227	\$871,169,044	\$435,584,522	\$1,306,753,566	\$326,688,392	15,640
Residential-Income	47	\$7,507,122	\$3,753,561	\$11,260,683	\$2,815,171	174
Rural, Farm, Agricultural	14	\$1,716,867	\$1,716,867	\$3,433,734	\$858,434	
Unclassified	39	\$40,898,545	\$40,898,545	\$81,797,090	\$20,449,273	
Vacant Commercial	5	\$118,338	\$118,338	\$236,676	\$59,169	
Vacant Residential	7	\$13,847,070	\$6,923,535	\$20,770,605	\$5,192,651	
Total	4,458	\$999,084,862	\$555,738,386	\$1,554,823,248	\$388,705,812	15,814

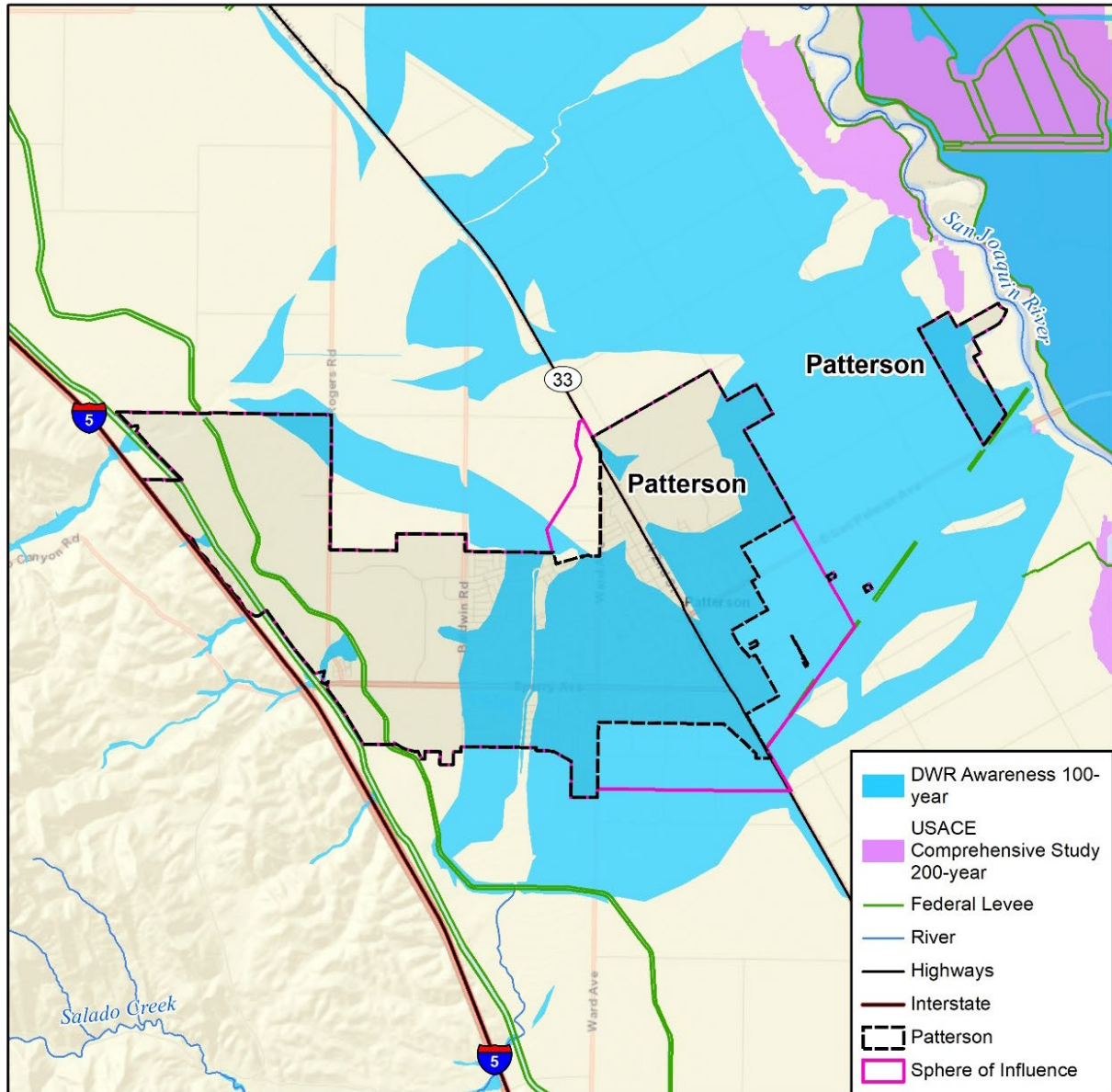
Source: Stanislaus County Assessor's Office; National Flood Hazard Layer Effective 8/24/2021; FEMA; Wood analysis

Based on this analysis, the City of Patterson has 442 improved parcels located within the 1% annual chance floodplain for a total value of around \$103.1 million. The potential loss is estimated at around \$25.8 million if these areas were inundated by the 1% annual chance flood. In addition, the City of Patterson has 4,458 improved parcels located within the 0.2 annual chance floodplain for a total value of around \$1.6 billion. The potential loss is estimated at around \$388.7 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 (3.7). There are an estimated 1,536 persons at risk to 1% annual chance flood and 15,814 persons at risk to 0.2% annual chance flood in the City of Patterson.

Moreover, DWR Awareness 100-year and USACE Comprehensive Study 200-year floodplains within the City of Patterson are shown in Figure 2-3.



Figure 2-3 City of Patterson DWR Awareness 100-Year & USACE Comprehensive Study 2—Year Floodplains



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

0 1 2 Miles

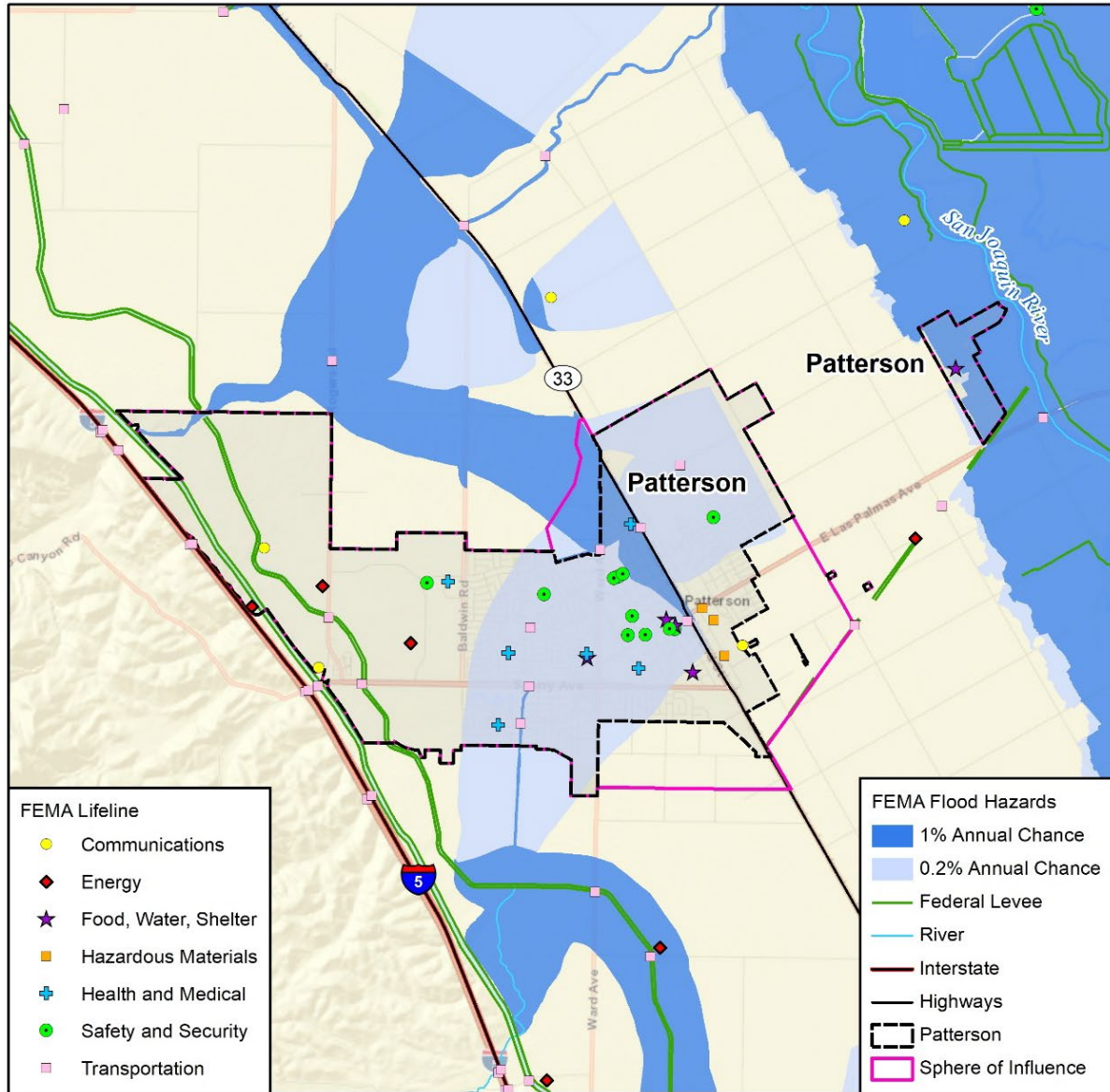


Critical Facilities at Risk

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. Figure 2-4 shows the location of the critical facilities in the City’s 1% and 0.2% annual percent chance floodplains. Table 2-7 and Table 2-8 list the critical facilities in the City’s 1% and 0.2% annual chance floodplains. There are a total of 4 facilities potentially exposed to a 1% annual chance flood events, including the three bridges and one senior apartment. There are a total of 21 facilities potentially exposed to a 0.2% annual chance flood events, including the City’s city hall, police department and various assisted living facilities, schools and bridges. The impact on the community could be great if any of these facilities are damaged or destroyed during a flood event.



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, USFWS
HIFLD, NID, DWR, FEMA NFHL 8/24/2021

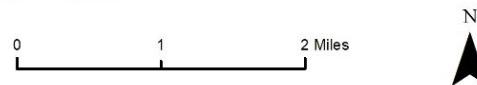


Table 2-7 Critical Facilities at risk of 1% Annual Chance Flood Hazard, by FEMA Lifeline

FEMA Lifeline	Count
Communications	-
Energy	-
Food, Water, Shelter	-
Hazardous Materials	-
Health and Medical	1
Safety and Security	-
Transportation	3
Total	4

Source: Stanislaus County, HIFLD, NID, DWR, FEMA NFHL 8/24/2021



Table 2-8 Critical Facilities at risk of 0.2% Annual Chance Flood Hazard, by FEMA Lifeline

FEMA Lifeline	Count
Communications	-
Energy	-
Food, Water, Shelter	3
Hazardous Materials	-
Health and Medical	4
Safety and Security	10
Transportation	4
Total	21

Source: Stanislaus County, HIFLD, NID, DWR, FEMA NFHL 8/24/2021

Insurance Coverage, Claims Paid, and Repetitive Losses

The City of Patterson joined the National Flood Insurance Program (NFIP) on August 1, 1979. NFIP Insurance data indicates that as of April 2022, there were 181 flood insurance policies in force in the City with \$43,684,400 of coverage. 160 of these policies are located in A-zones. All of the policies are single family residential and located in the B, C, and X zone.

There has been 32 historical claims for flood losses totaling \$274,891. According to the FEMA Community Information System accessed April 6, 2022, the City has had nine Repetitive Loss properties but no Severe Repetitive Loss properties.

Future Development

The results of the SOI and flood analysis are shown in Table 2-9 and Table 2-10. This analysis indicates the risk to existing development that could be under the City's jurisdiction if the area was annexed. As shown numerous properties would be exposed to flood hazards in the SOI if they were developed in the future.

Table 2-9 Sphere of Influence Areas Exposed to 1% Annual Chance Flood Hazard

Property Type	Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Estimated Loss	Population
Residential	11	\$1,987,635	\$993,818	\$2,981,453	\$745,363	41
Residential-Income	3	\$355,414	\$177,707	\$533,121	\$133,280	11
Rural, Farm, Agricultural	4	\$752,692	\$752,692	\$1,505,384	\$376,346	
Vacant Residential	1	\$10,803	\$5,402	\$16,205	\$4,051	4
Total	19	\$3,106,544	\$1,929,618	\$5,036,162	\$1,259,041	56

Source: Stanislaus County Assessor, Wood analysis

Table 2-10 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
Residential	5	\$695,177	\$347,589	\$1,042,766	\$260,691	19
Rural, Farm, Agricultural	11	\$966,933	\$966,933	\$1,933,866	\$483,467	
Total	16	\$1,662,110	\$1,314,522	\$2,976,632	\$744,158	19

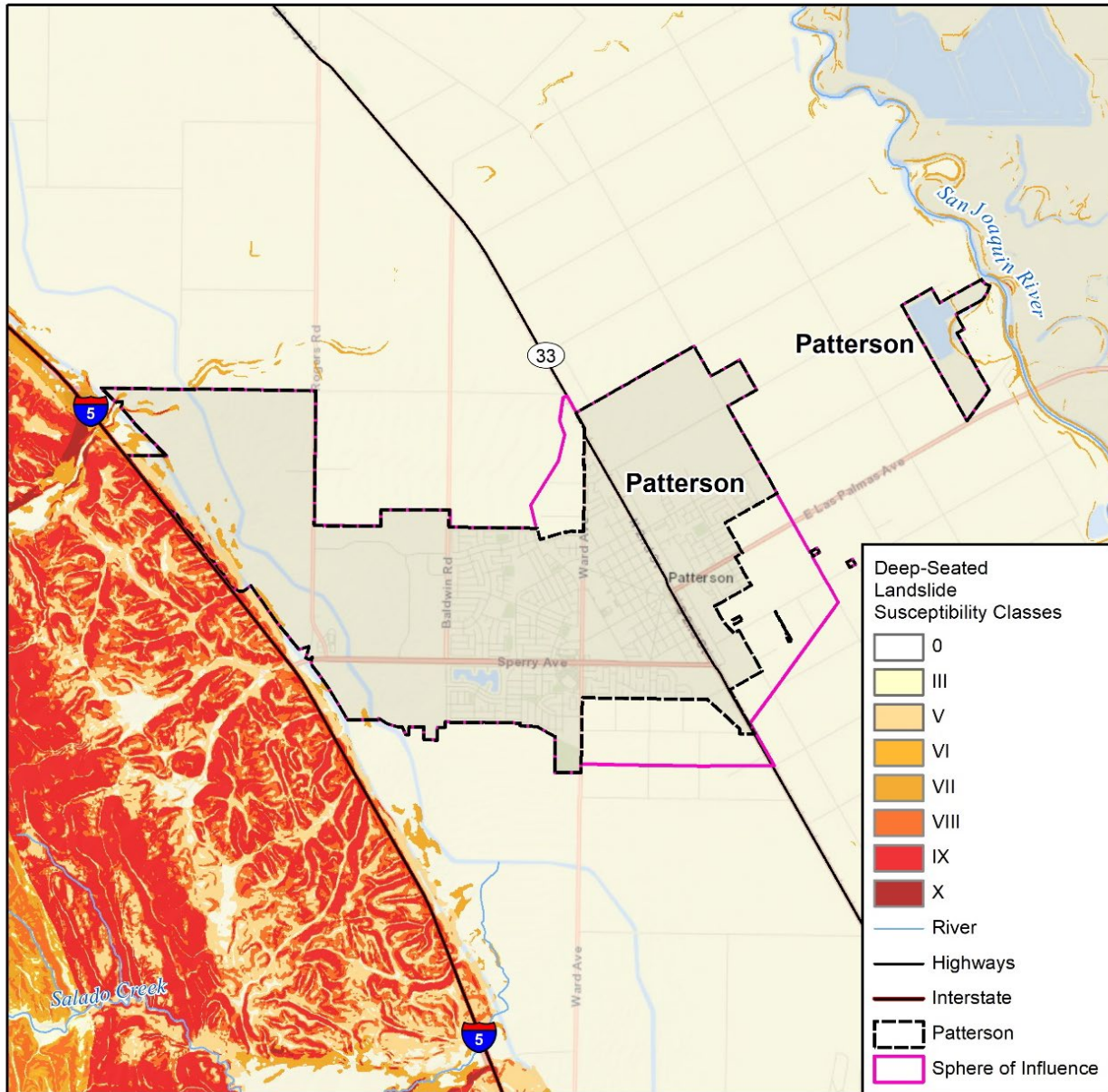
Source: Stanislaus County Assessor, Wood analysis



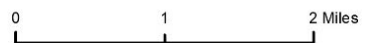
2.3.6 Landslide

As shown in Figure 2-5, deep-seated landslide susceptibility is high within the Diablo Mountain foothills, which abuts the City's western boundary. Therefore, landslide hazard is rated a medium significance hazard, although there is little deep-seated landslide susceptibility within the City Limits. As such, this hazard is profiled for planning and awareness purposes and is not a priority hazard for the City.

Figure 2-5 City of Patterson Deep-seated Landslide Susceptibility



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



2.3.7 Wildfire

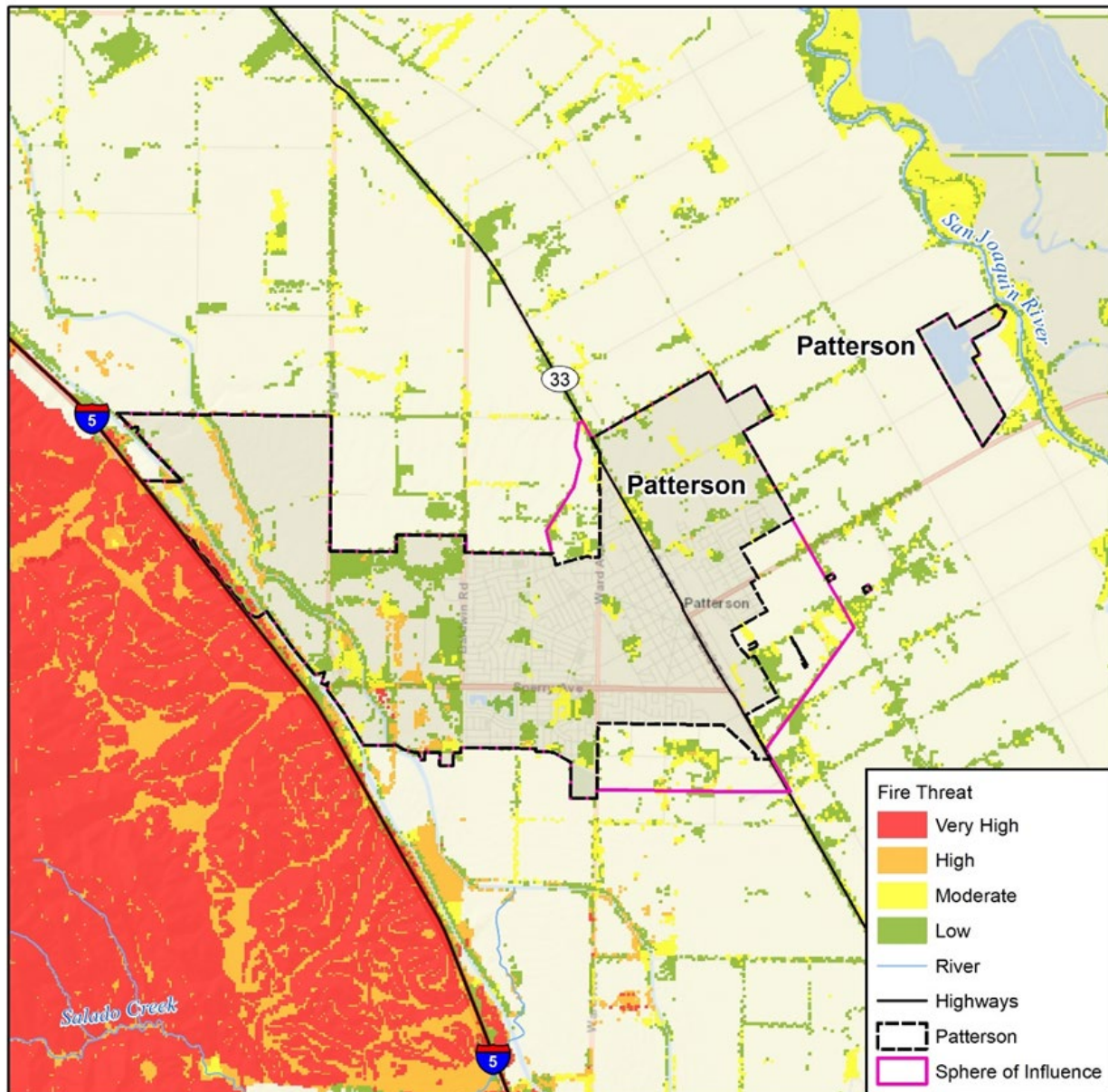
Both urban and wildland fires conditions exist in Stanislaus County, which increases the chances for damage to property, loss of life and/or injury. In most of Stanislaus County, the California Department of Forestry and Fire Protection (CAL FIRE) ranks fuel loading as low. Fuels are mainly crops and grasses in the County and in the City of Patterson. In the far western and eastern portions of the County in areas



identified by CAL FIRE as State Responsibility Areas (SRAs), 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 I-5. While there is a small area within the City with a very high fire threat, there are no very high wildfire hazard severity zones in the City. Wildfire hazards are addressed for planning and awareness purposes only; although the City bordered a very high wildfire threat area to the immediate west, wildfire hazard are not a priority hazard for the City.

Figure 2-6 shows the wildfire threat areas in the City of Patterson and Table 2-11 summarizes the values at risk, detailed loss estimates and populations at risk. While there is a small area within the City with a very high fire threat, there are no very high wildfire hazard severity zones in the City. Wildfire hazards are addressed for planning and awareness purposes only; although the City bordered a very high wildfire threat area to the immediate west, wildfire hazard are not a priority hazard for the City.

Figure 2-6 Wildfire Threat Areas in City of Patterson



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





Table 2-11 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	1	3	4	\$17,220,994	\$17,220,994	\$34,441,988	
Industrial	0	0	0	3	3	\$1,757,000	\$2,635,500	\$4,392,500	
Residential	0	0	3	106	109	\$27,103,237	\$13,551,619	\$40,654,856	403
Residential-Income	0	0	1	0	1	\$138,733	\$69,367	\$208,100	4
Rural, Farm, Agricultural	0	1	0	1	2	\$70,955	\$70,955	\$141,910	
Vacant Residential	0	0	0	1	1	\$7,960	\$3,980	\$11,940	
Total	0	1	5	114	120	\$46,298,879	\$33,552,414	\$79,851,293	407

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



Table 2-12 shows the results of the critical facility analysis by fire threat area. The one critical facility located within the Very High Wildfire Threat area is an electric substation.

Table 2-12 Critical Facilities Exposed to Wildfire Threat Areas

FEMA Lifeline	Count
Very High Wildfire Threat	
Energy	1
Moderate Wildfire Threat	
Communications	2
Low Wildfire Threat	
Safety and Security	1
Transportation	1
Total	5

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

Future Development

The results of the SOI and wildfire analysis are shown in Table 2-13.

Table 2-13 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	1	1	\$152,068	\$76,034	\$228,102	4
Rural, Farm, Agricultural	10	10	\$1,445,772	\$1,445,772	\$2,891,544	
Total	11	11	\$1,597,840	\$1,521,806	\$3,119,646	4

Source: Stanislaus County Assessor, CALFIRE, Wood analysis

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 Patterson 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 Patterson'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 Patterson.



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

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General Plan	Yes	Adopted November 30, 2010
Zoning ordinance	Yes	Title 18
Subdivision ordinance	Yes	Title 16 (Divisions of land)
Growth management ordinance	No	No
Floodplain ordinance	Yes	Title 17 Flood Hazard Areas
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Chapter 13.32 Urban Storm Water Quality Management and Discharge Control
Building code	Yes	Title 15 Buildings and Construction
Fire department ISO rating	Yes	Rating 2/2Y
Erosion or sediment control program	Yes	Chapter 16.72 Environmental Impact, and Grading and Erosion Control
Stormwater management program	Yes	Chapter 13.32 Urban Storm Water Quality Management and Discharge Control
Site plan review requirements	Yes	Chapter 18.14 General Application Processing
Capital improvements plan	Yes	
Economic development plan	Yes	
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	Mentioned in 17.12.030 Standards for subdivisions within Chapter 17.12 Provisions for Flood Hazard Reduction
Other		

Patterson 2030 General Plan (2010)

The Patterson General Plan covers two planning timeframes – 20 years and 40 years into the future. The plan analyzes issues of importance to the community, sets forth policies in text and diagrams for conservation and development, and outlines specific programs for implementing these policies. By focusing attention on the issues facing the community and placing them in an expanded time frame, the General Plan helps citizens see their community as a complex system- a living entity that grows and responds to problems and opportunities - and it helps to guide the community.

The General Plan serves to establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community. The General Plan identifies the community's environmental, social, and economic goals as well as records the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development. Moreover, the City's General Plan provides citizens with information about their community and with opportunities to participate in the local planning and decision-making process. It also establishes a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

Emergency Services Ordinance, Chapter 2.36

The declared purposes of the Emergency Services Ordinance is 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's powers and duties, which include developing and recommending for adoption by the city council, emergency & 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 City Manager shall be the director of emergency services and the chairman of the Patterson Disaster Council.

California Fire Code Ordinance, Chapter 15.20

The City of Patterson adopts by reference as its fire code, the California Fire Code, 2019 Edition, including Appendix Chapter 4, Appendices B, BB, C, CC, D, E, F, G, I, K, and Division II Administration. 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.

Flood Hazard Prevention Ordinance Title 17

The purpose of the City’s Flood Hazard Prevention Ordinance is to promote 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 Flood Hazard Prevention Ordinance is also 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 areas of special flood hazard 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 and that those who occupy the areas of special flood hazard assume responsibility for their actions.

Urban Storm Water Quality Management and Discharge Control, Chapter 13.32

The purpose of this Urban Storm Water Quality Management and Discharge Control Ordinance 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. The ordinance also 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 through prohibiting non-stormwater discharges into the storm drain system.

City of Patterson Strategic Plan 2017 – 2021

The Strategic Plan was developed over a six-month process, including work sessions on goals and objectives with City leadership, staff surveys, department strategy development and refinement, public meetings and feedback from city council members. The foundation of the planning process was focused on key changes in the City’s recent history that began taking shape in early 2012, including the beginning of economic recovery, hiring a new city manager and building strong working relations within the city and with Stanislaus County. The Strategic Plan established strategic goals for community & economic development, community livability & quality of life, efficient & effective government and infrastructure & the built environment.

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 Patterson. Many positions are full time and/or filled by the same person. A summary of technical resources follows.

Table 3-2 City of Patterson —Personnel Capabilities

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	Yes	Community Development Department	



Personnel Resources	Yes/No	Department/Position	Comments
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Engineering, Building, and Capital Projects Department	
Planner/engineer/scientist with an understanding of natural hazards	Yes	Community Development Department	
Personnel skilled in GIS	No		
Full time building official	Yes	Engineering, Building, and Capital Projects Department	
Floodplain manager	Yes	City Manager (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 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

The City Council consists of five representatives, the Mayor is elected to two-year terms and four Council members are each elected in district elections to four-year terms on a staggered basis; this means every two years there are either two council seats and the Mayor seat up for election. The City Council appoints a City Manager, who hires all city staff and manages the day-to-day business of the city. Advisory bodies work with the City Council and identify issues before the Council makes final decisions. Advisory body members are appointed by the Mayor, subject to the approval of a majority of the Council.

City Manager

The City Manager is appointed by and serves at the pleasure of the City Council. The City Manager carries out City Council policies by coordinating the overall day-to-day operations of city services, performing long-range strategic planning, overseeing redevelopment agency projects, overseeing citywide budget preparation, and implementing public policy and affairs in support of City Council goals and objectives. The City Manager also supports the information and policy-making needs of the City Council by assisting elected officials in policy development and external governmental matters.

City Clerk

The City Clerk is the residents' liaison to the City Council, researching legislative data and coordinating responses to requests for specific action or information on City-related services. The City Clerk is responsible for the legislative proceedings of the City Council, Political Reform Act filings, elections, records management, public records (including agendas and minutes). The City Clerk also conducts recruitment for the various City Commissions, Committees and Board vacancies when needed.

The City Clerk fills a variety of roles, from record keeper to public contact, and has a variety of responsibilities that include: custodian of official City documents and records including responsibility for the corporate seal of the City; responding to requests for public records; providing information about City services; serving as the Elections Official for the City; and researching legislation, maintaining records such as legislative proceedings, and Council agendas and minutes. The City Clerk also conducts recruitments to fill vacancies on City Commissions, Committees and Boards and serves as Filing Officer for the Fair Political Practices Commission; and clerk/secretary to the City Council.



Community Development Department & Planning Division

The Community Development Department performs a variety of services intended to protect, maintain and develop an attractive, safe and healthy community. The Department's Planning Division, in particular, is responsible for project analysis for property development and use review. The Planning Division is staff to the City Council, the Planning Commission and the Economic Strategic Commission on planning matters. It is also responsible for the implementation of the General Plan through the administration of the Zoning Code, Subdivision Map Act, municipal ordinances, California Environmental Quality Act (CEQA), annexation law, and special studies as appropriate. Moreover, The division is responsible for the administration of housing grants and programs, home occupation permits, use permits and variances, and coordination of architectural preservation matters.

Engineering, Building, and Capital Projects Department

The City's Engineering, Building, and Capital Projects Department is dedicated to enhancing the quality of life for the residents of Patterson. With well-engineered City infrastructure projects, buildings that meet California Building Code Requirements, and a Capital Projects Program, the City can meet the needs as a growing City.

The Engineering Division is responsible for designing, developing civic facilities, reviewing proposals for land development projects and executing the design of construction projects. The Building Division is responsible for the enforcement of codes, laws, ordinances, and regulations on residential and commercial building construction and remodeling within the city. The Capital Projects Division is responsible for the short and long-range planning, design and construction of capital projects. This division ensures that all public improvements are built according to City, State and Federal standards.

Finance Department

The Finance Department manages all financial activity for the City of Patterson. The department properly records all transactions, maintains all City Funds and Accounts, and accurately tracks and reports all City investments. The department ensures the integrity and sound fiscal judgment in all financial functions for the best interest of the City of Patterson's Citizens and our Community.

Fire Department

The Patterson Fire Department (PFD) provides all-risk emergency services to the City of Patterson and, through an automatic-aid agreement, portions of the West Stanislaus Fire Protection District service area. The department provides a wide variety of services to an expanding and diverse population. These services include fire suppression, advanced life support, hazardous materials mitigation, urban search and rescue, water rescue, community education, disaster preparedness and fire prevention.

Human Resources Division

The mission of the Human Resources Division is to proactively partner with customers and deliver quality services to attract, select, and retain a productive, effective, and diverse workforce. The division's mission is to provide leadership and high-quality service to all customers by assessing and proactively addressing their needs through developing, delivering, and continuously improving the division's programs and services in support of the City's vision.

Police Department

Patterson Police Services provides the City of Patterson with a wide range of municipal law enforcement services including, but not limited to administration, citizen volunteer programs investigations, patrol, records management, recruitment, specialized enforcement teams, training, and traffic enforcement.

Public Works Department

The Public Works Department's mission is to provide the highest level of service to the residents of Patterson while maintaining the community's infrastructure in the most cost-effective manner possible. It is the largest department in the City, dealing with basic infrastructure and providing vital City services.



City of Patterson Commissions

The City has multiple commissions, including an Economic Strategic Commission, a Parks, Recreation & Beautification Commission, a Planning Commission, a Parks & Recreation Commission and a Public Safety Committee.

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 Patterson —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) 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 that the City of Patterson could support related to hazard mitigation:

- Outreach through the City's Floodplain Management Program
- Fire Prevention School Programs
- Flood Zone Informational Webpages
- FEMA Informational Brochures
- Mid San Joaquin-Regional Flood Management Plan
- Social Media (Facebook, Instagram)



Education and outreach efforts, as well as emergency response planning, will need to address the needs of low-income residents, DACs, and the large Spanish-speaking population. The City's LPT noted that this additional coordination with faith-based organizations should be encouraged among City departments.

3.5 Other Mitigation Efforts

In addition to the projects identified in the City's Mitigation Action plan, the City of Patterson's Department conducts annual fire and life safety inspections for all businesses. The Public Works Department provides a sandbag program during local rain/flooding events. City staff also participate 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 2022/2023. The General Plan will incorporate the 2022-2027 Stanislaus MJHMP and the City of Patterson Annex by reference.

3.6 Opportunities for Enhancement

Based on the capability assessment, the City of Patterson 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 Patterson General Plan Safety Element to incorporate the 2021-2022 Stanislaus County MJHMP and City of Patterson 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, 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 2022-2027 Stanislaus County MJHMP and the City of Patterson 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 Patterson 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 Public Works Department Environmental Programs. Floodplain Management and Stormwater Management are two separate programs, in addition to Water Resources under the Public Works Departments. The Floodplain Management Program oversees the City's participation with the NFIP and regulates and implements the City's Flood Hazard Prevention Ordinance. This Program also provides NFIP information and mapping and insurance services. Similarly, the City's Storm Water Management Program oversees the City's storm drainage system to prevent flooding and protect water quality. The City's Water Resources are managed by the Water Resources Program and Utilities Services through the City's groundwater well network and water supply system. Together, these various departments enforce local floodplain development regulations, issue permits for appropriate development in SFHAs and ensure that this development is mitigated in accordance with the regulations. This also includes periodic reviews of the Flood Hazard Prevention 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 Patterson 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	The City shall establish and maintain cooperative working relationships among public agencies, dam operators, DSOD, DPWD, San Joaquin River Exchange Contractors Authority, and the County of Stanislaus to ensure that dam incident and flood inundation impacts to existing essential public facilities, such as Fire Station 52 (City's EOC) are minimized. This action is intended to focus on dam safety concerns related to the Del Puerto Canyon Reservoir in Del Puerto Canyon in the Coast Range foothills west of the City of Patterson and south of the Sacramento-San Joaquin Delta.	City of Patterson Public Works Department, Dam Operators, DSOD, DPWD, San Joaquin River Exchange Contractors Authority, Stanislaus County	>\$100,000; General Fund	High	3-5 years	New in 2022.
2	Goals 1, 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 Patterson platforms to advertise and promote conservation and water saving ideas that can be performed by the public.	City of Patterson Executive Team, Community Development Department, Public Works Department	\$10,000 - \$100,000; General Fund	High	1-3 years	New in 2022.
3	Goals 3, 4 and 5; Safety and Security	Drought	Further restrict outdoor water use during drought events beyond the already established requirements in the City's Urban Water Management Plan and Drought Contingency Plan.	City of Patterson Executive Team	\$10,000 - \$100,000; General Fund	Medium	1-3 years	New in 2022.
4	Goals 1 and 3; Safety and Security	Earthquake	Conduct public outreach about earthquake risk and mitigation activities	City of Patterson Executive Team, Community	\$10,000 - \$100,000; General Fund	Medium	1-3 years	New in 2022.



				Development Department				
5	Goals 1 and 5; Safety and Security	Earthquake	Continue to implement policies established in the City's General Plan Health and Safety Element, such as requiring the preparation of geotechnical reports to impose appropriate mitigation measures to ensure, within the limits of technical and economic feasibility, that new structures are able to withstand the effects of seismic activity, including liquefaction, slope instability, expansive soils or other geologic hazards.	City of Patterson, Public Works Department	> \$100,000; General Fund	Medium	1-3 years	New in 2022. The City's Health and Safety Element contains a mutually-reinforcing policy (Policy HS-1.1 Geotechnical Reports).
6	Goals 1, 3, 4 and 5; Safety and Security; Food, Water, Shelter; Health and Medical	Extreme Heat	Work on finding multiple cooling centers at different locations to cover the entire geographic extent of the City; pay additional attention to disadvantaged communities and vulnerable populations that do not have adequate transportation to arrive at the City's downtown area.	City of Patterson Executive Team, Community Development Department, Public Works Department	\$10,000 - \$100,000; General Fund	High	1-3 years	New in 2022.
7	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 Patterson platforms to advertise and promote evacuation routes or pre-incident preparation for flood hazards that can be done by the public.	City of Patterson Executive Team, Community Development Department, Public Works Department	\$10,000 - \$100,000; General Fund	High	1-3 years	New in 2022.
8	Goals 1, 2, 3, 4, and 5; Safety and Security	Flood	The City shall prepare and adopt Flood Management Plans and practices aimed at protecting life and property from the harmful effects of flooding. The effort includes establishing criteria for evaluating whether new development should be located in flood hazard zones,	City of Patterson Executive Team, Community Development Department,	\$10,000 - \$100,000; General Fund	High	1-3 years	New in 2022. The City's Health and Safety Element contains a mutually-reinforcing policy (Policy HS-2.1 Flood Control Management).



			identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones, and maintaining the structural and operational integrity of essential public facilities during flooding.	Public Works Department				
9	Goals 1, 2, 3, and 5; Safety and Security	Flood	The City will implement flood hazard mitigation prior to new development by not approving new development in areas subject to a 100-year flood event, based on FEMA or on other updated mapping acceptable to the City, unless and until the flood hazard has been mitigated. Mitigation may be accomplished by one, or a combination of, the following: 1) compliance with Title 17 of the City's Municipal Code, Flood Hazard areas; installation of flood control improvements along Del Puerto Creek and/or Salado Creek; and avoidance of flood prone areas.	City of Patterson Executive Team, Community Development Department, Public Works Department	> \$100,000; General Fund	High	Ongoing	New in 2022. The City's Health and Safety Element contains a mutually-reinforcing policy (Policy HS-2.16 Flood Hazard Mitigation Prior to Development).
10	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 Patterson platforms to advertise and promote evacuation routes, fire prevention, and pre-incident preparation that can be done by the public.	City of Patterson Executive Team, City's Fire Department	\$10,000 - \$100,000; General Fund	Medium	1-3 years	New in 2022.
11	Goals 1 and 5; Safety and Security; Transportation, Health and Medical	Wildfire	Consider utilizing prescribed and monitored safe burn to reduce the high fire threat to the west of the City.	City's Fire Department	10,000 - \$100,000; General Fund, Department budget	High	1-3 years	New in 2022



12	Goals 1, 2, 3, 4, and 5: Safety and Security	Wildfire	The City shall require property owners to remove fire hazards, including vegetation, hazardous structures and materials, and debris, as directed by the Fire Department	City's Fire Department	> \$100,000; General Fund	High	Ongoing	New in 2022. The City's Health and Safety Element contains a mutually-reinforcing policy (Policy HS-3.6 Fire Prevention).
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5 IMPLEMENTATION AND MAINTENANCE

Moving forward, the City will use the mitigation action table in the previous section to track the progress on the 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, Building, and Capital Projects Division may utilize the hazard information when implementing the City's Capital Program and their CIP. The City's Engineering, Building, and Capital Project Department can incorporate the hazard information and vulnerability assessment into their Capital Projects Division efforts related to the planning, design, and construction of capital projects and the Community Development and Planning Divisions may utilize the hazard information when reviewing a site plan or other types of development applications. The City 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 Patterson 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, Director of Engineering, Building, and Capital Projects, Public Works Director, City Planner, and Battalion Chief will be responsible for representing the City LPT in the County HMPC, 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.