



9. Hazards and Safety Element

The Hazards and Safety Element evaluates natural and urban safety hazards in Los Gatos, both existing and potential. It establishes policies and actions to avoid and reduce these hazards including an emphasis on climate resiliency and adaptation, to protect the community. Additionally, this Element guides the Town when participating in resolving safety issues that are regional in character, or beyond the immediate control of the Town.

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Key Terms

100-Year Flood Event/100-Year Flood Zone. A flood event that would occur on average once every 100 years, or that has a 1.0 percent chance of occurring in any given year. The area with this flood potential is referred to as the 100 Regulatory Floodplain, or 100-year flood zone, as designated by the Federal Emergency Management Agency (FEMA) Flood Map Service Center.

500-Year Flood Event/500-Year Flood Zone. A flood event that would occur on average once every 500 years, or that has a 0.2 percent chance of occurring in any given year. The area with this flood potential is referred to as the 500 Regulatory Floodplain, or the 500-year flood zone, as designated by the FEMA Flood Map Service Center.

Defensible Space. An area around the perimeter of structures in which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

Earthquake Fault Zone. Earthquake fault zones are established areas around active faults where there is a complex system of primary and secondary faults. Because most faults are not a single, clean fracture in the crust, fault zones describe the area at risk of seismic activity beyond the fault itself.

Essential Facilities. Structures and buildings housing services and equipment that are essential to an emergency response following a natural or human-induced disaster. These facilities include:

- Hospitals and other medical facilities having surgery, trauma, or other emergency treatment areas;
- Fire, police, and sheriff stations;
- Tanks or other structures containing, housing, or supporting water or other fire-suppression materials or equipment required for protection of essential or hazardous materials facilities or special occupancy structures;
- Emergency vehicle shelters and garages;
- Structures and equipment in emergency-preparedness centers;
- Stand-by power generating equipment for other essential facilities; and
- Structures and equipment in government communication centers and other facilities required for emergency response and communications.

Fault and Seismic Systems.

- **Fault.** A fracture in the crust of the earth along which rocks on one fracture side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time.
- **Fault, Active.** An active fault is one that has ruptured in the past 11,000 years.
- **Fault, Quaternary.** Quaternary faults are ones that have been recognized at the surface and that have moved in the past 1.6 million years.
- **Fault Trace.** A fault trace is the line on the earth's surface defining the fault.
- **Fault Zone.** A fault zone is the area at risk of seismic activity beyond the fault itself.

Fire Hazard Severity Zone. A mapped area that designates zones, based on factors such as fuel, slope, and fire weather, with varying degrees of fire hazard (e.g., moderate, high, and very high).

Hazardous/Toxic Substances. Any ignitable, corrosive, reactive, or toxic agent which, after release into the environment and upon exposure to humans, will or may cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions, or physiological deformations.

Hazardous Waste. An ignitable, corrosive, reactive, or toxic waste.

Landslide. The sliding movement of masses of loosened rock and soil down a hillside or slope. Fundamentally, slope failures occur when the strength of the soils forming the slope exceeds the pressure, such as weight or saturation, acting upon them.

Liquefaction. Loosely packed, water-logged sediments at or near the ground surface losing their strength in response to strong ground shaking.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Seismic Hazards, Primary. Primary seismic hazards are those that occur as a result of the slip of a fault line below the earth's surface. Primary seismic hazards typically include ground shaking and motion, and surface rupture.

Seismic Hazards, Secondary. Secondary seismic hazards are those that occur as a result of the primary ground shaking and surface rupture from an earthquake (primary seismic hazard). Secondary seismic hazards typically include landslides, rockslides, tsunamis, and liquefaction.

Subsidence. The sinking or settling of the ground surface, typically related to the withdrawal of fluids (e.g., groundwater, natural gas, or oil).

Wildland Urban Interface (WUI). Areas where homes or other structures are built near or among lands prone to wildland fire.

9.1 Emergency Preparedness, Response, and Recovery

All municipal governments are required to prepare for natural and manmade disasters. The Santa Clara County Operational Area Hazard Mitigation Plan (OAHMP) assesses Countywide risk for natural hazards and establishes mitigation measures, funding, and plan implementation actions for Los Gatos.

The Town of Los Gatos has adopted a comprehensive Emergency Operations Plan (EOP) that is an all-hazards document describing the Town's incident management organization, compliance with relevant legal statutes and other relevant guidelines, outlines whole community engagement, establishes a continuity of government focus, and identifies critical components of the incident management structure. The Town also participates in volunteer emergency response training programs and has volunteer coordination plans in place.

The following goal and policies guide emergency preparedness, response, and recovery efforts by the Town of Los Gatos.

HAZ-1

Ensure the community is prepared for health, natural, and human-caused hazards and can respond quickly and effectively.

HAZ-1.1

Emergency Preparedness Planning

Coordinate with regional agencies and incorporate emergency preparedness into appropriate Town planning efforts, including plans for preparation, communications, response, providing adequate access for emergency equipment, and evacuations in the case of an emergency.

HAZ-1.2

Evacuation Routes

Coordinate with Santa Clara County Fire and the Los Gatos – Monte Sereno Police Department and incorporate emergency access and evacuation planning into all planning efforts.

HAZ-1.3

Community Information and Education

Provide regular and redundant community emergency awareness information, training, and education about potential health, natural, and human-caused hazards in Los Gatos and how to responsibly prepare for or mitigate them.

HAZ-1.4

Siting of Essential Facilities

The Town shall not site essential facilities, public safety or emergency service facilities, special occupancy structures, or hazardous materials storage facilities on property subject to the following hazard designations, as defined in the Santa Clara County OAHMP, unless the structure is designed to mitigate the hazard or if no other viable option for siting is available to serve the need identified:

- The 500-year flood zone;
- Seismic hazard areas and fault zones;
- Areas subject to liquefaction, landslide, or seiche hazards; and
- Areas designated as a very high fire severity zone.

HAZ-1.5

Identify Isolated Seniors

Require the identification of isolated seniors who may need assistance in natural disasters such as fires, earthquakes, or floods.

9.2 Urban and Wildland Fire Hazards

Santa Clara County, including Los Gatos, has a high potential for devastating wildland fires. As future climate change-related impacts increase, such as dry thunderstorms and droughts, there will be greater potential for more frequent and more intense wildfires, along with the potential for these fires to release significant quantities of Greenhouse Gases and particulate matter into the atmosphere. To comprehensively tackle urban and wildland fire prevention, strong land use policies and mitigation measures are necessary to protect the health and safety of residents, minimize the loss of life, and minimize property damage and damage to infrastructure. These efforts contribute to the community's ability to be resilient and adapt to climate change effects, including more intense weather events.

Wildfires are becoming an all too regular event in California, and both urban and wildland fires are a threat to the Town of Los Gatos. Wildfires that burn exclusively in uninhabited natural areas generally pose little risk to lives or property, although the smoke from such fires may cause respiratory problems for people nearby. Fires that occur along the wildland-urban interface (WUI) are much more of a hazard, as they can spread into urbanized areas. According to the California Department of Forestry and Fire Protection (CAL FIRE), 95 percent of all fires are caused by people (e.g., arson, escaped debris burns, and equipment use) and this is why fires that occur along the WUI are much more of a hazard. Wildfire risk is dependent on several factors, including the amount and type of vegetation in the area, weather, and local topography. Factors such as narrow, winding roads and vegetation also slow response to fires, increasing the risk of spread. Based on the increased potential for devastating wildfires in Santa Clara County and the Town of Los Gatos, CAL FIRE developed and adopted "Fire Hazard Severity Zone" maps. These maps highlight that most of the County is located within the "high" fire severity zone, with smaller portions of the County within the "moderate" and "very high" fire severity zones. Figure 9-1 illustrates the fire hazard severity zones in the Los Gatos area. More than half of the southern portion of the Town is in the Very High Fire Hazard Severity Zone (VHFHSZ), with most of the areas to the south in the High or Moderate zones. It is also important to note that a high fire hazard severity zone does not describe the risk of a fire start, but rather describes potential impacts to natural ecosystems, known as fire severity.

The Town must therefore strongly incorporate fire hazard mitigation into its land use decisions and requirements to protect residents and property. The Santa Clara County OAHMP, the Santa Clara County Community Wildfire Protection Plan (CWPP), the Los Gatos Annex 9 of the CWPP, and the Los Gatos Ad Hoc Wildfire Committee Report all include techniques for reducing wildfire risk for Los Gatos through land use decisions, inter-agency coordination, community programs, and emergency response improvements. These plans work in coordination with the Los Gatos General Plan to provide a comprehensive framework for mitigating fire risk in Los Gatos and Santa Clara County. The OAHMP (page 45 of the OAHMP) also provides additional information on the location of critical infrastructure and facilities in SRA's and VHFHSZ's within the Town. The findings of the OAHMP note that the Town currently does not have gaps in services areas related to wildfire hazards.

The Santa Clara County Fire Department provides emergency response services to the Town; further information on their services is available in the Public Facilities, Services, and Infrastructure Element. Utilities in California have begun to address their contributions to wildfire risk by reducing vegetation near vulnerable powerlines,

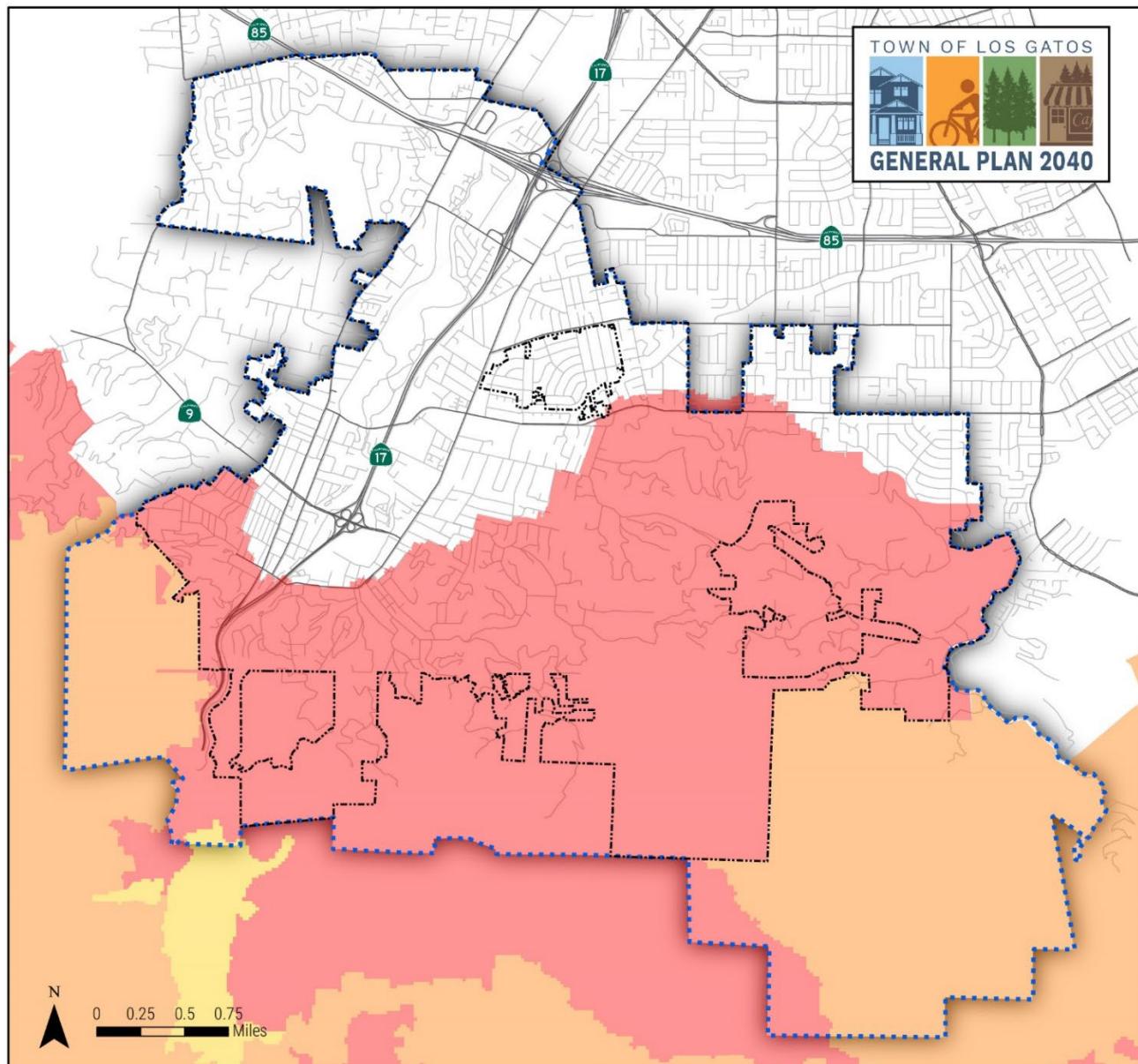
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evaluating old infrastructure, and implementing Public Safety Power Shutoffs. These shutoffs are conducted by local energy providers such as PG&E when dry hot weather combined with strong erratic wind patterns leads to a high probability of downed power lines inducing devastating fires. The power shutoffs are an attempt to minimize fires caused by downed power lines in communities across California. Local efforts are needed as well.

The following goals and policies will guide the management of urban and wildland fire hazards.

HAZ-2	Incorporate fire safety precautions as an integral consideration in planning development.
HAZ-2.1	New Development in Fire Hazard Areas Require new development, including additions to existing structures, located in or adjacent to fire hazard areas to minimize hazards to life and property, by using fire preventive site design, access, fire-safe landscaping, building materials, and incorporating defensible space and other fire suppression techniques.
HAZ-2.2	Fire Safety Improvements Encourage fire safety improvements for existing homes and commercial buildings.
HAZ-2.3	Adequate Water Storage for Fire Protection During the development review process, carefully consider the adequacy of water storage for fire protection.
HAZ-2.4	Secondary Emergency Access Provide secondary emergency access as required by the Santa Clara County Fire Department.
HAZ-2.5	Fire Buffer Zones Designate Fire Buffer Zones in collaboration with Santa Clara County Fire Department between urban areas in Town and the hillsides.
HAZ-2.6	Vegetative Hazards Reduce the wildfire risks to existing and newly developed transportation networks through regular clearance and maintenance of vegetation adjacent to public roadways to current State and/or locally adopted fire safety standards for vegetation clearance in SRA's or VHFHSZ's.
HAZ-2.7	Wildfire Response Following a large and/or destructive fire in Los Gatos or the region, the Town shall reassess standards and other requirements for new development and redevelopment and revise these requirements to ensure a high level of community resilience to fire events.
HAZ-2.8	Community Fire Breaks Establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance.
HAZ-2.9	Fire Safety Development Precautions Establish that minimum requisite firefighting services and infrastructure are ubiquitous throughout its Town, including but not limited to: high-visibility street signage and house numbers, appropriate street widths and building clearances for firefighting equipment and vehicles, high water pressure at all fire hydrants, and driving signage indicating rights-of-way with no outlets.
HAZ-2.10	Hillside Development Limitation Limit hillside development, specifically in VHFHSZ's, to mitigate wildfire risk.

Figure 9-1 Fire Hazard Severity Zones



Fire Hazard Class

- Moderate
- High
- Very High

□ Town of Los Gatos

□ Planning Area/
Sphere of Influence

NOTE: All fire hazard areas noted are covered by the Wildland Urban Interface (WUI) for Santa Clara County

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HAZ-2.11 Least Restrictive Development Areas

All development, including those in VHFHSZ's, is required to adhere to the Least Restrictive Development Areas (LRDA) to ensure minimal disturbance of the natural environment and to avoid wildfire and geological hazards.



Additional policies relating to fire protection, fire station information, and service standards are covered Section 6.8 (Fire Protection) Figure 6-2 (SCCFD Facilities) in the Public Facilities, Services, and Infrastructure Element.

HAZ-3

Reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from fire hazards.

HAZ-3.1 Fire Hazard Preparedness

Minimize exposure to wildland and urban fire hazards through proactive code enforcement, public education programs, use of modern fire prevention measures, quick and safe access for emergency equipment and evacuation, and emergency management preparation.

HAZ-3.2 Neighborhood Fire Emergency Planning

Coordinate neighborhood fire emergency planning for WUI areas.

HAZ-3.3 Fire Emergency Water Supply

Coordinate with emergency, fire, and medical services to ensure water supply is available for fire emergencies.

HAZ-3.4 Development Restrictions

Restrict development in areas with inadequate water flow or emergency access.

HAZ-3.5 Flammable Vegetative Material

Monitor and remove excessive buildup of flammable vegetative materials on Town properties and along public and private ingress/egress routes within the SRA and or the VHFHSZ's.

HAZ-3.6 Utility Access

Ensure that utility providers have the ability to monitor, inspect, replace, and move equipment that may pose a fire hazard.

HAZ-3.7 Community Evacuation Trainings

Continue to conduct regular evacuation trainings with single-access community HOAs, residents, and the Wildfire Ad Hoc Committee; encourage residents in single-access communities to maintain emergency supplies for at least three days.

9.3 Geological and Seismic Hazards

The San Francisco Bay Area is in one of the most active seismic regions in the United States. Los Gatos is near several active faults including the San Andreas, Hayward, and Calaveras Faults. Figure 9-2 shows faults, most of which are quaternary faults, within the Town Los Gatos, while Figure 9-3 shows the proximity of active major faults to Los Gatos. Ground shaking is the primary risk in an earthquake and can set off a chain reaction of secondary landslides and liquefaction, or loss of soil strength. As shown in Figure 9-4, most ground shaking risk

in Los Gatos is in the northern half of the Town, with a higher risk area centered south of Los Gatos-Saratoga Road and west of Highway 17.

The region around the Lexington Reservoir also has higher risk of ground shaking should an earthquake occur. Figure 9-5 focusing on secondary seismic hazards, shows that landslides are a risk in most of the southern and eastern portions of the Town, and liquefaction risk is centered along Highway 17. Implementation of applicable building codes and geotechnical investigations will minimize potential loss of life and damage to property from primary and secondary seismic hazards and siting essential structures and services outside high-risk areas will enable faster emergency response after an earthquake.

Seismic activity within or near the Santa Clara County region has historically caused significant damage to buildings and infrastructure in the Town of Los Gatos due to ground shaking and landslides. Five earthquakes have affected Los Gatos in the 20th century, with the 1906 San Francisco and 1989 Loma Prieta earthquakes having the highest magnitude.

The following goal and policies will address geological and seismic hazards in Los Gatos.

HAZ-4	Minimize community exposure to risks from geologic and seismic hazards, including slope instability, subsidence, ground shaking, fault rupture, liquefaction, and landslides.
HAZ-4.1	Geologic Hazard Zone Development Require new development to be sited away from high risk geologic and seismic hazard zones or, if located in a high-risk zone, incorporate construction techniques or specialized technologies to reduce risk. Restrict new development and redevelopment based on the levels of risk and potential severity of geologic hazards.
HAZ-4.2	Geotechnical Report – Seismic Hazards Require a geotechnical report by a licensed engineering geologist and/or geotechnical engineer for new developments proposed in hazard zones mapped by the State or identified by the Town, as shown in Figures 9-2 through 9-5 of this Hazards and Safety Element. The report shall identify all site geologic, seismic, and geotechnical engineering conditions and potential hazards and include appropriate design measures to mitigate potential fault ground rupture/deformation impacts to acceptable levels.
HAZ-4.3	Geotechnical Report – Grading Require a geotechnical report by a licensed engineering geologist and/or geotechnical engineer for new developments proposed with significant grading, potential erosion, and sedimentation hazards.
HAZ-4.4	Geotechnical Report – Construction Methods Require a geotechnical report by a qualified engineering geologist and/or geotechnical engineer for new developments proposed in areas with identified geologic hazards. The report shall specify construction methods to protect existing and future residences, from identified hazards.

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Figure 9-2 Faults in Town Limits

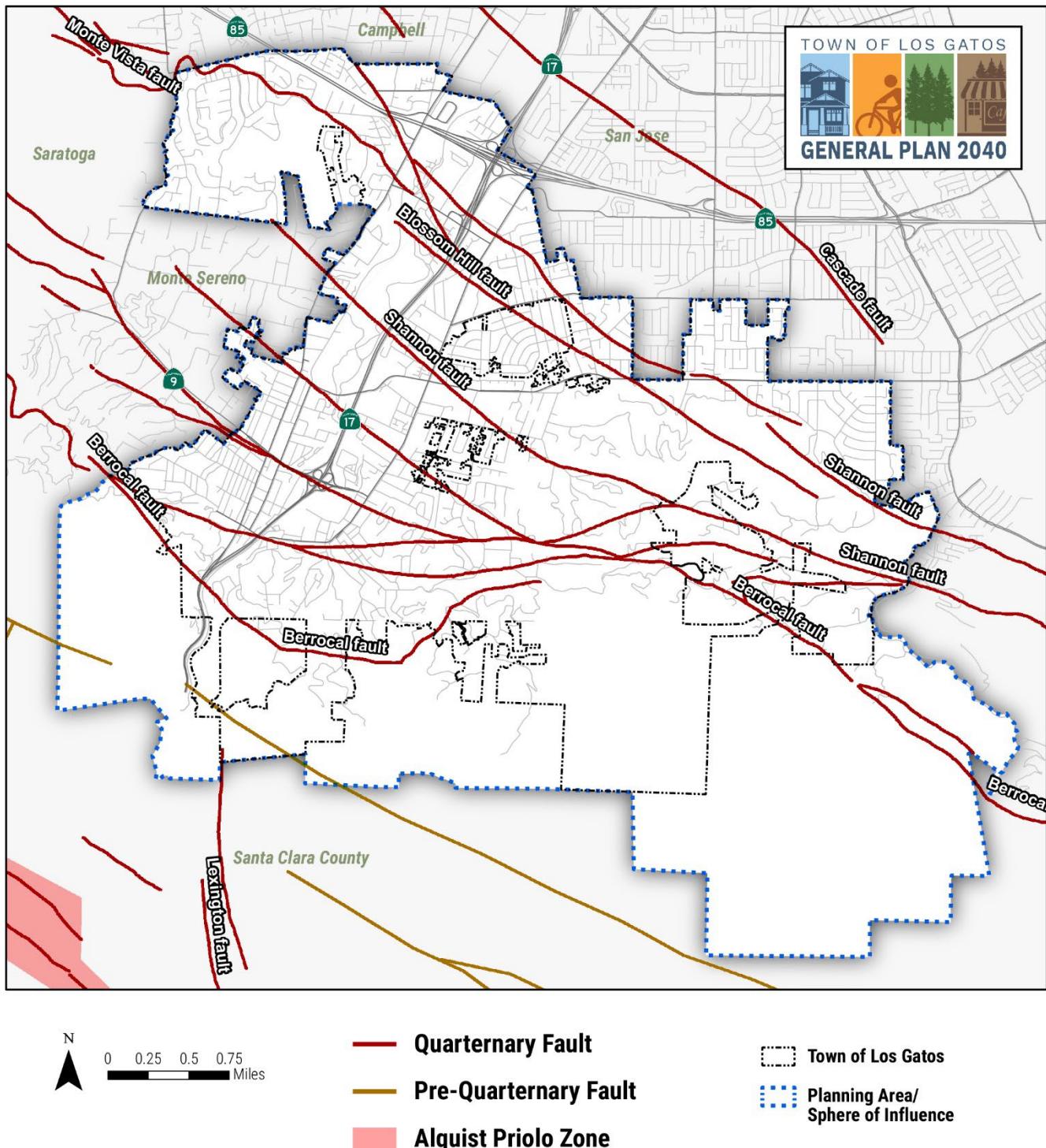
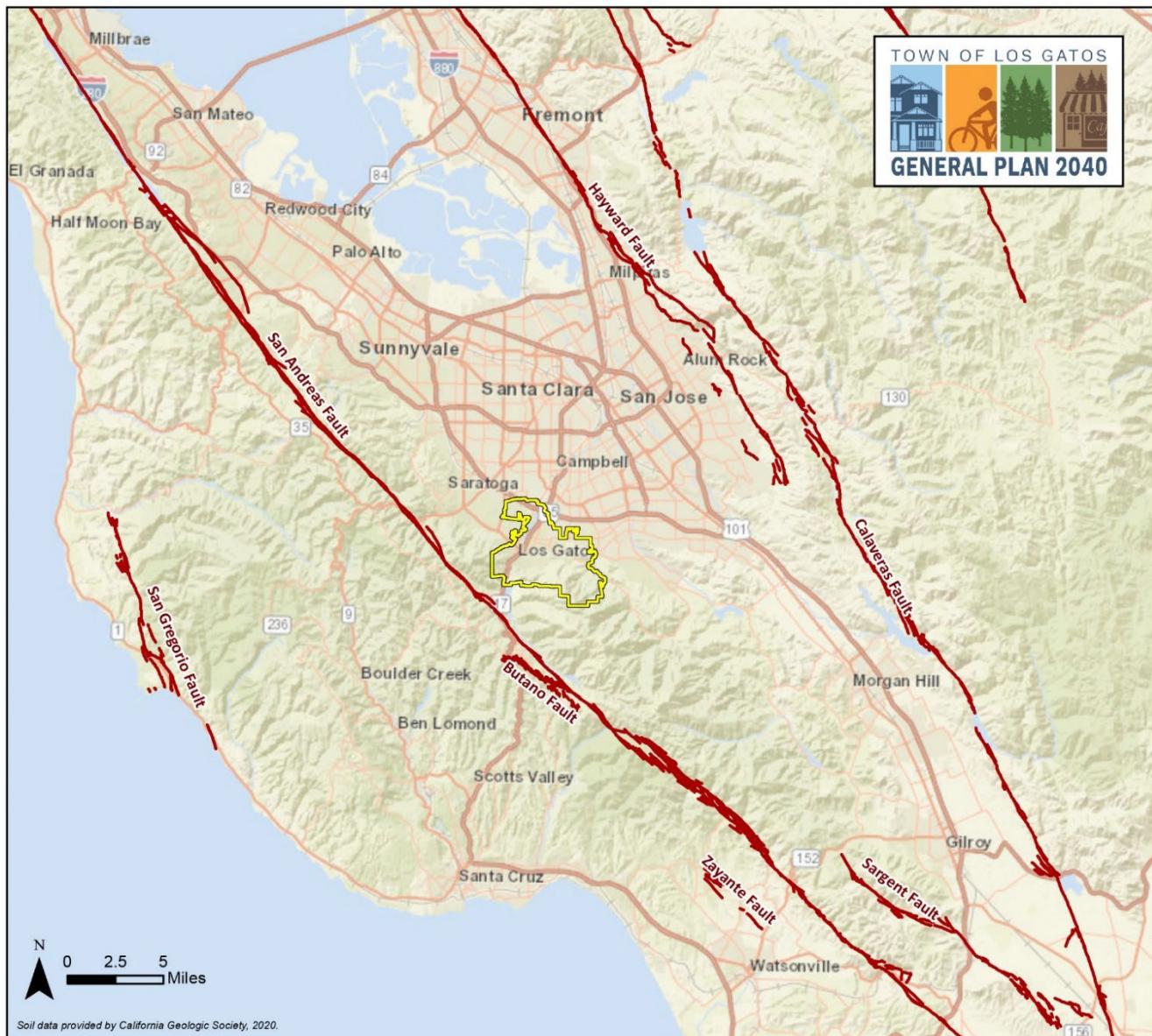


Figure 9-3 Active Major Faults in the South Bay

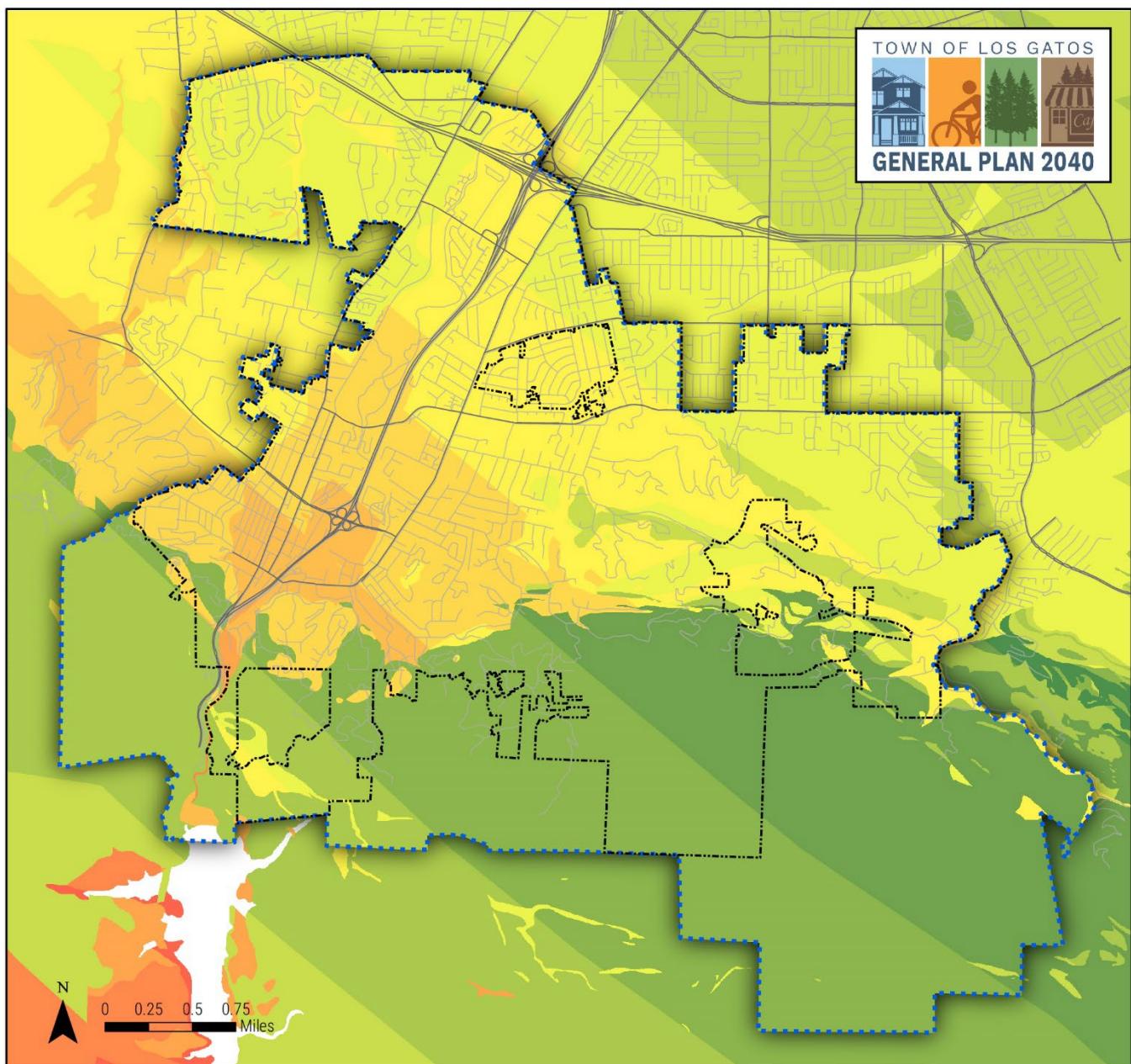


 **Town of Los Gatos**

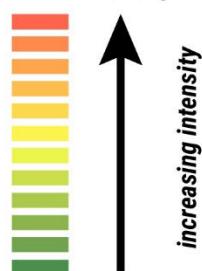
— Regional Fault

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Figure 9-4 Projected Groundshaking



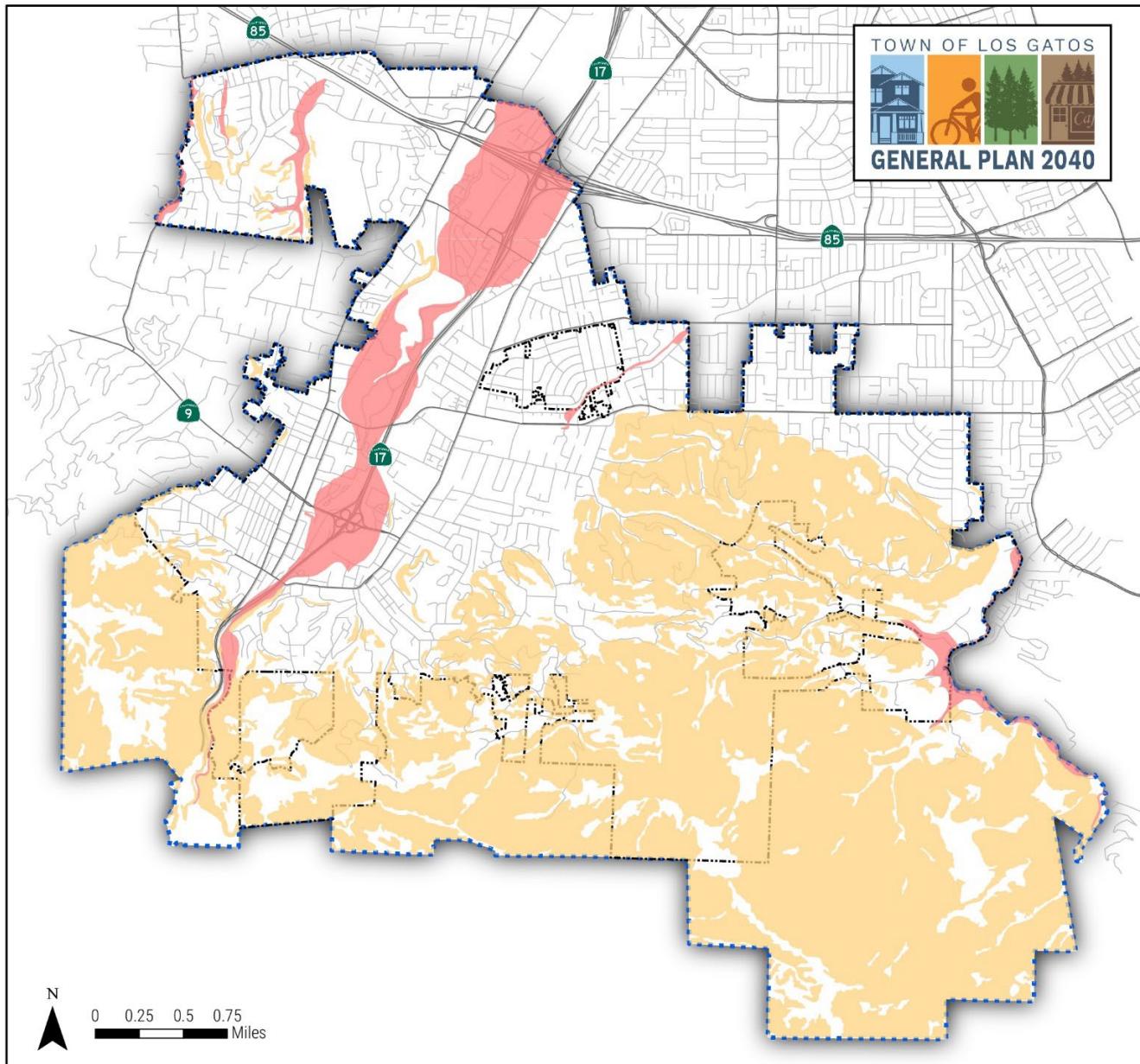
Level of Earthquake Hazard



□ Town of Los Gatos

□ Planning Area/
Sphere of Influence

Figure 9-5 Secondary Seismic Hazards



■ Landslide Zone

■ Liquification Zone

■ Town of Los Gatos

■ Planning Area/
Sphere of Influence

HAZ-4.5 **Unbuildable Property as Open Space**

Preserve open space portions of properties that are unbuildable due to geologic and seismic conditions.

HAZ-4.6 **Emergency Services Structure Safety**

Require that buildings and structures needed for emergency services and other essential services exceed the California Building Code for seismic strengthening to withstand a major earthquake.

HAZ-4.7 **Seismic Retrofit Incentives**

Work with regional, State, and Federal agencies and organizations to incentivize seismic retrofits of structures.

HAZ-4.8 **Geologic Hazards Checklist**

Require that a licensed geologic/geotechnical engineer complete the Town Geologic Hazards Checklist for all new proposed development to demonstrate that potential hazards have been identified and that proposed structures, including grading cuts and fills, will be designed to resist potential earthquake effects.

HAZ-4.9 **Resilient Infrastructure**

Require that new public utilities, communication infrastructure, and transportation facilities be located, designed, and constructed in a manner that minimizes risk and maximizes functionality during and after an earthquake.

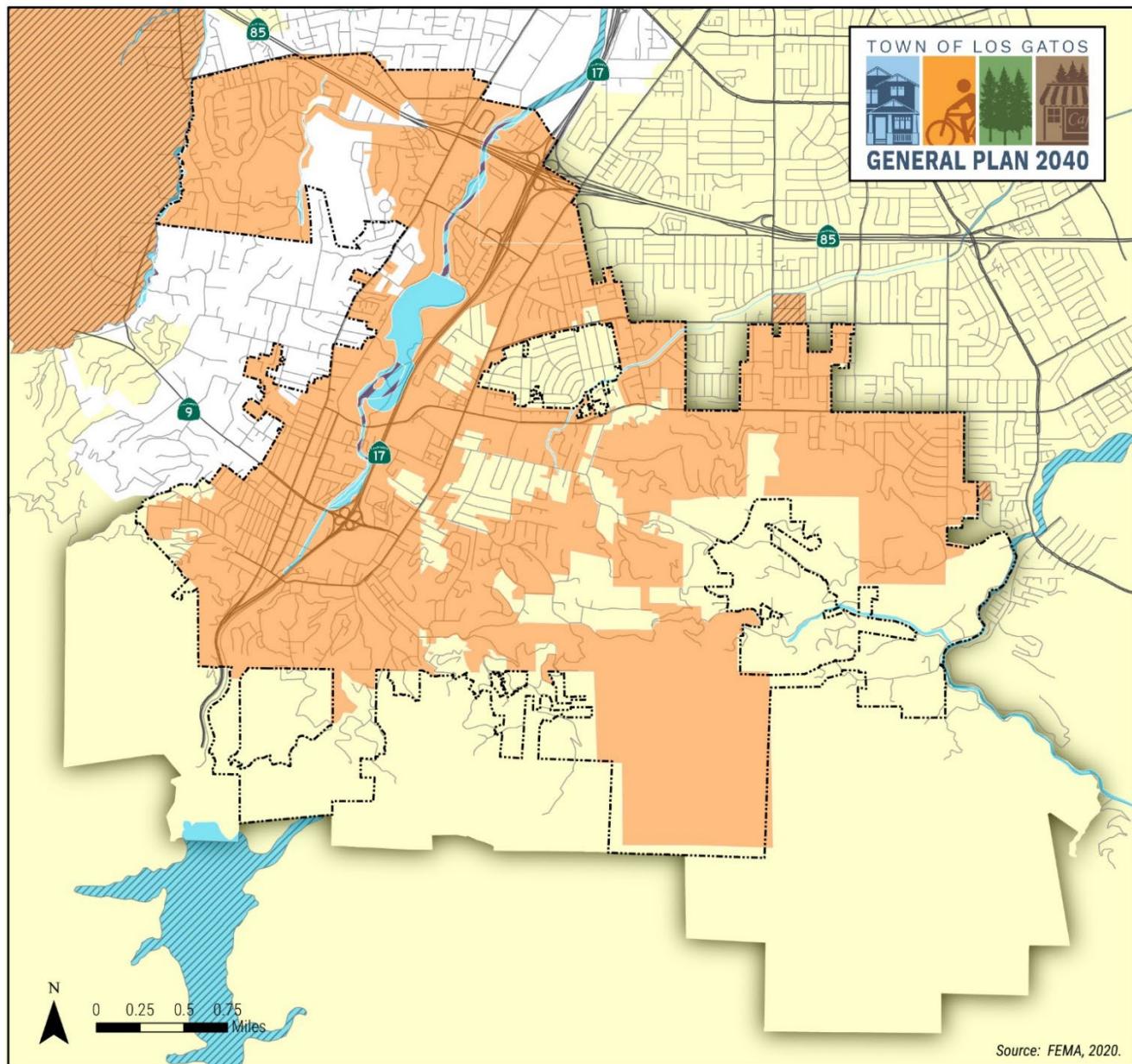
9.4 Flood and Inundation Hazards

Flooding can threaten life, safety, and property and can occur in a number of ways. The level in a body of water, such as a lake or creek, can rise higher than the water body's banks, causing it to overflow into nearby areas. Heavy precipitation can overwhelm the ability of soil to absorb water or storm drains to carry it away, causing water to build up on the surface. Localized flooding may also occur as a result of infrastructure failure, such as a burst water tank or pipe. In Los Gatos, the floods that are of most concern are from heavy rainfall causing local flooding or flash floods. Flooding puts various populations in Town at risk. A 500-year flood could affect upwards of 28,000 people and cause \$10 billion of structural damage. Figure 9-6 shows FEMA flood zones in Los Gatos.

Beyond localized flooding, Los Gatos faces a flood threat from dam inundation from both the James J. Lenihan and Vasona Dams. While less common, dam inundation is recognized in both the Town Emergency Operations Plan and Santa Clara County OAHMP. The Lexington Reservoir as contained by the James J. Lenihan Dam is the largest concern for dam inundation. Lexington Reservoir is the third largest reservoir in Santa Clara County storing 19,044 acre-feet of water. The potential inundation zone in the event of failure is significant, with the potential to affect over 3,000 people and damage over 1,000 structures.

Thirteen Presidentially-declared flood disasters have occurred in Santa Clara County since 1954, caused largely by high precipitation events leading to riverine floods, flash floods, and stormwater runoff floods. As future climate change-related impacts increase, localized flooding will become more common due to more extreme storms increasing the potential for more frequent and severe riverine flooding.

Figure 9-6 FEMA Flood Zones



- 1% Annual Chance Flood Hazard (100-Year Flood)
- 0.2% Annual Chance of Flood Hazard (500-Year Flood)
- Flood Hazards Outside Los Gatos
- Area of Minimal Flood Hazard
- Area of Undetermined Flood Hazard
- Regulatory Floodway
- Town of Los Gatos
- Planning Area/
Sphere of Influence

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The following goal and policies address flood and inundation hazards in Los Gatos.

HAZ-5

Reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from flood hazards.

HAZ-5.1

Flood Hazard Consideration in Site Planning

Require site planning and building design to mitigate identified flood and inundation hazards.

HAZ-5.2

New Development in FEMA 100-Year Flood Zones

Require that new development and substantial improvements to existing structures meet Federal and State standards when located within FEMA Flood Insurance Rate Maps (FIRMs) designated 100-year flood zones, as shown in Figure 9.5 or most current FEMA mapping.

HAZ-5.3

Land Dedicated for Flood Protection

Obtain fee title to all land required to be dedicated for flood protection.

HAZ-5.4

Peak Stormwater Run-off

Require new development and redevelopment to provide design solutions to control the cumulative rate of peak stormwater run-off to no higher than pre-development levels.

HAZ-5.5

Flood Protection Facilities

Cooperate with the Santa Clara Valley Water District to develop and maintain additional stormwater retention facilities in areas where they are needed or where the design capacity of existing retention facilities cannot be restored.

HAZ-5.6

Precipitation Changes

Monitor and respond to the risk of flooding caused by climate change-related changes to precipitation patterns and groundwater levels.

9.5 Public Health Emergencies: Preparedness, Response, and Recovery

During health emergencies, local jurisdictions provide initial leadership, resources, and information to their immediate communities while establishing public-private and regional response efforts. As a result, the Town must work with health providers, Santa Clara County, and local stakeholders to develop coordinated initial responses to public health emergencies that rely on local resources.

Pandemics have the potential to be the most-deadly threat to public health. A pandemic can occur when a new strain of influenza or other pathogen emerges to which most or all of the world's human population has had no previous exposure and thus has no immunity.

In the last century, multiple pandemics have swept the globe.

- In 1918, the first pandemic (sometimes referred to as the “Spanish Flu”) killed over 500,000 Americans and more than 20 million people worldwide. One-third of the U.S. population was infected, and average life expectancy was reduced by 13 years.
- Influenza pandemics in 1957 (H2N2 virus) and 1968 (H3N2 virus) killed tens of thousands of Americans and millions across the world.

- In the spring of 2009, a novel influenza A (H1N1) virus emerged. It was detected first in the United States and spread quickly across the United States and the world. From April 12, 2009 to April 10, 2010, the Centers for Disease Control estimated there were 60.8 million cases (range: 43.3-89.3 million), 274,304 hospitalizations (range: 195,086-402,719), and 12,469 deaths (range: 8868-18,306) in the United States.
- In 2020, the COVID-19 Pandemic has spread rapidly since its discovery in December 2019. COVID-19 is an illness caused by a new coronavirus that can spread from person to person. As of March 2, 2021, there have been more than 28.7 million confirmed cases and 514,000 deaths in the United States. Globally, 114 million cases have been confirmed and 2.54 million people have died from the effects of the novel coronavirus.

Although the timing, nature, and severity of a pandemic cannot be predicted, a planned and coordinated response is critical to minimizing the public health impact, as well as the social and economic disruption to our everyday lives.

The following goal and policies guide preparedness, response, and recovery efforts by the Town of Los Gatos for current and future health emergencies.

HAZ-6	Reduce the potential and severity of short- and long-term health emergencies, control the rate and extent of the spread of an illness, reduce economic and social displacement, and reduce loss of life.
HAZ-6.1	Addressing Town Public Health Needs HC The Town shall implement all minimum requirements from appropriate State of California and Santa Clara County agencies relative to declared public health emergencies. The Town shall also consider the needs of the community and expand the Town's response beyond these minimum requirements, as appropriate.
HAZ-6.2	Agency Coordination Work closely with the State of California and Santa Clara County health officials to make certain that Town needs are considered and addressed and to make sure the residents are made aware of programs and resources in a timely manner.
HAZ-6.3	Coordinate the Delivery of Essential Public Health Services HC Partner with organizations responsible for essential health care and human services to ensure those services are provided as early as possible to respond during and recover after a public health emergency or event.
HAZ-6.4	Promote Training and Guidance for Community Partners Promote training initiatives for community partners and other stakeholders within public health, health care, human services, mental/behavioral health, and environmental health sectors.
HAZ-6.5	Communications and Community Education Continue to maintain and enhance the Town's communications and education resources to provide timely and up-to-date information concerning public health emergencies.
HAZ-6.6	Resources Work with the State of California and Santa Clara County to maintain a supply of resources necessary to respond to and recover from a public health emergency.

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HAZ-6.8 Response Evaluation

During and following any public health emergency, Town staff should work with the community to identify ways to improve preparation and responses necessary to recover and return to normal following a public health emergency.

9.6 Hazards and Hazardous Materials

The use, manufacture, production, transportation, storage, treatment, disposal, and clean-up of hazardous materials and hazardous wastes present a potential threat to the health and safety of those who are using the materials and those who could be affected by improper or accidental release or disposal. Hazardous materials include all toxic, flammable, combustible, corrosive, poisonous, and radioactive substances that possess the potential to bring harm to the public or the environment.

Common sources of hazardous materials in Los Gatos include:

- Air emissions from industrial land uses;
- Chemical contamination from industrial processors, such as commercial laundries;
- Pesticide contamination from historic agricultural activities; and
- Soil and groundwater contamination from industrial and commercial activities.

The Town maintains a comprehensive list of Hazardous Waste and Substance sites where hazardous materials are present and cleanup activities are or may be necessary. A number of the listed facilities in Los Gatos emit hazardous and/or toxic substances as part of their daily operations. These facilities are subject to the Air Toxics Hot Spots reporting requirements under AB 2588.

The following goal and policies address hazardous materials in Los Gatos.

HAZ-7

Reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from hazardous materials.

HAZ-7.1

HC

Water Supply and Air Protection

Work with public agencies and private organizations to prevent the introduction of hazardous materials into the air and the water supply.

HAZ-7.2

Phase I Site Assessment

Require Phase I site assessments for new development proposed on land that may be contaminated with hazardous materials or waste.

HAZ-7.3

Hazardous Materials Storage Monitoring

Support Santa Clara County Fire Department in monitoring the storage of hazardous materials.

HAZ-7.4

Hazardous Materials Business Plan

Require all businesses that use, store, or transport hazardous materials or waste to prepare a Hazardous Materials and Waste Management Business Plan.

HAZ-7.5

Household Hazardous Waste

The Town shall develop and distribute educational materials and conduct educational outreach to inform the public about household hazardous waste, proper disposal methods, and proper use and storage of these materials.

9.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
A Plan Review Annually review and refresh key staff on the contents of the Los Gatos Hazards and Safety Element, the Santa Clara OAHMP, and the Los Gatos HMP to ensure processes and procedures are streamlined and coordinated.	HAZ-1.1 HAZ-1.2 HAZ-1.3 HAZ-1.4 HAZ-1.5	Town Manager Community Development Parks and Public Works Police Department SCC Fire Department			■	
B Review Emergency Services Regularly review the adequacy of emergency services in the Town. Plan and develop law enforcement infrastructure and technology according to overall need and Town growth.	HAZ-1.1	Town Manager Police Department SCC Fire Department			■	
C Evacuation Routes and Planning Develop, evaluate, maintain, and update evacuation routes and protocols for high-risk fire hazard areas, SRA's, and VHFHSZ's that are consistent with AB 747 and local ordinances (Title 14, CCR, Division 1.5, Chapter 7, Subchapter 2, Articles 2 and 3 (commencing with section 1273.00)). As necessary prepare improvement plans that identify appropriate mitigation measures to further implementation of evacuation routes.	HAZ-1.1 HAZ-1.2 HAZ-4.4 HAZ-5.1 HAZ-5.2 HAZ-5.3	Town Manager Police Department SCC Fire Department			■	■
D Emergency Drills Conduct emergency hazard drills with key stakeholder organizations, community groups and organizations, outside agencies, and local and County officials across the community to improve preparedness for known threats and hazards.	HAZ-1.3 HAZ-1.4	Town Manager Police Department SCC Fire Department			■	

9. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
E Hazard Preparedness Coordinate with regional agencies to update and distribute information on how to prepare for and lessen the potential impact of earthquakes, floods, fires, public health emergency, and other safety hazards. Help and encourage all households to prepare for two weeks of self-sufficiency	HAZ-1.3	Town Manager	<input checked="" type="checkbox"/>			
		Police Department				
		SCC Fire Department				
F Fire Safety Education Provide public education on fire safety, including wildland and structural fire prevention, evacuation protocols, and guidelines for defensible space and other hazards around structures.	HAZ-1.4 HAZ-2.2 HAZ-3.2 HAZ-3.5	Town Manager		<input checked="" type="checkbox"/>		
		Community Development				
		Fire Department				
G Wildfire Protection Plan Create a checklist for applicants to complete and submit a fire protection plan to assess and mitigate fire risks for all new development within SRA's and VHFHSZ's. Fire protection plans shall include: <ol style="list-style-type: none">1. Risk analysis;2. Fire response capabilities assessment;3. Fire safety requirements (i.e., defensible space, infrastructure, and building ignition resistance);4. Mitigation measures and design considerations for nonconforming fuel modification;5. Wildfire education strategies; and6. Plan maintenance and limitations.	HAZ-2.1	SCC Fire Department	<input checked="" type="checkbox"/>			
		Community Development				
H Review of Fire Related Ordinances Update the Town's development standards to either directly adopt or meet the minimum standards of title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.	HAZ-2.1 HAZ-2.2 HAZ-2.9	Town Manager	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		SCC Fire Department				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
I Hillside Roadway Assessment Coordinate with Santa Clara County Fire Department to assess hillside roadway access to allow efficient evacuation for residents and access for emergency personnel vehicles.	HAZ-2.1 HAZ-2.4 HAZ-3.1 HAZ-3.2	Parks and Public Works SCC Fire Department Town Manager				■
J Disaster Recovery Ensure the Town has a disaster recovery plan in place that is reviewed and updated as needed, at a minimum of every five years. The plan should include an interim recovery strategy, model post-disaster recovery ordinance, and a post-disaster re-development plan.	HAZ-3.3	Town Manager Community Development Parks and Public Works SCC Fire Department				■
K Test Essential Bridges Every five years, assess the Town's bridges whose destruction would cause serious access and other problems after an earthquake.	HAZ-4.6	Parks and Public Works				■
L Ensure Earthquake Safety in Essential Town Buildings Ensure Town structures that house essential functions are earthquake safe.	HAZ-4.6 HAZ-4.7	Town Manager Community Development				■
M Retrofit Provide information for seismic retrofits of structures throughout the Town, particularly those building types that would affect the most people in the event of an earthquake.	HAZ-4.7	Community Development Parks and Public Works				■
N Review Flood Zones Annually review all areas subject to flooding as identified by FEMA or the State Department of Water Resources, as required by AB 162.	HAZ-5.1 HAZ-5.2	Parks and Public Works Community Development				■
O Prevent Inappropriate Development in Flood Areas Adopt floodplain zoning to prevent inappropriate development in areas subject to flooding.	HAZ-5.1 HAZ-5.2	Community Development				■
P Flood Mitigation Implement flood mitigation requirements of FEMA in Special Flood Hazard Areas as illustrated on the Flood Insurance Rate Maps.	HAZ-5.2	Community Development Parks and Public Works				■

9. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
Q FEMA Community Rating System Participate in FEMA's Community Rating System to reduce flood insurance for local residents and businesses.	HAZ-5.2	Community Development				<input checked="" type="checkbox"/>
R Public Health Messaging Collaborate with community partners and stakeholders to develop, test, and disseminate timely public health messaging to targeted populations through trusted representatives or spokespersons.	HAZ-6.3 HAZ-6.5 HAZ-6.6	Town Manager				<input checked="" type="checkbox"/>