

1. CITY OF PALO ALTO

1.1 HAZARD MITIGATION PLAN POINT OF CONTACT

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1.2 JURISDICTION PROFILE

The following is a summary of key information about the jurisdiction and its history:

- Date of Incorporation— April 23, 1894
- Current Population— 68,207 as of January 1, 2016
- Population Growth and Demographics— Palo Alto's population has increased only slightly during the last 30 years compared to Santa Clara County as a whole. The number of residents increased by 4.7% from 55,966 in 1970 to 58,598 in 2000, and 9.9% between 2000 and 2010 (U.S. Census 1980, 1990, 2000, and 2010). As of the 2010 Census, population in the City has increased to 64,403. While the average number of people per household declined from 2.7 in 1970 to 2.3 in 2000, the number of housing units increased.

Historical Population Growth in Palo Alto, 1990-2010			
Year	Population	Numerical Change	Percent Change
1990	55,225	741	1.3
2000	58,598	675	1.2
2010	64,403	5,805	9.9
Source: US Census 1990, 2000, 2010.			

Although 64.2 percent of Palo Alto's population is White, the City is becoming more ethnically diverse (refer to Table 2.1-2). Asians, Native Hawaiian, and Other Pacific Islanders comprise 27.3 percent, while 0.2 percent are American Indian/Alaska Native, 6.2 percent are Hispanic, 1.9 percent are Black and 6.4 percent identify themselves as Some other race or two or more races.

The median age of Palo Alto's population has increased dramatically over the last few decades. In 1970, the median age was 29.5 for men and 33.7 for women. By 1990, these figures had increased to 36.7 and 40.0 respectively. In the year 2000, the median age for the entire population of Palo Alto was 40.2 years, which is considerably higher than the County median age of 34 years, and in 2010 it raised further to 41.9

years. The increase in median age has been accompanied by an increase in Palo Alto's senior population; the number of persons over 65 increased from 10 to 15.6 percent of the population between 1970 and 2000, and 17.1 percent in 2010. The number of older adults is expected to continue to increase in the future. At the other end of the age spectrum, the number of children under five has increased significantly over the last two decades and has resulted in an increase in the number of children entering childcare and school. However, the number of women of childbearing age has decreased markedly after increasing during the 1980s and 1990s and the middle-aged population has increased significantly indicating that Palo Alto will continue to grow older during the next decade.

- **Location and Description**— Part of the metropolitan San Francisco Bay Area and the Silicon Valley, Palo Alto is located within Santa Clara County and borders San Mateo County.

The City's boundaries extend from San Francisco Bay on the east to the Skyline Ridge of the coastal mountains on the west, with Menlo Park to the north, and Mountain View to the south. The City encompasses an area of approximately 26 square miles, of which one-third is open space. The city shares its borders with East Palo Alto, Los Altos, Los Altos Hills, Stanford, Menlo Park, Mountain View, Portola Valley, and portions of unincorporated San Mateo County and Santa Clara County (including the unincorporated areas of Cupertino and Saratoga in the foothills). It is named after a redwood tree called El Palo Alto. The city includes portions of Stanford University and its affiliates, is headquarters to a number of Silicon Valley high-technology companies, including Hewlett-Packard, VMware, Tesla Motors, SAP and Palintir and has served as an incubator to several other high-technology companies, such as Google, Facebook, Logitech, Intuit, and PayPal.

A blend of business and residential neighborhoods, anchored by a vibrant downtown, defines Palo Alto's unique character. A charming mixture of old and new, Palo Alto's tree-lined streets and historic buildings reflect its California heritage. At the same time, Palo Alto is recognized worldwide as a leader in cutting-edge development, as a quintessential part of Silicon Valley.

Based on data from the City's business registry in January 2016, there are 168 Firms in Palo Alto with over 50 employees collectively employing 56,410 employees. While this doesn't account for all businesses it shows that the business community is at least the size of the residential population of Palo Alto. So while the City's public services are sized for the residential community, they are serving a population at least double that size.

The City Auditor's Sales Tax Digest Summary Report from January 2016 lists the top 25 Sales/Use Tax contributors. The list is in alphabetical order and represents the year ended 2nd Quarter 2015. The Top 25 Sales/Use Tax contributors generate 48.5% of Palo Alto's total sales and use tax revenue.

Anderson Honda	Integrated Archive Systems	Tesla Lease Trust
Apple Stores	Loral Space Systems	Tesla Motors
Audi Palo Alto	Macy's Department Store	Tiffany & Company
Bloomingdale's	Magnussen's Toyota	Urban Outfitters
Critchfield Mechanical	Neiman Marcus Department Store	Valero Service Stations
CVS/Pharmacy	Nordstrom Department Store	Varian Medical Systems
Eat Club	Pottery Barn Kids	Wilkes Bashford
Fry's Electronics	Shell Service Stations	
Hewlett-Packard	Stanford University Hospital	

- **Brief History**— Palo Alto was incorporated in 1894 and received its name from the tall landmark Redwood tree, *El Palo Alto*, which still grows on the east bank of San Francisquito Creek across from Menlo Park. One trunk of the twin-trunked tree can still be found by the railroad trestle near Alma Street in El Palo Alto Park.

Leland Stanford Junior University opened to 465 students in 1891, as a memorial by Leland and Jane Stanford to their son who died in 1884 while traveling in Europe. Stanford University played a significant role in the development of the Palo Alto landscape; it has since grown into a world renowned teaching and research university with more than 16,000 undergraduate and graduate students.

In 1925 the town of Mayfield, the original settlement that developed in the area in 1853, was annexed to the larger Palo Alto. In the decades that followed, Palo Alto continued to expand southward reaching the border it currently shares with Mountain View.

The population more than doubled from 25,000 to 55,000 residents by 1960, and since then has increased to roughly 68,000 today. During these boom years Palo Alto was transformed from agricultural fields to urban forest and became the birthplace of the Silicon Valley.

- **Climate**— Typical of the San Francisco Bay Area, Palo Alto has a Mediterranean Climate with cool, wet winters and warm, dry summers. Typically, in the warmer months, as the sun goes down, the fog bank flows over the foothills to the west and covers the night sky, thus creating a blanket that helps trap the summer warmth absorbed during the day.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	58	62	66	70	74	78	79	79	80	74	65	58
Average low in °F:	38	41	43	45	49	52	57	55	53	48	42	38
Av. precipitation in inch:	3.07	3.19	2.48	0.98	0.47	0.08	0.04	0.04	0.16	0.75	1.97	2.95

(<http://www.usclimatedata.com/climate/palo-alto/california/united-states/usca0830>)

The record high temperature was 107 °F (42 °C) on June 15, 1961, and the record low temperature was 15 °F (−9 °C) on November 17, 2003. Temperatures reach 90 °F (32 °C) or higher on an average of 9.9 days. Temperatures drop to 32 °F (0 °C) or lower on an average of 16.1 days.

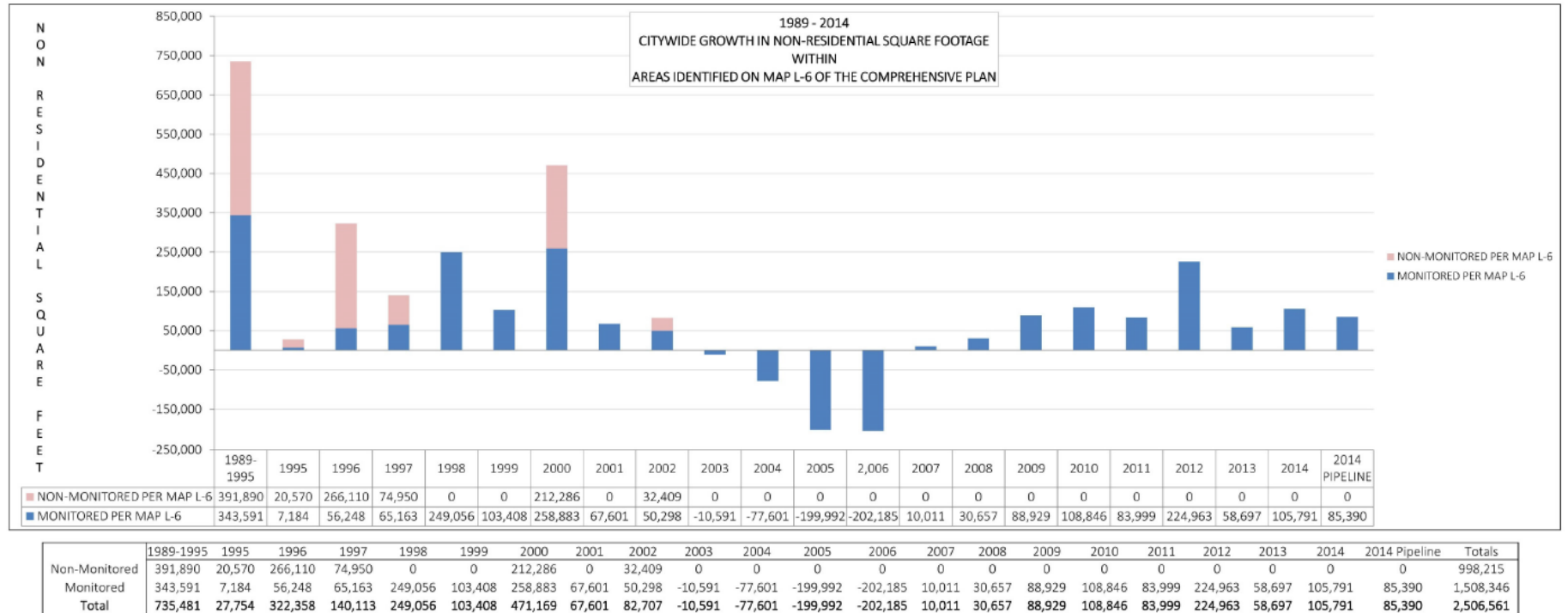
Due to the Santa Cruz Mountains to the west, there is a "rain shadow" in Palo Alto, resulting in an average annual rainfall of only 15.32 inches (389 mm). Measurable rainfall occurs on an average of 57 days annually. The wettest year on record was 1983 with 32.51 inches (826 mm) and the driest year was 1976 with 7.34 inches (186 mm). The most rainfall in one month was 12.43 inches (316 mm) in February 1998 and the most rainfall in one day was 3.75 inches (95 mm) on February 3, 1998. Measurable snowfall is very rare in Palo Alto, but 1.5 inches (38 mm) fell on January 21, 1962.

- **Governing Body Format**— Palo Alto is a Charter City and has a council-manager form of government in which the nine-member, popularly-elected City Council appoints the City Manager, who in turn oversees a dynamic Executive Leadership Team in the operation of thirteen (13) departments employing 1,000 staff. This vibrant organization enjoys a strong, collaborative, and open environment. The Fiscal Year 2016 citywide expenditure budget amounts to \$563.6 million, with a General Fund budget of 185.7 million, a Capital Budget of \$124.7 million, and Enterprise Funds of \$342.5 million. The City Council assumes responsibility for the adoption of this plan, the Office of Emergency Services on behalf of the City Manager will oversee its implementation.
- **Development Trends**— Palo Alto comprises 16,627 acres, or about 26 square miles. Approximately 40 percent of this area is in parks and preserves and another 15 percent consists of agriculture and other open space uses. The remaining area is nearly completely developed, with single family uses predominating. Less than one percent of the City’s land area consists of vacant, developable land.¹ The City of Palo Alto Comprehensive Plan 2007, Land Use & Community Design Element guides the development of public and private property of which local land use and growth management is a central topic. The table below shows the annual net change in non-residential square footage, based on project applications processed by the Department of Planning and Community Environment. Net square footage numbers shown represent the total square footage added by all developments approved in the planning area for the given period, minus the total square footage demolished. Negative numbers in the table indicate that more non-residential square footage was demolished (or approved for demolition) than was approved or constructed. As shown, the period between 2010 and 2014 has seen by far the greatest net increase in non-residential square footage.²

¹ City of Palo Alto Comprehensive Plan 2007, p. L-4.
(<http://www.cityofpaloalto.org/civicax/filebank/documents/8170>)

² Comprehensive Plan Update: Land Use; Draft Existing Conditions Report – City of Palo Alto, August 29, 2014, p. 8-31. (http://www.paloaltocompplan.org/wp-content/uploads/2014/09/8_LandUse.pdf)

TABLE 8-3 CITYWIDE GROWTH IN NON-RESIDENTIAL SQUARE FOOTAGE 1989-2014



Highlights:

- Average Annual Growth (Monitored) 1989-2014 = 58,013 sq ft/yr
 - Average Annual Growth (Monitored) 1989-2007 = 37,951 sq ft/yr
 - Average Annual Growth (Monitored) 2008-2014 = 112,467 sq ft/yr
- Average Annual Growth = (Sum of Total gain / number of years)

Average Annual Growth (All) 1989-2014 = 96,406 sq ft/yr
 Average Annual Growth (All) 1989-2007 = 90,489 sq ft/yr
 Average Annual Growth (All) 2008-2014 = 112,467 sq ft/yr

Notes:

- 1989-1995 Data not available on Annual Basis
- Data excludes Mayfield Development Agreement Projects which demolishes approximately 323k of non-residential square feet and replaces 300k of the demolished square feet into Stanford Research Park
- Data excludes the Stanford Medical Center (SMC) expansion, although it has Planning Entitlements and Building Permits, total buildout and occupancy is expected in the year 2025

Source: City of Palo Alto, 2014.

1.3 CAPABILITY ASSESSMENT

1.3.1 Resources for the 2017 Planning Initiative

The following technical reports, plans, and regulatory mechanisms were reviewed to provide information for inclusion into the 2017 Multi-Jurisdiction Hazard Mitigation Plan for both Volume I and Volume II (Palo Alto Annex). All of the below items were additionally reviewed as part of the full capability assessment for Palo Alto.

- **City of Palo Alto Comprehensive Plan** – The Comprehensive Plan was reviewed for information regarding goals and policies consistent with hazard mitigation for carry over as goals and objectives. Additionally, development trends from the Land Use section of the Comprehensive Plan informed the development section of this annex.
- **City of Palo Alto Municipal Code** – The Municipal Code was reviewed for the full capability assessment and for identifying opportunities for action plan integration.
- **Flood Damage Prevention Ordinance** – The Flood Damage Prevention Ordinance was reviewed for compliance with the National Flood Insurance Program.
- **Capital Improvements Plan** – The Capital Improvements Plan was reviewed to identify cross-planning initiatives for inclusion as mitigation projects.
- **State of California Local Hazards Mitigation Plan.** The state plan was helpful for reviewing goals and also in assessing hazards.
- **County of Santa Clara and City of Palo Alto Local Hazards Mitigation Plan (2012).** The previous LHMP provided a baseline of information for the writing of this document.
- **Palo Alto Threats and Hazards Identification and Risk Assessment.** The THIRA helped to inform the hazard analysis portion of this plan, as well as a source for mitigation actions.
- **Palo Alto Energy Assurance Plan.** The EAP provided information for the jurisdiction profile as well as a source for mitigation actions.
- **Sustainability / Climate Adaptation Plan.** This plan provided information for our hazards analysis as well as identification of mitigation actions.
- **Foothills Wildfire Management Plan / Santa Clara County Community Wildfire Prevention Plan.** These plans informed our hazards analysis as well as identifying wildfire mitigation actions.
- **Technical Reports and Information** – Outside resources and references used to complete the City of Palo Alto Annex are identified in Section **Error! Reference source not found.** of this Annex.

1.3.2 Full Capability Assessment

An assessment of legal and regulatory capabilities is presented in Table 1-1. An assessment of fiscal capabilities is presented in Table 1-2. An assessment of administrative and technical capabilities is presented in Table 1-3. Information on National Flood Insurance Program (NFIP) compliance is presented in Table 1-4. An assessment of education and outreach capabilities is presented in Table 1-5. Classifications under various community mitigation programs are presented in Table 1-6.

Table 1-1. Legal and Regulatory Capability

	Local Authority	Other Jurisdiction Authority	State Mandated	Opportunity for Integration?
Codes, Ordinances, & Requirements				
Building Code	Yes	Yes	Yes	No
Comment: Palo Alto has adopted the 2016 California Building Code				
Zoning Code	Yes	Yes	Yes	No
Comment: Municipal Code, Title 18, effective 13 June 2016				

	Local Authority	Other Jurisdiction Authority	State Mandated	Opportunity for Integration?
Subdivisions Comment: Municipal Code, Title 21, effective 13 June 2016	Yes	No	No	No
Stormwater Management Comment:	No	No	No	No
Post-Disaster Recovery Comment:	No	No	No	No
Real Estate Disclosure Comment:	No	No	Yes	No
Growth Management Comment: Growth management falls under Palo Alto Zoning codes and is more discreetly addressed in the City's Comprehensive Plan.	No	Yes	Yes	No
Site Plan Review Comment: Site Plan review falls under Palo Alto Zoning codes and is well practiced in the permitting process.	Yes	Yes	Yes	No
Environmental Protection Comment: Ordinance 5107, 13 December 2010, to provide green building standards and environmental protections.	Yes	Yes	Yes	No
Flood Damage Prevention Comment: Municipal Code, Chapter 16.52 effective 13 June 2016	Yes	Yes	No	No
Emergency Management Comment: Municipal Code, Chapter 2.12 effective 13 June 2016	Yes	Yes	Yes	No
Climate Change Comment: Ordinance No. 5345, 31 August 2015, to comply with California Energy Code 2013 edition.	Yes	No	Yes	No
Other: Comment: Seismic Hazards Identification Program In 1986, the City Council adopted the Seismic Hazards and Identification Program codified at Section 16.42 of the Municipal Code. This ordinance established a mandatory evaluation and reporting program and created incentives for property owners to voluntarily upgrade their structurally deficient buildings.	Yes	Yes	No	No

Floodplain Management Ordinance. In an effort to reduce the risk of loss of life, health, and property due to periodic flood inundation, the City of Palo Alto has adopted a Flood Hazard Regulations Ordinance, Palo Alto Municipal Code Chapter 16.52, effective 13 June 2016.

Planning Documents

General Plan (As Comprehensive Plan) Palo Alto is undergoing an update to the comprehensive plan, which will be completed in 2017. This updated plan will be compliant with Assembly Bill 2140. Comment: The 1998-2010 City of Palo Alto Comprehensive Plan (Comp Plan) is the current document that guides land use and growth management decisions in the City. The Land Use & Design, Housing, and Natural Environment Elements contain goals, policies, and programs related to natural hazards; however, the City is in the process of updating the current Comprehensive Plan which will derive a new Safety Element from the Natural Environment Element.	Yes	No	Yes	No
Capital Improvement Plan Comment: The 2017-2021 Capital Improvement Program Plan for the City of Palo Alto guides the City in the planning and scheduling of infrastructure improvement projects over the five year period. Annually, the City publishes a Capital Improvement Program budget to guide annual funding of scheduled projects.	Yes	Yes	Yes	Yes
Floodplain or Watershed Plan Comment:	No	Yes	No	Yes

	Local Authority	Other Jurisdiction Authority	State Mandated	Opportunity for Integration?
Stormwater Plan	Yes	No	No	No
Comment: The City has a Storm Drain Master Plan, see Other plans below.				
Urban Water Management Plan	Yes	No	Yes	No
Comment: . The 2010 Urban Water Management Plan (UWMP) outlines actions that the City could take to achieve varying degree of water use reduction. The UWMP will be updated by June 30, 2016. Urban Water Management Plans are designed to assess the reliability of the City's water sources, support to our long-term resource planning, and ensure adequate water supplies are available to meet existing and future water demands. Every five years, an Urban Water Management Plan (UWMP) is prepared and submitted as required to the California Department of Water Resources (DWR), per the Urban Water Management Planning Act.				
Habitat Conservation Plan	No	Yes	No	Yes
Comment:				
Economic Development Plan	No	No	No	No
Comment: The primary considerations for this are included in the City's Comprehensive Plan.				
Shoreline Management Plan	Yes	No	No	No
Comment: Baylands Master Plan 2008. The 2008 plan is an information update with the goal of producing an up-to-date record of Council approved policies and actions in the Baylands. It includes the history, environmental setting and adopted planning goals and policies for the Baylands area.				
Community Wildfire Protection Plan	Yes	Yes	No	Yes
Comment: Palo Alto has integrated our local CWPP into the Santa Clara County CWPP.				
Forest Management Plan	Yes	No	No	No
Comment: 2013 - The purpose of the plan is to establish long-term management goals and strategies to foster a sustainable urban forest in Palo Alto. It was developed using an inter-departmental team of staff in conjunction with Canopy and community partners.				
Climate Action Plan	Yes	No	No	Yes
Comment: 2014 - The City of Palo Alto launched a new Sustainability and Climate Action Plan (S/CAP) initiative in August 2014 to chart a path to a more sustainable future, find ways to improve our quality of life, grow prosperity and create a thriving and resilient community—all while dramatically reducing our carbon footprint. Palo Alto is already a world leader in climate protection strategies. The S/CAP will build on that leadership — and our successes exceeding the goals of our 2007 climate plan — to create an ambitious plan that also considers broader issues of sustainability, such as land use and biological resources. Palo Alto staff is already integrating our efforts with other Bay Area communities and agencies involved in these efforts.				
Emergency Operations Plan	Yes	No	No	Yes
Comment: 2016 - The Palo Alto Emergency Operations Plan (EOP) identifies the City's emergency planning, organization, and response policies and procedures. The EOP also addresses the integration and coordination with other governmental levels and volunteer agencies when required. It is meant to be considered as a preparedness document, intended to be read and understood before an emergency occurs. The major purposes of the plan are to distinguish who is in charge, to ensure essential jobs are accomplished, to provide for the continuity of government, to help citizens and City staff understand the City's emergency organization, to provide guidance for disaster education and training, and to provide for the proper transfer of command during an emergency. Palo Alto integrated this effort with the other jurisdictions in the Northern geography of Santa Clara County including Los Altos, Mountain View, and Sunnyvale.				

	Local Authority	Other Jurisdiction Authority	State Mandated	Opportunity for Integration?
Threat & Hazard Identification & Risk Assessment (THIRA)	Yes	Yes	No (Partial)	No

Comment: City of Palo Alto THIRA, 2014: To evaluate the City of Palo Alto's capabilities for addressing all hazard incidents, the City of Palo Alto Office of Emergency Services (OES) conducted a collaborative planning process in order to develop the City of Palo Alto 2014 Threat and Hazard Identification and Risk Assessment (THIRA). It is compliant with the U.S. Department of Homeland Security (DHS) Comprehensive Preparedness Guide (CPG) 201, Second Edition, released in August 2013, which outlines a process to help communities identify capability targets and resource requirements necessary to address anticipated and unanticipated risks. The result of the THIRA process is an organized evaluation of vulnerability and implementation measures based on the necessary capabilities to deal with the hazards/threats of most concern. This report should inform ongoing City and University planning efforts.

Bay Area UASI, 2016: The Bay Area UASI is required to develop a THIRA as part of grant funding requirements.

Post-Disaster Recovery Plan	No	No	No	Yes
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Comment: Palo Alto does not currently have a Post Disaster Recovery Plan

Continuity of Operations Plan	Yes	No	No	No
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Comment: In 2015-2016 Palo Alto initiated planning activities to develop a Continuity of Governance / Continuity of Operations Plan. We will complete this planning effort in 2017.

Public Health Plan	No	Yes	Yes	No
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Comment: The Santa Clara County Department of Public Health has responsibility for public health planning across the County.

Other:	Yes	Yes	No	Yes
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Comment:

WUI/Foothills Fire Management Plan: This plan was recently updated in 2016. As part of the City's mitigation of wildland and urban fires, we have implemented the Palo Alto Foothills Fire Management Plan in cooperation with the Santa Clara County Midpeninsula Fire Safe Council. This plan pertains to the Palo Alto Foothills area west of the Foothills Expressway and Junipero Serra Boulevard, which represents a Wildland Urban Interface (WUI) area.

Storm Drain Master Plan: To mitigate ongoing flood risks, in 1990, the City created an independent enterprise fund to fund needed improvements to the storm drain system with revenue generated through user fees and developed a Storm Drain Master Plan in 1993 to identify and prioritize a set of projects to increase system capacity and reduce the incidence of street flooding. Property owners approved a ballot measure in 2005 to increase the City's monthly storm drain fee and thereby provided funding to implement a set of seven high-priority capital improvement projects to upgrade the storm drain system.

Table 1-2. Fiscal Capability

Financial Resources	Accessible or Eligible to Use?
Community Development Block Grants	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes
Incur Debt through General Obligation Bonds	Yes
Incur Debt through Special Tax Bonds	Yes
Incur Debt through Private Activity Bonds	Yes
Withhold Public Expenditures in Hazard-Prone Areas	Yes
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes
Other	Yes

Table 1-3. Administrative and Technical Capability

Staff/Personnel Resources	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Planning & Community Environment/Planner Community Services Department/Open Space Ranger
Engineers or professionals trained in building or infrastructure construction practices	Yes	Public Works/Engineer Development Services/Building Inspector
Planners or engineers with an understanding of natural hazards	Yes	Public Works/Engineer Development Services/Building Inspector
Staff with training in benefit/cost analysis	Yes	Administrative Services/Program Manager Planning & Community Environment/Program Manager
Surveyors	Yes	Public Works/Surveyor
Personnel skilled or trained in GIS applications	Yes	Planning & Community Environment, Technical Analyst Police Department
Scientist familiar with natural hazards in local area	Yes	USGS, NWS
Emergency manager	Yes	Office of Emergency Services/Coordinator
Grant writers	No	

Table 1-4. National Flood Insurance Program Compliance

Criteria	Response
What local department is responsible for floodplain management?	Public Works
Who is your floodplain administrator? (department/position)	Public Works Engineer
Are any certified floodplain managers on staff in your jurisdiction?	Yes
What is the date of adoption of your flood damage prevention ordinance?	2004
Does your floodplain management program meet or exceed minimum requirements?	Meets
If exceeds, in what ways?	N/A
When was the most recent Community Assistance Visit or Community Assistance Contact?	2015
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed?	No
If so, please state what they are.	
Do your flood hazard maps adequately address the flood risk within your jurisdiction?	Yes
If no, please state why.	
Does your floodplain management staff need any assistance or training to support its floodplain management program?	Yes
If so, what type of assistance/training is needed?	Additional staffing
Does your jurisdiction participate in the Community Rating System (CRS)?	Yes
- If yes, is your jurisdiction interested in improving CRS Classification? - Is your jurisdiction interested in joining the CRS program?	Yes
How many Flood Insurance policies are in force in your jurisdiction?	3665
What is the insurance in force?	\$957,293,500
What is the premium in force?	\$4,126,988
How many total loss claims have been filed in your jurisdiction?	473
How many claims were closed without payment/are still open?	104 / 0

Criteria	Response
What were the total payments for losses?	\$ 8,984,657.71

Table 1-5. Education and Outreach

Criteria	Response
Do you have a Public Information Officer or Communications Office?	Yes
Do you have personnel skilled or trained in website development?	Yes
Do you have hazard mitigation information available on your website?	Yes
If yes, please briefly describe.	Palo Alto maintains and follows an Open data initiative that makes large amounts of governmental information available to the public. We have a local hazards mitigation page on the city website.
Do you utilize social media for hazard mitigation education and outreach?	Yes
If yes, please briefly describe.	We have implemented the use of social media using Nextdoor to communicate these types of information to the public at large.
Do you have any citizen boards or commissions that address issues related to hazard mitigation?	Yes - Citizen Corps is a best practice and model advocated by the federal government to integrate volunteers, non-government entities, the private sector, and other groups with local programs related to homeland security and emergency management (HS/EM). The City first formed a Citizen Corps Council (CCC) in 2004. The City later revised the structure of the in 2009.
Do you have any other programs already in place that could be used to communicate hazard-related information?	Yes
If yes, please briefly describe.	The City of Palo Alto Website also provides several sources for hazard related information including a threats and hazards page, but also in our comprehensive plan. Our emergency services volunteer program also serves as a communications network in their outreach to neighborhood members as well as their participation in community events.
Do you have any established warning systems for hazard events?	Yes
If yes, please briefly describe.	The City participates in the County of Santa Clara mass notification system, AlertSCC, to get emergency warnings sent directly to cell phone, mobile device, email, or landline.

Table 1-6. Community Classifications

	Participating?	Classification	Date Classified
Community Rating System	Yes	7	1990
Building Code Effectiveness Grading Schedule	Yes	1	2015
Public Protection (Palo Alto Fire Department)	Yes	2	2012
Storm Ready	Yes	N/A	2015
Firewise	No		

Table 1-7. Development and Permit Capabilities

Criteria	Response
Has your jurisdiction annexed any land since the development of the previous hazard mitigation plan?	No

Criteria			Response		
If yes, please include estimated land area annexed and estimated number of parcels or structures.					
Is your jurisdiction expected to annex any areas during the performance period of this plan?			No		
If yes, please describe land areas and dominant uses.					
If yes, who currently has permitting authority over these areas?					
Does your jurisdiction issue development permits?			Yes		
If no, who does? If yes, which department?			Development Services Department		
How many building permits were issued in your jurisdiction since the development of the previous hazard mitigation plan?					
Type	2011	2012	2013	2014	2015
Single Family	87	99	113	90	246
Multi-Family	1	12	4	2	5
Other (commercial, mixed use, etc.)	17	25	16	13	17
Does your jurisdiction have the ability to track permits by hazard area?			Yes		
If yes, please provide the number of permits for each hazard area.			- Special Flood Hazard Areas- 129 - Landslide- 2 - High Liquefaction Areas- 40 - Tsunami Inundation Area – N/A - Wildfire Risk Areas - 4		
If no, please provide a qualitative description of where development has occurred in terms of hazard risk areas.					
Does your jurisdiction have a buildable lands inventory?			No		
If yes, please describe.					
If no, please quantitatively describe the level of build-out in the jurisdiction.			Palo Alto is 99% built out.		
Are any areas targeted for development or major redevelopment in the next five year?			Yes		
If yes, please describe.			Commercial and some residential redevelopment occurs continually within Palo Alto through the normal course of property management. However, one project in the Fry’s Building / California Avenue area may be redeveloped in the next five years in which the City will play a leading role.		
If yes, are any of these areas located in known hazard risk zones?			All of Palo Alto is in a seismic risk area, so any development will have seismic risks.		

1.4 INTEGRATION WITH OTHER PLANNING INITIATIVES

The following describe the jurisdiction's process for integrating the hazard mitigation plan into local planning mechanisms.

1.4.1 Existing Integration

The following plans and programs currently integrate the goals, risk assessment and/or recommendations of the hazard mitigation plan:

- **Comprehensive Plan.** The Local Hazard Mitigation Plan is nested within the City’s Comprehensive Plan, and many of the policies and programs in the Comprehensive Plan now have mitigation linkages for the hazards addressed in this plan.
- **Municipal Code.** The City of Palo Alto Municipal Code establishes risk mitigation standards for building codes that impact our seismic and flood risks.
- **Sustainability / Climate Action Plan.** The City’s Sustainability and Climate Action Plan will be the primary document that addresses our programs and mitigation actions for climate adaptation.
- **Seismic Hazards Identification Program.** This program will evolve in the near future to provide additional policies to reduce risks to seismic prone buildings.
- **Community Rating System.** Palo Alto will continue efforts to reduce our CRS rating to reduce flood risks to those property owners in FEMA designated flood zones.
- **Energy Assurance Plan.** Palo Alto will continue to develop programs and actions that improves our energy assurance for certain critical infrastructure.
- **Foothills Fire Management Plan.** This plan addresses a broad range of integrated activities and planning documents to identify and mitigate the impacts of fire hazards in the Palo Alto Foothills Area. Fire mitigation project areas include the boundaries of Foothills Park and Pearson-Arastradero Preserve and each year the City allocates resources to treat segments of the project area and to provide public education and awareness.
- **Water Conservation Best Management Practices (BMP)**— Since 2002, the City has partnered with the Santa Clara Valley Water District (SCVWD) to promote and cost-share water efficiency programs for Palo Alto customers. Through this cost-sharing agreement, the City pays roughly half of the cost of the programs, with SCVWD administering many of these programs including onsite water audits, and rebates for landscape conversion as well as water efficient fixtures and appliances. The City also administers other water conservation programs in-house or through separate contracts with outside vendors, such as the Home Water Report program. The City continues to evaluate opportunities for program partnership opportunities with the Bay Area Water Supply and Conservation Agency and other regional alliances.

1.4.2 Opportunities for Future Integration

The following plans and programs do not currently integrate the goals, risk assessment and/or recommendations of the hazard mitigation plan, but provide an opportunity for future integration:

- **Capital Improvement Program (CIP).** Many of the CIP projects being implemented have a direct or indirect application to local hazards. Specific projects will become part of our mitigation action plan.
- **The Foothills Fire Management Plan /Community Wildfire Prevention Plan.** These action plans will have a direct correlation to the mitigation action plan in the reduction of fire hazards to our wildland urban interface area.
- The City does not have a Post-Disaster Recovery Plan and intends to develop one as a mitigation planning action during the next five years.
- The Sustainability/Climate Action Plan will provide strategies for dealing with anticipated impacts of climate change in our community. Some of these strategies will manifest mitigation actions that may be incorporated into future local hazard mitigation planning.
- **Floodplain Management Plan.** The City intends to develop a Floodplain Management Plan.
- **Firewise.** The City intends to meet the Firewise requirements as a public education mitigation action during the next five years.

- Comprehensive Conservation Plan. The City will develop two habitat related plans during the next five years. The Baylands Comprehensive Conservation Plan will be completed in FY17 to address our shoreline/baylands region; and in FY19 we will develop the Foothills, Arastradero, and Esther Clarke Comprehensive Conservation Plan to cover our additional highlands open spaces.