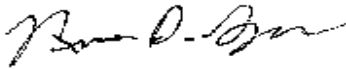


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Richard Spitler, City Manager
DATE: September 2, 2014
SUBJECT: Report on the Status of Calistoga's Emergency Response and Preparedness and Direction to the City Manager to prepare a draft Unreinforced Masonry Ordinance.

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1
2 **ISSUE:** Consideration of a report on the status of Calistoga's emergency response
3 and preparedness, and direction to the City Manager to prepare a draft Unreinforced
4 Masonry Ordinance and Program for City Council review.

5 **RECOMMENDATION:** By motion, accept the report and direct the City Manager to
6 prepare a draft Unreinforced Masonry Ordinance and Program for City Council
7 consideration.

8 **BACKGROUND/DISCUSSION:** The City of Calistoga escaped the devastation caused
9 by the August 24, 2014, earthquake near the city of Napa. Following the event, city
10 staff, particularly the Police, Fire and Public Works Departments, surveyed the
11 community and public facilities to ensure that there was no damage. Also, a fire truck
12 was sent to Napa that day. Subsequently, a Public Works crew was sent down for most
13 of this past week to help in the cleanup.

14 While, I believe city staff did an excellent job responding to the situation, it has caused
15 me to review our emergency preparedness and potential response status. I found a
16 need to place a higher priority on this matter. The following are my major findings.

- 17 1. The City's Emergency Plan is outdated. The last comprehensive emergency plan
18 was adopted in 1997. While city staff has prepared procedures to address the most
19 common local emergencies such as flooding, it is clearly not up to date. However,
20 Napa County and all of the cities in the county have been working the past year and
21 a half on a countywide multi-jurisdictional emergency operation plan. There has

22 been substantial work on it and it may be ready for adoption in February 2015. I am
23 confident that with recent events this will become a high priority for everyone.

24 2. Staff emergency response training is inadequate. Prior knowledge and training in the
25 event of an emergency is essential to an effective and coordinated response to an
26 emergency. Also, in order for the City to take advantage of state and federal funding
27 should an emergency occur, key staff needs to have taken emergency training
28 classes. While some staff has met all of the requirements, many have not. This will
29 become a priority.

30 3. Calistoga, particularly its downtown, has many historic buildings which, as we have
31 seen in Napa, do not hold up well during a major seismic event. Of particular
32 concern are buildings that have unreinforced masonry and brick. They are highly
33 susceptible to failure during a seismic event and can cause injury and loss of life. In
34 1986, the State Legislature passed an Unreinforced Masonry Law (URM) which
35 required each city to inventory its URM buildings and establish a loss reduction
36 program for URM buildings by 1990.

37 The City of Calistoga has not adopted such an ordinance or program. However, the
38 City conducted a "windshield survey" in 1996 that identified 30 potential URM
39 buildings. After follow-up surveys over a number of years and the retrofitting of
40 several buildings, this list has been reduced to 14 buildings. Ten of these are
41 potential URMs that have not been evaluated and four have been determined to be
42 URMs that have not been upgraded (see Attachment 1).

43 The potential URMs include all types of uses, including high-occupancy buildings
44 such as restaurants and hotels. The exact status of some of the potential URM
45 buildings could be determined through a simple and reasonably-priced pachometer
46 or x-ray test that detects the presence or absence of reinforcing steel bars
47 embedded in concrete walls using simple equipment. It is not uncommon to find after
48 this test that a building is not subject to the URM Law.

49 Seismic retrofit programs that have been adopted by jurisdictions range from
50 Notification Only, where local governments notify property owners that their building
51 type has been known to perform poorly in earthquakes, to Mandatory Strengthening,
52 which requires owners to strengthen or otherwise reduce risks in their buildings
53 within times prescribed by each local government. Compliance deadlines vary and
54 generally depend on the number of potential building occupants. The City of Napa
55 has adopted a program along the Mandatory Strengthening lines, and many of its
56 historic buildings that were seismically retrofitted successfully withstood the recent
57 earthquake. However, it should be noted that older non-URM buildings (e.g., wood
58 structures) can suffer significant damage during a seismic event and are not typically
59 subject to an URM ordinance.

60 A local URM ordinance and program would be prepared by staff after meeting with
61 the affected property owners and the assistance of the Calistoga Building Standards
62 Advisory and Appeals Board. A recommended program and draft ordinance would
63 be brought before the City Council on potential amendments to Municipal Code Title
64 15, Building Standards Codes. The council would then be asked to authorize staff to
65 initiate the formal adoption process.

66 **FINANCIAL IMPACT:** Most of the emergency training is free of charge. The preparation
67 of the URM program and ordinance can be accomplished in house; however,
68 assistance from the City Attorney would be required. The costs associated with these
69 activities can be accomplished within the adopted budget. This assumes that the
70 property owner would pay the cost of exploratory tests to determine exact URM status.
71 However, in order to expeditiously determine the status of the 10 potential URM
72 buildings, the City could pay for the necessary evaluations at an estimated cost of
73 \$5,000 - \$7,000. The Community Development Fund is a potential source of funding for
74 these evaluations.

75
76 **ATTACHMENTS**

- 77 1. City of Calistoga Masonry Building Status Report 8-25-14

CITY OF CALISTOGA
MASONRY BUILDINGS STATUS

Updated 8/25/14

No.	Address	APN	Tenant(s)	Building Status		
				Seismic Upgrade Completed	URM Not Upgraded	URM Potential*
1	1407 Spring	11-242-015	Francis House		X	
2	1237 Lincoln	11-253-011	Café Pacifico			X
3	1310 Lincoln	11-231-004	AT&T			X
4	1316, 1320 Lincoln	11-231-005	Lee Youngman Galleries Calistoga Bike Shop			X
5	1339 Lincoln	11-221-022	Lincoln Avenue Spa		X	
6	1343, 1345, 1347 Lincoln	11-221-020	A Man's Supply Black Bird of Calistoga Domaine Somm		X	
7	1356, 1358, 1360 Lincoln	11-230-010	Vacant - <i>formerly Brandon's of Napa Valley</i>			X
8	1367, 1371 Lincoln	11-221-015	W.H. Smith Wines Up Valley Vintners		X	
9	1407 & 1409 Lincoln	11-205-010	American Indian Trading Stix & Stones			X
10	1403 Lincoln	11-205-011	Hydro Bar & Grill vacant / Stix & Stones			X
11	1436, 1440 Lincoln	11-211-009	Hotel d'Amici Restaurant d'Amici			X
12	1457 Lincoln	11-205-018	Mount View Hotel Barolo/Jolé Restaurants			X
13	1473 Lincoln	11-205-017	Puerto Vallarta Restaurant			X
14	1414 Lincoln	11-211-008	Checkers Restaurant			X
	1364 Lincoln	11-123-011	Bosko's Restaurant	X		
	1365 Lincoln	11-221-016	Maxine's / Susie's Bar	in process		
	1374 Lincoln	11-231-001	Brannan's Restaurant	X		
	1417, 1419, 1421 Lincoln	11-205-008	Funkies / Casa Design Studio Kokomo	X		

*Need to be reviewed by licensed engineer to determine presence/absence of reinforcement