



Local Hazard Mitigation Plan

San Mateo County, California

**City of Pacifica
Annex**

2026

DRAFT



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This Annex details the hazard mitigation elements specific to the City of Pacifica, a participating jurisdiction of the 2026 San Mateo County Local Hazard Mitigation Plan (LHMP or the Plan) update. This Annex is not intended to be a standalone document but supplements the information contained in **Volume 1 (Countywide Planning Elements)**. Therefore, all sections of **Volume 1**, including the planning process, hazard identification and risk assessment, mitigation strategy (includes mitigation goals and objectives), and plan maintenance, apply to and were met by the City of Pacifica. This Annex provides additional information specific to the City, with a focus on providing further details on the hazard risk assessment and mitigation strategy (i.e., mitigation actions) for this community.

1. HAZARD MITIGATION LOCAL PLANNING TEAM

The following individuals have been identified as the City of Pacifica Local Planning Team for the 2026 LHMP. These individuals participated in all aspects of the planning process and developed a risk and vulnerability assessment, capability assessment, and mitigation strategy (including mitigation actions) specific to the jurisdiction.

Name	Title	Department
Samantha Updegrave	Community Development Director	Community Development Department
Bill Glasgow	Police Captain	Police Department
James Lin	Senior Planner	Community Development Department
Roland Yip	Deputy Director	Public Works Department
Gabrielle DeLavallade	Assistant Planner	Community Development Department

2. JURISDICTION PROFILE

The City of Pacifica is located along a six (6) mile length of coastal beaches and hills, and it comprises several small valleys spread between Sweeney Ridge in the east, Montara Mountain to the south, and the Pacific Ocean’s rocky bluffs to the west. The City’s eastern border follows State Route 35. Pacifica is bordered by Daly City to the north, by the cities of South San Francisco and San Bruno to the north, as well as several miles of the Golden Gate National Recreation Area. To the south, Pacifica is bordered by unincorporated San Mateo County.

Typical of coastal California, the City of Pacifica has a cool, Mediterranean summer climate with average temperatures ranging from 47.6°F to 56.9°F in January and 56.2°F to 72.4°F in September. The City receives an average of 30.0 inches of precipitation annually, primarily over 69 measurable days between October and May. While no snowfall has ever been recorded, the City frequently experiences summer fog that produces overnight drizzle and fog drip from trees. Notably, the southeastern areas of the City are known to be much sunnier than the rest of the community.

2.1. Brief History

Before the arrival of European settlers, what is now Pacifica was home to two (2) significant Ohlone Indian villages – Pruristac located at San Pedro Creek near present-day Adobe Drive and Timigtac on



Calera Creek in the Rockaway Beach neighborhood. Pacifica is the location of the oldest European discovery of the San Francisco Bay. An expedition led by Gaspar de Portolà sighted the bay by climbing the hills of Sweeney Ridge in Pacifica on October 31, 1769. Before then, Spanish maritime explorers along the California coast (such as Juan Cabrillo and Sebastian Vizcaino) had missed San Francisco Bay because heavy fog frequently shrouded the Bay's entrance from the Pacific Ocean (the Golden Gate). Pacifica is also the site of the still extant Mexican-era Sánchez Adobe, built in 1846. The City is located on a part of the Mexican land grant Rancho San Pedro, given to Francisco Sanchez in 1839.

Pacifica remained a mainly agricultural and undeveloped area until land speculators, stimulated by the construction of the Ocean Shore Railroad in 1905, subdivided and developed a series of small coastside communities, including Edgemar, Vallemar, Sharp Park, Pedro Point, and Rockaway Beach. These communities, together with Pacific Manor, Westview, Fairway Park, and Linda Mar, were incorporated in 1957 as the City of Pacifica. The City grew rapidly in the 1950s and 1960s, and most of its current housing (over 50%) was built during those decades. Growth slowed in the 1970s and then slowed further in the following decades, owing to the scarcity of developable land and infrastructure constraints.

2.2. Governing Body Format

The City of Pacifica is governed by a City Council of five (5) elected members. The Mayor is selected from among members of the City Council by majority vote of the Council, serving a one (1) year term. A City Manager, City Attorney, and City Clerk are appointed and serve in support of the Council to enact the ordinances passed by the Council, which meets biweekly on the second and fourth Mondays of the month.

The Pacifica City Council assumes responsibility for adopting this Plan; the Community Development Department, in conjunction with the Emergency Manager, will oversee its implementation.

2.3. Population

In 2024, the City of Pacifica had a population of 37,056, a 4.1% decrease from the estimated 2020 population of 38,640. **Table 1** summarizes population distribution between 2010 and 2024, and the percentage of the 2024 population that is under five (5) years old, over 65 years old, and living below the poverty level.¹

Table 1. Population Trends

Population				Underserved Population		
2010	2020	2024	Population Change (2020 - 2024)	Youth (Under 5 years old)	Elderly (Over 65 years old)	Below Poverty Level
37,234	38,640	37,056	-4.1%	4.4%	20.4%	5.8%

¹ United States Census Bureau. (2024). QuickFacts: City of Pacifica, California. Retrieved from <https://www.census.gov/quickfacts/fact/table/pacificacitycalifornia/>.



3. CHANGES IN DEVELOPMENT

California Law requires counties and cities to prepare and adopt a General Plan, a comprehensive long-range plan to guide community development. The General Plan must contain seven (7) state-mandated elements – land use, circulation, housing, conservation, open space, noise, and safety – and may contain additional elements as a jurisdiction sees fit. Counties and cities that have identified disadvantaged communities must also address environmental justice in their general plans, including air quality. Additionally, the General Plan must comprise an integrated and internally consistent set of goals, policies, and implementation measures. The City of Pacifica adopted its General Plan under this law and has updated various elements several times over the years, including most recently, when the City Council adopted the City of Pacifica General Plan 2040 in July 2022.

In the past five (5) years, the City has experienced several notable development changes, including approval and progress on five (5) significant projects.

- 801 Fassler Avenue (24 units, now constructed and occupied)
- 930 Oddstad Boulevard (70 units, building permit under review)
- 570 Crespi Drive (19 units with 3,000 square feet of commercial space, entitled)
- School District Workforce Housing (70 residential units)
- 1335 Adobe Drive (7 units, currently under building permit review)

Additional activities include the Civic Center remodel, completion of the Milagra Outfall project, ongoing stormwater infrastructure improvements, such as the Equalization Basin (EQ Basin), and a high volume of new Accessory Dwelling Units and smaller residential developments.

Several major proposals are also in process, including the Sea Cove Multifamily Project at the former Sea Bowl site, the large-scale Rockaway Quarry residential proposal, Pacifica Gateway, and regional water system upgrades through the Pacifica Recycled Water Project and improvements to groundwater wells and pipelines.

Table 2 summarizes development trends during the performance period since the previous LHMP was developed (i.e., past five (5) years), as well as expected future development trends (i.e., the next five (5) years).

Table 2. Recent and Expected Development Trends

Criteria	Description
Has your jurisdiction annexed any land since the development of the previous Local Hazard Mitigation Plan? <i>If yes, give the estimated area annexed and the estimated number of parcels or structures.</i>	No
Is your jurisdiction expected to annex any areas during the performance period of this Plan?	No



Criteria	Description
<p>Has your jurisdiction had any significant changes in development over the past five (5) years that have occurred in hazard-prone areas? <i>If yes, briefly describe.</i></p>	<p>The City has experienced several notable development changes, including approval and progress on five (5) significant projects:</p> <ul style="list-style-type: none"> • 801 Fassler (24 units, now constructed and occupied) • 930 Oddstad (70 units, building permit under review) • 570 Crespi (19 units with 3,000 square feet of commercial space, entitled) • School District Workforce Housing (70 residential units) • 1335 Adobe (7 units, currently under building permit review)
<p>Are there any areas targeted for development or major redevelopment in the next five (5) years that will occur in hazard-prone areas? <i>If yes, briefly describe.</i></p>	<p>The 6th Cycle Housing Element of the General Plan for 2023-2031 accounts for an additional 1,892 housing units. Additionally, there will be mixed-use commercial development and redevelopment within the Sharp Park Specific Plan area.</p>
<p>Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.</p>	<p>The City has experienced several notable development changes, including approval and progress on five (5) significant projects (referenced above), mostly located in the southern portion of the City.</p> <p>Additional activities include the Civic Center remodel, completion of the Milagra Outfall project, ongoing stormwater infrastructure improvements, such as the Equalization Basin (EQ Basin), and a high volume of new Accessory Dwelling Units and smaller residential developments.</p>

3.1. Changes in Priority

There have been changes to hazard mitigation priorities since the 2021 LHMP. Priority levels were adjusted based on staff capacity, progress since 2021, and changes in environmental conditions that affect certain hazards. This includes changes in priority to PACs 2-4 (decrease in priority from High to Medium), PACs 9-11 (increase from Low to Medium), PACs 12-13 (decrease from High to Medium), PACs 14-16 (increase from Low to Medium). Priorities have changed based on staff availability and progress since the 2021 LHMP. For example, PAC-2 requires integrating hazard mitigation into the General Plan and the Local Coastal Land Use Plan. Both have been updated and certified, which makes the action a lower priority as priorities have shifted from plan development to staff-level implementation and preparing smaller amendments to the plans over time. Some priorities have remained the same due to the longevity of the mitigation. Where mitigation priorities have increased, this is due to rising environmental impacts (e.g., sea level rise, coastal flooding, and heavy rainfall), which have called for prioritizing the preservation and protection of Beach Boulevard and infrastructure near the ocean (PAC-9).



4. CAPABILITY ASSESSMENT

Federal regulations require hazard mitigation plans to identify goals for reducing long-term vulnerabilities to the identified hazards in the planning area (Section 201.6(c)(3)(i)). A critical step in developing specific hazard mitigation actions and projects is assessing existing authorities, policies, programs, and resources and capabilities, and using or modifying local tools to reduce losses and vulnerability from profiled hazards.

A capability assessment was conducted for the City of Pacifica's authorities, policies, programs, and resources. Goals and mitigation actions were developed using input from this assessment. Information regarding the City's implementation of and continued participation in the National Flood Insurance Program (NFIP) can be found in Section 5 of this Annex.

The Local Planning Team assessed the City of Pacifica's capabilities that can contribute to the reduction of long-term vulnerabilities to hazards. The capabilities include the following categories:

- Planning and Regulatory Capabilities
- Administrative and Technical Capabilities
- Fiscal Capabilities
- Education and Outreach Capabilities

Additionally, ways to expand and improve these existing policies and programs to integrate hazard mitigation into the City's day-to-day activities were considered.

4.1. Planning and Regulatory Capabilities

Table 3 includes local ordinances, policies, and laws to manage growth and development (e.g., land use plans, capital improvement plans, transportation plans, emergency preparedness and response plans, building codes, and zoning ordinances).

Table 3. Planning and Regulatory Capabilities

Capability Category	Yes/No	Authority (local, county, state, federal)	Responsible Department/ Agency	Code Citation and Comments (e.g., Code Chapter, name of plan, explanation of authority, etc.)
Planning Capacity				
Comprehensive Plan / General Plan	Yes	Local	Community Development Department	General Plan 2040 (July 2022)
Capital Improvement Plan	Yes	Local	Public Works Department	Updated annually
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	Yes	Local	Public Works Department	Storm Drainage Master Plan (2022)



Capability Category	Yes/No	Authority (local, county, state, federal)	Responsible Department/ Agency	Code Citation and Comments (e.g., Code Chapter, name of plan, explanation of authority, etc.)
Open Space Plan	No	n/a	n/a	n/a
Stream Corridor Management Plan	No	n/a	n/a	n/a
Watershed Management or Protection Plan	No	n/a	n/a	n/a
Economic Development Plan	Yes	Local	City Manager's Office, Economic Development Department	Economic and Housing Development Work Plan (2025)
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	County, Local	Police Department	
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	Yes	County, Local	Police Department	Included in City of Pacifica EOP
Transportation Plan	Yes	Local	Public Works Department	Bicycle & Pedestrian Master Plan (2020)
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	Yes	Local	Community Development Department	Climate Action and Resiliency Plan (2025)
Resilience Plan	No	n/a	n/a	n/a
Urban Water Management Plan	Yes	State, Local	Community Development Department	Local Coastal Land Use Plan (2025)
Community Wildfire Protection Plan	Yes	State	North County Fire Authority	Updated in 2022
Regulatory Capability				
Building Code	Yes	Yes	Community Development Department	Title 8 of the City Code
Zoning Code	Yes	Yes	Community Development Department	Title 9, Chapter 4 of the City Code
Subdivision Code	Yes	Yes	Community Development Department	Title 10 of the City Code
Flood Damage Prevention Ordinance	Yes	Yes	Public Works Department	Title 7, Chapter 5 of the City Code



Capability Category	Yes/No	Authority (local, county, state, federal)	Responsible Department/ Agency	Code Citation and Comments (e.g., Code Chapter, name of plan, explanation of authority, etc.)
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a
Freeboard	No	n/a	n/a	n/a
Growth Management Ordinance	Yes	Yes	Community Development Department	Title 9, Chapter 5 of the City Code
Site Plan Review	Yes	Yes	Community Development Department	Title 9, Chapter 4 of the City Code
Stormwater Management Ordinance	Yes	Yes	Public Works Department	Title 6, Chapter 12 of the City Code
Municipal Separate Storm Sewer System (MS4)	No	n/a	n/a	n/a
Natural Hazard Ordinance	No	n/a	n/a	n/a
Post-Disaster Recovery Ordinance	No	n/a	n/a	n/a
Real Estate Disclosure Requirement	Yes	State	California Department of Real Estate	Section 1102 of the California Civil Code
Emergency Management	Yes	Local	Police Department	Title 4, Chapter 2 of the City Code

4.2. Administrative and Technical Capabilities

The administrative and technical capabilities listed in **Table 4** include community (i.e., public and private) staff, their skills, and tools that can be used for mitigation planning and implementation. This capability includes engineers, planners, emergency managers, Geographic Information System (GIS) analysts, building inspectors, grant writers, and floodplain managers. Small communities may rely on other government entities, such as counties or special districts, for resources.

Table 4. Administration and Technical Capabilities

Capability	Yes/No	Comments (e.g., position, department, agency, explanation)
Administrative Capabilities		
Planning Board	Yes	Planning Commission
Mitigation Planning Committee	Yes	Emergency Preparedness and Safety Committee
Environmental Board/Commission	Yes	Climate Action and Resilience Committee
Open Space Board/Committee	Yes	Open Space and Parkland Advisory Committee
Economic Development Commission/Committee	Yes	Economic Development Committee



Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Maintenance programs to reduce risk	Yes	Local Coastal Program North County Fire Authority Public Works Department Police Department
Mutual Aid Agreements	No	n/a
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Community Development Department, Planning Division (Director, Deputy Director, Senior Planner, Associate Planner, Assistant Planner)
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Public Works Department (Director, Deputy Director, City Engineer, Senior Engineer, Associate Engineer)
Planners or engineers with an understanding of natural hazards	Yes	Community Development Department, Planning Division (Director, Deputy Director, Senior Planner, Associate Planner, Assistant Planner) Public Works Department (Director, Deputy Director, City Engineer, Associate Engineer)
NFIP Floodplain Administrator	Yes	Public Works Department
Surveyor(s)	Yes	Contract support from CSG Consultants
Personnel skilled or trained in GIS applications	Yes	Community Development Department (Deputy Director)
A scientist familiar with natural hazards	Yes	Contract support from CSG Consultants and other consultants
Warning systems/services	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management Tsunami alert system
Emergency manager	Yes	Pacifica Police Department (Captain)
Grantwriter(s)	Yes	No position in the City is entirely dedicated to grant writing. Available personnel have written grants in the past from the city departments and divisions (Community Development Department, Police Department, and Public Works Department)
Staff with expertise or training in benefit cost analysis	No	n/a
Professionals trained in conducting damage assessments	Yes	Public Works Department CSG Consultants



4.3. Fiscal Capabilities

Table 5 lists fiscal capabilities available to the City of Pacifica that may be used to implement mitigation activities to reduce risk and enhance resiliency. This capability includes available funding sources from local budgets, state and federal grants, potential cost-sharing arrangements with private entities, existing insurance policies, and the ability to generate additional revenue through mitigation-related fees and bonds.

Table 5. Financial Capabilities

Capability	Accessible or Eligible to Use
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Federal Hazard Mitigation Assistance Program <i>(i.e., Hazard Mitigation Grant Program (HMGP), HMGP Post Fire, Flood Mitigation Assistance (FMA) Program)</i>	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	Yes (Sewer Fee)
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	Yes
Incur debt through general obligation bonds	Yes (Public vote required)
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Yes
Other federal or state funding programs	Yes
Open space acquisition funding programs	No

4.4. Education and Outreach Capabilities

Table 6 lists the City’s education and public outreach capabilities that can be used to inform residents about potential hazards, educate on mitigation strategies, and encourage proactive actions to reduce the community’s impacts to disasters. These capabilities include fire safety programs, hazard awareness campaigns, public information, and communications offices.

Table 6. Education and Outreach Capabilities

Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Public Information Officer	Yes	Police Administrative Captain
Personnel skilled or trained in website development	Yes	Administrative Services Department, Information Technology Division



Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Hazard mitigation information is available on the jurisdiction's website	Yes	There is a preparedness page for winter storms, tsunamis, and wildfires, and the Emergency Preparedness and Safety Commission links to relevant external sites.
Utilize social media for hazard mitigation education and outreach	Yes	Facebook: facebook.com/cityofpacifica/ NextDoor: nextdoor.com/city/pacificaca/
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Emergency Preparedness and Safety Commission
Other programs already in place that could be used to communicate hazard-related information	Yes	Zonehaven Evacuation Platform
An established warning system for hazard events	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management Three (3) tsunami warning sirens along the coast with voice capability

4.5. Community Classifications

The community classification relates to the community’s ability to provide effective services to reduce its vulnerability to the identified hazards. These classifications can be viewed as indicators of the community’s capabilities across all phases of emergency management (i.e., preparedness, response, recovery, and mitigation) and are used as underwriting parameters to determine the costs of various forms of insurance. **Table 7** summarizes the classifications of community programs available to the City of Pacifica.

Table 7. Community Classifications

Program	Yes/No	Classification <i>(if applicable)</i>	Date Classified <i>(if applicable)</i>
Community Rating System (CRS)	Yes	7	10/1/2024
Building Code Effectiveness Grading Schedule (BCEGS)	No	n/a	n/a
Public Protection (ISO Fire Protection Classes 1 to 10)	No	n/a	n/a
NWS StormReady®	No	n/a	n/a
NWS TsunamiReady®	No	n/a	n/a
Firewise USA®	No	n/a	n/a

4.6. Needs to Expand/Improve Capabilities

The City of Pacifica identified existing authorities, policies, programs, funding, and/or resources that need to be expanded and/or improved to support the implementation of the hazard mitigation initiatives identified in this Plan (e.g., mitigation actions).



- Enhance the City's GIS capabilities to more effectively integrate current hazard data, improve vulnerability mapping accuracy, and better prioritize mitigation projects.
- City codes and ordinances (e.g., building, zoning, land use, fire) should be reviewed based on developing trends in identified hazards and mitigation measures that can make them more effective at preventing losses.
- To increase the City's capability to identify and apply for hazard mitigation grants and fund the local match for hazard mitigation grants, the City needs to expand its grant writing capabilities by potentially hiring more grant writers.
- Identify California Environmental Quality Act (CEQA) exemptions to fast-track mitigation projects.

5. NATIONAL FLOOD INSURANCE PROGRAM

The City of Pacifica is a member of the National Flood Insurance Program (NFIP) and has chosen to participate in the NFIP Community Rating System (CRS) Program. The City is in good standing with the NFIP through adoption and enforcement of floodplain management requirements (e.g., regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community. The City's NFIP participation information is listed in **Table 8**.

Table 8. NFIP Participation Information

Community ID	NFIP Participation Date	Current Effective FIRM Date	CRS Entry Date	CRS Current Effective Date	CRS Class
060323	6/28/1974	4/5/2019	5/1/2013	10/1/2024	8

5.1. NFIP Floodplain Administrator

All NFIP participating jurisdictions have a designated Floodplain Administrator who is charged with enforcing floodplain regulations, routinely monitoring the floodplains, and providing community assistance, such as encouraging owners to maintain flood insurance. The City of Pacifica Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Roland Yip	Deputy Director/City Engineer	Public Works Department	(650) 738-3771

5.2. Repetitive Loss and Severe Repetitive Loss Property

FEMA defines a Repetitive Loss property as an NFIP-insured property meeting at least one (1) of the following paid loss criteria since 1978, regardless of any changes in ownership:

- Four (4) or more separate claims payments greater than \$5,000 each (including building and contents payment).



- Two (2) or more separate flood insurance claims payments (building payments only), where the total of the payments is greater than the property’s current value.

Additionally, to receive a designation, at least two (2) of the claim payments must occur within 10 years of one another.²

A Severe Repetitive Loss property is defined by FEMA as any NFIP-insured single-family or multi-family residential building meeting at least one (1) of the following paid loss criteria since 1978 or from a building constructed after 1978, regardless of any changes in ownership:³

- That has incurred flood-related damage for which four (4) or more separate claims payments have been made, with the amount of each claim (including building and contents payments) exceeding \$5,000, and with the cumulative amount of such claims payments exceeding \$20,000.
- For which at least two (2) separate claims payments (building payments only) have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the building.

Table 10 summarizes FEMA Repetitive Loss and Severe Repetitive Loss properties within the City of Pacifica.

Table 10. Repetitive Loss and Severe Repetitive Loss Properties

Repetitive Loss Properties		Severe Repetitive Loss Properties	
Total	Occupancy	Total	Occupancy
1	1 Single Family	0	--
<p>Occupancy Type: Single Family = Single family residence • Two (2)-Four (4) Unit Residential Building = Two (2)-four (4) unit residential building • More Than Four (4) Units Residential Building = Residential building with more than four (4) units • Non-Residential Building = Non-residential building • Non-Residential Business = Non-residential business • Single Family Residential Building = Single-family residential building with the exception of a mobile home or a single residential unit within a multi-unit building • Residential (2, 3, or 4 units) Non-Condo Building = Residential non-condo building with two (2), three (3), or four (4) units seeking insurance on all units • Residential (5 or more units) Non-Condo Building = Residential non-condo building with 5 or more units seeking insurance on all units • Residential Mobile/Manufactured Home = Residential mobile/manufactured home • Residential Condo Association = Residential condo association seeking coverage on a building with one (1) or more units • Single Residential Unit = Single residential unit within a multi-unit building • Non-Residential Mobile/manufactured Home = Non-residential mobile/manufactured home • Non-Residential Building = Non-residential building • Non-Residential Unit = Non-residential unit within a multi-unit building</p>			

Table 11 summarizes NFIP active policies and coverage in force data for the City of Pacifica.

² Federal Emergency Management Agency, National Flood Insurance Program. (2023). A Policyholder’s Guide to Severe Repetitive Loss. Retrieved from https://agents.floodsmart.gov/sites/default/files/fema_nfip-policyholders-guide-severe-repetitive-loss_brochure_07-2023.pdf.

³ Federal Emergency Management Agency, National Flood Insurance Program. (2021). National Flood Insurance Program: Flood Insurance Manual. Retrieved from https://www.fema.gov/sites/default/files/documents/fema_nfip-all-flood-insurance-manual-apr-2021.pdf.



Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
77	\$23,162,000	16	\$242,134.65

5.3. Participation Activities

The City of Pacifica's NFIP participation over the last five (5) years includes the following:

- Community staff provide the following services – permit reviews, GIS, inspections, and engineering capability.
- The community teaches property owners or other stakeholders about the importance of flood insurance through public outreach events, workshops, and/or seminars.
- The community enforces local floodplain regulations and monitors compliance.
- The community's floodplain development regulations meet or exceed Federal Emergency Management Agency (FEMA) or State minimum requirements.
- The community participates in the Community Rating System (CRS) Program.

5.3.1. Substantial Damage

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. (Title 7, Chapter 7.5.201 of the City Code)

5.3.2. Substantial Improvement

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the Building Official, and which are the minimum necessary to assure safe living conditions.
- Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." (Title 7, Chapter 7.5.201 of the City Code)

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The City of Pacifica's Substantial Damage/Substantial Improvement determination process ensures compliance with the NFIP and the local floodplain management ordinances. The City Engineer is responsible for conducting post-flood inspections, assessing observed damage, and hiring qualified consultants as needed to design or review necessary improvements. To determine whether a structure has sustained Substantial Damage/Substantial Improvement after a flood event, the City will also use



the FEMA Substantial Damage Estimator tool, along with a collaborative review conducted by the Codes Inspectors, City Engineers, Fire Marshal, and other relevant officials. The City pursues potential FEMA Public Assistance reimbursements, when applicable.

6. HAZARD MITIGATION PLAN INTEGRATION

For a community to successfully reduce long-term risk, hazard mitigation must be integrated into day-to-day planning mechanisms and initiatives. Plan integration is the process by which communities critically assess the existing planning framework and align efforts to reduce long-term risks and build a more resilient community. It involves a two (2) way exchange of information and incorporation of ideas and concepts between hazard mitigation plans and other community plans. In particular, plan integration involves incorporating hazard mitigation principles and actions into other plans and integrating planning mechanisms into hazard mitigation plans. Plan integration involves community plans, policies, codes, and programs that guide development and define roles and responsibilities for implementing these capabilities. Additionally, plan integration is achieved through the involvement of key staff and community officials in collaborative hazard mitigation planning.

6.1. Existing Plan Integration

A hazard mitigation plan must explain how the jurisdiction incorporated the previous Plan update over the last five (5) years to demonstrate progress in local mitigation efforts. During the performance period since the adoption of the previous LHMP, the City of Pacifica has made progress in integrating components of the hazard mitigation strategy (e.g., goals, objectives, and actions) into planning initiatives and mechanisms. **Table 12** highlights the planning mechanisms/initiatives in which the previous Plan was integrated and the information integrated.

Table 12. Existing Plan Integration

Planning Initiative	Current Integration Description
City General Plan	The City integrates its LHMP by incorporating hazard data, vulnerability assessments, and mitigation actions into land use policies, development standards, and project evaluation processes. The LHMP served as a crucial tool in shaping policies and actions within the General Plan.
Local Coastal Land Use Plan	The City integrates its LHMP by aligning its LHMP hazard risk assessment and mitigation action with the Local Coastal Land Use Plan's policies on shoreline protection and sustainable development. This ensures zoning decisions and permitting requirements directly reflect the sea level rise and coastal erosion data in the LHMP.
Emergency Operations Plan	The Emergency Operations Plan (EOP) integrates mitigation considerations in its response actions to reduce risk exposure to the community. The LHMP is currently used as an essential tool to update the City EOP.
Capital Improvement Plan	The Capital Improvement Plan continues to use flexibility to incorporate mitigation measures into planned projects and the project evaluation criteria, which include public health and safety, regulatory compliance, and grant funding requirements.
City Code	Mitigation actions and the hazard risk assessment in the LHMP are used to inform updates and revisions to the City Code (e.g., building and zoning), as appropriate.



Planning Initiative	Current Integration Description
Climate Action and Resilience Plan	The City integrates its LHMP by incorporating hazard data, vulnerability assessments, and mitigation actions to define adaptation strategies. This allows the City to prioritize projects that provide benefits on both plans (e.g., green infrastructure).

6.2. Potential Future Integration

A hazard mitigation plan must explain how the jurisdiction intends to incorporate this Plan update into planning mechanisms over the next five (5) years. The capability assessment presented in Section 4 of this Annex identifies codes, plans, and programs that provide opportunities for integration. **Table 13** outlines planning mechanisms/initiatives that do not currently integrate the goals and recommendations of this Plan but provide opportunities to do so in the future.

Table 13. Potential Future Integration

Planning Initiative	Current Integration Description
City General Plan	This LHMP will be incorporated into the General Plan Safety Element. The opportunity to incorporate additional hazard mitigation and abatement measures will be considered for inclusion in the updated General Plan. The Safety Element will be revised, and this LHMP will be used to identify new information not available during the previous revision, including hazards, climate adaptation, and resilience strategies. Hazard maps and risk assessments in this LHMP will also be reviewed when evaluating future housing sites and development capacity as part of the Housing Element update.
Emergency Operations Plan	This LHMP will continue to be an essential tool to update the City EOP. The latest hazard descriptions in this LHMP will be included in the City EOP, as appropriate. Mitigation actions that are preparedness and response in nature will be analyzed for applicability and for inclusion in the description of EOP processes and procedures
Capital Improvement Plan	The City will continue to ensure consistency between this LHMP and future updates of the Capital Improvement Plan to evaluate future housing sites and development capacity and ensure that land use and redevelopment policies reflect hazard considerations. The LHMP may identify new possible funding sources for capital improvement projects, which may result in modifications to proposed projects based on the results of the risk assessment.
City Code	Mitigation actions and the hazard risk assessment in this LHMP can inform updates and revisions to the City Code (e.g., building, zoning). Portions of this Plan will be reviewed to consider any future improvements to the Code, if appropriate.

The City's Local Planning Team will identify all relevant planning initiatives scheduled for update in the next year and during the annual update process of the LHMP. Additionally, the Local Planning Team will identify opportunities to integrate key elements of the LHMP, specifically relevant strategies, into the planning initiatives. Mitigation actions were identified to promote plan integration in future revisions of this Plan.



7. SIGNIFICANT PAST EVENTS

A complete risk assessment, including past incidents, for each identified hazard of concern, can be found in **Volume 1** of this Plan. A summary of past events is provided under each hazard profile and includes a chronology of events that have affected the County and its municipalities.

8. HAZARD VULNERABILITY AND IMPACT ASSESSMENT

Exposure and vulnerability to certain hazards affect the entire County, and others are geographically defined. Although the entire County may be vulnerable to these hazards, their impacts may vary depending on existing community conditions (e.g., underserved populations or those with access and functional needs may be more susceptible under certain conditions).

The Local Planning Team identified **unique vulnerabilities and impacts** to the following natural hazards, based on the hazards profiled in **Volume 1**.

- Earthquake
- Flood (*riverine flooding, urban/flash flooding, coastal flooding*)
- Landslide
- Sea Level Rise
- Severe Weather (*heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog*)
- Tsunami
- Wildfire

It was determined that the planning area did not have unique vulnerabilities or impacts from the following natural hazards; rather, its vulnerabilities and impacts are consistent with those experienced throughout the County.

- Dam Failure
- Drought

Note: Severe weather and flood are profiled as the two (2) hazards. However, to conduct a more thorough risk assessment, the sub-hazards (i.e., heavy rainfall, heat wave/extreme heat, fog, severe thunderstorms, tornadoes, strong winds, riverine flooding, urban/flash flooding, and coastal flooding) were ranked individually. The hazard risk assessment methodology can be found in Chapter 4 of **Volume 1** of this Plan.



Table 14 outlines the *unique vulnerabilities and impacts* for the City of Pacifica and addresses only the hazards relevant to the jurisdiction. A complete risk assessment for each identified hazard of concern is in **Volume 1** of this Plan. Hazard mapping can be found in Appendix A of this Annex.

Table 14. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from dam failure; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.
Drought	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from drought; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.
Earthquake	The San Andreas Fault traverses the northeast corner of the City. Areas within the Pacifica valleys have high potential for liquefaction, a loss of soil strength that occurs in response to earthquake-induced ground shaking, leading to the collapse of building foundations.
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	<p>Flooding has been an ongoing issue for low-lying areas of the City of Pacifica and will likely continue to be a challenge in the future. There is a risk of flood inundation in several parts of Sharp Park Golf Course, the Rockaway Beach district, and the Linda Mar neighborhood along San Pedro Creek.</p> <p>Areas of the Sharp Park Golf Course, the Rockaway Beach district, and the West Linda Mar and West Sharp Park neighborhoods could be susceptible to coastal flooding.</p>
Landslide	<p>Pacifica has slopes susceptible to landslides, especially those steeper than 50%. Some sections of US Highway 1, the City’s primary transit artery, are susceptible to landslides due to steep grades, and minor rockslides have occurred in some areas. If areas along US Highway 1 were blocked by a landslide, the City may be severely limited in its access to equipment, parts, and materials needed to repair damaged infrastructure.</p> <p>Several areas within Pacifica contain soils that are vulnerable to erosion, increasing landslide risk. These areas include the northern slope of Mori Point, upper Sharp Park, Shamrock Ranch, and San Pedro Creek in San Pedro Valley County Park.</p>



Hazard	Vulnerability and Impacts
Sea Level Rise	<p>Pacifica already experiences coastal hazards (e.g., coastal flooding, bluff erosion), both of which are exacerbated by sea level rise. Sea level rise is particularly relevant to Pacifica because of buildings and infrastructure located near the coastline. Areas of the Sharp Park Golf Course, the Rockaway Beach district, and the West Linda Mar and West Sharp Park neighborhoods could be susceptible to coastal flooding due to sea level rise.</p> <p>The only section of coastline protected by levees in the City is the Sharp Park Golf Course area. A seawall/revetment structure protects the area north of the Sharp Park Golf Course, generally along Beach Boulevard, including the Pacifica Pier. This structure has required maintenance to repair areas where beach erosion has undermined it.</p>
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	<p>The City historically has flooding during heavy rainfall, particularly along the coastline of residential units. Flooding has been an ongoing issue for low-lying areas of the City of Pacifica and will likely continue to be a challenge in the future. There is a risk of flood inundation in several parts of Sharp Park Golf Course, the Rockaway Beach district, and the Linda Mar neighborhood along San Pedro Creek.</p>
Tsunami	<p>Earthquakes off the shore of the Pacific Northwest are likely the most hazardous to the City of Pacifica because of the potential for very large wave generation, and a relatively short travel time (on the order of one (1) to three (3) hours). However, smaller events along local faults could result in a wave that reaches Pacifica with essentially no warning time. There are tsunami evacuation zones in the West Sharp Park neighborhood and Sharp Park Golf Course/Laguna Salada area, Lower Calera Creek and portions of Rockaway Beach, and the residential and commercial area at Linda Mar near the mouth of San Pedro Creek.</p>
Wildfire	<p>Areas along the southwestern Pacifica City boundary are designated as Very High Fire Hazard Severity Zones. Most of this land is an urban reserve, park, or other designation where extremely low densities of residential development may be permitted.</p>

The City evaluated whether vulnerability in hazard-prone areas had increased, decreased, or remained the same for each natural hazard identified in this LHMP. Climate change, changes in population, infrastructure expansion, and economic shifts that can affect vulnerability were considered. For example, if planned development is in an identified hazard area or is not built to the updated building codes, it may increase the community’s vulnerability to future hazards and disasters. On the other hand, if development occurred with mitigation practices in place, the vulnerability may have remained the same or decreased. Additionally, shifting demographics (e.g., underserved population) were taken into consideration.

Table 15 outlines whether climate change has increased or decreased the City’s vulnerability (i.e., exposure) and impact to each natural hazard over the past five (5) years, and the effect of climate change on the future probability of occurrence and impacts from each natural hazard



Table 15. Climate Change: Current and Future Vulnerability and Impact

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Not Applicable
Drought	Remained the Same
Earthquake	Increased
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increased
Landslide	Increased
Sea Level Rise	Increased
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increased
Tsunami	Increased
Wildfire	Remained the Same
Future Vulnerability and Impact	
Dam Failure	Not Applicable
Drought	No Change Anticipated
Earthquake	Increase
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increase
Landslide	Increase
Sea Level Rise	Increase
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increase
Tsunami	Increase
Wildfire	Increase

Table 16 outlines whether changes in population within the City over the past five (5) years have increased or decreased the vulnerability (i.e., exposure) and impact to these natural hazards, and the anticipated effects changes in population may have on the future probability of occurrence and impacts from these natural hazards.

Table 16. Changes in Population: Current and Future Vulnerability and Impact

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Not Applicable
Drought	Remained the Same
Earthquake	Remained the Same
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Remained the Same



Hazard	Vulnerability and Impact
Landslide	Remained the Same
Sea Level Rise	Remained the Same
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Remained the Same
Tsunami	Remained the Same
Wildfire	Remained the Same
Future Vulnerability and Impact	
Dam Failure	Not Applicable
Drought	Increase
Earthquake	Increase
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increase
Landslide	Increase
Sea Level Rise	Increase
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increase
Tsunami	Increase
Wildfire	Increase

Table 17 outlines whether development over the past five (5) years has increased or decreased the City’s vulnerability (i.e., exposure) and impact to these natural hazards, and the anticipated effects changes in development may have on the future probability of occurrence and impacts from these natural hazards.

Table 17. Changes in Development: Current and Future Vulnerability and Impact

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Not Applicable
Drought	Remained the Same
Earthquake	Remained the Same
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Remained the Same
Landslide	Remained the Same
Sea Level Rise	Remained the Same
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Remained the Same
Tsunami	Remained the Same
Wildfire	Remained the Same
Future Vulnerability and Impact	
Dam Failure	Not Applicable



Hazard	Vulnerability and Impact
Drought	Increase
Earthquake	Increase
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increase
Landslide	Increase
Sea Level Rise	Increase
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increase
Tsunami	Increase
Wildfire	Increase

8.1. Future Major Assets

Community assets should include anything that is important to a community's character and function. Assets include people (i.e., underserved population); structures (i.e., new and existing buildings); community lifelines and other critical facilities; natural, historic, and cultural resources; and the economy and other activities that have value to the community. Although all assets may be affected by the hazards identified in this LHMP, the jurisdiction has identified future major assets that may be more vulnerable and impacted by these hazards.

- The City is planning for the three (3) major projects, which may be affected by the hazards identified in this LHMP.
 - New development within Sharp Park including potential hotel/mixed-use development at 2212 Beach Boulevard.
 - A new storm drain pump in Clarendon Road.
 - New wastewater treatment infrastructure.

9. HAZARD RISK RANKING

Table 18 presents the local hazard ranking for the City of Pacifica of all hazards of concern listed in **Volume 1** of this Plan. This ranking summarizes how hazards vary for this jurisdiction. As thoroughly described in **Volume 1** of this Plan, 14 factors were evaluated to provide an informed and comprehensive analysis and ranking of the hazards included in this LHMP.

- **Probability** (likelihood of annual occurrence)
- **Extent** of the hazard, including catastrophic potential
- **Vulnerability** (i.e., exposure) of the population, property (including critical infrastructure), and changes in the development (over the past five (5) years)
- **Impacts** on population and life safety, underserved population, property (including critical infrastructure), the economy, the environment, continuity of operations/delivery of services, future development, and climate change



The scores for extent, vulnerability, and impact were weighted and combined to produce a consequence score. This consequence score was then multiplied by the probability score to calculate the total risk score for each hazard. At the fundamental level, the consequence is an assessment of the potential impact(s) if the hazards incident were to occur. In this assessment, the consequence score (i.e., the consequence of an event) will be independent of the extent, vulnerability, and impacts. The probability of the hazards is not included in assessing the consequence because, without an event, there is no consequence or impact. For further details on how the probability, extent, vulnerability, and impact factors in **Table 18** were calculated, please refer to Chapter 4 in **Volume 1** of this Plan. Details of the hazard ranking results are provided in Appendix C of this Annex.

It is important to note that the sub-hazards for severe weather (i.e., heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, and fog) and flood (i.e., riverine flooding, urban/flash flooding, coastal flooding) were individually ranked in the hazard risk ranking; however, severe weather and flood are each considered as the main hazard throughout this Annex and **Volume 1**.



Table 18. City of Pacifica Hazard Risk Ranking

Hazard Event	Probability Factor	Sum of Weighted Extent Factors	Sum of Weighted Vulnerability Factors	Sum of Weighted Impact Factors	Consequence Score	Total Risk Score*
Coastal Flooding (Flood)	3	18	5	25	48	67
Heavy Rainfall (Severe Weather)	3	12	13	23	48	67
Earthquake	2	18	14	35	67	62
Strong Winds (Severe Weather)	3	9	13	22	44	61
Sea Level Rise	3	9	8	25	42	58
Landslide	2	9	14	35	58	54
Urban/Flash Flooding (Flood)	2	12	14	30	56	52
Wildfire	2	18	5	30	53	49
Heat Wave/Extreme Heat (Severe Weather)	3	9	10	15	34	47
Riverine Flooding (Flood)	2	12	6	28	46	43
Severe Thunderstorm (Flood)	2	12	13	21	46	43
Drought	2	6	11	22	39	36
Tsunami	1	18	6	26	50	23
Tornado (Severe Weather)	1	6	13	13	32	15
Fog (Severe Weather)	1	6	9	11	26	12
Dam Failure	0	0	0	0	0	0

Extent: Sum of the weighted Extent factors.
Vulnerability: Sum of the weighted Vulnerability factors.
Impact: Sum of the weighted Impact factors.

Consequence Score: Extent + Vulnerability + Impact
 (Sum of all weighted factors).
Total Risk Score = Probability x Consequence
 * Normalized to 100

Total Risk Score Legend

Classification	Probability	Extent	Vulnerability	Impact	Consequence Score	Total Risk Score
Low (L)	1	0 – 6	0 – 4	0 – 12	0 – 24	0 – 32
Medium (M)	2	7 – 12	5 – 10	13 – 26	25 – 48	33 – 66
High (H)	3	13 – 18	11 – 15	27 – 39	49 – 72	67 – 100

The **legend**—specifically the assignment of low, medium, and high—provides an additional means to qualitatively assess the probability factor, sum of weighted factors, and the total risk scores for each hazard. The **Consequence Score** represents the sum of the Extent, Vulnerability, and Impact Factors. The **Total Risk Score** is a measure of Probability and Consequence.



10. MITIGATION ACTIONS

This section includes the mitigation actions developed to address the risks and vulnerabilities to the hazards identified in this Plan. This Plan serves only to recommend mitigation measures based on the potential for risk reduction and available funding. Implementation of mitigation actions is dependent on risk reduction priorities, feasibility, and available funding. It is also dependent on the cooperation and support of the jurisdiction and/or department responsible for each action item. Additionally, all mitigation actions identified in the 2021 update or before were updated accordingly. Any new mitigation actions are listed as *New* (under Project Status).

The City of Pacifica agreed to **17** mitigation actions that apply to the jurisdiction’s properties for which it has jurisdictional responsibility and authority. A summary of the City’s mitigation actions status is listed in **Table 19**.

Note: The mitigation actions outlined in this Plan are designed only to address those natural hazards that received a risk ranking of *medium* or *high* during the hazard risk assessment (**Table 18**). Hazards that ranked *low* (dam failure and tsunami) may not have specific mitigation actions detailed in this document.

Table 19. City of Pacifica Mitigation Actions Summary

Status		Mitigation Action Total	
Continuing		4	
In Progress		12	
Not Yet Started		1	
New		0	
TOTAL		17	
Completed		0	
No Longer Needed		1	
Mitigation Actions per Hazard			
Dam Failure	n/a	Sea Level Rise	n/a
Drought	5	Severe Weather <i>(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)</i>	5
Earthquake	9	Tsunami	9
Flood <i>(riverine flooding, urban/flash flooding, coastal flooding)</i>	14	Wildfire	14
Landslide	8		

A detailed explanation of the Mitigation Strategy can be found in Chapter 5 of **Volume 1**.



Mitigation Action	Where appropriate, support retrofitting, purchasing, or relocating structures located in high-hazard areas, prioritizing those that have experienced repetitive losses and/or are in high- or medium-risk hazard areas.				
Action Number	PAC-1	Goal(s) Addressed	1, 4	Prioritization Score	25/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), FMA, HMGP		
Additional Details (optional)					

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Mitigation Action	Integrate the San Mateo County Local Hazard Mitigation Plan into other City plans, ordinances, and programs that govern land use decisions in the community, including, but not limited to, the General Plan (and its elements, as appropriate) and the Local Coastal Land Use Plan.				
Action Number	PAC-2	Goal(s) Addressed	1, 2, 4, 5	Prioritization Score	20/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Actively participate in the Hazard Mitigation Plan maintenance protocols outlined in Volume 1 of the San Mateo County Local Hazard Mitigation Plan.				
Action Number	PAC-3	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	24/40
Year Added to the Plan	2016	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Low				
Lead Agency / Organization	City of Pacifica Police Department, City of Pacifica Community Development Department, City of Pacifica Public Works				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Continue to keep good standing and compliance with the National Flood Insurance Program (NFIP) by implementing floodplain management programs that, at a minimum, meet NFIP requirements. These include, but are not limited to, enforcing the City's flood damage prevention ordinance, participating in floodplain identification and mapping updates, and providing public assistance/information on floodplain requirements and impacts.				
Action Number	PAC-4	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	29/40
Year Added to the Plan	2016	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	Continuing	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Identify and institutionalize climate adaptation strategies by codifying resilience standards into existing City plans and procedures to reduce vulnerability and impacts of specific climate-driven hazards. This can include, but is not limited to, enhancements to the City's Sea Level Rise Vulnerability Assessment, pursuing strategies outlined in the Local Coastal Program, and incorporating climate change into infrastructure planning (e.g., wastewater, water, stormwater).				
Action Number	PAC-5	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	18/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Low
Hazard(s) Mitigated	Flood, Sea Level Rise, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Upsize critical facilities and infrastructure with permanent redundant power systems to prevent service disruptions during prolonged grid failures due to natural hazards. Facilities include, but are not limited to, the Skyridge pump station, the wet weather flow equalization basin (EQ Basin), the Calera Creek Water Recycling Plant (CCWRP), and antennas and repeaters for public safety communications. Furthermore, additional towable generators for use as needed in other critical facilities and infrastructure should be acquired.				
Action Number	PAC-6	Goal(s) Addressed	4	Prioritization Score	24/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Severe Weather, Tsunami, Wildfire				
Project Status	Not Yet Started	If No Longer Needed, provide reason.	n/a		
Benefits (Loss Avoided)	High				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Police Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Medium	Potential Funding Source	General Fund (Staff Time), HMGP		
Additional Details (optional)					

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Mitigation Action	Implement various flood resiliency infrastructure projects designed to mitigate the increased frequency of shallow and nuisance flooding throughout the City. Potential improvements can include, but not be limited to, green infrastructure, subsurface storage systems, and enhanced drainage features.				
Action Number	PAC-7	Goal(s) Addressed	4	Prioritization Score	28/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Medium	Potential Funding Source	General Fund (Staff Time), FMA, HMGP		
Additional Details (optional)					

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Mitigation Action	Enhance and implement the City's Emergency Operations Plan (EOP) to incorporate updated hazard risk data and vulnerability assessments. The update will incorporate mitigation by identifying pre-disaster actions to reduce the impact of future emergencies and disasters.				
Action Number	PAC-8	Goal(s) Addressed	1, 3	Prioritization Score	33/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Police Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Implement infrastructure projects to protect critical transportation and utility infrastructure from flooding, sea level rise, and coastal erosion as a result of these hazards. This can be achieved through replacing failing seawalls (Beach Boulevard Infrastructure Resiliency Project), upsizing critical infrastructure and utilities (e.g., drainage systems), stabilizing coastal bluffs, and implementing nature-based solutions, among others.				
Action Number	PAC-9	Goal(s) Addressed	4	Prioritization Score	28/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	In Progress	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), FMA, HMGP, USACE grants		
Additional Details (optional)					



Mitigation Action	Strengthen structural resilience by seismically retrofitting the City's critical facilities (e.g., fire and police stations) and infrastructure to mitigate the risk of catastrophic failure and ensure long-term reliability of community lifelines.				
Action Number	PAC-10	Goal(s) Addressed	4	Prioritization Score	26/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), Municipal Bonds, HMGP		
Additional Details (optional)					



Mitigation Action	Preserve, protect, or relocate hazard-prone infrastructure to maintain critical services and maintain the environment.				
Action Number	PAC-11	Goal(s) Addressed	n/a	Prioritization Score	n/a
Year Added to the Plan	2016	Timeline (estimated)	n/a	Implementation Priority	n/a
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	No Longer Needed	If No Longer Needed, provide reason.	This mitigation action is a duplicate of PAC-1.		
Benefits (Loss Avoided)	n/a				
Lead Agency / Organization	n/a				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	n/a	Potential Funding Source	n/a		
Additional Details (optional)					



Mitigation Action	Establish a business continuity and recovery outreach program to provide local businesses with tools and training to develop Business Continuity Plans (BCP). The Program will also focus on physical hardening (e.g., floodproofing) and operational redundancy to minimize economic impacts following a disaster.				
Action Number	PAC-12	Goal(s) Addressed	2, 3	Prioritization Score	25/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Economic Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Enhance water system resilience and redundancy by integrating non-potable and recycled water sources into the City's long-term water supply. This could mitigate potable water shortages for irrigation and industrial use, preserve drinking water reserves for fire suppression and life safety, and reduce reliance on groundwater.				
Action Number	PAC-13	Goal(s) Addressed	3, 5	Prioritization Score	26/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Drought				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Medium	Potential Funding Source		General Fund (Staff Time)	
Additional Details (optional)	The City of Pacifica Wastewater Treatment Plant produces tertiary recycled water to the North Coast County Water District (NCCWD). The NCCWD continues to promote the use of recycled water for irrigation to customers.				



Mitigation Action	Expand and formalize the "Map Your Neighborhood" public education initiative to enhance community self-sufficiency and neighborhood-level resilience during disasters. In coordination with Neighborhood Associations and Community Emergency Response Team (CERT) members, the City will implement targeted outreach to identify and document homes with vulnerable or underserved populations. These efforts will be integrated with social media and Emergency Alert Systems to ensure the rapid dissemination of preparedness messaging and critical emergency communications.				
Action Number	PAC-14	Goal(s) Addressed	1, 2, 3	Prioritization Score	25/40
Year Added to the Plan	2016	Timeline (estimated)	1 to 3 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Police Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Achieve and maintain standing in incentive-based resilience programs, specifically the National Weather Service StormReady and the National Flood Insurance Program Community Rating System (CRS) programs. This will help implement higher regulatory standards for floodplain management and emergency preparedness to reduce local flood insurance premiums and enhance Citywide disaster readiness.				
Action Number	PAC-15	Goal(s) Addressed	1, 2, 3	Prioritization Score	26/40
Year Added to the Plan	2016	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	Continuing	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Public Works Department, City of Pacifica Police Department, North County Fire Authority				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Establish a damage assessment program to systematically document and survey maximum inundation levels (i.e., high water marks) following a significant flood event. The data will support future mitigation efforts, including the implementation and enhancements of hazard mitigation, climate action, and other plans.				
Action Number	PAC-16	Goal(s) Addressed	1, 4	Prioritization Score	27/40
Year Added to the Plan	2016	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	In Progress	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	Low				
Lead Agency / Organization	City of Pacifica Public Works Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Establish incentives for eligible non-profits and private entities, including homeowners, to facilitate structural and non-structural retrofits. This is intended to reduce vulnerability to the City's building stock.				
Action Number	PAC-17	Goal(s) Addressed	1, 3, 4	Prioritization Score	18/40
Year Added to the Plan	2016	Timeline (estimated)	Ongoing	Implementation Priority	Low
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Community Development Department				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time), FMA, HMGP		
Additional Details (optional)					



Mitigation Action	Conduct a comprehensive evaluation of wildfire risks to identify and prioritize mitigation strategies to vulnerable wildfire areas.				
Action Number	PAC-18	Goal(s) Addressed	1, 4, 5	Prioritization Score	17/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Low
Hazard(s) Mitigated	Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	City of Pacifica Community Development Department, North County Fire Authority				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), FMA, HMGP, FMAG		
Additional Details (optional)					



APPENDIX A. HAZARD MAPS

[Maps are under development...]



APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

[Information and supporting documentation will be added after the Public Comment Period concludes.]



APPENDIX C. HAZARD RISK RANKING DETAILS

This appendix provides the details of the hazard ranking results presented in Section 9 of this Annex. For a comprehensive explanation of the risk assessment methodology used for the 2026 LHMP rankings, refer to Chapter 4 in **Volume 1** of this Plan.

C.1. Probability of Occurrence

Hazard Event	Probability of Occurrence		Probability Factor	Weighted Factor
Dam Failure	Unlikely	There is little to no probability of a significant occurrence, or the recurrence interval is greater than every 100 years.	0	N/A
Drought	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Earthquake	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Riverine Flooding (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Urban/Flash Flooding (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Coastal Flooding (<i>Flood</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Landslide	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Sea Level Rise	High	A significant hazard event is likely to occur annually.	3	N/A
Heavy Rainfall (<i>Severe Weather</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Heat Wave/Extreme Heat (<i>Severe Weather</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Fog (<i>Severe Weather</i>)	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Severe Thunderstorm (<i>Severe Weather</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Tornado (<i>Severe Weather</i>)	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Strong Winds (<i>Severe Weather</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Tsunami	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Wildfire	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A



C.2. Extent Factors

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Dam Failure	Extent/Severity	Unlikely	Historical and/or probabilistic models/studies for this hazard indicate the possibility of little to no intensity.	0	3	0
	Catastrophic	Unlikely	Virtually no probability that this hazard could be catastrophic.	0	3	0
Drought	Extent/Severity	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Earthquake	Extent/Severity	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Riverine Flooding (Flood)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Urban/Flash Flooding (Flood)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Coastal Flooding (Flood)	Extent/Severity	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Landslide	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3



Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Sea Level Rise	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Heavy Rainfall (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Heat Wave/Extreme Heat (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Fog (Severe Weather)	Extent/Severity	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Severe Thunderstorm (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Tornado (Severe Weather)	Extent/Severity	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Strong Winds (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3



Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Tsunami	<i>Extent/Severity</i>	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	<i>Catastrophic</i>	High	High potential that this hazard could be catastrophic.	3	3	9
Wildfire	<i>Extent/Severity</i>	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	<i>Catastrophic</i>	High	High potential that this hazard could be catastrophic.	3	3	9

C.3. Vulnerability Factors

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Dam Failure	<i>Population Exposure</i>	No Vulnerability	None of the population is exposed to the hazard.	0	3	0
	<i>Property Exposure</i>	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	<i>Changes in Development</i>	No Vulnerability	Changes in development have had no effect and/or have decreased the community's exposure to the hazard.	0	1	0
Drought	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Earthquake	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2



Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Riverine Flooding (Flood)	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Urban/Flash Flooding (Flood)	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Coastal Flooding (Flood)	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Landslide	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Sea Level Rise	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2



Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Heavy Rainfall (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Heat Wave/Extreme Heat (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Fog (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	No Vulnerability	Changes in development have had no effect and/or have decreased the community's exposure to the hazard.	0	1	0
Severe Thunderstorm (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Tornado (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1



Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Strong Winds (Severe Weather)	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Tsunami	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Wildfire	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1



C.4. Impact Factors

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Dam Failure	Population and Life Safety	No Impact	Populations exposed to this hazard are not likely to experience significant adverse impacts.	0	3	0
	Underserved Population	No Impact	Underserved populations exposed to the hazard are not likely to experience significant adverse/disproportionate impacts.	0	3	0
	Property, Facilities, and Critical Infrastructure	No Impact	Little to no property, facilities, and infrastructure damage is expected from a single significant event.	0	2	0
	Economic	No Impact	Virtually no significant economic impact.	0	1	0
	Environmental	No Impact	No environmental impacts from a significant event are likely.	0	1	0
	Continuity of Operations/Delivery of Services	No Impact	No impact on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	0	1	0
	Future Development	No Impact	Future development trends will not increase the impacts of this hazard, and/or may even decrease it.	0	1	0
	Climate Change	No Impact	Climate change trends will not increase the impacts of this hazard.	0	1	0



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Drought	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Low	Less than \$500,000 in property, facilities, and infrastructure damages is expected from a single significant event, or damages are expected to occur to less than 5% of the property value within the jurisdiction.	1	2	2
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact	Impact Factor	Weighted Factor	Score	
Earthquake	Population and Life Safety	High	Populations exposed to this hazard are likely to experience significant adverse impacts, such as fatalities and severe injuries.	3	3	9
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	High	Total economic impact is likely to be greater than \$10 million.	3	1	3
	Environmental	High	Environmental impact from a single significant event is likely to be substantial, requiring extensive outside resources and support; and/or repair, cleanup, restoration, and/or preservation work.	3	1	3
	Continuity of Operations/Delivery of Services	High	Impact lasting more than 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	3	1	3
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	No Impact	Climate change trends will not increase the impacts of this hazard.	0	1	0



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Riverine Flooding (Flood)	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Urban/Flash Flooding (Flood)	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Coastal Flooding (Flood)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Landslide	Population and Life Safety	High	Populations exposed to this hazard are likely to experience significant adverse impacts, such as fatalities and severe injuries.	3	3	9
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	High	Impact lasting more than 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	3	1	3
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	Medium	Climate Change trends will increase the impacts of this hazard, but not significantly.	2	1	2



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Sea Level Rise	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	No Impact	No impact on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	0	1	0
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Heavy Rainfall (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	Medium	Climate Change trends will increase the impacts of this hazard, but not significantly.	2	1	2



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Heat Wave/Extreme Heat (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	No Impact	Little to no property, facilities, and infrastructure damage is expected from a single significant event.	0	2	0
	Economic	Low	Total economic impact is not likely to be greater than \$100,000.	1	1	1
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	No Impact	No impact on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	0	1	0
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Fog (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Low	Underserved populations exposed to the hazard are likely to experience minimal adverse/disproportionate impacts, such as ambulatory injuries.	1	3	3
	Property, Facilities, and Critical Infrastructure	Low	Less than \$500,000 in property, facilities, and infrastructure damages is expected from a single significant event, or damages are expected to occur to less than 5% of the property value within the jurisdiction.	1	2	2
	Economic	Low	Total economic impact is not likely to be greater than \$100,000.	1	1	1
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	No Impact	Future development trends will not increase the impacts of this hazard, and/or may even decrease it.	0	1	0
	Climate Change	No Impact	Climate change trends will not increase the impacts of this hazard.	0	1	0



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Severe Thunderstorm (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Medium	Future development trends will increase the impacts of this hazard, but not significantly.	2	1	2
	Climate Change	Low	Climate Change trends will minimally increase the impacts of this hazard.	1	1	1



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Tornado (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Low	Underserved populations exposed to the hazard are likely to experience minimal adverse/disproportionate impacts, such as ambulatory injuries.	1	3	3
	Property, Facilities, and Critical Infrastructure	Low	Less than \$500,000 in property, facilities, and infrastructure damages is expected from a single significant event, or damages are expected to occur to less than 5% of the property value within the jurisdiction.	1	2	2
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	Low	Climate Change trends will minimally increase the impacts of this hazard.	1	1	1



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Strong Winds (Severe Weather)	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	Low	Climate Change trends will minimally increase the impacts of this hazard.	1	1	1



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Tsunami	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	High	Impact lasting more than 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	3	1	3
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	No Impact	Climate change trends will not increase the impacts of this hazard.	0	1	0



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Wildfire	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	Medium	More than \$500,000 but less than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	High	Environmental impact from a single significant event is likely to be substantial, requiring extensive outside resources and support; and/or repair, cleanup, restoration, and/or preservation work.	3	1	3
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



APPENDIX D. PLAN ADOPTION

[Placeholder for adoption documentation after State and FEMA approval]