COUNTY OF SAN MATEO
EMERGENCY MANAGEMENT

Local Hazard Mitigation Plan

San Mateo County, California

City of San Carlos Annex

2026

DRAFT

smcgov.org/dem/multijurisdictional-local-hazard-mitigation-plan

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This Annex details the hazard mitigation elements specific to the City of San Carlos, 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 San Carlos. 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 San Carlos 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
Quinne Woolley	Management Analyst	City Manager's Office
Nil Blackburn	Interim City Manager	City Manager's Office
Andrea Mardesich	Assistant Community Development Director	Community Development
Janice Cheung	Fire Marshal	San Carlos and Redwood City Fire
Grace Le	City Engineer	Public Works
Chris Valley	Building Official	Community Development
Akanksha Chopra	Sustainability Senior Management Analyst	Community Development
Robert Lord	Assistant Building Official	Community Development

2. JURISDICTION PROFILE

The City of San Carlos is located on the San Francisco Peninsula, approximately halfway between the cities of San Francisco and San Jose. The City is surrounded by the City of Belmont to the north, Redwood City to the east and southeast, and unincorporated areas of the County to the south and west. The City consists of approximately 5.5 square miles and hosts a section of US Highway 101 along its eastern border. Additionally, California's historic thoroughfare, the El Camino Real (State Route 82), passes through San Carlos. San Carlos is considered a densely populated city, with an estimated 5,129 people per square mile compared to the State average of 239 people per square mile.

The San Carlos Airport is a San Mateo County facility located along the northeast section within the city limits, approximately 20 miles south of downtown San Francisco. It is home to approximately 500 aircraft and over 25 aviation-related businesses. The San Carlos Airport provides multiple emergency response and safety-related services for the City and County, including Air-Ambulance, Medevac flights, and law enforcement patrols.

The City of San Carlos is home to two (2) museums. The Museum of San Carlos History, located adjacent to Fire Station #13 on Laurel Street, focuses on the rich history of the City. Permanent exhibits focus on the City between the 1800s and 1900s through the display of historical photos and artifacts. Visiting exhibits vary throughout the year. The Hiller Aviation Museum is located on the grounds of the San Carlos Airport. This interactive museum features hands-on experiences with flight simulators and airplane sections and focuses on the history of aviation and advancements within the field. Additionally, visitors may listen to live communications between air traffic controllers and pilots flying into San Carlos Airport.

San Carlos enjoys a Mediterranean climate characterized by warm, dry summers and mild winters. Historically, July is the warmest month in the City, with average high temperatures reaching the low to mid 80s. December and January are typically the coolest months, with average lows reaching the low 40s. Average precipitation is approximately 20 inches per year, with the wettest month being February and the driest being July.

2.1. Brief History

The area presently known as the City of San Carlos was originally inhabited by the Ohlone Tribe of Native Americans. By 1542, European settlers had begun exploring, and in 1775, Lt. Juan Manuel de Ayala anchored his ship, the San Carlos, in San Francisco Bay to develop a map of the area. Between the 1770s and 1854, the Spanish Government granted lands comprising the present-day San Carlos to Spanish nationals. In 1854, the first American purchased and occupied land in the area. The construction of the San Francisco to San Jose railroad in the late 1800s ushered in major changes in the San Carlos area, as settlers mobilized to develop a town. The airport was established in 1919, and the first fire department was formed in 1927. In June 1925, the residents of San Carlos voted to incorporate the City. By 1927, San Carlos had its first elected mayor, James Hugh Martin.

2.2. Governing Body Format

The City of San Carlos employs a Council-Manager form of government. This format is characterized by a legislative and executive branch. The legislative branch consists of a five (5) member City Council. The City Council generally provides legislative direction and sets City policy. The executive branch consists of a Council-appointed City Manager. The City Manager is responsible for the operational activities of all City Departments, implementing the City's general policy guidelines, submitting a balanced budget for adoption, recommending strategies and solutions to the City Council, following legislative activities, and keeping the Council apprised of potential impacts on the City.

The City Council assumes responsibility for adopting this Plan, while the City Manager oversees its implementation.

2.3. Population

In 2024, the City of San Carlos had a population of 29,403, a 4.3% decrease from the estimated 2020 population of 30,722. **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***
28,406	30,722	29,403	-4.3%	5.8%	16.5%	3.3%

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 San Carlos 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 General Plan in October 2009. Recent amendments to Land Use, Circulation and Scenic Highways, Environmental Management, Parks and Recreation, and Noise were adopted by the City Council in May 2025.

In the past five (5) years, there has been increased development in the low-lying areas of eastern San Carlos (east of El Camino Real and west of US Highway 101), including commercial and industrial zones, guided by the East Side Innovation District Vision Plan, adopted in 2021. This area is prone to flooding and sea level rise. Development projects were also completed that were included in the previous LHMP, including numerous Accessory Dwelling Units; approximately 20 multifamily/mixed-use projects; and notable commercial projects, such as a 500,000-square-foot office/biotech facility, a car dealership, and a hotel. Some East Side projects overlap with liquefaction and sea level rise areas.

During the next five (5) years, the City expects development as described in the Northeast Area Specific Plan (in progress) and along El Camino Real, entailing significant East Side commercial and industrial growth, potentially more than two (2) million square feet, in areas with liquefaction susceptibility and sea level rise hazard. The Northeast Area Specific Plan addresses the growing hazards of climate change while envisioning a future built environment that serves all San Carlos employees and residents for generations to come. The boundary consists of US Highway 101 to the east, Belmont Creek and the Harbor Industrial Area to the north, Caltrain rail tracks to the west, and the Greater East San Carlos neighborhood to the south. The Specific Plan provides a detailed framework for guiding development in the Northeast area of San Carlos, ensuring it aligns with the community's goals and the City's General Plan.

[1] United States Census Bureau. (2024). QuickFacts: City of San Carlos, California. Retrieved from https://www.census.gov/quickfacts/fact/table/sancarloscitycalifornia/.

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? *If yes, give the estimated area annexed and the estimated number of parcels or structures.*	The City had one (1) annexation, a 9,800 square foot residential parcel.
Is your jurisdiction expected to annex any areas during the performance period of this Plan?	No confirmed pre-zoning or annexations; however, the City anticipates one (1) or two (2) single-family residential parcels located within Devonshire Canyon.
Has your jurisdiction had any significant changes in development over the past five (5) years that have occurred in hazard-prone areas? *If yes, briefly describe.*	There has been increased development in a low-lying area of east San Carlos, which includes commercial and industrial zones. This area is prone to flooding and sea level rise. Development projects were also completed that were included in the last LHMP, including Accessory Dwelling Units; approximately 20 multifamily/mixed-use projects; and notable commercial projects, including 500,000 square feet of office/biotech, a car dealership, and a hotel. Some East Side projects overlap with liquefaction and sea level rise areas.
Are there any areas targeted for development or major redevelopment in the next five (5) years that will occur in hazard-prone areas? *If yes, briefly describe.*	The City expects development as described in the Northeast Area Specific Plan and along El Camino Real, entailing significant East Side commercial and industrial growth, potentially more than two (2) million square feet, in areas with liquefaction susceptibility and sea level rise hazard.
Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.	There has been increased development in a low-lying area of east San Carlos, which includes commercial and industrial zones.

3.1. Changes in Priority

Since the last Plan update, the City of San Carlos has elevated the priority of sea level rise and flood protection, backup power/Public Safety Power Shutoff resilience, wildfire vegetation management, and soft-story seismic risk inventory. Additionally, mitigation actions from the previous Plan were updated, and a more concerted effort to achieve equitable outcomes for all communities, including underserved communities and socially vulnerable populations, has been implemented.

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 San Carlos'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 San Carlos'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 (October 2009), with some elements amended in January 2023 and May 2025.
Capital Improvement Plan	Yes	Local	Public Works Department	Updated annually
Floodplain Management / Basin Plan	Yes	Local	Public Works Department	Pulgas Creek Watershed Management Plan (March 2025)
Stormwater Management Plan	Yes	Local	Public Works Department	Stormwater Enforcement Response Plan (June 2013) Storm Drain Master Plan (April 2017)
Open Space Plan	Yes	Local	Parks and Recreation Department	Parks Master Plan General Plan, Parks and Recreation Element
Stream Corridor Management Plan	No	n/a	n/a	n/a

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.)*
Watershed Management or Protection Plan	Yes	Local	Public Works Department	Pulgas Creek Watershed Management Plan (March 2025)
Economic Development Plan	Yes	Local	Community Development Department	2025-2028 Economic Development Plan
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	City Manager's Office	Updated in 2022
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	Yes	Local	San Carlos Police Bureau	Addressed in the Emergency Operations Plan (EOP)
Transportation Plan	Yes	Local	Public Works Department	Bicycle and Pedestrian Master Plan (June 2020) Transportation Demand Management update and Transportation Management Association (in progress)
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	Yes	Local	Community Development Department	Climate Mitigation and Adaptation Plan (September 2021)
Resilience Plan	No	n/a	n/a	n/a
Urban Water Management Plan	No	n/a	n/a	n/a
Community Wildfire Protection Plan	Yes	State	Redwood City Fire Department	San Mateo-Santa Cruz Community Wildfire Protection Plan (October 2022)
Regulatory Capability				
Building Code	Yes	Local	Community Development Department	Title 15, Chapter 15.04 of the City Code
Zoning Code	Yes	Local	Community Development Department	Title 18 of the City Code
Subdivision Code	Yes	Local	Community Development Department	Title 17 of the City Code
Flood Damage Prevention Ordinance	Yes	Local	Community Development Department	Title 15, Chapter 15.56 of the City Code
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a

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.)*
Freeboard	No	n/a	n/a	n/a
Growth Management Ordinance	Yes	Local	Community Development Department	General Plan (October 2009), with some elements amended in January 2023 and May 2025.
Site Plan Review	Yes	Local	Community Development Department	Title 18, Chapter 18.01 of the City Code
Stormwater Management Ordinance	Yes	Local	Public Works Department	Title 13, Chapter 13.14 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

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 and Transportation Commission
Mitigation Planning Committee	No	n/a
Environmental Board/Commission	No	n/a
Open Space Board/Committee	Yes	Parks, Recreation, and Culture Commission
Economic Development Commission/Committee	Yes	Economic Development Advisory Commission
Maintenance programs to reduce risk	No	n/a
Mutual Aid Agreements	Yes	San Mateo County Department of Public Works

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Community Development Department, Planning Division and Building Division Public Works Department, Engineering Division
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Public Works Department Community Development Department, Building Division
Planners or engineers with an understanding of natural hazards	Yes	Public Works Department, Engineering Division
NFIP Floodplain Administrator	Yes	Community Development Department (Building Official)
Surveyor(s)	Yes	On-call Consultant Surveyors (As Needed)
Personnel skilled or trained in GIS applications	Yes	On-call Consultant Services (As Needed)
A scientist familiar with natural hazards	Yes	On-call Consultant Services (As Needed)
Warning systems/services	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management
Emergency manager	Yes	City Appointed
Grantwriter(s)	Yes	Multiple Departments
Staff with expertise or training in benefit cost analysis	Yes	Public Works Department, Engineering Division
Professionals trained in conducting damage assessments	Yes	Community Development Department, Building Division Public Works Department, Engineering Division

4.3. Fiscal Capabilities

Table 5 lists fiscal capabilities available to the City of San Carlos 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)	No
Federal Hazard Mitigation Assistance Program *(i.e., Hazard Mitigation Grant Program (HMGP), HMGP Post Fire, Flood Mitigation Assistance (FMA) Program)*	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes

Capability	Accessible or Eligible to Use
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
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 *(e.g., position, department, agency, explanation)*
Public Information Officer	Yes	City Manager's Office
Personnel skilled or trained in website development	Yes	Information Technology Manager Communications Division
Hazard mitigation information is available on the jurisdiction's website	Yes	All City Department Hazard mitigation information is available on the website. Community Emergency Preparedness and Flood Protection webpages. Community Relations News Releases. Floodplain information is available on the Building Division webpage.
Utilize social media for hazard mitigation education and outreach	Yes	**Facebook:** Facebook.com/cityofsancarlos/ **X:** X.com/CityofSanCarlos **Instagram:** Instagram.com/cityofsancarlos/ **Nextdoor:** nextdoor.com/agency-detail/ca/san-carlos/city-of-san-carlos/
Citizen boards or commissions that address issues related to hazard mitigation	No	n/a
Other programs already in place that could be used to communicate hazard-related information	Yes	Police Education Series Good Living, Spotlight, Council newsletters Local TV Channels Billboards, postcards, message boards CERT Trainings

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
An established warning system for hazard events	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management.

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 San Carlos.

Table 7. Community Classifications

Program	Yes/No	Classification *(if applicable)*	Date Classified *(if applicable)*
Community Rating System (CRS)	Yes	9	2020
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	4	2019
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	1	2018
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 San Carlos 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).

- City codes and ordinances (e.g., building, zoning, land use, fire, sea level rise overlays) 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. This would help the City increase storm drainage and flood mitigation projects specifically.
- Enhance the City's GIS capabilities to more effectively integrate current hazard data, improve vulnerability mapping accuracy, better prioritize mitigation projects, and improve tracking and permitting by hazard area.
- Improve public outreach to increase the community's resiliency and capacity to mitigate hazards.

- Better assess whether the City has sufficient emergency backup power to supply essential facilities during a power outage caused by an emergency or a Public Safety Power Shutoff (PSPS), and identify which facilities need upgrades to reduce hazards.

5. NATIONAL FLOOD INSURANCE PROGRAM

The City of San Carlos 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
060327	6/28/1974	4/5/2019	5/1/2013	5/1/2013	9

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 San Carlos Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Chris Valley	Building Official	Community Development	(650) 802-4261

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 San Carlos.

Table 10. Repetitive Loss and Severe Repetitive Loss Properties

Repetitive Loss Properties		Severe Repetitive Loss Properties	
Total	***Occupancy***	***Total***	***Occupancy***
2	**1** Single Family **1** Non-Residential Building	0	n/a
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*			

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

Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
67	$31,085,000	18	$2,089,112

[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.

5.3. Participation Activities

The City of San Carlos'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 15, Chapter 15.56 of the City Code)*

5.3.2. Substantial Improvement

Substantial improvement means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, either:

- Before the improvement or repair is started.
- If the structure has been damaged and is being restored, before the damage occurred.

For the purpose of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- Any project for improvement of a structure to comply with existing or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions.
- Any alteration of a structure listed on the National Register of Historic Places, or a State inventory of historic places. *(Title 15, Chapter 15.56 of the City Code)*

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The City of San Carlos' Substantial Damage/Substantial Improvement determination process ensures compliance with the NFIP and the local floodplain management ordinances. To determine whether a structure has sustained Substantial Damage/Substantial Improvement after a flood event, the City will

use the FEMA Substantial Damage Estimator tool, along with collaborative review conducted by the Flood Plain Administrator, Public Works, Fire Department, Building Division, and other relevant officials.

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 San Carlos 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, as well as the information integrated.

Table 12. Existing Plan Integration

Planning Initiative	Current Integration Description
2030 General Plan	The City of San Carlos has integrated hazard mitigation into several elements of its General Plan. The Housing Element notes State regulations and the need for the City to consider environmental constraints, including biological resources, hazardous materials, and flooding, amongst others. It also includes information on where these resources and hazards are most typically located to guide development away from hazard-prone areas. The Environmental Management Element considers the importance of certain habitats to the community (e.g., wetlands, riparian habitats, woodlands, and areas with protected species), helping the City determine the best locations to maintain open spaces. Lastly, the Safety Element examines geologic seismic hazards to the community and provides maps for expansive soil locations, dam inundation areas, floodplains, and fire risk.
Climate Mitigation and Adaptation Plan	The Climate Mitigation and Adaptation Plan (CMAP) is a blueprint for how San Carlos faces climate change, including actions to reduce greenhouse gas emissions and adapt to climate hazards. The CMAP includes a vulnerability assessment that identifies the risks the City faces from various climate hazards and outlines adaptation strategies to enhance the City's preparedness. Additionally, it integrated hazard mitigation with existing goals.

Planning Initiative	Current Integration Description
Capital Improvement Program	The City maintains a comprehensive Capital Improvement Program (CIP), which guides capital improvement projects. Many projects included in the current CIP relate to hazard mitigation. The City reviews the CIP to ensure mitigation actions for the LHMP are consistent with approved capital improvement projects.
Strategic Plan	Each year, the City drafts a new Strategic Plan with goals and actions, integrating and considering the LHMP into planning mechanisms.

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
Strategic Plan	The City will continue to consider the LHMP while drafting future annual Strategic Plans. The LHMP will serve as a crucial tool in shaping policies and actions within the Strategic Plan.
Climate Mitigation and Adaptation Plan	The City will consider the LHMP when updating its Climate Mitigation and Adaptation Plan (CMAP) in 2027. The LHMP will serve as a crucial tool in shaping policies and actions within the CMAP.
City General Plan	This LHMP will be incorporated into the General Plan during Safety Element, Housing Element, and Environmental Management updates. The opportunity to incorporate additional hazard mitigation and abatement measures will be considered for inclusion in the updated General Plan. This LHMP will be used to identify new information not available during previous revisions, including hazards, climate adaptation, and resilience strategies.
Emergency Operations Plan	This LHMP will continue to be an essential tool for future updates to the City's Emergency Operations Plan (EOP). The latest hazard descriptions in this LHMP will be included in future EOP updates, as appropriate. Mitigation actions that are of a preparedness and response nature will be analyzed for applicability and 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. The LHMP may identify new funding sources for capital improvement projects, potentially leading to modifications to proposed projects based on the risk assessment results.
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. **Table 14** provides information on significant hazard events that uniquely impacted the City of San Carlos.

Table 14. Significant Past Events

Date	Event Type *(include Disaster Declaration, if applicable)*	Description of Event and Impacts
December 2022 – February 2023	Severe Weather, Flood, Landslide	Proclamation of emergency made on 12/31/22. The City had widespread flooding in low-lying areas and 11 landslides in the hillside areas.

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)*
- 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
- Tsunami

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 15 outlines the ***unique vulnerabilities and impacts*** for the City of San Carlos 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 15. 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 City's East Side has a moderate to very high liquefaction susceptibility, and the presence of critical facilities elevates the local risk. East of El Camino Real/west of US Highway 101 has multiple commercial and industrial corridors that lie in the aforementioned liquefaction zones.
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	East of State Route 82 (El Camino Real) and creek corridors are within the 100-year and 500-year FEMA flood hazards. Flooding affects industrial and commercial areas, major roads, the regional wastewater plant, the airport, hazmat sites, pump stations, the Corp Yard, and transit stations. Potential impacts include roadway closures, asset inundation (e.g., EV charging stations, hazardous materials facilities), mold and building damage, business disruption affecting major employers and airport operations, and wastewater facility disruption.
Landslide	The City's western hills have steep slopes (Devonshire/Brittan Canyon areas) and classify as moderate to very high landslide susceptibility, affecting homes, single-access roads, and utility lines. Potential impacts include slope failure blocking evacuation routes; pipeline breaks and service interruptions; and post-wildfire slope instability increasing debris flow risk.
Sea Level Rise	The CMAP projected about 24 inches of sea level rise by 2050 and approximately 84 inches by 2100, threatening transportation on the East Side, San Carlos Airport, US Highway 101, low-lying sewer lift stations, and wetlands. Sea Level Rise maps show inundation reaching industrial/commercial areas and corridors east of El Camino Real. Potential impacts include more frequent and more severe king tides and storm surge flooding; erosion undermining foundations; disruption of critical roads and utilities; wetland downshifting; and habitat loss.

Hazard	Vulnerability and Impacts
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	The City has low-lying assets along Bayshore and creek corridors that are prone to inland flooding during heavy rainfall (e.g., atmospheric rivers). This would impact EV charging for transportation, hazardous sites, wastewater facilities, and manufactured homes. The CMAP outlines that extreme heat days and warm nights are projected to increase substantially within the City. Extreme heat is expected to increase to around 11 days by mid-century and about 22 days by late-century; warm nights are anticipated to increase approximately 45 days and roughly 109 days, respectively. Strong winds increase the risk of Public Safety Power Shutoffs (PSPS) and debris, potentially stressing the electrical grid.
Tsunami	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from tsunamis; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Wildfire	The City's western hills have steep slopes (Devonshire Canyon, Big Canyon Park, and Eaton Park areas) and are classified as High Fire Hazard Severity Zones, affecting homes, schools, evacuation routes, utility lines, and Citywide air quality (even if the wildfire is occurring outside of the County).

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 16 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 16. 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	Remained the Same
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Increased
Landslide	Increased
Sea Level Rise	Increased

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

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

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

Hazard	Vulnerability and Impact
Earthquake	Increase
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Increase
Landslide	Increase
Sea Level Rise	Increase
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Increase
Tsunami	No Change Anticipated
Wildfire	Increase

Table 18 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 18. Changes in Development: Current and Future Vulnerability and Impact

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

- Low-lying sewer lift stations, electrical and transportation infrastructure, and East Side employers and logistics hubs could be more vulnerable and may be impacted by flooding and sea level rise.
- Western hillsides homes and schools could be more vulnerable and may be impacted by wildfires and landslides.
- In the City's northeast area, the Northeast Area Specific Plan would raise development standards and allow new housing units, leading to an estimated 20-year projection of about 4.5 million square feet of commercial space and 1,890 housing units. Harrington Park, Downtown Specific Plan projects, and Northeast Area Specific Plan projects outline more details about the assets.

Any new assets (e.g., new construction in hazard-prone areas) will be built to comply with the latest building codes and standards and will be mitigated to protect them from identified and anticipated hazards, especially those expected to increase due to climate change.

9. HAZARD RISK RANKING

Table 19 presents the local hazard ranking for the City of San Carlos 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 19** 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 19. City of San Carlos 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*
Urban/Flash Flooding ***(Flood)***	3	18	14	32	64	89
Heavy Rainfall ***(Severe Weather)***	3	12	14	23	49	68
Earthquake	2	18	14	35	67	62
Wildfire	2	18	10	34	62	57
Sea Level Rise	3	6	7	26	39	54
Strong Winds ***(Severe Weather)***	3	6	13	19	38	53
Landslide	2	9	9	30	48	44
Riverine Flooding ***(Flood)***	2	12	7	29	48	44
Heat Wave/Extreme Heat ***(Severe Weather)***	3	6	10	15	31	43
Severe Thunderstorm ***(Severe Weather)***	2	9	13	21	43	40
Drought	2	6	11	22	39	36
Coastal Flooding ***(Flood)***	1	9	5	25	39	18
Tornado ***(Severe Weather)***	1	6	13	13	32	15
Fog ***(Severe Weather)***	1	6	9	11	26	12
Tsunami	1	6	5	12	23	11
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 San Carlos agreed to **18** 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 20**.

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 19**). Hazards that ranked *low* (dam failure and tsunami) may not have specific mitigation actions detailed in this document.

Table 20. City of San Carlos Mitigation Actions Summary

Status	Mitigation Action Total
Continuing	4
In Progress	9
Not Yet Started	3
New	2
TOTAL	**18**
Completed	1
No Longer Needed	1

Mitigation Actions per Hazard			
Dam Failure	n/a	Sea Level Rise	11
Drought	8	Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	13
Earthquake	11	Tsunami	11
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	14	Wildfire	11
Landslide	10		

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	SCL-1	**Goal(s) Addressed**	1, 3, 4	**Prioritization Score**	31/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Tsunami, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos Public Works Department, City of San Carlos 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), HMGP, FMA, BRIC		
Additional Details *(optional)*					

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).				
Action Number	SCL-2	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	27/40
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)*	High				
Lead Agency / Organization	City of San Carlos Public Works Department, City of San Carlos 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	SCL-3	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	35/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
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)*	High				
Lead Agency / Organization	City of San Carlos Manager's Office				
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	SCL-4	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Flood, Severe Weather, Sea Level Rise				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos 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	Identify and institutionalize climate adaptation strategies in coordination with the City's Climate Mitigation and Adaptation Plan, which outlines and prioritizes City strategies to adapt to climate change impacts and reduce vulnerability to specific climate-driven hazards.				
Action Number	SCL-5	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Drought, Flood, Sea Level Rise, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos 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)		
Additional Details *(optional)*					

Mitigation Action	Acquire emergency backup power (e.g., generators, solar, and battery-powered systems) for critical facilities and infrastructure that lack adequate backup power. Emergency backup power is necessary to ensure continuous power and operational resilience, and to reduce service interruptions following emergencies and disasters.				
Action Number	SCL-6	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	31/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Earthquake, Flood, Landslide, 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 San Carlos Public Works 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), HMGP, FMA, BRIC	
Additional Details *(optional)*					

Mitigation Action	Acquire portable power systems (e.g., generators, solar, and battery-powered systems) for emergency backup power at critical facilities and infrastructure that lack backup systems, ensuring continuous power and operational resilience and reducing service interruptions following emergencies and disasters.				
Action Number	SCL-7	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	31/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Earthquake, Flood, Landslide, 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 San Carlos Public Works 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), HMGP, FMA, BRIC	
Additional Details *(optional)*					

Mitigation Action	Develop and institutionalize a Continuity of Operations Plan (COOP) that integrates with the Local Hazard Mitigation Plan to ensure the rapid restoration of community lifelines and the protection of critical facilities and infrastructure following a disaster.				
Action Number	SCL-8	**Goal(s) Addressed**	1, 4, 5	**Prioritization Score**	31/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, 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 San Carlos Manager's Office				
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)*					

Mitigation Action	Modernize and upgrade the storage facility for critical infrastructure repair materials to ensure operational readiness and system resilience in emergencies. This will allow for continuity of operations and reduce service interruptions after an emergency or disaster.				
Action Number	SCL-9	**Goal(s) Addressed**	1, 4, 5	**Prioritization Score**	30/40
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)*		High			
Lead Agency / Organization		City of San Carlos Public Works 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)	
Additional Details *(optional)*					

Mitigation Action	Improve emergency drainage systems and replace critical components, as outlined in the City's Capital Improvement Program.				
Action Number	SCL-10	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	36/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Sea Level Rise				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos Public Works 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), City Capital Improvement Program funds, HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Improve the City's National Flood Insurance Program (NFIP) Community Rating System (CRS) class to increase flood insurance premium discounts for residents and enhance local flood mitigation standards.				
Action Number	SCL-11	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	25/40
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 San Carlos 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	Enhance the City's response and recovery capabilities through the San Mateo County Public Works Mutual Aid Agreement to ensure continuity of services during major disasters.				
Action Number	SCL-12	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	34/40
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)*	High				
Lead Agency / Organization	City of San Carlos 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)*					

Mitigation Action	Update the City's Protected Tree Ordinance and the City's Recommended Street Tree List to prohibit the planting of high-hazard trees that pose an increased risk to fire in the Wildland Urban Interface (WUI) zones.				
Action Number	SCL-13	**Goal(s) Addressed**	1, 2, 4, 5	**Prioritization Score**	35/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos 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	Obtain services from an outside consultant to identify FEMA or other hazard mitigation grant opportunities, and apply for grants that can be used to fund the City's identified Hazard Mitigation actions and administer any grants received and subsequent audits.				
Action Number	SCL-14	**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	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	No Longer Needed	If *No Longer Needed*, provide reason.	The City continues to seek and apply for grants; however, the focus is no longer on obtaining services from an outside consultant to help identify and apply for grants.		
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	Conduct a feasibility study to inventory soft-story structures within the City.				
Action Number	SCL-15	**Goal(s) Addressed**	1, 2, 4, 5	**Prioritization Score**	24/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake				
Project Status	Not Yet Started	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Carlos 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), HMGP, BRIC		
Additional Details *(optional)*					

Mitigation Action	Develop an inventory of soft-story structures in the City.				
Action Number	SCL-16	**Goal(s) Addressed**	1, 2, 4, 5	**Prioritization Score**	24/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated		Earthquake			
Project Status		Not Yet Started	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		High			
Lead Agency / Organization		City of San Carlos 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), HMGP, BRIC	
Additional Details *(optional)*					

Mitigation Action	Expand the City's public outreach program to engage the community through educational efforts that enhance their ability to adapt to natural hazards.				
Action Number	SCL-17	**Goal(s) Addressed**	1, 2, 3, 4	**Prioritization Score**	27/40
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)*	High				
Lead Agency / Organization	City of San Carlos Manager's Office, San Carlos and Redwood City Fire Department, City of San Carlos 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)		
Additional Details *(optional)*					

Mitigation Action	Update the City's Emergency Operations Plan (EOP).				
Action Number	SCL-18	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2021	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Completed	If *No Longer Needed*, provide reason.	n/a		
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	Native Planting Implementation at Big Canyon Park: As part of the Pulgas Creek Watershed Management Program, implement native vegetation planting at Big Canyon Park to better quantify the water runoff improvement at the site and downstream. This project would consist of planting native plants (e.g., native oak woodland trees) and native shrubs specific to the upper watershed. The proposed plant palettes will enhance and expand the tree canopy, supporting a sustainable forest ecosystem that helps reduce sedimentation and erosion.				
Action Number	SCL-19	**Goal(s) Addressed**	1, 3	**Prioritization Score**	37/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Drought, Landslide, Severe Weather			
Project Status		New	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		Medium			
Lead Agency / Organization		City of San Carlos 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	Develop a creek setback waiver checklist that includes best management practices and quantitative measures for single-family zoning districts, as identified in the Pulgas Creek Watershed Management Plan.				
Action Number	SCL-20	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	39/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Flood, Severe Weather			
Project Status		New	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		Medium			
Lead Agency / Organization		City of San Carlos 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)*					

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 ***(Flood)***	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Urban/Flash Flooding ***(Flood)***	High	A significant hazard event is likely to occur annually.	3	N/A
Coastal Flooding ***(Flood)***	Low	A significant hazard event is likely to occur within 100 years.	1	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 ***(Severe Weather)***	High	A significant hazard event is likely to occur annually.	3	N/A
Heat Wave/Extreme Heat ***(Severe Weather)***	High	A significant hazard event is likely to occur annually.	3	N/A
Fog ***(Severe Weather)***	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Severe Thunderstorm ***(Severe Weather)***	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Tornado ***(Severe Weather)***	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Strong Winds ***(Severe Weather)***	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***	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
Coastal Flooding ***(Flood)***	***Extent/Severity***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
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***	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
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***	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
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***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	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***	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

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Tsunami	***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
Wildfire	***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

C.3. Vulnerability Factors

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Dam Failure	***Population Exposure***	No Vulnerability	None of the population is exposed to the hazard.	0	3	0
	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
Drought	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Earthquake	***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	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)*	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Urban/Flash Flooding *(Flood)*	***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	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Coastal Flooding *(Flood)*	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Landslide	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Sea Level Rise	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	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	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
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)***	***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
Tsunami	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Wildfire	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2

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	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
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	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	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	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	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	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
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***	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	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***	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	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	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	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	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]