







COUNTY OF SAN MATEO
EMERGENCY MANAGEMENT

Local Hazard Mitigation Plan

San Mateo County, California

City of San Carlos Annex

2026

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

TABLE OF CONTENTS

1. HAZARD MITIGATION LOCAL PLANNING TEAM 1
2. JURISDICTION PROFILE 1
2.1. Brief History 2
2.2. Governing Body Format 2
2.3. Population 2
3. CHANGES IN DEVELOPMENT 3
3.1. Changes in Priority 4
4. CAPABILITY ASSESSMENT 4
4.1. Planning and Regulatory Capabilities 5
4.2. Administrative and Technical Capabilities 7
4.3. Fiscal Capabilities 8
4.4. Education and Outreach Capabilities 9
4.5. Community Classifications 10
4.6. Needs to Expand/Improve Capabilities 10
5. NATIONAL FLOOD INSURANCE PROGRAM 11
5.1. NFIP Floodplain Administrator 11
5.2. Repetitive Loss and Severe Repetitive Loss Property 11
5.3. Participation Activities 13
5.3.1. Substantial Damage 13
5.3.2. Substantial Improvement 13
5.3.3. Substantial Damage/Substantial Improvement Determination Process 13
6. HAZARD MITIGATION PLAN INTEGRATION 14
6.1. Existing Plan Integration 14
6.2. Potential Future Integration 15
7. SIGNIFICANT PAST EVENTS 16
8. HAZARD VULNERABILITY AND IMPACT ASSESSMENT 16
8.1. Future Major Assets 21
9. HAZARD RISK RANKING 21
10. MITIGATION ACTIONS 24
APPENDIX A. HAZARD MAPS 45
APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT 54
APPENDIX C. HAZARD RISK RANKING DETAILS 70
APPENDIX D. PLAN ADOPTION 93

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 (including 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 appraised 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., the 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	Yes	Local	Public Works Department	Southern Bayside Cities Shoreline Adaptation Plan (in progress)
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

Capability Category	Yes/No	Authority *(local, county, state, federal)*	Responsible Department/ Agency	Code Citation and Comments *(e.g., Code Chapter, name of plan, explanation of authority, etc.)*
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a
Freeboard	No	n/a	n/a	n/a
Growth Management Ordinance	Yes	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)	Yes	Local	Public Works Department	National Pollutant Discharge Elimination System (NPDES) Permit
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

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Mutual Aid Agreements	Yes	San Mateo County Department of Public Works
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

Capability	Accessible or Eligible to Use
Authority to levy taxes for specific purposes	Yes
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 the 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 are classified 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
Coastal Flooding ***(Flood)***	3	12	9	25	46	64
Sea Level Rise	3	12	7	26	45	63
Earthquake	2	18	14	35	67	62
Wildfire	2	18	10	34	62	57
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
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)*					

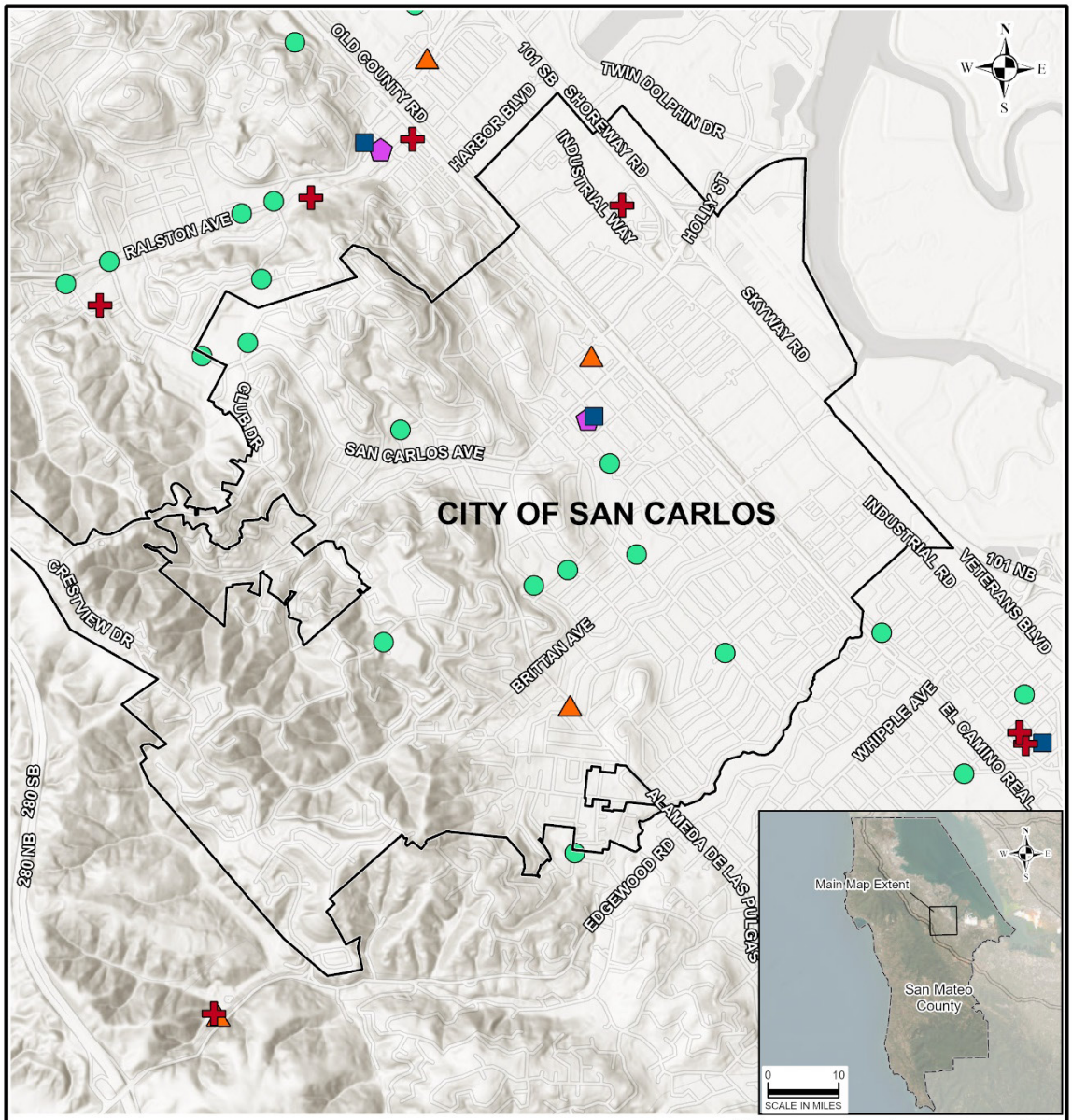
Mitigation Action	Native Planting Implementation at Big Canyon Park: As part of the Pulgas Creek Watershed Management Program, implement native vegetation planting at Big Canyon Park to better quantify the water runoff improvement at the site and downstream. This project would consist of planting native 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)*					

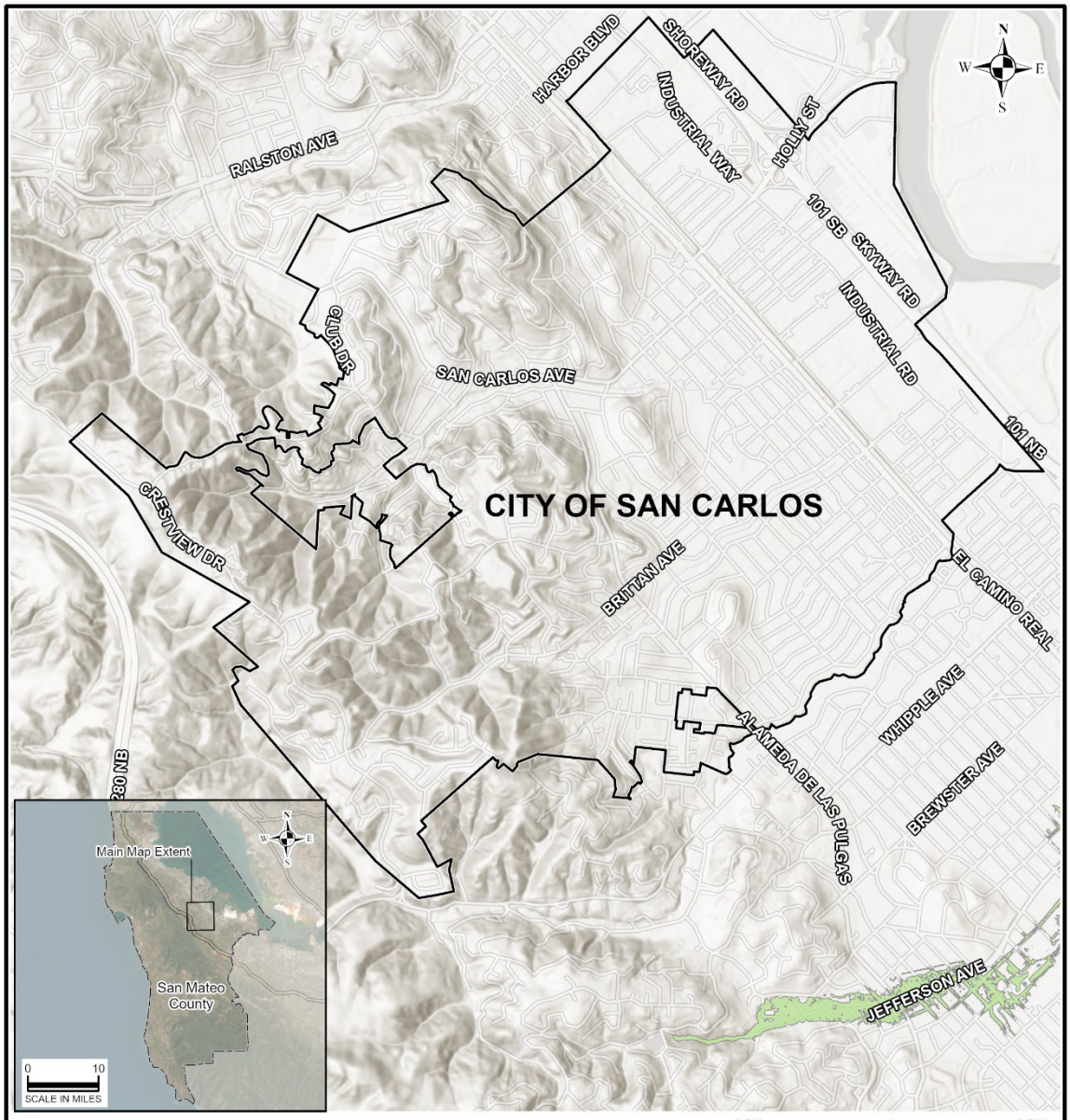
Mitigation Action	Develop a creek setback waiver checklist that includes best management practices and quantitative measures for single-family zoning districts, as identified in the Pulgas Creek Watershed Management Plan.				
Action Number	SCL-20	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	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)*					

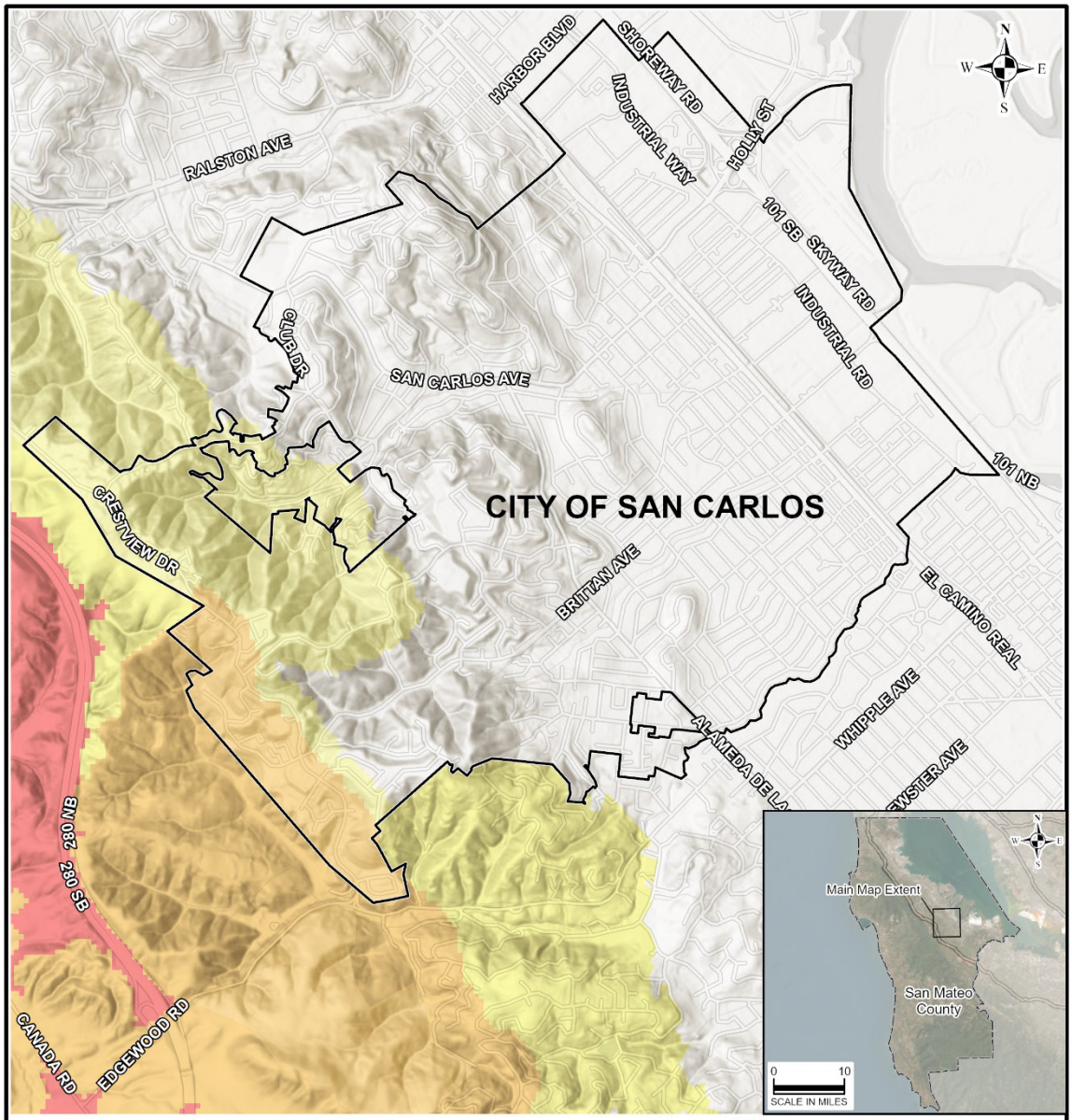
APPENDIX A. HAZARD MAPS

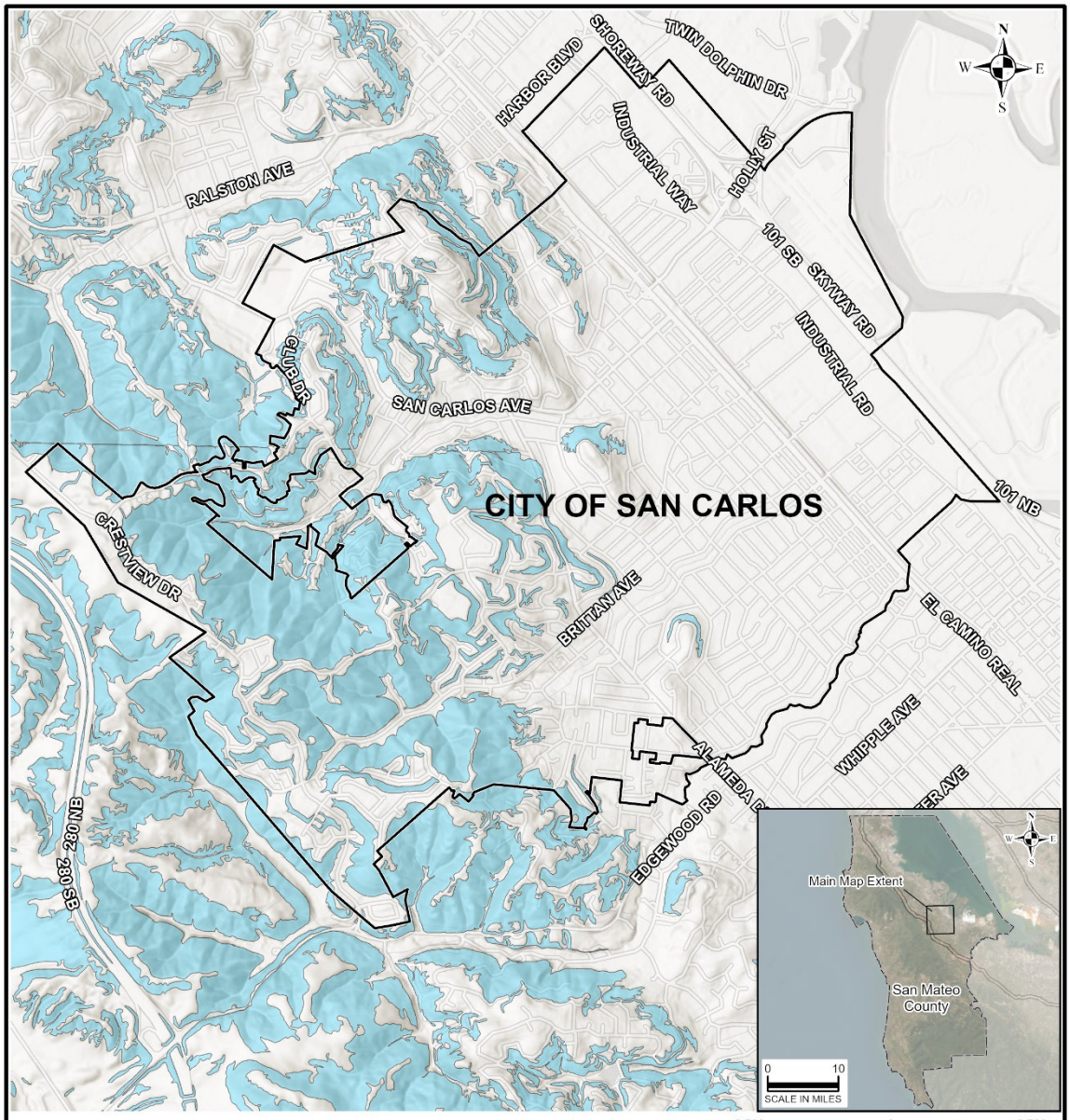
The maps are based on the best available data at the time of this Plan's preparation and are considered adequate for planning purposes. Maps were developed only for hazards that can be represented using available data and mapping technologies.

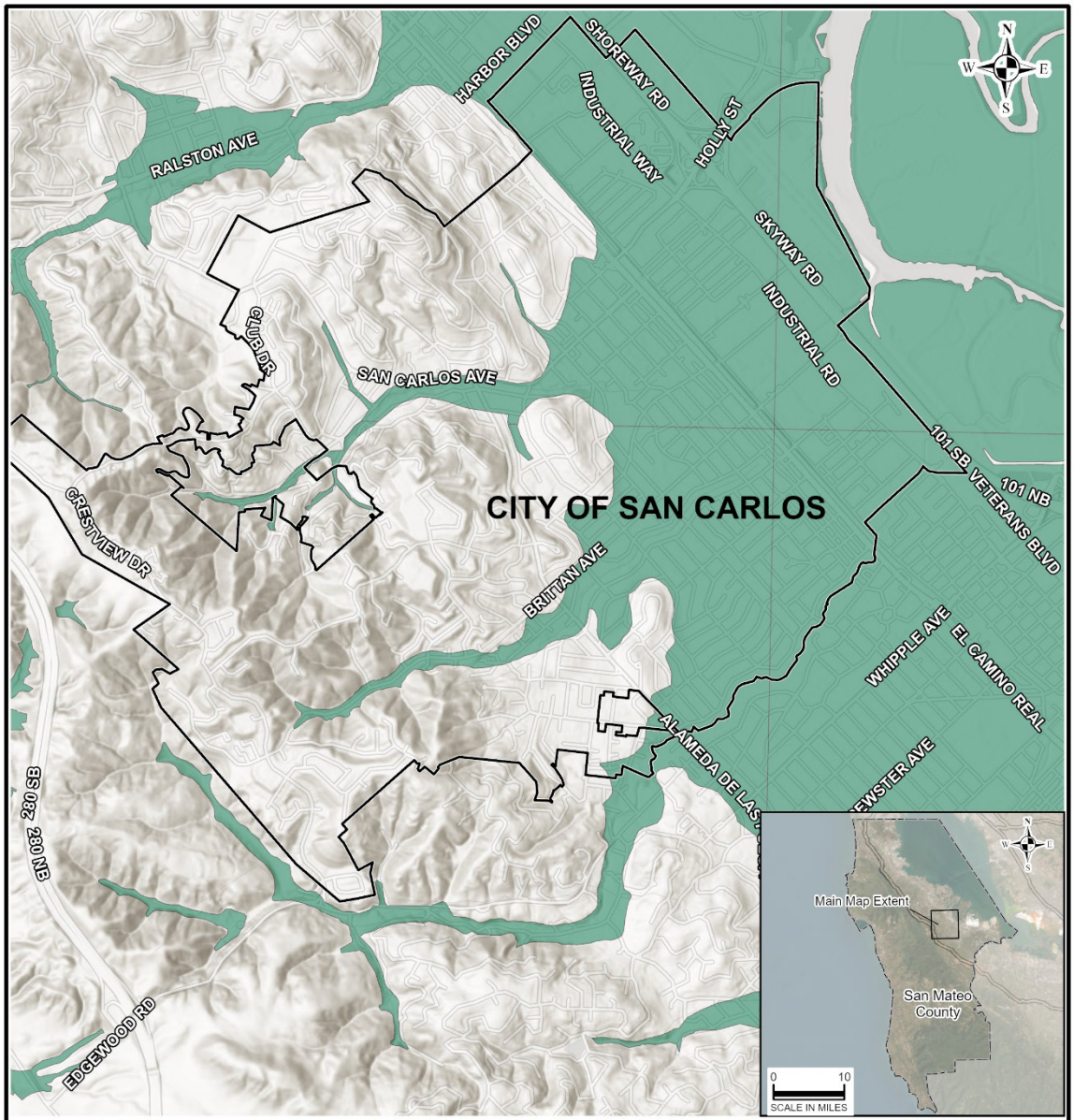
- **Map 1**: Critical Facilities Map
- **Map 2:** Dan Failure Inundation Area Map
- **Map 3**: Fire Hazard Classification Map (i.e., California Fire Hazard Severity Zones)
- **Map 4**: California Geological Survey Landslide Susceptibility Map
- **Map 5:** California Geological Survey Liquefaction Susceptibility Map
- **Map 6:** FEMA Special Flood Hazard Area (SFHA) Map
- **Map 7:** Sea Level Rise Hazard Map
- **Map 8:** Tsunami Hazard Map

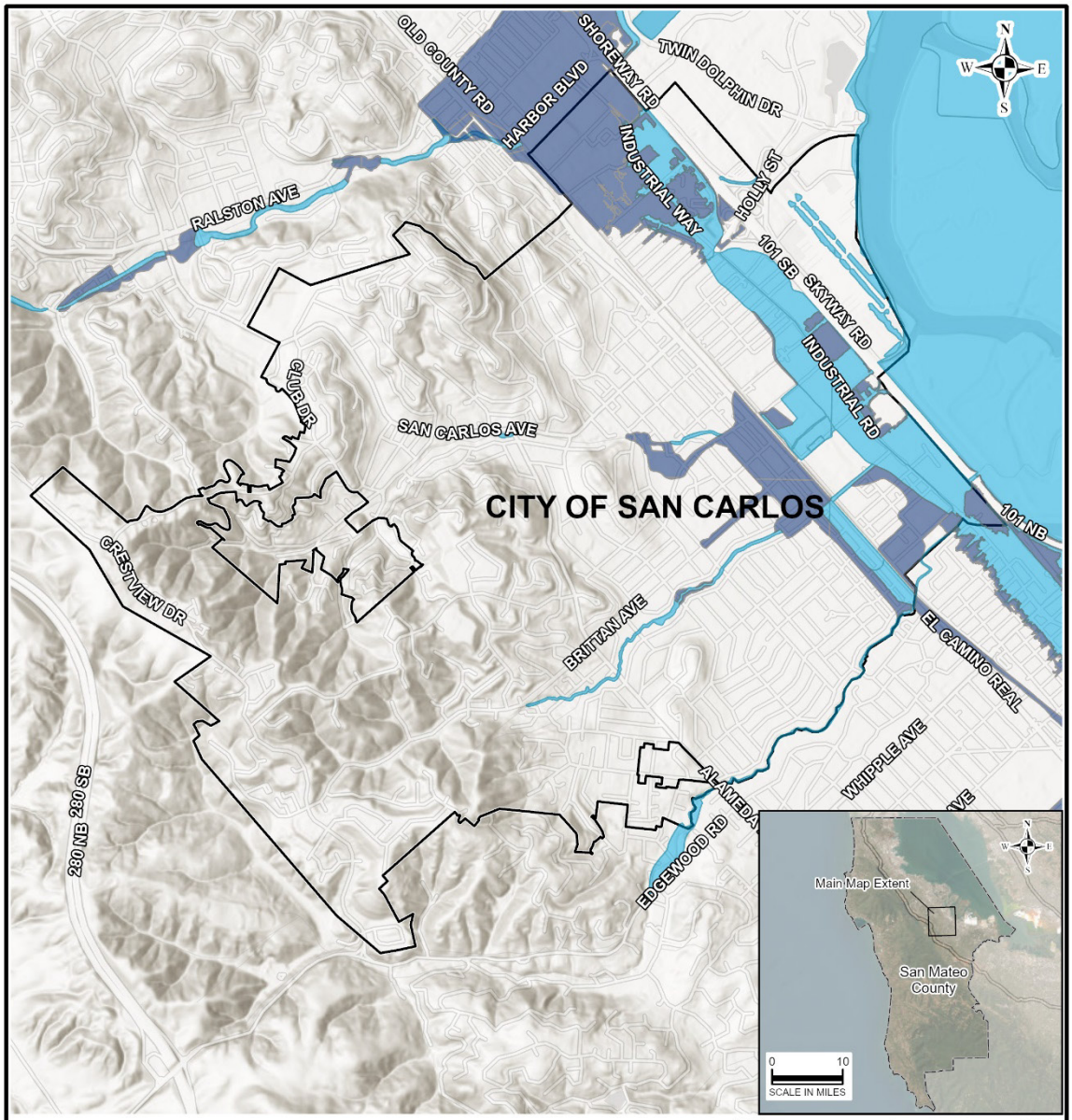

OLD COUNTY RD
101 SB
HARBOR BLVD
SHORELINE WAY RD
TWIN DOLPHIN DR
INDUSTRIAL WAY
HOLLY ST
RALSTON AVE
SKYWAY RD
CLUB DR
SAN CARLOS AVE
CITY OF SAN CARLOS
INDUSTRIAL RD
101 NB
VETERANS BLVD
CRESTVIEW DR
BRITTAN AVE
WHIPPLE AVE
EL CAMINO REAL
280 NB
280 SB
ALAMEDA DE LAS PULGAS
EDGEWOOD RD
N
W
E
S
Main Map Extent
San Mateo County
0
10
SCALE IN MILES
Legend
City of San Carlos Boundary
San Mateo County Boundary
Education
Medical Health Facility
City/County Center
Police Station/Sheriff's Office
Fire Station
2,700
0
2,700
SCALE IN FEET
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Critical Facilities Data provided via Homeland Infrastructure Foundation-Level Data (HIFLD) and San Mateo County.
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
CRITICAL FACILITIES MAP
Date
7/1/2026
Scale
1" = 2,700'
Drawn By
JH
Approved By
AC
Figure No.
1
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


HARBOR BLVD
SHOREWAY RD
INDUSTRIAL WAY
HOLLY ST
RALSTON AVE
101 SB SKYWAY RD
INDUSTRIAL RD
CLUB DR
SAN CARLOS AVE
101 NB
CRESTVIEW DR
CITY OF SAN CARLOS
BRITTAN AVE
EL CAMINO REAL
WHIPPLE AVE
ALAMEDA DE LAS PULGAS
BREWSTER AVE
JEFFERSON AVE
Main Map Extent
San Mateo County
0 10
SCALE IN MILES
2,700 0 2,700
SCALE IN FEET
Legend
Emerald Lake Dam Failure Area
City of San Carlos Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Dam Failure Inundation Areas dataset from California Department of Water Resources (DWR), Division of Safety of Dams (DSOD) State Dam Breach Inundation Maps, compiled by San Mateo County GIS.
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
DAM FAILURE INUNDATION AREAS MAP
Date 7/6/2026
Scale 1" = 2,700'
Drawn By JH
Approved By AC
Figure No. 2
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


HARBOR BLVD
SHOREWAY RD
INDUSTRIAL WAY
HOLLY ST
RALSTON AVE
101 SB SKYWAY RD
INDUSTRIAL RD
CLUB DR
SAN CARLOS AVE
101 NB
CRESTVIEW DR
CITY OF SAN CARLOS
BRITTAN AVE
EL CAMINO REAL
WHIPPLE AVE
ALAMEDA DE LA
EWSTER AVE
280 NB
280 SB
CANADA RD
EDGEWOOD RD
N
W
E
S
Main Map Extent
San Mateo County
0
10
SCALE IN MILES
2,700
0
2,700
SCALE IN FEET
Legend
Moderate Fire Hazard
High Fire Hazard
Very High Fire Hazard
City of San Carlos Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Fire Hazard Severity Zones provided by CAL FIRE / Office of the State Fire Marshal (OSFM), Fire Hazard Severity Zones (SRA/LRA) GIS Layer. Accessed via osfm.fire.ca.gov/fire-hazard-severity-zones
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
FIRE HAZARD CLASSIFICATION MAP
Date 7/6/2026
Scale 1" = 2,700'
Drawn By JH
Approved By AC
Figure No. 3
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


CITY OF SAN CARLOS
HARBOR BLVD
SHOREWAY RD
TWIN DOLPHIN DR
INDUSTRIAL WAY
HOLLY ST
101 SB
SKYWAY RD
INDUSTRIAL RD
101 NB
RALSTON AVE
ALAMEDA DE LAS PULGAS
SAN CARLOS AVE
CRESTVIEW DR
BRITTAN AVE
EL CAMINO REAL
WHIPPLE AVE
EDGEWOOD RD
280 NB
280 SB
Main Map Extent
San Mateo County
0
10
SCALE IN MILES
2,700
0
2,700
SCALE IN FEET
Legend
Landslide Hazard Zone
City of San Carlos Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Landslide susceptibility data provided by California Geological Survey, Seismic Hazards Program.
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
CGS LANDSLIDE SUSCEPTIBILITY MAP
Date 7/6/2026
Scale 1" = 2,700'
Drawn By JH
Approved By AC
Figure No. 4
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


HARBOR BLVD
SHOREWAY RD
INDUSTRIAL WAY
HOLLY ST
RALSTON AVE
SKYWAY RD
INDUSTRIAL RD
CLUB DR
SAN CARLOS AVE
101 SB VETERANS BLVD
101 NB
CRESTVIEW DR
CITY OF SAN CARLOS
BRITTAN AVE
WHIPPLE AVE
EL CAMINO REAL
ALAMEDA DE LAS
EWSTER AVE
280 SB
280 NB
EDGEWOOD RD
N
W
E
S
Main Map Extent
San Mateo County
0
10
SCALE IN MILES
2,700
0
2,700
SCALE IN FEET
Legend
Liquefaction Hazard Zone
City of San Carlos Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Liquefaction susceptibility data provided by California Geological Survey, Seismic Hazards Program.
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
CGS LIQUEFACTION SUSCEPTIBILITY MAP
Date
7/6/2026
Scale
1" = 2,700'
Drawn By
JH
Approved By
AC
Figure No.
5
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026



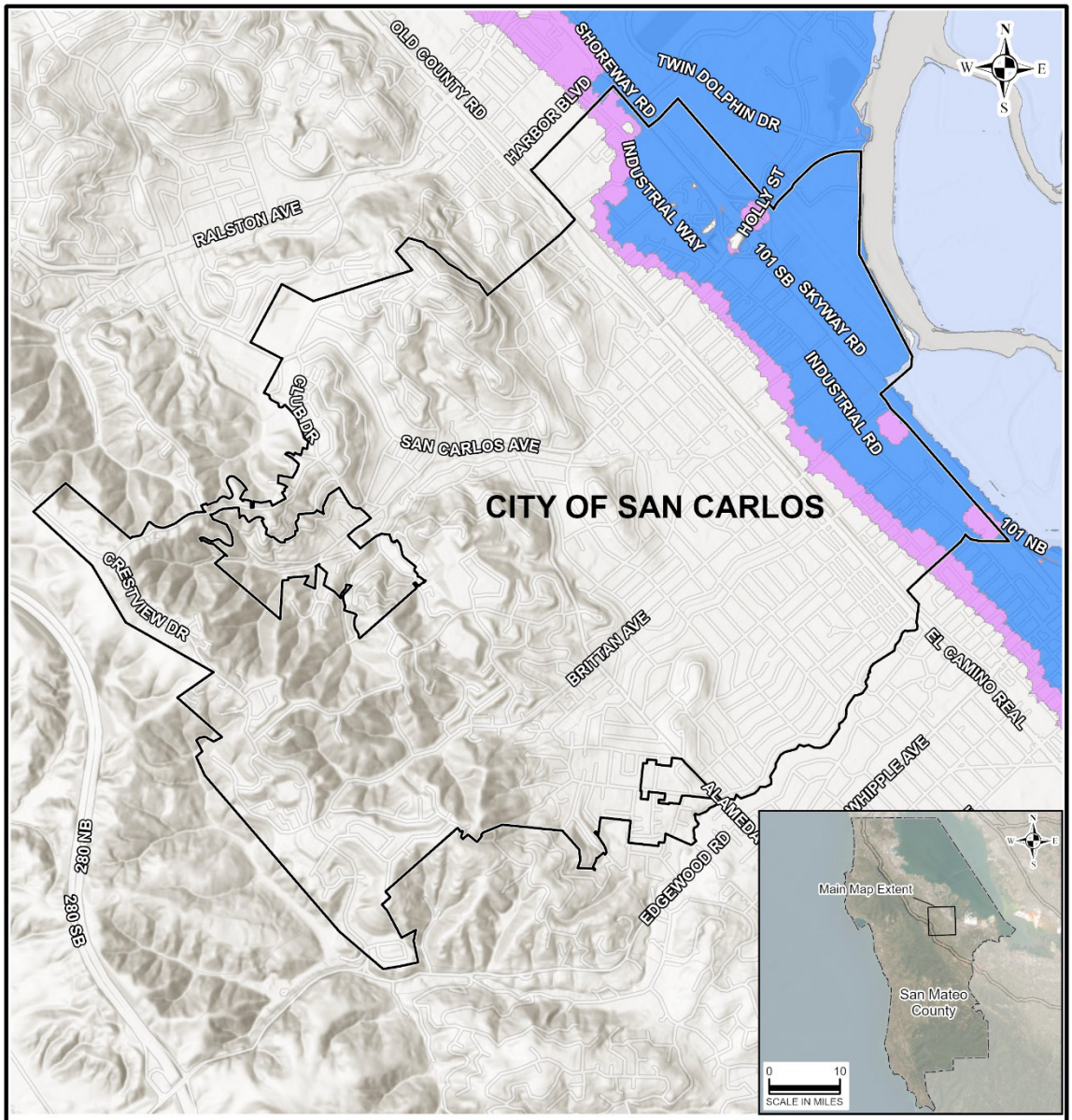
Legend

- City of San Carlos Boundary
- San Mateo County Boundary
- FEMA 100-Year Flood Zone (1% Annual Chance)
- FEMA 500-Year Flood Zone (0.2% Annual Chance)

Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Special Flood Hazard Area data from FEMA National Flood Hazard Layer (NFHL).
3. All features shown are approximate.

CITY OF SAN CARLOS SAN MATEO COUNTY, CALIFORNIA	**FEMA SPECIAL FLOOD HAZARD AREA MAP**	Date: 7/7/2026 Scale: 1" = 2,700' Drawn By: JH Approved By: AC	Figure No. **6**

Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026



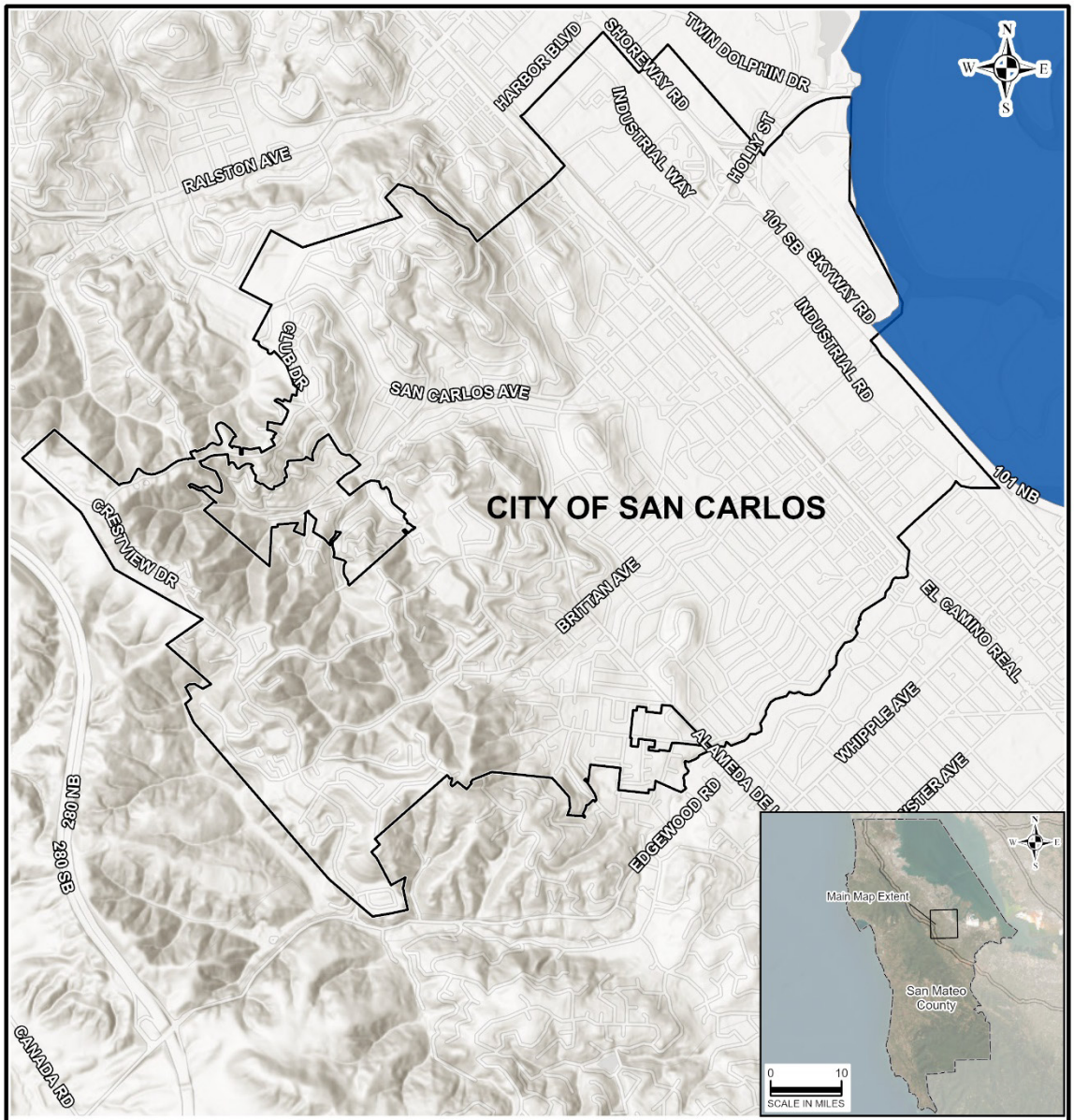
Legend

- City of San Carlos Boundary
- San Mateo County Boundary
- Baseline Sea Level Rise Scenario
- Mid-Level Sea Level Rise Scenario
- High-Level Sea Level Rise Scenario

Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Sea Level Rise Hazard data provided by San Mateo County GIS, Sea Level Rise Study.
3. All features shown are approximate.

CITY OF SAN CARLOS SAN MATEO COUNTY, CALIFORNIA	**SEA LEVEL RISE HAZARD MAP**	Date: 7/6/2026 Scale: 1" = 2,700' Drawn By: JH Approved By: AC	Figure No. **7**

Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


HARBOR BLVD
SHOREWAY RD
TWIN DOLPHIN DR
INDUSTRIAL WAY
HOLLY ST
RALSTON AVE
101 SB SKYWAY RD
INDUSTRIAL RD
CLUB DR
SAN CARLOS AVE
101 NB
CITY OF SAN CARLOS
CRESTVIEW DR
BRITTAN AVE
EL CAMINO REAL
WHIPPLE AVE
ALAMEDA DE
EDGEWOOD RD
280 NB
280 SB
CANADA RD
Main Map Extent
San Mateo County
0 10
SCALE IN MILES
2,700 0 2,700
SCALE IN FEET
Legend
City of San Carlos Boundary
San Mateo County Boundary
Tsunami Hazard Zone
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Tsunami Hazard Zone data provided by California Geological Survey, Tsunami Hazard Mapping Program.
3. All features shown are approximate.
CITY OF SAN CARLOS
SAN MATEO COUNTY, CALIFORNIA
TSUNAMI HAZARD MAP
Date 7/6/2026
Scale 1" = 2,700'
Drawn By JH
Approved By AC
Figure No. 8
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026

APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

The mitigation planning process promotes awareness of hazard risks and continues the conversation about the community's safety and resilience. A hazard mitigation plan generates additional community support when it accurately reflects the community's values and priorities, thereby contributing to the successful implementation of the mitigation actions and projects identified in this Plan.

Federal regulations require that stakeholders and the public be provided opportunities to participate in the development and update of the LHMP. Public input strengthens the Plan's content and outcomes and supports continued engagement throughout the Plan's lifecycle.

San Mateo County and the 2026 LHMP plan participants worked collaboratively to ensure that stakeholder and public engagement was meaningful, inclusive, and productive. Engagement occurred throughout the planning process, including outreach conducted prior to and during the formal public comment period.

As part of the countywide engagement effort, San Mateo County conducted the 2026 Community Resilience Survey to gather input from residents across all participating jurisdictions. The survey collected information on disaster preparedness, hazard risk perceptions, and community resilience, and helped inform hazard prioritization and ensure the LHMP reflects community concerns and priorities. The survey was available in English and Spanish. Refer to **Volume 1** for further information and supporting documentation of the public survey.

At the countywide level, San Mateo County implemented a coordinated engagement strategy that included online input tools, public outreach materials, and participation opportunities designed to encourage broad and inclusive involvement. These efforts were supported by a standardized outreach approach to promote consistent messaging across the planning area.

At the local level, plan participants supplemented County-led efforts with outreach activities tailored to local needs, demographics, and underserved populations. These combined efforts provided multiple opportunities for stakeholders and community members to learn about the Plan, share input, and help shape mitigation strategies.

Input gathered through these engagement activities helped inform the planning process, validate risk assessment findings, and support the development of mitigation actions included in this Plan. Refer to **Volume 1** for further details on countywide stakeholder and public engagement efforts.

B.1. Engagement Activities

Stakeholder and public engagement activities were conducted throughout the LHMP planning process, including outreach efforts prior to and during the formal public comment period. These efforts provided multiple opportunities for stakeholders and community members to learn about the Plan, share input, and help shape mitigation strategies.

Engagement activities included a combination of countywide outreach initiatives and jurisdiction-specific efforts. San Mateo County supported engagement through coordinated outreach tools and resources, while each participating jurisdiction conducted or supported additional outreach tailored to local needs and community characteristics, including underserved and at-risk populations.

Outreach methods included a mix of in-person engagement, virtual meetings, digital communications, printed materials, and opportunities to review and comment on draft Plan materials. These efforts were designed to increase awareness of the LHMP update, encourage participation, and ensure broad and inclusive engagement across the community.

The countywide public comment period for the LHMP occurred from May 15, 2026, through June 15, 2026, during which stakeholders and community members were provided with opportunities to review and comment on the draft LHMP.

The following documentation summarizes stakeholder and public engagement activities conducted in support of the LHMP update.

Date	Sunday, April 19, 2026
Event Name	Earth Day
Location	Wheeler Plaza Parking Lot 650 Walnut Street, San Carlos, CA, 94070
Outreach Method	Community Event
Outreach Purpose	Inform, Involve
Targeted Population	General Public
Accommodations Provided	Weekend

April 19, 2026 – Earth Day

The City of San Carlos Police and Fire departments attended the community Earth Day event at the Wheeler Plaza parking lot. Held on a weekend, the event provided an accessible opportunity for residents, families, stakeholders, and community organizations to participate and learn about community initiatives. During the event, City staff engaged community members on the 2026 LHMP and the City's Annex update. Staff also distributed the City's pre-public comment period flyer (**Figure B-3**) and encouraged community members to provide input on local hazards and mitigation needs and to stay informed about future opportunities to participate in the LHMP planning process.











Date	Friday, May 15, 2026 – Sunday, May 17, 2026
Event Name	Hometown Days
Location	Burton Park 900 Chestnut Street, San Carlos, CA 94070
Outreach Method	Community Events
Outreach Purpose	Inform, Involve
Targeted Population	General Public
Accommodations Provided	Weekend, After Hours, Multiple Day Event

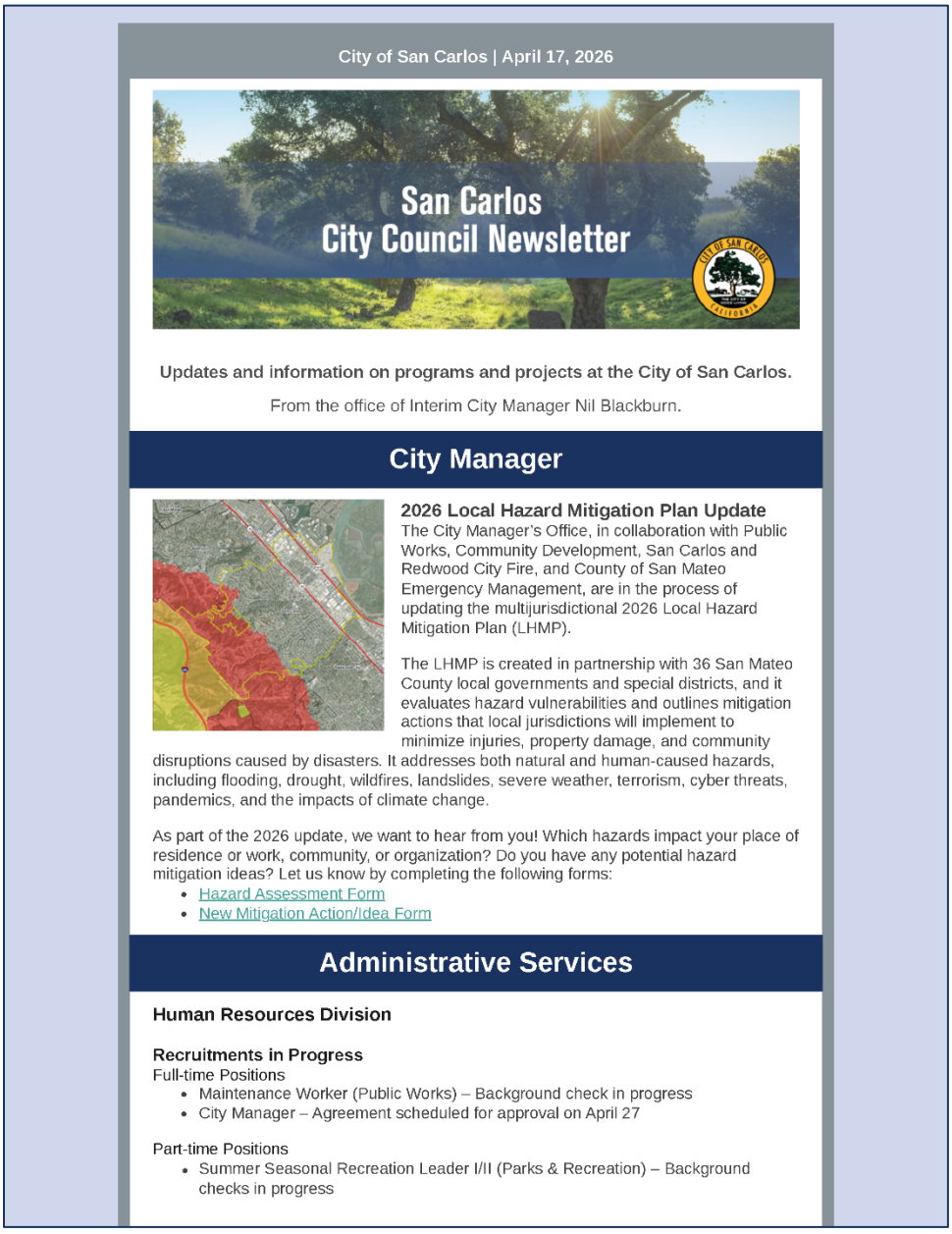
May 15-17, 2026 – Hometown Days

The City of San Carlos's Hometown Days event is an annual community festival celebrating the City's history, culture, and community spirit. Held from Friday to Sunday, the multi-day event provided an accessible opportunity to engage a broad cross-section of the community, including residents, families, stakeholders, and community organizations. During the event, City representatives discussed the 2026 LHMP update with attendees and encouraged community members to review the draft Plan and provide feedback during the public comment period. By incorporating LHMP outreach into a well-attended community event, the City increased awareness of the planning process and expanded opportunities for public participation.



Newsletter

The City of San Carlos City Manager's Office distributes the biweekly *San Carlos City Council Newsletter* to share community updates with subscribers. The April 17th edition included information on the 2026 LHMP update and informed residents about the ongoing planning process. The announcement described the purpose of the LHMP, outlined the range of natural hazards addressed in the Plan, and emphasized the importance of community participation in the planning process. Residents, local businesses, community organizations, and stakeholders were encouraged to provide input on local hazard concerns and potential mitigation needs. All editions of the *San Carlos City Council Newsletter* can be accessed at: www.cityofsancarlos.org/city_hall/departments_and_divisions/city_manager/communications/community_newsletters.php#outer-1780.



City of San Carlos | April 17, 2026

San Carlos
City Council Newsletter

Updates and information on programs and projects at the City of San Carlos.

From the office of Interim City Manager Nil Blackburn.

City Manager

2026 Local Hazard Mitigation Plan Update

The City Manager's Office, in collaboration with Public Works, Community Development, San Carlos and Redwood City Fire, and County of San Mateo Emergency Management, are in the process of updating the multijurisdictional 2026 Local Hazard Mitigation Plan (LHMP).

The LHMP is created in partnership with 36 San Mateo County local governments and special districts, and it evaluates hazard vulnerabilities and outlines mitigation actions that local jurisdictions will implement to minimize injuries, property damage, and community disruptions caused by disasters. It addresses both natural and human-caused hazards, including flooding, drought, wildfires, landslides, severe weather, terrorism, cyber threats, pandemics, and the impacts of climate change.

As part of the 2026 update, we want to hear from you! Which hazards impact your place of residence or work, community, or organization? Do you have any potential hazard mitigation ideas? Let us know by completing the following forms:

- Hazard Assessment Form
- New Mitigation Action/Idea Form

Administrative Services

Human Resources Division

Recruitments in Progress

Full-time Positions

- Maintenance Worker (Public Works) – Background check in progress
- City Manager – Agreement scheduled for approval on April 27

Part-time Positions

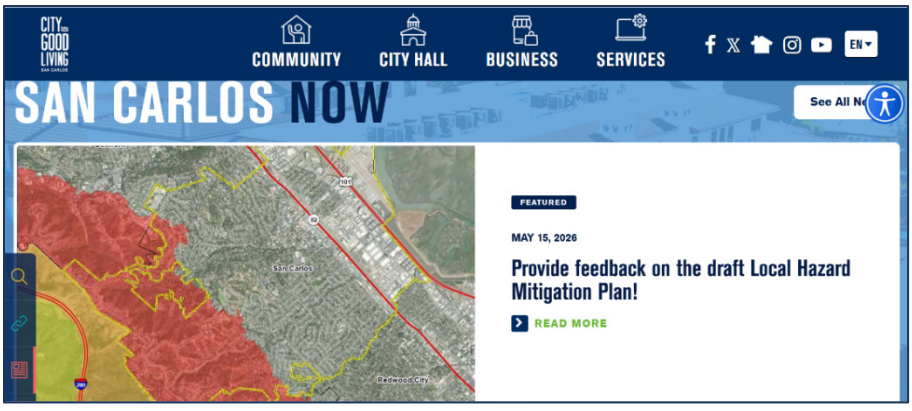
- Summer Seasonal Recreation Leader I/II (Parks & Recreation) – Background checks in progress

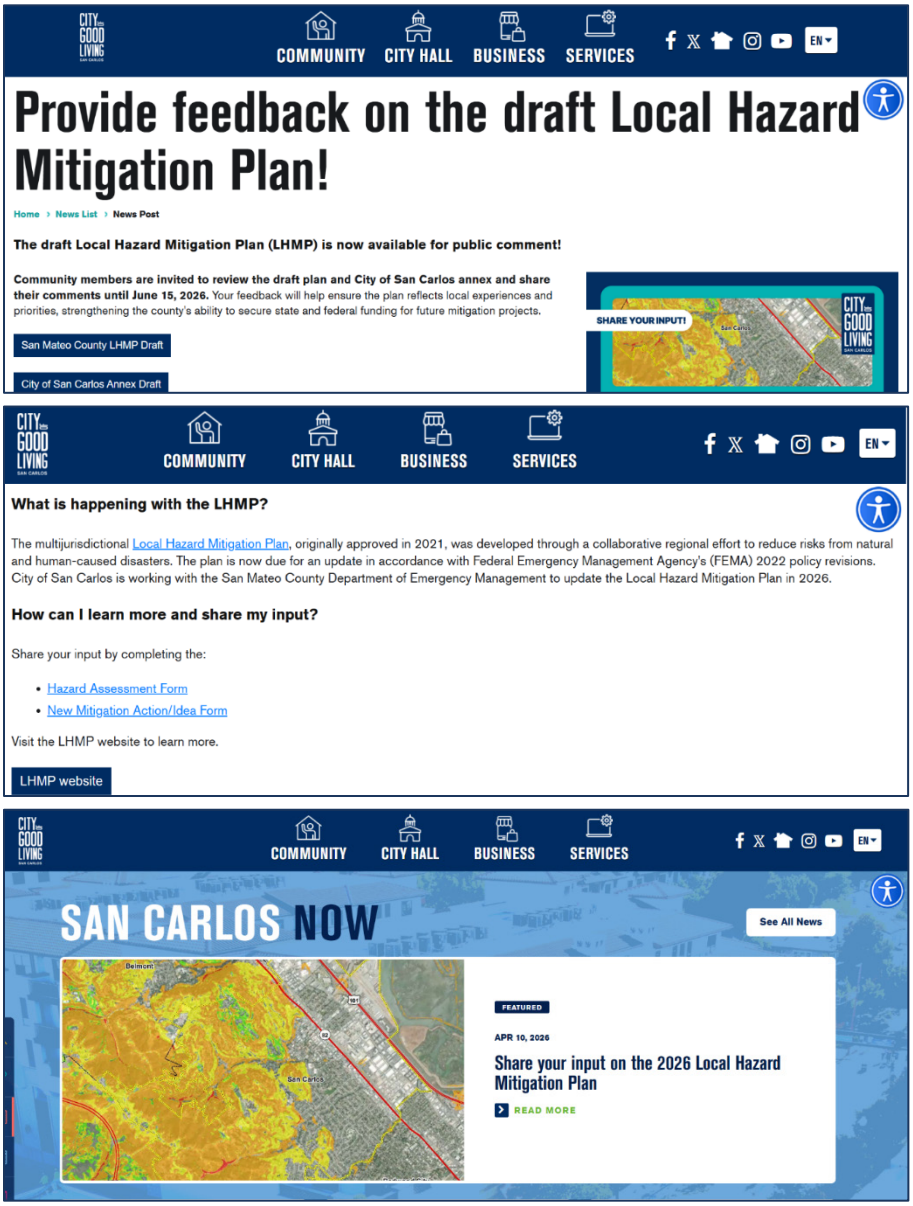
City Website

Information on the 2026 LHMP and City Annex update was posted in multiple locations on the City's website, including the News and Emergency Preparedness sections, along with announcements inviting the public to review and provide feedback on the draft Plan. The website included links to the draft Plan, City Annex, and the online feedback form, providing community members with convenient access to Plan materials and opportunities to participate. As a primary source of City information, the website served as a centralized hub for community members to learn about the LHMP update and stay informed on hazard mitigation efforts. By providing accessible LHMP information and online feedback opportunities, the City increased awareness of the LHMP and encouraged community engagement throughout the public comment period.





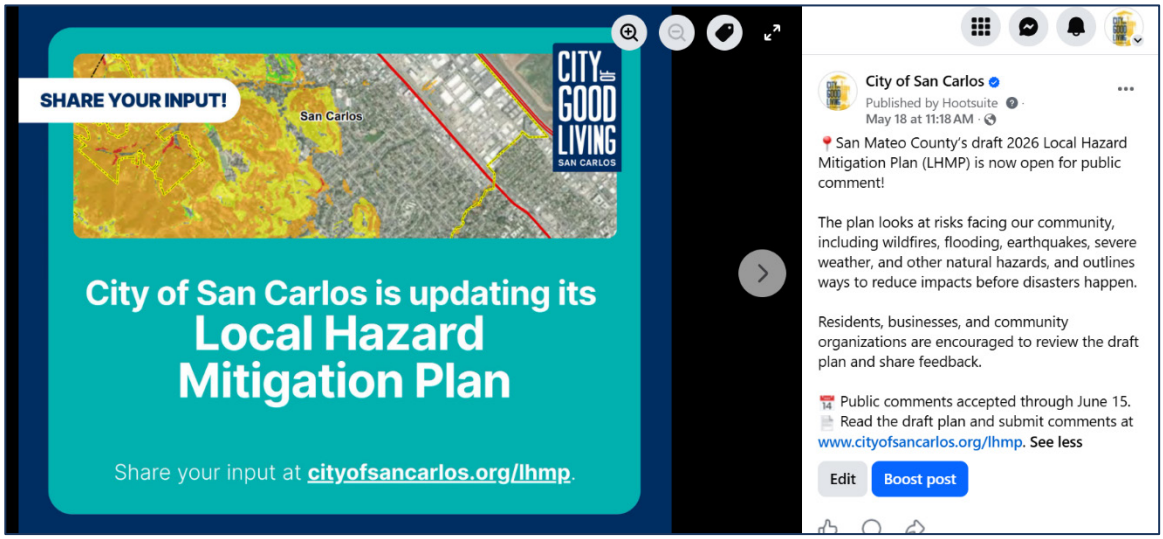



COMMUNITY
CITY HALL
BUSINESS
SERVICES
EN
Provide feedback on the draft Local Hazard Mitigation Plan!
Home › News List › News Post
The draft Local Hazard Mitigation Plan (LHMP) is now available for public comment!
Community members are invited to review the draft plan and City of San Carlos annex and share their comments until June 15, 2026. Your feedback will help ensure the plan reflects local experiences and priorities, strengthening the county's ability to secure state and federal funding for future mitigation projects.
San Mateo County LHMP Draft
City of San Carlos Annex Draft
SHARE YOUR INPUT!
What is happening with the LHMP?
The multijurisdictional Local Hazard Mitigation Plan, originally approved in 2021, was developed through a collaborative regional effort to reduce risks from natural and human-caused disasters. The plan is now due for an update in accordance with Federal Emergency Management Agency's (FEMA) 2022 policy revisions. City of San Carlos is working with the San Mateo County Department of Emergency Management to update the Local Hazard Mitigation Plan in 2026.
How can I learn more and share my input?
Share your input by completing the:
Hazard Assessment Form
New Mitigation Action/Idea Form
Visit the LHMP website to learn more.
LHMP website
SAN CARLOS NOW
See All News
FEATURED
APR 10, 2026
Share your input on the 2026 Local Hazard Mitigation Plan
READ MORE

Social Media Posts

Information on the 2026 LHMP update and public comment period was shared through the City of San Carlos's Instagram, Facebook, X, and Nextdoor accounts. Collectively, these four (4) social media platforms reach more than 19,400 followers and subscribers, including residents, local business owners, stakeholders, and community organizations. Posts included direct links to review the draft Plan and online feedback form on the County LHMP website, providing convenient access to the Plan materials and opportunities for public participation. By leveraging established social media channels, the City was able to broaden awareness of the public comment period and provide convenient access to Plan materials and feedback opportunities.





Outreach Materials

To support a consistent and coordinated outreach throughout the planning process, San Mateo County developed and distributed a standardized outreach toolkit for use by plan participants, Steering Committee members, and stakeholders. The toolkit included informational flyers and a social media toolkit designed to promote the LHMP update and encourage public participation.

Two (2) versions of the informational flyers were developed to support different phases of outreach. The pre-public comment flyer (**Figure B-2**) informed the public about the LHMP update, explained its purpose, and highlighted the importance of hazard mitigation planning. A QR code directed community members to the County LHMP website, where they could learn more about the Plan and provide input using online forms. A second flyer (**Figure B-3**) was developed for the public comment period to raise awareness of the draft LHMP's availability and encourage community members to review the Plan and submit feedback.

In addition to the County-provided materials, the City developed a custom 2026 LHMP flyer (**Figure B-3**) for distribution at community events and outreach activities throughout the planning process. The flyer explained the purpose of the LHMP, highlighted the importance of community involvement in hazard mitigation planning, and outlined how community members could offer input. To facilitate access to additional information, the flyer included a QR code directing users to LHMP resources. The flyer served as an outreach tool to raise awareness of the LHMP update and encourage early community engagement in the planning process.

The social media toolkit (**Figure B-4**) included ready-to-post platform-specific content with suggested messaging, hashtags, and tagging guidance to support consistent communication across jurisdictions. Plan participants were encouraged to use these materials with limited customization to maintain a coordinated "One County, One Voice" approach. Refer to **Volume 1** for additional details on countywide outreach tools and engagement methods.

Figure B-1. County Flyer (Pre-Public Comment)



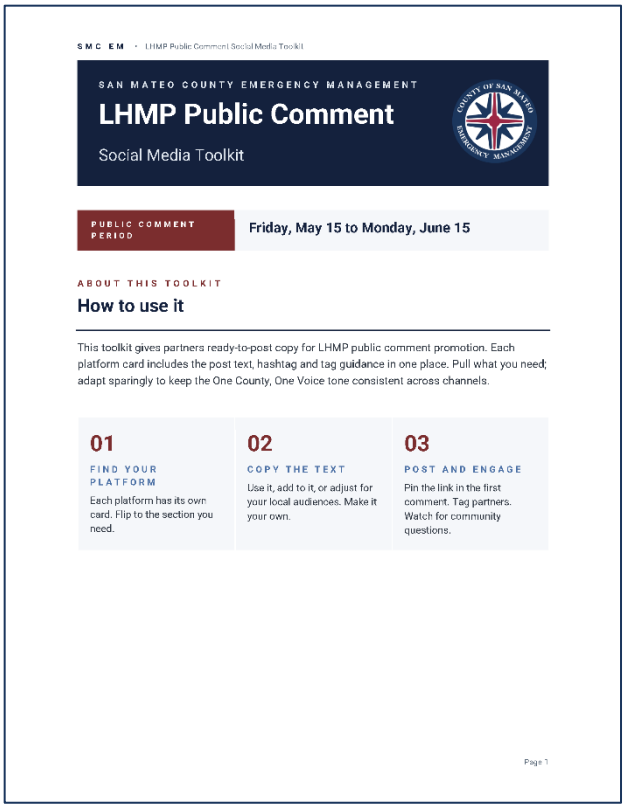
Figure B-2. County Flyer (Public Comment Period)



Figure B-3. City of San Carlos Flyer (Pre-Public Comment)



Figure B-4. Social Media Toolkit



SMC EM · LHMP Public Comment Social Media Toolkit

SAN MATEO COUNTY EMERGENCY MANAGEMENT

LHMP Public Comment

Social Media Toolkit

PUBLIC COMMENT PERIOD — **Friday, May 15 to Monday, June 15**

ABOUT THIS TOOLKIT

How to use it

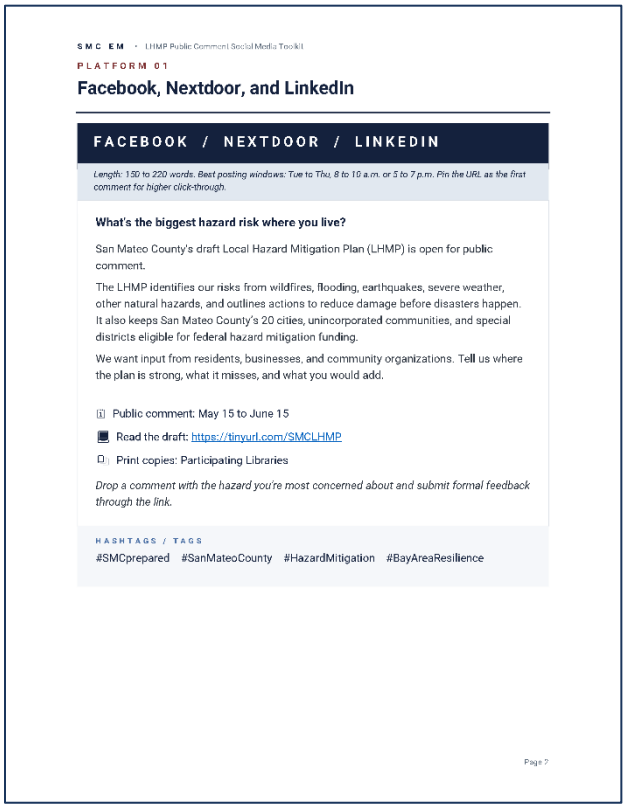
This toolkit gives partners ready-to-post copy for LHMP public comment promotion. Each platform card includes the post text, hashtag and tag guidance in one place. Pull what you need; adapt sparingly to keep the One County, One Voice tone consistent across channels.

01 FIND YOUR PLATFORM — Each platform has its own card. Flip to the section you need.

02 COPY THE TEXT — Use it, add to it, or adjust for your local audiences. Make it your own.

03 POST AND ENGAGE — Pin the link in the first comment. Tag partners. Watch for community questions.

Page 1



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 01

Facebook, Nextdoor, and LinkedIn

FACEBOOK / NEXTDOOR / LINKEDIN

Length: 150 to 220 words. Best posting windows: Tue to Thu, 8 to 10 a.m. or 5 to 7 p.m. Pin the URL as the first comment for higher click-through.

What's the biggest hazard risk where you live?

San Mateo County's draft Local Hazard Mitigation Plan (LHMP) is open for public comment.

The LHMP identifies our risks from wildfires, flooding, earthquakes, severe weather, other natural hazards, and outlines actions to reduce damage before disasters happen. It also keeps San Mateo County's 20 cities, unincorporated communities, and special districts eligible for federal hazard mitigation funding.

We want input from residents, businesses, and community organizations. Tell us where the plan is strong, what it misses, and what you would add.

Public comment: May 15 to June 15

Read the draft: https://tinyurl.com/SMCLHMP

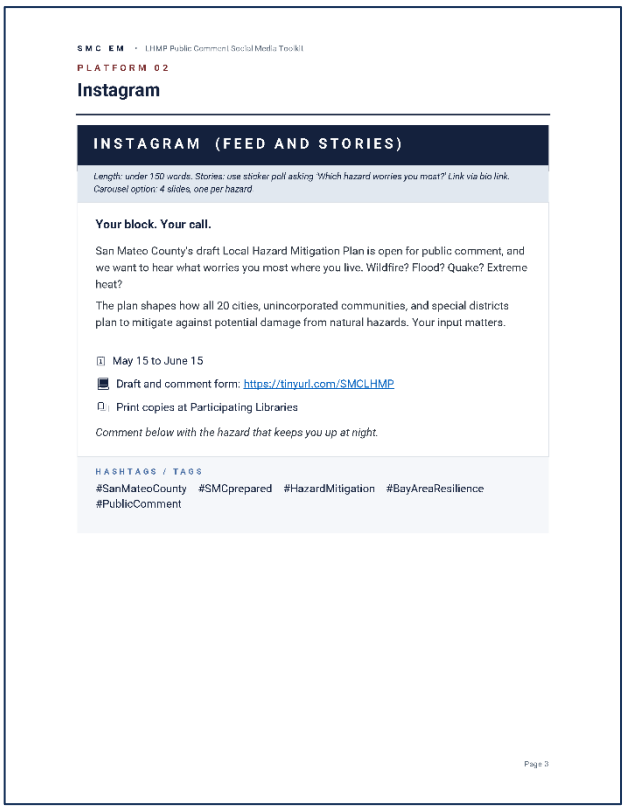
Print copies: Participating Libraries

Drop a comment with the hazard you're most concerned about and submit formal feedback through the link.

HASHTAGS / TAGS

#SMCprepared #SanMateoCounty #HazardMitigation #BayAreaResilience

Page 2



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 02

Instagram

INSTAGRAM (FEED AND STORIES)

Length: under 150 words. Stories: use sticker poll asking 'Which hazard worries you most?' Link via bio link. Carousel option: 4 slides, one per hazard

Your block. Your call.

San Mateo County's draft Local Hazard Mitigation Plan is open for public comment, and we want to hear what worries you most where you live. Wildfire? Flood? Quake? Extreme heat?

The plan shapes how all 20 cities, unincorporated communities, and special districts plan to mitigate against potential damage from natural hazards. Your input matters.

May 15 to June 15

Draft and comment form: https://tinyurl.com/SMCLHMP

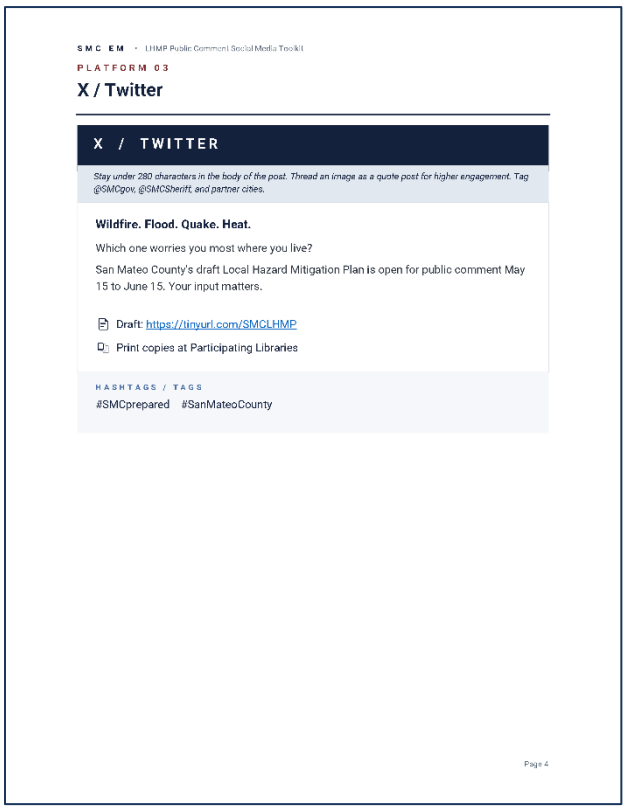
Print copies at Participating Libraries

Comment below with the hazard that keeps you up at night.

HASHTAGS / TAGS

#SanMateoCounty #SMCprepared #HazardMitigation #BayAreaResilience #PublicComment

Page 3



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 03

X / Twitter

X / TWITTER

Stay under 280 characters in the body of the post. Thread an image as a quote post for higher engagement. Tag @SMCgov, @SMCSheriff, and partner cities.

Wildfire. Flood. Quake. Heat.

Which one worries you most where you live?

San Mateo County's draft Local Hazard Mitigation Plan is open for public comment May 15 to June 15. Your input matters.

Draft: https://tinyurl.com/SMCLHMP

Print copies at Participating Libraries

HASHTAGS / TAGS

#SMCprepared #SanMateoCounty

Page 4

How Public Input Was Incorporated into the Plan

Input gathered through the public survey, community outreach and engagement activities, and the public comment period provided valuable information to support the planning process. This feedback helped validate the risk assessment findings, confirm potential mitigation strategies, and clarify community concerns about specific hazards and their impacts. The public also identified initiatives they believed would strengthen resilience for the County and its residents.

Survey results helped validate the hazards included in the LHMP and the hazard ranking process, and highlighted areas where the County and jurisdictions could further improve outreach and education efforts. Open-ended responses, particularly those describing past hazard impacts, helped validate hazard-specific impact data presented in *Chapter 4 (Hazard Identification and Risk Assessment)* of **Volume 1** of this Plan. These findings supported the identification of meaningful mitigation projects at both the County and jurisdiction levels.

Following the public comment period, two (2) public feedback forms were received for the City of San Carlos Annex. The Local Planning Team reviewed and will implement mitigation and preparedness efforts, if deemed appropriate, moving forward. To ensure the Plan remains current following adoption, the City of San Carlos will support ongoing public involvement in the Plan and its implementation. Refer to Section B.3 of this Annex for further details on continued public engagement.

B.2. Stakeholder Engagement

Due to the size of the Plan (Volume 1 and 35 annexes), some stakeholders would have received multiple invitations through different coordination efforts. To promote efficient outreach and avoid overwhelming stakeholders, San Mateo County implemented a targeted approach by distributing invitations to specific stakeholders, while also engaging others through alternative methods.

San Mateo County developed a comprehensive countywide stakeholder list to support engagement across the entire planning area (i.e., all participating jurisdictions). Plan participants reviewed this list to identify stakeholders relevant to their jurisdiction and supplemented it with additional contacts as appropriate. This approach helped ensure broad and inclusive stakeholder representation while allowing jurisdictions to incorporate locally specific partners where applicable.

The list below reflects stakeholders identified and engaged throughout the planning process, including those invited through countywide outreach and additional stakeholders identified by the City of San Carlos. Stakeholders marked with an asterisk (*) were represented on the Hazard Mitigation Steering Committee and played a direct role in guiding the development of the Plan.

Stakeholders were engaged through multiple methods, including direct email outreach, coordination meetings, informal coordination, and participation in the Steering Committee. These efforts provided stakeholders with opportunities to review draft LHMP materials and offer comments and feedback throughout the planning process.

Local and Regional Agencies	
California Department of Forestry and Fire Protection	San Mateo County Department of Emergency Management*

Local and Regional Agencies	
California Department of Transportation (Caltrans)	San Mateo County Emergency Medical Services*
California Office of Emergency Services	San Mateo County Libraries
City of San Carlos Public Works Department	San Mateo County Parks Department
OneShoreline	San Mateo County Public Health*
Redwood City Fire Department	San Mateo County Sustainability Department*
San Mateo County Commission on Disabilities*	San Mateo County Technology Services Department
San Mateo County Department of Agriculture*	San Mateo County Transit District*
San Mateo County Department of Public Works	San Mateo County's Executive Office, Office of Racial and Social Justice*

Agencies that have Authority to Regulate Development	
San Carlos City Council	San Mateo County Planning and Building Department
San Carlos Community Development Department	San Mateo Local Agency Formation Commission

Neighboring Communities	
Belmont Police Department	Mid-Peninsula Water District*
Central County Fire Department	North County Fire Authority
City of Palo Alto	Pacifica Police Department
Coastside Fire Protection District	San Bruno Police Department
Colma Fire Protection District	Santa Clara County
East Palo Alto Sanitary District	South San Francisco Fire Department
Menlo Park Fire Protection District*	

Business, Academia, and Other Private Organizations	
California Water Service Company	Pacific Gas and Electric
Menlo College	

Nonprofit Organizations	
Age Friendly Half Moon Bay Coastside*	Puente*
Climate Resilient Communities*	Thrive Alliance, Resilience in Shared Emergencies (RISE)
Coastside Emergency Action Program (CEAP)	Community Organizations Active in Disasters (COAD) *Area Communities – Children & Childcare, Older Adults & Access and Functional Needs, Mental Health & Spiritual Care, and Food Security*
Daly City Partnership	Senior Coastsiders*

Nonprofit Organizations	
Midcoast Community Council*	

B.3. Continued Public Engagement

To support continued public engagement, the City of San Carlos will coordinate with San Mateo County to ensure the LHMP remains accessible to the public and that opportunities for feedback are available throughout the life of the Plan. The Plan will be maintained on the County's LHMP website, where community members can review the document and submit comments.

The City of San Carlos will continue to work with the County and other stakeholders to provide opportunities for public involvement, including participation in outreach efforts such as community events, public meetings, and other engagement activities. Hazard mitigation will continue to be incorporated into local outreach efforts to increase awareness of potential risks and available mitigation actions.

Additionally, the City of San Carlos will support inclusive outreach by collaborating with local partners, departments, nonprofit organizations, and agencies that serve underserved and at-risk populations, helping to ensure that all residents have opportunities to participate in hazard mitigation planning and implementation.

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)***	High	A significant hazard event is likely to occur annually.	3	N/A
Landslide	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Sea Level Rise	High	A significant hazard event is likely to occur annually.	3	N/A
Heavy Rainfall ***(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***	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
Landslide	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Sea Level Rise	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
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***	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
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]