COUNTY OF SAN MATEO
EMERGENCY MANAGEMENT

Local Hazard Mitigation Plan

San Mateo County, California

City of San Mateo Annex

2026

DRAFT

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

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This Annex details the hazard mitigation elements specific to the City of San Mateo, a participating jurisdiction of the 2026 San Mateo County Local Hazard Mitigation Plan (LHMP or the Plan) update. This Annex is not intended to be a standalone document but supplements the information contained in **Volume 1 (Countywide Planning Elements)**. Therefore, all sections of **Volume 1**, including the planning process, hazard identification and risk assessment, mitigation strategy (includes mitigation goals and objectives), and plan maintenance, apply to and were met by the City of San Mateo. 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 Mateo 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
Olivia Bowman	Emergency Services Analyst	San Mateo Consolidated Fire Department
Eric Mackintosh	Deputy Fire Chief	San Mateo Consolidated Fire Department
Zack Reda	Senior Management Analyst	City Manager's Office
Kevin Foiles	Emergency Services Manager	San Mateo Consolidated Fire Department

2. JURISDICTION PROFILE

The City of San Mateo is located midway between the cities of San Francisco and San Jose on the western shoreline of the San Francisco Bay and bordered on the west by Interstate 280. The City is bisected by State Route 92 (the J. Arthur Younger Freeway), which runs between the City of Half Moon Bay to the west and to Hayward and Interstate 880 to the east via the San Mateo-Hayward Bridge. The City encompasses 15.7 square miles, including 3.2 square miles of Bay waters.

San Mateo enjoys a marine-like climate characterized by mild and moderately wet winters and dry, cool summers. A cool sea breeze dominates the summer weather. Low overcast often occurs for a few hours in the morning. Summer nights are comfortably cool, with minimum temperatures averaging in the 50s. The average minimum and maximum temperatures range from 47°F to 71°F.

2.1. Brief History

Development of the City of San Mateo began in earnest with the establishment of a stagecoach stop along the Old County Road (El Camino Real) in the 1850s. The center of City activity shifted to the area along Third Avenue and B Street with the advent of the railroad in the 1860s.

The City was incorporated on September 4, 1894, and remained a relatively small, very rural community until the 1940's. World War 2 and the years that followed were a period of significant growth and

development. In 1940, the population was 19,405 people. By 1960, the population had reached 69,870, and the economic base was shifting toward the office and retail sectors. Significant concentrations of these uses were in Downtown, the Hillsdale Shopping Center, and along El Camino Real, totaling 2.8 million square feet of retail space and 1.2 million square feet of office space.

During the 1970s and 1980s, population growth slowed, while retail and office space increased significantly to 5.6 million and seven (7) million square feet, respectively. Retail uses were largely concentrated at Hillsdale Shopping Center, along El Camino Real, and Downtown. Office uses were concentrated in office parks along the State Route 92 corridor and, to a lesser extent, in the Downtown. These changes altered both the physical shape and the image of the City of San Mateo, transforming it from a "bedroom community" to one where people can live and work, establishing it as an important subregional office and retail center.

2.2. Governing Body Format

The City of San Mateo provides a full range of municipal services, including police, planning, building, sewer service, street maintenance, parks and recreation, and general administrative services. The City also operates and maintains wastewater treatment facilities. San Mateo has a Council-Manager form of government with the City Manager appointed by and responsible to the five (5) member City Council. The members of the City Council serve as the policymaking body, and City voters elect Council members to staggered terms of four (4) years each.

The City Council assumes responsibility for adopting this Plan, and the City Manager will oversee its implementation.

2.3. Population

In 2024, the City of San Mateo had a population of 103,006, a 2.5% decrease from the estimated 2020 population of 105,663. **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***
97,207	105,663	103,006	-2.5%	5.9%	17.0%	8.2%

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

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

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 Mateo 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 Strive San Mateo General Plan 2040 in March 2024.

The City of San Mateo is largely built out. Staff estimates that 99% of non-open space/parkland is developed. While the City does not maintain an inventory of buildable lands, the few parcels that staff are aware of have topographic challenges, lot size or shape constraints, rendering them difficult to develop. The majority of current redevelopment activity is located near the Caltrain and El Camino Real corridor, and this trend is likely to continue in the near future. The City of San Mateo can reasonably assume the City will continue to grow, and that there will be a need to designate land for a range of uses to accommodate that growth.

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

Table 2. Recent and Expected Development Trends

Criteria	Description
Has your jurisdiction annexed any land since the development of the previous Local Hazard Mitigation Plan? *If yes, give the estimated area annexed and the estimated number of parcels or structures.*	No
Is your jurisdiction expected to annex any areas during the performance period of this Plan?	No
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.*	No
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.*	No
Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.	The majority of current redevelopment activity is located near transportation corridors, such as Caltrain and El Camino Real, and this trend is likely to continue in the near future.

3.1. Changes in Priority

The City of San Mateo has increased its focus on planning and resource allocation to address inland flooding, particularly following the storms at the end of 2022 and the beginning of 2023. Additionally, mitigation actions from the previous Plan have also been 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 Mateo'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 Mateo'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	Strive San Mateo General Plan 2040 (March 2024)
Capital Improvement Plan	Yes	Local	Finance Department	Updated annually

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.)*
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	Yes	Local	Public Works Department	Storm Drain Master Plan, update in progress
Open Space Plan	No	n/a	n/a	n/a
Stream Corridor Management Plan	No	n/a	n/a	n/a
Watershed Management or Protection Plan	No	n/a	n/a	n/a
Economic Development Plan	Yes	Local	City Manager's Office	Economic Development Work Plan (2026 – 2029)
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	City Manager's Office	
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	Yes	Local	Police Department	
Transportation Plan	No	n/a	n/a	n/a
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	Yes	Local	City Manager's Office	Climate Action Plan (March 2024)
Resilience Plan	No	n/a	n/a	n/a
Disaster Debris Management Plan	No	n/a	n/a	n/a
Continuity of Operations Plan	Yes	Local	City Clerk's Office	
Community Wildfire Protection Plan	Yes	State	San Mateo Consolidated Fire Department	Updated in 2022
Sewer System Management Plan	Yes	Local	Public Works Department	Sewer System Management Plan (April 2025)
Regulatory Capability				
Building Code	Yes	Local	Community Development Department	Title 23, Chapter 23.08-23.09 of the City Code
Zoning Code	Yes	Local	Community Development Department	Title 27 of the City Code
Subdivision Code	Yes	Local	Community Development Department	Title 26 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.)*
Flood Damage Prevention Ordinance	Yes	Local	Public Works Department	Title 7, Chapter 7.39, and Title 23, Chapter 23.3 of the City Code
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	Strive San Mateo General Plan 2040 (March 2024)
Site Plan Review	Yes	Local, County	Community Development Department	Title 27 of the City Code
Stormwater Management Ordinance	Yes	Local	Public Works Department	Title 7, Chapter 7.39
Municipal Separate Storm Sewer System (MS4)	Yes	Local	Public Works Department	Title 7, Chapter 7.39, Stormwater Management and Discharge Control
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 Commission Sustainability and Infrastructure Commission
Mitigation Planning Committee	No	n/a
Environmental Board/Commission	No	Sustainability and Infrastructure Commission
Open Space Board/Committee	Yes	Park and Recreation Commission

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Economic Development Commission/Committee	No	n/a
Maintenance programs to reduce risk	No	n/a
Mutual Aid Agreements	No	n/a
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Community Development Department Public Works Department
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Community Development Department Public Works Department
Planners or engineers with an understanding of natural hazards	Yes	Community Development Department Public Works Department
NFIP Floodplain Administrator	Yes	City Manager
Surveyor(s)	Yes	Contracted Consultants
Personnel skilled or trained in GIS applications	Yes	Information Technology Department Public Works Department
A scientist familiar with natural hazards	Yes	Contracted Consultants
Warning systems/services	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management
Emergency manager	Yes	City Manager Fire Chief Police Chief San Mateo Consolidated Fire Department
Grantwriter(s)	Yes	Multiple Departments
Staff with expertise or training in benefit cost analysis	Yes	Public Works Department Contracted Consultants
Professionals trained in conducting damage assessments	Yes	Community Development Department Public Works Department

4.3. Fiscal Capabilities

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

Table 5. Financial Capabilities

Capability	Accessible or Eligible to Use
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Federal Hazard Mitigation Assistance Program *(i.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	Yes
Incur debt through private activity bonds	Yes
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 Department
Hazard mitigation information is available on the jurisdiction's website	Yes	LHMP is available on the website
Utilize social media for hazard mitigation education and outreach	Yes	**Facebook:** Facebook.com/cityofsanmateo/ **Instagram:** Instagram.com/cityofsanmateo/ **X:** X.com/CityofSanMateo **Nextdoor:** Nextdoor.com/city/san-mateo--ca/
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Sustainability and Infrastructure Commission Parks and Recreation Commission Planning Commission
Other programs already in place that could be used to communicate hazard-related information	Yes	Community Emergency Response Team (CERT) Program Parks and Recreation/Library Programs Newsletters about hazards and preparedness
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 Mateo.

Table 7. Community Classifications

Program	Yes/No	Classification *(if applicable)*	Date Classified *(if applicable)*
Community Rating System (CRS)	No	n/a	n/a
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	Level 3 Score = 77.2	March 11, 2026
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	ISO Class 2	2012
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 Mateo 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).

- The City would like to begin a multi-year comprehensive flooding mitigation plan in coordination with the United States Army Corps of Engineers. This can address both coastal and inland flooding.
- Develop a list of the most important projects and funding opportunities to mitigate the City's significant flood concerns.
- City codes and ordinances (e.g., building, zoning, land use, fire) should be reviewed based on developing trends in identified hazards and mitigation measures that can make them more effective at preventing losses.
- To increase the City's capability to identify and apply for hazard mitigation grants and fund the local match for hazard mitigation grants, the City needs to expand its grant writing capabilities by potentially hiring more grant writers.

5. NATIONAL FLOOD INSURANCE PROGRAM

The City of San Mateo is a member of the National Flood Insurance Program (NFIP) but has not 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
060328	10/17/1975	4/5/2019	n/a	n/a	n/a

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 Mateo Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Alex Khojikian	City Manager	City Manager's Office	(650) 522-7014

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]

[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.

- 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 Mateo.

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** Two (2)-Four (4) Unit 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 Mateo.

Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
146	$53,724,000	23	$607,426

5.3. Participation Activities

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

- The community's floodplain development regulations meet or exceed Federal Emergency Management Agency (FEMA) or State minimum requirements.

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 23, Chapter 23.33.020 of the City Code)*

5.3.2. Substantial Improvement

Substantial improvement means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. It shall be presumed that additions to the existing structure which cover an area which is 50% of the before the "start of construction" floor area, will trigger the 50% of market value standard. The term does not, however, include either:

- Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
- Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." *(Title 23, Chapter 23.33.020 of the City Code)*

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The City's Floodplain Administrator conducts damage assessments of affected structures located within mapped flood hazard areas. Staff perform field inspections and collect documentation on structural damage. The estimated cost to repair the structure to pre-damage condition is compared to the structure's pre-damage market value using FEMA substantial damage worksheets or similar valuation methods. If the cost of repair equals or exceeds 50% of the structure's market value, the structure is determined to be substantially damaged. Structures determined to be substantially damaged must be brought into compliance with the City's floodplain management regulations prior to issuance of building permits for repair.

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 Mateo has made progress in integrating components of the hazard mitigation strategy (e.g., goals, objectives, and actions) into planning

initiatives and mechanisms. **Table 12** highlights the planning mechanisms/initiatives in which the previous Plan was integrated and the information integrated.

Table 12. Existing Plan Integration

Planning Initiative	Current Integration Description
Strategic Plan	In 2025, the City Council passed the City's first Strategic Plan. One (1) of the four (4) priority initiatives in the plan is climate resiliency. This focus stems from areas identified in the LHMP.
General Plan	Hazard data and mitigation priorities from the LHMP informed several elements of the new Strive San Mateo General Plan 2040. The LHMP was integral to the development and updates of the General Plan.
Emergency Operations Plan	The Emergency Operations Plan (EOP) integrates mitigation considerations in its response actions to reduce risk exposure to the community. The LHMP is currently used as an essential tool to update the City EOP.
Capital Improvement Program	Hazard data and mitigation priorities from the LHMP inform capital project prioritization and align mitigation projects with funding opportunities, including FEMA grant programs. During development review, staff applied hazard maps and regulatory standards consistent with LHMP objectives to ensure new construction and improvements reduce long-term risk.

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
Climate Action Plan	The City will continue to include and consider the LHMP in future updates of the Climate Action Plan (CAP). The LHMP will serve as a crucial tool in shaping policies and actions within the CAP.
Comprehensive Flooding Study	The City also intends to collaborate with the United States Army Corps of Engineers to conduct a comprehensive flooding study. This LHMP will be incorporated into the study and used to inform its development.
General Plan	This LHMP will be incorporated into the General Plan Safety Element. The opportunity to incorporate additional hazard mitigation and abatement measures will be considered for inclusion in updates to the General Plan. When the Safety Element is revised, this LHMP will be used to identify new information not available during the previous revision, including hazards, climate adaptation, and resilience strategies.
Emergency Operations Plan	This LHMP will continue to be an essential tool to update the City EOP. The latest hazard descriptions in this LHMP will be included in the City EOP, as appropriate. Mitigation actions that are of a preparedness and response nature will be analyzed for applicability and inclusion in the description of EOP processes and procedures.

Planning Initiative	Current Integration Description
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 affecting the County and its municipalities. This section provides information on significant hazard events that uniquely impacted the City of San Mateo.

12/31/2022 – Storm and Flood Events

The City of San Mateo experienced a major storm event on December 31, 2022 (New Year's Eve, and hereafter referred to as the "NYE Storm") and continued to receive significant precipitation as the California coast was impacted by a series of atmospheric rivers that carried significant tropical moisture from over the Pacific Ocean.

The California coast was hit by 31 atmospheric rivers between October and March, with six major storms impacting the Bay Area between December 26, 2022 and January 17, 2023. The NYE Storm brought over four and a half inches of rain to parts of the City of San Mateo within 12 hours, and over five inches in the course of 24 hours. For perspective, the typical annual rainfall for the City of San Mateo is 22 inches, meaning nearly a quarter of the City's annual rainfall fell on New Year's Eve.

Significant flooding occurred throughout the City of San Mateo during the NYE Storm. Few areas were spared, with flooding occurring in all of the City's watersheds. Citizen groups have identified at least 40 streets that experienced flooding. For example: San Mateo Creek overtopped its banks in multiple locations, flooding businesses on North B Street and residences along Arroyo Court; Leslie Creek, also referred to as the 16th Avenue Channel, overtopped its banks and flooded homes in the Sunnybrae neighborhood; Borel Creek, or the 19th Avenue Channel, overtopped its banks and flooded the City's Corporation Yard; Laurel Creek flooded in numerous locations, impacting neighborhoods in the San Mateo Village and upstream near Laurelwood Park; the Marina Lagoon rose above flood stage, flooding properties on the shoreline; Shoreview, Parkside, and Fiesta Gardens neighborhood areas flooded; and, the 42nd Avenue undercrossing flooded, with the intersection with El Camino Real and Pacific Boulevard closed to traffic – unfortunately, one car that drove through barricades required an underwater rescue by the San Mateo Police Department, and tragically resulted in a fatality.

The City's sanitary sewer system was overwhelmed with rainwater infiltration, causing diluted wastewater to spill into the streets in numerous areas throughout the City, exacerbating flooding and worsening the health and safety concerns of affected residents.

The Storm Drain System: To better understand why the City's storm drain system was overwhelmed during the NYE Storm, it is important to understand what comprises the storm drain system, what conveyance capacity it provides, and how the runoff generated during the NYE storm compared. When it rains, runoff in the City of San Mateo is ultimately conveyed through the storm drain system to San Francisco Bay. The storm drain system includes multiple conveyance mechanisms:

- **Roadways and Gutters:** Runoff from properties and roadways is initially carried within the concrete gutter against the curb along the side of a roadway. Along some roadways, a swale or ditch may serve as the gutter.
- **Storm Drain Inlets:** Water flowing in the gutter or ditch ultimately drains into an opening, often at least partially grated, that connects to a catch basin and the subsurface storm drain system.
- **Catch Basins:** Storm drain inlets allow water to initially enter small subsurface boxes that serve two purposes: catch and contain sediment and debris, and route the water into underground pipes. Some catch basins are called "bubble-ups," where one catch basin connects to another catch basin on the other side of a street via an underground pipe. Water flows from the gutter into one catch basin, under the street, and bubbles up out of the other basin to continue flowing down the gutter on the other side of the street. Bubble-ups, by design, hold water and are often confused by the public as clogged storm drains.
- **Manholes:** These are vertical access points into the underground piping system for maintenance purposes, as well as junction locations for the underground piping system
- **Storm Drain Pipes:** Storm drain pipes (which are completely separate from the sanitary sewer pipes that carry wastewater from homes or businesses) run underground from catch basins to manholes and/or to the nearest surface water body – in San Mateo, these are creeks, hardened channels, or the Marina Lagoon. Pipes are designed to flow downhill by gravity, and the City has approximately 130 miles of storm drain pipelines.
- **Pump Stations:** When a piping network can no longer convey flow downhill by gravity due to an underground restriction or when depths become too deep to efficiently manage runoff, pumps are used to lift water back "uphill" to an elevation at which water can continue flowing downhill by gravity. The City has nine storm drain pump stations of varying sizes.
- **Creeks/Channels:** San Mateo Creek and Laurel Creek represent natural creek drainages with improvements in various reaches to provide enhanced flow conveyance from more urbanized areas. The 16th and 19th Avenue Channels are excavated channels collecting local runoff for conveyance through fully urbanized areas to the Marina Lagoon.

Storm Drain Design: A storm drain system is typically designed to manage a certain size storm event that has a statistical likelihood of happening in any given year. Cumulatively, the desired "level of service" for the City's system is generally a "100-year" storm event. A 100-year event is an event of a magnitude that statistically has a 1% chance of happening in any given year (one in 100 chance). Given the low percentage likelihood of 100-year events, storm drain systems, including the City's, are typically designed

to convey runoff from the 10-year event (10% likelihood in any year, or a one in 10 chance) within the pipes, with streets carrying the remaining volume for the 100-year event to the six-inch curb depth. This means that in a 100-year storm event, the streets are intended to flood up to the curb level, and then gradually drain as the pipes are able to convey the accumulated runoff.

The extent of flooding in particular areas of the City during the NYE Storm varied, with some areas experiencing relatively minor ponding around drain inlets in the street, some areas seeing entire streets full of water to the curb level as described above with water contained to the street, while other areas had water accumulating beyond the curb level into yards and driveways, and, in the worst cases, flooding into garages and people's homes.

The cause of the flooding in each area likely varied as well. Areas with minor ponding may have been due to debris clogging a storm drain inlet or downstream pipe. Flooding that was contained within the streets is consistent with storm drain system design for extreme storm events, with the pipes carrying a portion of the volume and the rest contained in the roadway below the curb line. Due to the age of the City's storm drain system, there are places with inadequate storm drain system capacity that likely contributed to flooding in other areas, such as where storm drain pipes may be undersized for a 10-year event, or where a culvert under a roadway (like Highway 101) or the railroad tracks is undersized and causes flow to back up in a creek or channel and spill over the banks. In some instances, City storm pump stations had equipment failures, such as what happened at the Marina Lagoon. Most notably, however, is that the flooding on New Year's Eve was primarily the result of a storm that overwhelmed the capacity of the City's storm drain system – as will be discussed further below, certain phases of the storm exceeded a 100-year event and ultimately the 12-hour storm duration exceeded a 300-year event (i.e., a one in 300 chance of happening in any given year).

The New Year's Eve Storm: Prior to New Year's Eve, the National Weather Service was forecasting one to two inches of rain for San Mateo. Actual rainfall ended up being much more significant. Overall, the NYE Storm can generally be characterized as a "double-barrel" event, with a significant period of rainfall in the early morning hours, followed by a period of less rainfall in the late morning, and then a second, intense period of rain in the early afternoon, with rainfall generally ending by 6 PM. Rain on New Year's Eve started falling lightly around midnight, with about 0.6 inch falling between midnight and 5 AM, at which time it started to rain much more heavily, with the two-hour rainfall equivalent to a 125-year storm event and the three- hour rainfall a 115-year event. When looking at the same running time periods in the afternoon, the peaks were generally smaller than the morning rainfall peaks, but still significant. Overall, the running 12-hour total rainfall on New Year's Eve peaked at 4.54 inches, equaling a 300-year storm event.

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**.

- Dam Failure
- Flood *(riverine flooding, urban/flash flooding, coastal flooding)*
- Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*

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.

- Drought
- Earthquake
- Landslide
- Sea Level Rise
- Tsunami
- Wildfire

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

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

Table 14. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	There are two (2) dams of significant concern to the City. Failure of the Crystal Springs Dam and the Laurel Creek Dam would inundate areas along San Mateo Creek and Laurel Creek, and the eastern sections of the City towards the San Francisco Bay. Dam inundation poses significant threats to life safety and public health, causing widespread property damage and disrupting critical facilities and infrastructure (e.g., overwhelmed local drainage systems) to those within the inundation area.
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.

Hazard	Vulnerability and Impacts
Earthquake	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from earthquakes; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Four (4) out of six (6) watersheds run into the Marina Lagoon. During heavy rainfall, the Lagoon can become backed up, causing severe flooding. Flooding from the Marina Lagoon can impact US Highway 101, State Route 92, Camino Real, and CalTrain infrastructure. Primarily flood-prone areas in the City are located along creeks, including Laurel Creek and San Mateo Creek, and east of El Camino Real. Climate change may increase the frequency and severity of heavy rainfall events and expand the areas of the City considered prone to flooding. The City has levees that protect it from coastal flooding and creek flooding. Non-federal levees are along the shoreline of Seal Point Park, and over 1,300 feet of levees have been upgraded along the San Mateo and Burlingame border.
Landslide	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from landslides; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Sea Level Rise	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from sea level rise; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Four (4) out of six (6) watersheds run into the Marina Lagoon. During heavy rainfall, the Lagoon can become backed up, causing severe flooding. Flooding from the Marina Lagoon can impact US Highway 101, State Route 92, Camino Real, and CalTrain infrastructure. Primarily, flood-prone areas during heavy rainfall in the City are located along creeks, including Laurel Creek and San Mateo Creek, and east of El Camino Real. Climate change may increase the frequency and severity of heavy rainfall events and expand the areas of the City at risk of flooding. The City has levees that protect it from creek flooding.
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 Local Planning Team determined that the City does not have unique vulnerabilities or impacts from wildfires; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout 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 15 outlines whether climate change has increased or decreased the City's vulnerability (i.e., exposure) and impact to each natural hazard over the past five (5) years, and the effect of climate change on the future probability of occurrence and impacts from each natural hazard

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

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Increased
Drought	Increased
Earthquake	Remained the Same
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	Remained the Same
Future Vulnerability and Impact	
Dam Failure	Increase
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 16 outlines whether changes in population within the City over the past five (5) years have increased or decreased the vulnerability (i.e., exposure) and impact to these natural hazards, and the anticipated effects changes in population may have on the future probability of occurrence and impacts from these natural hazards.

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

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Remained the Same
Drought	Remained the Same

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

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

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

Hazard	Vulnerability and Impact
Current Vulnerability and Impact	
Dam Failure	Remained the Same
Drought	Remained the Same
Earthquake	Remained the Same
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Remained the Same
Landslide	Remained the Same
Sea Level Rise	Remained the Same
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Remained the Same
Tsunami	Remained the Same
Wildfire	Remained the Same

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

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. The City of San Mateo does not anticipate that future major assets may be exposed or vulnerable to any of the natural hazards identified in this LHMP. However, 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 18 presents the local hazard ranking for the City of San Mateo of all hazards of concern listed in **Volume 1** of this Plan. This ranking summarizes how hazards vary for this jurisdiction. As thoroughly described in **Volume 1** of this Plan, 14 factors were evaluated to provide an informed and comprehensive analysis and ranking of the hazards included in this LHMP.

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

The scores for extent, vulnerability, and impact were weighted and combined to produce a consequence score. This consequence score was then multiplied by the probability score to calculate the total risk

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

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

Table 18. City of San Mateo 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	13	31	62	86
Heavy Rainfall ***(Severe Weather)***	3	12	13	22	47	65
Strong Winds ***(Severe Weather)***	3	9	13	22	44	61
Earthquake	2	18	13	34	65	60
Sea Level Rise	3	6	10	25	41	57
Wildfire	2	18	9	33	60	56
Landslide	2	9	9	30	48	44
Riverine Flooding ***(Flood)***	2	12	6	28	46	43
Severe Thunderstorm ***(Severe Weather)***	2	12	13	20	45	42
Coastal Flooding ***(Flood)***	2	9	5	25	39	36
Drought	2	6	11	21	38	35
Heat Wave/Extreme Heat ***(Severe Weather)***	2	9	10	15	34	31
Dam Failure	1	12	13	29	54	25
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

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

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

Table 19. City of San Mateo Mitigation Actions Summary

Status	Mitigation Action Total
Continuing	6
In Progress	12
Not Yet Started	0
New	1
TOTAL	**19**
Completed	1
No Longer Needed	0

Mitigation Actions per Hazard			
Dam Failure	13	Sea Level Rise	16
Drought	10	Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	17
Earthquake	14	Tsunami	14
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	18	Wildfire	14
Landslide	11		

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

Mitigation Action	Implement a comprehensive seismic and all-hazards protection program for critical City facilities and bridge infrastructure to ensure structural and non-structural integrity and long-term operational resilience. Key implementation milestones include: • Conduct a non-structural seismic vulnerability assessment for all City critical facilities to identify mitigation needs. • Conduct a structural vulnerability assessment of all City facilities. • Seismic retrofit of the Bermuda Drive Bridge. • Facilitate 2-year (above water) and 5-year (underwater) inspections by the California Department of Transportation (Caltrans) of City-owned bridges.				
Action Number	SMT-1	**Goal(s) Addressed**	1	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, 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 Mateo 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, BRIC, FMA		
Additional Details *(optional)*	The Bermuda Bridge replacement project is under construction and is estimated to be completed by Fall 2027.				

Mitigation Action	Expand the City's public outreach program to build community mitigation capability, including Community Emergency Response Team (CERT) training and emergency preparedness classes that prioritize residential risk reduction and participation in the SMCAlert (the County's official emergency notification system).				
Action Number	SMT-2	**Goal(s) Addressed**	1, 2, 4	**Prioritization Score**	32/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, 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 Mateo Manager's Office				
Supporting Agency / Organization *(If applicable)*	San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time), Listos California Grant Program		
Additional Details *(optional)*					

Mitigation Action	Increase efforts to reduce landslides and erosion in existing and future development through continuing education of design professionals and developers on mitigation strategies.				
Action Number	SMT-3	**Goal(s) Addressed**	1, 5	**Prioritization Score**	34/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo 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)*	Staff reviews development applications in accordance with the Subdivision Code, which has established requirements for construction on sites with slopes, and educates applicants about these requirements, as needed. Certain projects within the City additionally require review through a grading permit and a soils report.				

Mitigation Action	Evaluate San Mateo County's vulnerability assessments of critical infrastructure exposed to sea level and groundwater rise to identify strategies that can improve resilience (i.e., levee evaluation system), and provide tidal flood protection to approximately 1,200 properties in the City's North Shoreview and North Central neighborhoods.				
Action Number	SMT-4	**Goal(s) Addressed**	1, 3, 4	**Prioritization Score**	30/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo Manager's Office, City of San Mateo 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, BRIC, FMA		
Additional Details *(optional)*	The City received a Caltrans Grant to prepare a sea level rise adaptation plan that will identify conceptual adaptation projects. Later work will include a vulnerability assessment of at-risk infrastructure in the City of San Mateo, development of scalable adaptation strategies, and review of land use policies and planning documents. Construction of the North Shoreview Flood Improvement Project was completed in the summer of 2023, and the revised effective maps have removed approximately 1,600 properties from FEMA's Special Flood Hazard Areas.				

Mitigation Action	Enhance the City's response and recovery capabilities through general mutual aid agreements with neighboring jurisdictions to ensure continuity of services during major disasters.				
Action Number	SMT-5	**Goal(s) Addressed**	1, 5	**Prioritization Score**	34/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo Manager's Office				
Supporting Agency / Organization *(If applicable)*	San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Upgrade the sewer collection system and wastewater treatment plant to ensure continued protection of water quality, wet-weather management, and emergency preparedness. Key milestones include: • Clean Water Program: Complete the implementation of upgrades to the sewer collection system and wastewater treatment plant. • Sewer Collection Pump Station Replacement Program: Perform condition assessments and upgrades of the City's pump stations to ensure reliability. • Annual Sewer Rehabilitation Program: Perform condition assessments for the repair and replacement of the City's sewer collection system to ensure reliability. • Enhanced Infrastructure Renewal and Capacity Assurance Plan: Identify sewer and stormwater infrastructure improvements to improve water quality conditions of the Marina Lagoon and ensure its storm management capacity. • Wastewater Treatment Plant Energy Recovery: Evaluate options for reducing grid electrical consumption using digester gas to improve power supply reliability, reduce greenhouse gases, and ensure continuity of operation.				
Action Number	SMT-6	**Goal(s) Addressed**	1, 3	**Prioritization Score**	32/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Mateo 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), HMGP, BRIC, FMA		
Additional Details *(optional)*					

Mitigation Action	Implement floodplain management measures to reduce flood risk: Key milestones include: • 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. • Poplar Avenue and Coyote Point Pump Stations Rehabilitation: Provide residual flood protection for approximately 800 properties in the North Shoreview neighborhood. • Update to the City's 2002 Flood Mitigation Plan to include more current information and analysis related to sea level rise and other similar risks.				
Action Number	SMT-7	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 2 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Mateo 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), HMGP, BRIC, FMA		
Additional Details *(optional)*	The City's Storm Drain Master Plan is currently being updated, with adoption anticipated in Summer 2027. The Plan will provide a roadmap for developing and implementing improvements to reduce flood risk throughout the City.				

Mitigation Action	Institutionalize FEMA mitigation guidelines and activities into City plans and procedures to ensure hazard management standards are integrated into the Emergency Operations Plan and Emergency Operations Center Action Plans, among others.				
Action Number	SMT-8	**Goal(s) Addressed**	1, 5	**Prioritization Score**	37/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, 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 Mateo Manager's Office				
Supporting Agency / Organization *(If applicable)*	San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), HSGP		
Additional Details *(optional)*					

Mitigation Action	Assess and mitigate urban drainage flooding through the following projects: • Storm System Dredging: Remove mud and debris in San Mateo Creek between San Francisco Bay and South Humboldt Street to restore channel conveyance capacity. • Green Infrastructure Plan Project Implementation: Green infrastructure addresses water and air quality, reduces local flooding, increases water supply, and provides traffic calming, safer pedestrian and bicycle facilities, and climate resiliency. • Citywide Creek Maintenance Permitting: Identify routine maintenance activities for creeks, channels, and the lagoon within the City of San Mateo and obtain the necessary environmental permits from various regulatory agencies to legally perform the work. • Storm System Funding: Funding analysis and efforts to secure funding for master planning, condition assessments, and improvements of storm drain infrastructure; operations and maintenance of creeks and storm drain infrastructure; dredging of Marina Lagoon and various creeks, which are necessary to maintain capacity to prevent flooding, improve water quality, and improve emergency response. • Implementation of Storm Drain Capacity Projects to Address Urban Drainage Flooding: Implement Capital Improvement Program and maintenance programs to mitigate sub-FEMA local flooding and improve emergency response.				
Action Number	SMT-9	**Goal(s) Addressed**	1, 4	**Prioritization Score**	34/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
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 Mateo 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), HMGP, BRIC, FMA		
Additional Details *(optional)*	Localized dredging, green infrastructure design, and creek maintenance permitting efforts are being coordinated, with implementation anticipated in late FY 2026/27. Funding for storm system improvements, along with subsequent high-priority projects identified in the draft Stormwater Master Plan, is currently being evaluated for implementation over the next five (5) to 10 years.				

Mitigation Action	Adopt and enforce the latest edition of the California Building Standards Code with additional local requirements, as necessary, tailored to the City of San Mateo.				
Action Number	SMT-10	**Goal(s) Addressed**	1, 5	**Prioritization Score**	30/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, 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 Mateo 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), Construction Services Fund, BRIC		
Additional Details *(optional)*	The City's Building Code is updated every three (3) years.				

Mitigation Action	Minimize urban fire and hazardous materials risks by adopting the most current uniform fire codes and local regulations, and leveraging the City's Joint Power Authority Fire Rescue provider (San Mateo Consolidated Fire Department) to systemize annual safety inspections for businesses and multi-family dwellings. This will ensure compliance with fire, life safety, and hazardous materials requirements and prioritize mandated inspections of residential care facilities, as requested by the Department of Social Services.				
Action Number	SMT-11	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	31/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated		Earthquake, Wildfire			
Project Status		Continuing	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		High			
Lead Agency / Organization		City of San Mateo Community Development Department			
Supporting Agency / Organization *(If applicable)*		San Mateo Consolidated Fire Department			
Additional Participating Jurisdictions *(If Applicable)*		n/a			
Estimated Cost		Low	**Potential Funding Source**	General Fund (Staff Time), JPA Budget	
Additional Details *(optional)*					

Mitigation Action	Partner with the City's business community and large corporate employers to implement resiliency strategies that ensure continuity of operations and mitigate economic impacts from major disasters.				
Action Number	SMT-12	**Goal(s) Addressed**	1, 2, 3, 4	**Prioritization Score**	26/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, 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)*	Medium				
Lead Agency / Organization	City of San Mateo Manager's Office, City of San Mateo 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), Listos California Grant Program		
Additional Details *(optional)*	In addition to working with the Adult School for the CERT Program, the City will also be working with the California Office of the Small Business Advocate (CalOSBA), Downtown San Mateo Association (DSMA), and the Chamber to bring the Outsmart Disaster Program to the City of San Mateo and connect local businesses with free emergency preparedness and business resiliency resources. Staff has begun promoting 30-minute meetings with business owners to discuss permitting requirements, planning processes, and related topics. During these meetings, staff will assist with any questions applicants may have regarding flood zones, fire hazard zones, or connect them to resources, as needed.				

Mitigation Action	Integrate the hazard mitigation plan into other plans, ordinances, and programs that dictate land use decisions in the community, including the City of San Mateo's General Plan.				
Action Number	SMT-13	**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	Dam Failure, 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)*	The City continues to implement the most recent version of the San Mateo County Local Hazard Mitigation Plan (LHMP), which has been incorporated into the new General Plan 2040 as part of the Safety Element by reference. The City's flooding and sea level rise risks identified in the LHMP are being used to develop a framework for the City's Climate Adaptation Plan for Sea Level Rise, which is currently being developed.				

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	SMT-14	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	24/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, 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)*	Medium				
Lead Agency / Organization	City of San Mateo 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	Identify and institutionalize climate adaptation strategies, including, but not limited to, conducting a Climate Action Plan Assessment to reevaluate the previous Climate Action Plan and reflect new State legislation, changing priorities, and environmental sustainability and greenhouse gas reduction policies and goals. Subsequently, adopt modifications to existing City plans and procedures to meet climate change issues and impacts.				
Action Number	SMT-15	**Goal(s) Addressed**	1, 2, 3, 5	**Prioritization Score**	31/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Flood, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo City 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)*	In March 2024, the City Council adopted the Technical Update to the Climate Action Plan in conjunction with the City's General Plan. The Technical Update ensured greenhouse gas reduction policies and goals aligned with State legislation and the City's General Plan. In 2025, the City secured grant funding from Caltrans and entered into a contract with a technical consultant to develop a Climate Adaptation Plan for Sea Level Rise.				

Mitigation Action	Implement current best practices for evacuation procedures and public education through established programs, training, and community outreach.				
Action Number	SMT-16	**Goal(s) Addressed**	1, 2, 4, 5	**Prioritization Score**	33/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Earthquake, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Mateo Police Department				
Supporting Agency / Organization *(If applicable)*	San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

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	SMT-17	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo Manager's Office, City of San Mateo 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), HMGP, BRIC, FMA		
Additional Details *(optional)*					

Mitigation Action	Optimize and sustain the City's primary and secondary Emergency Operations Center (EOC) by hardening communication redundancies and standardizing Multi-Agency Coordination (MAC) protocols. This ensures seamless inter-jurisdictional response and continuous command and control during emergencies and disasters.				
Action Number	SMT-18	**Goal(s) Addressed**	1, 2, 5	**Prioritization Score**	35/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	City of San Mateo City Manager's Office				
Supporting Agency / Organization *(If applicable)*	San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), EMPG, HSGP		
Additional Details *(optional)*					

Mitigation Action	Ensure adequate emergency backup power and fuel at the City's critical facilities, including communications equipment, for continuity of government and services. Key milestones include: • Emergency Backup Power for Critical Infrastructure: Develop a plan for implementing emergency backup power at City infrastructure (e.g., pump stations, facilities, communications equipment) to address loss of power during emergencies or planned outages (e.g., public safety shutoff). • Central Emergency Vehicle Preemption Implementation: This is a centralized emergency vehicle preemption system at traffic signals to improve overall emergency response times. New cloud-based systems automatically clear traffic at traffic signals as vehicles approach, intended to provide emergency responders with a less congested path of travel. • Evaluate Emergency Fleet Operations. Evaluate emergency fuel and electrical power requirements for fleet and equipment to ensure continuity of operations.				
Action Number	SMT-19	**Goal(s) Addressed**	1	**Prioritization Score**	29/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Drought, 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 Mateo 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, BRIC, FMA		
Additional Details *(optional)*					

Mitigation Action	Use or restore natural features and ecosystem processes, where feasible and appropriate, as a preferred approach to the placement of hard shoreline or creek protection when implementing sea level rise and flood adaptation strategies.				
Action Number	SMT-20	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	29/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather				
Project Status	New	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of San Mateo Public Works Department, City of San Mateo City Manager's Office				
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, HMGP, FMA		
Additional Details *(optional)*					

APPENDIX A. HAZARD MAPS

[Maps are under development…]

APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

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

APPENDIX C. HAZARD RISK RANKING DETAILS

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

C.1. Probability of Occurrence

Hazard Event	Probability of Occurrence		Probability Factor	Weighted Factor
Dam Failure	Low	A significant hazard event is likely to occur within 100 years.	1	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)***	Medium	A significant hazard event is likely to occur within 25 years.	2	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)***	Medium	A significant hazard event is likely to occur within 25 years.	2	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***	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
Drought	***Extent/Severity***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Earthquake	***Extent/Severity***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Riverine Flooding ***(Flood)***	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Urban/Flash Flooding ***(Flood)***	***Extent/Severity***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Coastal Flooding ***(Flood)***	***Extent/Severity***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Landslide	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3

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

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Tsunami	***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***	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
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	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
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	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
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	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Coastal Flooding *(Flood)*	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Landslide	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Sea Level Rise	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	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
Heavy Rainfall ***(Severe Weather)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Heat Wave/Extreme Heat ***(Severe Weather)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Fog ***(Severe Weather)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	No Vulnerability	Changes in development have had no effect and/or have decreased the community's exposure to the hazard.	0	1	0
Severe Thunderstorm ***(Severe Weather)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Tornado ***(Severe Weather)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Strong Winds ***(Severe Weather)***	***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	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1

C.4. Impact Factors

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

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Urban/Flash Flooding ***(Flood)***	***Population and Life Safety***	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	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
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	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Heavy Rainfall ***(Severe Weather)***	***Population and Life Safety***	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Medium	More than $500,000 but less than $5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than $100,000, but less than or equal to $10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	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
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	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
Tornado *(Severe Weather)*	***Population and Life Safety***	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Low	Underserved populations exposed to the hazard are likely to experience minimal adverse/disproportionate impacts, such as ambulatory injuries.	1	3	3
	Property, Facilities, and Critical Infrastructure	Low	Less than $500,000 in property, facilities, and infrastructure damages is expected from a single significant event, or damages are expected to occur to less than 5% of the property value within the jurisdiction.	1	2	2
	Economic	Medium	Total economic impact is likely to be greater than $100,000, but less than or equal to $10 million.	2	1	2
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	Low	Climate Change trends will minimally increase the impacts of this hazard.	1	1	1

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

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Tsunami	***Population and Life Safety***	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	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3

APPENDIX D. PLAN ADOPTION

[Placeholder for adoption documentation after State and FEMA approval]