COUNTY OF SAN MATEO
EMERGENCY MANAGEMENT

Local Hazard Mitigation Plan

San Mateo County, California

City of South San Francisco Annex

2026

DRAFT

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This Annex details the hazard mitigation elements specific to the City of South San Francisco, 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 South San Francisco. 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 South San Francisco 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
Ken Anderson	Emergency Services Captain	South San Francisco Fire Department
Gary Lam	Assistant Building Official	Economic and Community Development Department

2. JURISDICTION PROFILE

Situated in the San Francisco Bay Area, just south of the City of San Francisco, the City of South San Francisco spans 9.5 square miles. It is bordered by the City of Daly City and the Town of Colma to the north and the City of San Bruno to the south. The City occupies a broad valley basin formed by the San Bruno Mountains to the north and the Coast Range to the west. Most of this valley faces the San Francisco Bay, offering sweeping vistas from higher elevations and a strong sense of identification with the Bay.

The City experiences mild, relatively wet winters and cool, dry summers. While South San Francisco is frequently windy, summer is the windiest with an average wind speed of 13.6 mph; the hills to the west shield it from much of the fog that prevails in the neighboring areas. The City receives an average of 20 inches of rain annually, and July is the warmest month with an average temperature of 71°F.

The City of South San Francisco offers its citizens fine residential areas and diverse recreational outlets, including parks, swimming pools, and a marina. It is also a significant employment City, home to more than 2,800 firms and businesses, including more than 250 biotech companies, earning the City the title of the "Birthplace of Biotechnology".

2.1. Brief History

In 1890, after Charles Lux's death, a prominent businessman-rancher and one of the largest landowners in California, his heirs sold the land to Peter Iler of Omaha, who was representing meat-packer tycoon

Gustavus F. Swift. Swift titled his site "South San Francisco," planning a West Coast stockyard and marketplace, similar to his operations in South Omaha and South Chicago.

Needing money, Swift aligned with several Chicago capitalists and formed two (2) joint-stock corporations - the South San Francisco Land and Improvement Company and the Western Meat Company. The driving force behind the Land and Improvement Company was William J. Martin, whose efforts to attract industries and workers to South San Francisco led to the City's growth and its incorporation on September 19, 1908.

Major industries continued to locate in South San Francisco, and two (2) world wars led to a shift toward shipbuilding. The Shaw-Batcher shipyard built cargo ships and, between wars, barges, dredges, and fabricated pipe, becoming a pioneer in automatic welding machinery. The shipyard in South San Francisco had four (4) berths from which ships were launched sideways, two (2) on each side of a large basin at Oyster Point. Following World War II, the population boomed, and a well-balanced community of industrial and residential areas developed. The 1950's brought modern industrial parks to the east of US Highway 101 area, such as Cabot and Forbes, where freight forwarding, light industries, and other airport-related businesses thrived.

A new era for South San Francisco began in 1976 with the founding of Genentech by venture capitalist Robert Swanson and molecular biologist Dr. Herbert Boyer. Their objective was to explore ways to use recombinant DNA technology to develop breakthrough medicines. This earned South San Francisco the title of the "Birthplace of Biotechnology," attracting other biotech and pharmaceutical businesses to the area and bringing economic growth and stability to the community for several years.

2.2. Governing Body Format

The City of South San Francisco is governed by a five (5) member City Council elected to four (4) year terms. Elections are held in even-numbered years. The Council provides direction for the City Manager and sits as the Redevelopment Agency Board of Directors. The City Manager is the Chief Administrative Officer of the City and is appointed by the City Council. The City Manager provides, in accordance with the City Council policies, overall administration and direction for the City organization. This position also serves as the Executive Director of the Redevelopment Agency and as the Director of Emergency Services.

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 South San Francisco had a population of 64,660, a 2.2% decrease from the estimated 2020 population of 66,095. **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]

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

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***
63,632	66,095	64,660	-2.2%	4.2%	19.2%	6.7%

3. CHANGES IN DEVELOPMENT

California Law requires counties and cities to prepare and adopt a General Plan, a comprehensive long-range plan to guide community development. The General Plan must contain seven (7) state-mandated elements – land use, circulation, housing, conservation, open space, noise, and safety – and may contain additional elements as a jurisdiction sees fit. Counties and cities that have identified disadvantaged communities must also address environmental justice in their general plans, including air quality. Additionally, the General Plan must comprise an integrated and internally consistent set of goals, policies, and implementation measures. The City of South San Francisco 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 Shape South San Francisco General Plan in October 2022.

The City of South San Francisco is fully built out, with very few vacant lots. In the past five (5) years, the City has completed several infill residential developments, including townhouses, condominiums, apartment buildings, high-density residential, and multifamily housing options. No significant development has occurred in hazard-prone areas.

Along with the adoption of the General Plan in 2022, a coordinated updated Zoning Ordinance. The new Zoning Ordinance includes a Floodplain/Sea Level Rise (SLR) Overlay District, with accompanying new development standards to mitigate risks from future flooding. Most of the underlying zoning districts within the Floodplain/SLR Overlay have increased development densities to encourage redevelopment. As this redevelopment occurs, each property will be removed from the floodplain, reducing its vulnerability. Coupled with citywide/regional efforts to implement larger SLR-related mitigation measures, the area's overall vulnerability will also decrease.

Other redevelopment during the next five (5) years includes efforts to transition residential areas into "complete neighborhoods", where residents can access most of their everyday needs within a short walk, bike, or transit trip. Some of this development may take place in hazard-prone areas. Residential development in non-hazard areas planned for the next five (5) years includes:

- A mix of residential development, including townhouses, condominiums, and apartment buildings (maximum residential densities up to 50 du/ac).
- A higher density mix of residential housing types, compatible in scale with adjacent Downtown residential districts (maximum residential densities up to 125 du/ac).
- A higher-density residential area with a variety of multifamily housing choices (maximum residential densities up to 180 du/ac).

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.*	The District is planning for the development of "complete neighborhoods", where residents can access most of their everyday needs within a short walk, bike, or transit trip. Along with the adoption of the General Plan in 2022, a coordinated updated Zoning Ordinance. The new Zoning Ordinance includes a Floodplain/Sea Level Rise (SLR) Overlay District, with accompanying new development standards to mitigate risks from future flooding. Most of the underlying zoning districts within the Floodplain/SLR Overlay have increased development densities to encourage redevelopment. As this redevelopment occurs, each property would be removed from the floodplain, reducing its vulnerability. Coupled with citywide/regional efforts to implement larger SLR-related mitigations, the overall vulnerability of the area will also decrease.
Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.	The majority of development/redevelopment over the past five (5) years occurred in the areas east of US Highway 101, Downtown, and the El Camino Real corridor. Development consisted of both residential rental and for-sale housing, commercial mixed-use, and public facilities. All of the new development was infill. New development occurred adjacent to the Downtown core and near the Caltrain commuter station. A new library and a shared police and fire municipal facility were also developed.

3.1. Changes in Priority

With the adoption of the Shape SSF 2040 General Plan, associated Climate Action Plan, and Zoning Ordinance updates, along with the corresponding updated development standards, the City is prioritizing future development/redevelopment to reduce the vulnerability of redeveloped areas. In order to achieve this, the City is prioritizing that its market-driven finances are available to developers to build. Additionally, mitigation actions from the previous Plan were updated, and a more concerted effort to achieve equitable outcomes for all communities, including underserved communities and socially vulnerable populations, has been implemented.

4. CAPABILITY ASSESSMENT

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

A capability assessment was conducted for the City of South San Francisco'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 South San Francisco'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	Economic and Community Development Department	Shape South San Francisco 2040 General Plan (October 2022)
Capital Improvement Plan	Yes	Local	Public Works Department	Updated annually
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	No	n/a	n/a	n/a
Open Space Plan	Yes	Local	Parks and Recreation Department	Parks and Recreation Master Plan (July 2015)
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	Economic and Community Development Department	Economic Development Element (Chapter 8) of the General Plan (October 2022)
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	South San Francisco Fire Department	Updated in 2007
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	Yes	Local	South San Francisco Fire Department	Included in the Emergency Operations Plan (2007)
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	Economic and Community Development Department	Climate Action Plan (October 2022)
Resilience Plan	No	n/a	n/a	n/a
Community Wildfire Protection Plan	No	n/a	n/a	n/a

Capability Category	Yes/No	Authority *(local, county, state, federal)*	Responsible Department/ Agency	Code Citation and Comments *(e.g., Code Chapter, name of plan, explanation of authority, etc.)*
Regulatory Capability				
Building Code	Yes	Local	Economic and Community Development Department	Title 15, Chapter 15.08.010 of the City Code
Zoning Code	Yes	Local	Economic and Community Development Department	Title 20 of the City Code
Subdivision Code	Yes	Local	Economic and Community Development Department	Title 19 of the City Code
Flood Damage Prevention Ordinance	Yes	Local	Economic and Community Development Department	Title 15, Chapter 15.56.030 of the City Code
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a
Freeboard	Yes	Local	Economic and Community Development Department	Title 15, Chapter 15.56.16 of the City Code
Growth Management Ordinance	No	n/a	n/a	n/a
Site Plan Review	Yes	Local	Economic and Community Development Department	Title 20, Chapter 20.440 of the City Code
Stormwater Management Ordinance	Yes	Local	Public Works Department	Title 14, Chapter 14.04 of the City Code
Municipal Separate Storm Sewer System (MS4)	No	n/a	n/a	n/a
Natural Hazard Ordinance	No	n/a	n/a	n/a
Post-Disaster Recovery Ordinance	Yes	Local	South San Francisco Fire Department	Title 2, Chapter 2.72.080 of the City Code
Real Estate Disclosure Requirement	Yes	State	California Real Estate Department	Section 1102 of the California Civil Code
Unreinforced Structure Code	Yes	Local	Economic and Community Development Department	Title 15, Chapter 15.28 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.)*
Fire Code	Yes	Local	South San Francisco Fire Department	Title 15, Chapter 15.24.010 of the City Code

4.2. Administrative and Technical Capabilities

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

Table 4. Administration and Technical Capabilities

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Administrative Capabilities		
Planning Board	Yes	Planning Commission
Mitigation Planning Committee	Yes	Design Review Board Bicycle and Pedestrian Advisory Committee (BPAC) Equity and Public Safety Commission Traffic Safety Commission
Environmental Board/Commission	No	n/a
Open Space Board/Committee	Yes	Parks and Recreation Commission
Economic Development Commission/Committee	No	n/a
Maintenance programs to reduce risk	No	n/a
Mutual Aid Agreements	Yes	California Master Mutual Aid Agreement Law Enforcement Mutual Aid System
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Economic and Community Development Department Public Works Department
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Economic and Community Development Department Public Works Department
Planners or engineers with an understanding of natural hazards	Yes	Economic and Community Development Department Public Works Department Fire Department
NFIP Floodplain Administrator	Yes	Finance Department (Deputy Finance Director)
Surveyor(s)	Yes	Public Works Department Consultants

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Personnel skilled or trained in GIS applications	Yes	Information Technology Department GIS Coordinator Emergency Services Captain
A scientist familiar with natural hazards	Yes	United States Geological Survey
Warning systems/services	Yes	SMC Alert, in partnership with the San Mateo County Emergency Management Department Social Media Sites ZoneHaven
Emergency manager	Yes	Fire Department Emergency Services Captain
Grantwriter(s)	Yes	Economic and Community Development Department Public Works Department Fire Department Parks and Recreation Department Consultants
Staff with expertise or training in benefit cost analysis	Yes	Public Works Department Consultants
Professionals trained in conducting damage assessments	Yes	Economic and Community Development Department Public Works Department City Building Division

4.3. Fiscal Capabilities

Table 5 lists fiscal capabilities available to the City of South San Francisco 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
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

Capability	Accessible or Eligible to Use
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	Yes

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	Communications Manager, City Manager's Office
Personnel skilled or trained in website development	Yes	Information Technology Department Each Department has a trained person responsible for updating the website.
Hazard mitigation information is available on the jurisdiction's website	Yes	Fire Department website
Utilize social media for hazard mitigation education and outreach	Yes	**Facebook:** Facebook.com/CityofSouthSanFrancisco/ **Instagram:** Instagram.com/cityofsouthsanfrancisco/ **X:** X.com/CityofSSF **YouTube:** Youtube.com/c/CityofSouthSanFrancisco **Nextdoor:** Nextdoor.com/city/south-san-francisco--ca/
Citizen boards or commissions that address issues related to hazard mitigation	No	n/a
Other programs already in place that could be used to communicate hazard-related information	Yes	City Cable Channel Community Emergency Response Team (CERT)
An established warning system for hazard events	Yes	SMC Alert, in partnership with the San Mateo County Emergency Management Department Social Media Sites ZoneHaven

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 South San Francisco.

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)	No	n/a	n/a
Public Protection (ISO Fire Protection Classes 1 to 10)	No	n/a	n/a
NWS StormReady®	No	n/a	n/a
NWS TsunamiReady®	No	n/a	n/a
Firewise USA®	No	n/a	n/a

4.6. Needs to Expand/Improve Capabilities

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

- City codes and ordinances (e.g., building, zoning, land use, fire) 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.
- Enhance the City's GIS capabilities to more effectively integrate current hazard data, improve vulnerability mapping accuracy, and better prioritize mitigation projects.

5. NATIONAL FLOOD INSURANCE PROGRAM

The City of South San Francisco 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
065062	6/27/1970	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 South San Francisco Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Jason Wong	Deputy Director	Finance Department	(650) 829-8505

5.2. Repetitive Loss and Severe Repetitive Loss Property

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

- Four (4) or more separate claims payments greater than $5,000 each (including building and contents payment).
- Two (2) or more separate flood insurance claims payments (building payments only), where the total of the payments is greater than the property's current value.

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

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

- That has incurred flood-related damage for which four (4) or more separate claims payments have been made, with the amount of each claim (including building and contents payments) exceeding $5,000, and with the cumulative amount of such claims payments exceeding $20,000.

[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.

- 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 South San Francisco.

Table 10. Repetitive Loss and Severe Repetitive Loss Properties

Repetitive Loss Properties		Severe Repetitive Loss Properties	
Total	***Occupancy***	***Total***	***Occupancy***
10	**2** Non-Residential Building **1** Non-Residential Business **3** Single Family Residential Building **1** Residential (2, 3, or 4 units) Non-Condo Building **3** Non-Residential Building	1	**1** Non-Residential Building
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 South San Francisco.

Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
88	$50,839,000	28	$1,130,186.54

5.3. Participation Activities

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

- Community staff provide the following services – permit reviews, GIS, inspections, and engineering capability.
- The community teaches property owners or other stakeholders about the importance of flood insurance through public outreach events, workshops, and/or seminars.

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. *(City Code Title 15, Chapter 15.56.040)*

5.3.2. Substantial Improvement

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

- Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure". *(City Code Title 15, Chapter 15.56.040)*

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The City determines Substantial Damage/Substantial Improvement Determination by obtaining a windshield survey from field responders through the Emergency Operations Center (EOC) and coordinating more detailed and/or follow-up inspections with the Damage Assessment Unit. The process involves several steps, including:

- Damage Assessment: After a flood, all damaged structures must be assessed to determine the extent of damage. This includes evaluating both exterior and interior damage components.
- Cost Estimates: Local building officials determine if the proposed work's cost estimates are reasonable or use alternative methods to estimate costs.
- Market Value Determination: A method is chosen to determine the market value of the building, especially after events that damage many buildings, and identify buildings likely to have sustained substantial damage.
- Substantial Damage Determination: Local officials evaluate if damaged buildings are substantially damaged based on repair cost estimates versus the building's pre-damage market value.
- Compliance with Standards: Once a structure is determined to be substantially damaged, it must be brought into compliance with current local floodplain management standards and building codes, which may include elevating, using flood-resistant materials, proper flood venting, or demolition and reconstruction.
- Communication with the San Mateo County Department of Emergency Management on Damage Assessment results.

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 South San Francisco 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
General Plan	Hazard data and mitigation priorities from the LHMP informed the Shape South San Francisco 2040 General Plan, particularly the Safety Element. The LHMP served as a crucial tool in shaping policies and actions within the General Plan.
Emergency Operations Plan	The Emergency Operations Plan (EOP) integrates mitigation considerations into its response actions to reduce the community's risk exposure. 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 the development review, staff applied hazard maps and regulatory standards, consistent with LHMP objectives, to ensure that new construction and improvements reduce long-term risk. This integration occurs through coordinated review, ensuring that mitigation goals are embedded in both long-range planning and day-to-day operations.
Climate Action Plan	The Climate Action Plan was updated and incorporated hazard data and mitigation priorities from the LHMP. The LHMP served as a crucial tool in shaping policies and actions within the Climate Action Plan.
Zoning Code	Hazard data and mapping from the LHMP informed updates to the Zoning Code, particularly the new Floodplain/Sea Level Rise Overlay District with accompanying new development standards to mitigate risks from future flooding.

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
General Plan	This LHMP will be incorporated into any updates to the General Plan and its elements, as appropriate. The Safety Element will be revised, and this LHMP will be used to identify new information not available during the previous revision, including hazards, climate adaptation, and resilience strategies.
Emergency Operations Plan	This LHMP will continue to be an essential tool to update the City EOP. The latest hazard descriptions in this LHMP will be included in the City EOP, as appropriate. Mitigation actions that are preparedness and response in nature will be analyzed for applicability and for inclusion in the description of EOP processes and procedures.
Capital Improvement Program	The City will continue to ensure consistency between this LHMP and future updates of the Capital Improvement Program. The LHMP may identify new funding sources for capital improvement projects, potentially leading to modifications to proposed projects based on the risk assessment results.

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

7. SIGNIFICANT PAST EVENTS

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

8. HAZARD VULNERABILITY AND IMPACT ASSESSMENT

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

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

- Drought
- Earthquake
- Flood *(riverine flooding, urban/flash flooding, coastal flooding)*
- Landslide

- Sea Level Rise
- Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*
- Tsunami
- Wildfire

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

- Dam Failure

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 South San Francisco and addresses only the hazards relevant to the jurisdiction. A complete risk assessment for each identified hazard of concern is in **Volume 1** of this Plan. Hazard mapping can be found in Appendix A of this Annex.

Table 14. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	The Local Planning Team determined that the City does not have unique vulnerabilities or impacts from dam failure; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Drought	Increasing temperatures and changing precipitation patterns can create periods of abnormally dry weather in the City, producing hydrologic imbalances and resulting in water supply shortages. Reduced water supplies can have direct and indirect impacts on natural vegetation, wildlife, agricultural yields, and water supply. Furthermore, drought can increase the risk of wildland fires due to dry vegetation.

Hazard	Vulnerability and Impacts
Earthquake	South San Francisco is in one of the most seismically active regions in the United States. There are approximately 30 known faults in the Bay Area with the potential to generate earthquakes; 11 of which are within 40 miles of the City. The Peninsula segment of the San Andreas Fault, the predominant fault system in California, passes through the City's westernmost corner in the Westborough sub-area. Nearly all of South San Francisco's population, critical facilities, housing, and commercial properties would be exposed to violent or very strong ground shaking from a Magnitude 7.2 earthquake on the San Andreas fault. East of US Highway 101 and Lindenville are in liquefaction zones; both areas are expected to see new development. The entirety of the City is either in Seismic Zone D or E and on or near a fault. The City also contains some Soft-Story Structures, which are at higher risk and have not been retrofitted for earthquakes. Most of the lowland areas of South San Francisco have the potential for liquefaction, with very high liquefaction potential east of US Highway 101 and Lindenville, high potential along Colma Creek, and moderate potential in the alluvial fan of Colma Creek and in a narrow strip of land south of Sister Cities Boulevard.
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Periodic flooding occurs in the City, but is confined to certain areas. The majority of the City of South San Francisco is not located within a flood hazard zone. However, some areas are within the 100-year flood zone, including along Colma Creek, Navigable Slough, San Bruno Creek, the Bay Front, and Oyster Point Marina. Small portions of the following neighborhoods may be impacted by a 100-year flood: east of US Highway 101, Lindenville, Downtown, Orange Park, El Camino, Avalon, and Sunshine Gardens. Colma Creek handles much of the urban runoff generated in the City. Since the City is highly urbanized, runoff levels are high, increasing the risk of flooding during heavy rainfall. These hazards and their impacts disproportionately affect the most vulnerable and marginalized populations in the City.
Landslide	The City is vulnerable to landslides on San Bruno Mountain, Sign Hill, other steep slopes, and on slopes made top-heavy by construction debris (e.g., road grading). Portions of the City are hilly and underlain with weak bedrock, with slopes greater than 15%, and have the greatest susceptibility to landsliding. Slopes where vegetation has been burned, removed, or otherwise destroyed are particularly at risk. In the Paradise Valley/Terrabay area, slopes required extensive stabilization, drainage improvements, and seismic mitigations when subdivisions were built. The slopes still pose a hazard, with elevated wildfire risk and rockfall risk. The majority of South San Francisco is in the lower risk category for landslides. Landslides can directly damage buildings, utilities, transportation routes, and block community lifelines, isolating communities.

Hazard	Vulnerability and Impacts
Sea Level Rise	The City is located on San Francisco Bay. In the last 100 years, the sea level in the Bay Area has risen over eight (8) inches. San Mateo County recently released a vulnerability assessment that projected a mid-level end-of-century scenario with about 77 inches of sea level rise. The City is already seeing annual impacts of sea level rise with one (1) foot King Tides in Oyster Point, causing flooding damage. Projected sea level rise will worsen existing coastal flood hazards, increasing flood depth/elevation and expanding flooding further inland. These coastal flood hazards will include temporary flooding from storm surge and tide, permanent inundation areas, elevated ground levels, and shoreline erosion. A significant number of public facilities, infrastructure, buildings, and other structures are likely to be affected. Including portions of US Highway 101, Fire Stations 61 and 62, the former Oyster Point landfill, Bay Trail, the South San Francisco-San Bruno Water Quality Control Plant, and the San Francisco International Airport are among the major public assets exposed to future sea level rise.
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Strong winds in the area damage manufactured homes and above-ground utilities, leading to power outages and infrastructure issues. Extreme heat days and heat waves are predicted to impact larger areas, last longer, and have higher temperatures. Extreme heat days can affect everyone, but particularly the elderly and very young population. Flooding from heavy rainfall occurs in the City but is confined to certain areas along Colma Creek, Oyster Point Marina, and east of US Highway 101. Colma Creek handles much of the urban runoff generated in the City. Since the City of South San Francisco is highly urbanized, runoff levels are high, and there is increased potential for flooding during periods of heavy rainfall. The City is also at risk of rainfall-induced landslides, a naturally occurring geologic phenomenon that occurs when winter rainstorms trigger fast-moving debris flows (mudslides) and other slower-moving landslides.
Tsunami	Due to the City's location on San Francisco Bay, it is vulnerable to tsunamis, particularly to its infrastructure and small residential houseboat community. Areas particularly vulnerable include the Bay Front, Oyster Point Marina, and Oyster Point Marina Park.
Wildfire	San Bruno Mountain, to the north of the City, has moderate to high wildfire hazard severity potential (Fire Hazard Severity Zones, or FHSZ). While there are no high or moderate FHSZ within the City limits, Sign Hill is susceptible to wildfires, as evidenced by the 2020 fire. Vegetation management programs can be used at the bases of Sign Hill and San Bruno Mountain to reduce wildfire risk in the City. Wildfires can also destabilize hill slopes, increasing the risk of landslides and erosion. Additionally, wildfires can damage linear infrastructure systems serving the Bay Area, leading to downstream outages.

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

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

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

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

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

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

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

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

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

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

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

8.1. Future Major Assets

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

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 South San Francisco 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 South San Francisco Hazard Risk Ranking

Hazard Event	Probability Factor	Sum of Weighted Extent Factors	Sum of Weighted Vulnerability Factors	Sum of Weighted Impact Factors	Consequence Score	Total Risk Score*
Urban/Flash Flooding ***(Flood)***	3	18	14	32	64	89
Heavy Rainfall ***(Severe Weather)***	3	12	13	23	48	67
Earthquake	2	18	14	35	67	62
Sea Level Rise	3	6	10	25	41	57
Strong Winds ***(Severe Weather)***	3	6	13	22	41	57
Wildfire	2	18	10	34	62	57
Heat Wave/Extreme Heat ***(Severe Weather)***	3	9	10	15	34	47
Landslide	2	9	9	30	48	44
Riverine Flooding ***(Flood)***	2	12	6	28	46	43
Coastal Flooding ***(Flood)***	2	12	9	25	46	43
Severe Thunderstorm ***(Severe Weather)***	2	9	13	21	43	40
Drought	2	6	12	24	42	39
Tornado ***(Severe Weather)***	1	6	13	13	32	15
Fog ***(Severe Weather)***	1	6	9	11	26	12
Tsunami	1	6	5	12	23	11
Dam Failure	0	0	0	0	0	0

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

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

Total Risk Score Legend

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

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

10. MITIGATION ACTIONS

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

The City of South San Francisco agreed to **25** 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 South San Francisco Mitigation Actions Summary

Status	Mitigation Action Total
Continuing	6
In Progress	15
Not Yet Started	2
New	2
TOTAL	**25**
Completed	1
No Longer Needed	0

Mitigation Actions per Hazard			
Dam Failure	n/a	Sea Level Rise	18
Drought	10	Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	22
Earthquake	11	Tsunami	14
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	21	Wildfire	13
Landslide	11		

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

Mitigation Action	Support countywide hazard mitigation actions and initiatives identified in the San Mateo County Local Hazard Mitigation Plan, specifically those taking place within the City.				
Action Number	SSF-1	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	38/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Actively participate in the Hazard Mitigation Plan maintenance protocols outlined in Volume 1 of the San Mateo County Local Hazard Mitigation Plan.				
Action Number	SSF-2	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	38/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development				
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	Integrate earthquake, tsunami, and wildfire risk assessments into project planning and design to ensure long-term structural and infrastructure resilience and reduce vulnerability and impacts from these hazards.				
Action Number	SSF-3	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	35/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Earthquake, Tsunami, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Update and enhance existing water-related climate hazard mapping (e.g., flooding, sea level rise, coastal erosion, stormwater, and groundwater emergence) to better reflect current conditions and the latest long-term projections.				
Action Number	SSF-4	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	35/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Flood, Landslide, 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 South San Francisco Public Works Department			
Supporting Agency / Organization *(If applicable)*		San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)			
Additional Participating Jurisdictions *(If Applicable)*		n/a			
Estimated Cost		Low	**Potential Funding Source**	Tax-Funded Flood Zones, HMGP, FMA, BRIC	
Additional Details *(optional)*					

Mitigation Action	Develop and implement a program to capture perishable data after significant incidents (e.g., high-water marks, preliminary damage estimates, damage photos) in a database to support future mitigation efforts, including implementing and enhancing hazard mitigation, climate action, and other plans.				
Action Number	SSF-5	**Goal(s) Addressed**	1, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Implement flood hazard analysis (e.g., the 100-year tide and sea level rise projections) into all local shoreline ordinances and land use planning, as appropriate. This can include, but is not limited to, new policies and City actions regarding the General Plan, climate-related plans, and development applications. This ensures that new development, including redevelopment, and infrastructure account for climate-driven extreme weather events.				
Action Number	SSF-6	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	29/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	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 South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), Private Developers, City Capital Improvement funds		
Additional Details *(optional)*					

Mitigation Action	Conduct flooding and earthquake vulnerability assessment to identify and prioritize City-owned bridges and roads that require structural retrofitting or flood-protection upgrades.				
Action Number	SSF-7	**Goal(s) Addressed**	1, 5	**Prioritization Score**	35/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	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 South San Francisco 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), Tax-Funded Flood Zones, HMGP, FMA		
Additional Details *(optional)*					

Mitigation Action	Integrate the San Mateo County Local Hazard Mitigation Plan into other City plans, ordinances, and programs that govern land use decisions in the community, including, but not limited to, the General Plan (and its elements, as appropriate), Emergency Operations Plan (EOP), Parks Master Plan, and Facilities Master Plan.				
Action Number	SSF-8	**Goal(s) Addressed**	1, 5	**Prioritization Score**	40/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development, City of South San Francisco Public Works				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Harden and modernize aging critical municipal utility systems, equipment, and critical facilities (e.g., pump stations, backup generators, tide gates, stream gages, open channel, and culvert/pipeline infrastructure) to ensure operational continuity during extreme weather events.				
Action Number	SSF-9	**Goal(s) Addressed**	1, 5	**Prioritization Score**	32/40
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				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline), San Mateo Resource Conservation District				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	Tax-Funded Flood Zones, HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Support green infrastructure projects within the City that enhance resilience to natural disasters and, where feasible, incorporate green design elements into mitigation projects.				
Action Number	SSF-10	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	24/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Drought, Flood, Landslide, Sea Level Rise, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline), San Mateo Resource Conservation District				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	Tax-Funded Flood Zones, Property/Vehicle fees, Stormwater fees, Clean Water State Revolving Fund, City Capital Improvement funds		
Additional Details *(optional)*					

Mitigation Action	Construct a consolidated, hazard-resistant City Center to replace aging facilities and house essential services, including Library, Police, Fire, and Parks and Recreation. The new facility would meet or exceed modern structural standards to ensure continuity of critical City operations during and after an emergency or major disaster.				
Action Number	SSF-11	**Goal(s) Addressed**	1, 5	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake, Flood, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	Tax-Funded Flood Zones, Property/Vehicle fees, Stormwater fees, City Capital Improvement funds		
Additional Details *(optional)*					

Mitigation Action	Upsize stormwater drainage to alleviate repeated localized flooding, especially storm drain systems connected to the San Mateo County Flood and Sea Level Rise Resiliency District channels and infrastructure.				
Action Number	SSF-12	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**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 South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), Tax-Funded Flood Zones, Property/Vehicle fees, Stormwater fees, City Capital Improvement funds, HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Plan, design, and implement long-term resilience initiatives to sea level rise, severe weather, and coastal erosion for culverts, roadways, and bridges in the vicinity of other flood protection projects, including assets identified in the Caltrans District 4 Adaptation Priorities Report.				
Action Number	SSF-13	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated		Flood, Landslide, 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 South San Francisco Public Works Department			
Supporting Agency / Organization *(If applicable)*		San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline), San Mateo Resource Conservation District, Caltrans			
Additional Participating Jurisdictions *(If Applicable)*		n/a			
Estimated Cost		Medium	**Potential Funding Source**	General Fund (Staff Time), Caltrans funds, HMGP, FMA, BRIC	
Additional Details *(optional)*					

Mitigation Action	Implement Sign Hill wildfire mitigation measures, focusing on the permanent removal of hazardous fuel loads (e.g., dead and diseased trees). This initiative is intended to reduce the risk of wildfires for adjacent properties by physically lowering the fuel volume within the Wildland Urban Interface.				
Action Number	SSF-14	**Goal(s) Addressed**	1, 5	**Prioritization Score**	35/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Landslide, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Parks and Recreation, South San Francisco Fire Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Identify and pursue strategies to enhance the planning and implementation of recycled water infrastructure in the vicinity of San Mateo County Flood and Sea Level Rise Resiliency District projects within the City of South San Francisco.				
Action Number	SSF-15	**Goal(s) Addressed**	1, 5	**Prioritization Score**	35/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	1 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Drought				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline), San Mateo Resource Conservation District				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Optimize community flood response by upgrading and expanding the Countywide flood early warning system and conducting public outreach and engagement on flood preparedness.				
Action Number	SSF-16	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	32/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	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 South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), EMPG, HSGP		
Additional Details *(optional)*					

Mitigation Action	Develop and institutionalize Emergency Action Plans (EAPs) for the Bayfront Canal, Atherton Channel, Belmont Creek, Navigable Slough, Colma Creek, and San Bruno Creek to establish formal protocols for reducing flood risk and ensuring operational continuity.				
Action Number	SSF-17	**Goal(s) Addressed**	1, 5	**Prioritization Score**	35/40
Year Added to the Plan	2021	**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 South San Francisco Public Works Department			
Supporting Agency / Organization *(If applicable)*		San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)			
Additional Participating Jurisdictions *(If Applicable)*		n/a			
Estimated Cost		Medium	**Potential Funding Source**	General Fund (Staff Time), EMPG, HSGP	
Additional Details *(optional)*					

Mitigation Action	Expand and modernize the current Emergency Operations Center (EOC) to include a second floor. These enhancements will provide the necessary working area to effectively manage protracted and large-scale emergencies, enhance capacity, and ensure continuity of operations and continuity of government in the event of an emergency or major disaster.				
Action Number	SSF-18	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	34/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Not Yet Started	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Department of Economic and Community Development				
Supporting Agency / Organization *(If applicable)*	Cal OES				
Additional Participating Jurisdictions *(If Applicable)*	San Mateo County Department of Emergency Management				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), City Capital Improvement Program funds, City Special Tax, HMGP, EMPG, CDBG, HSGP, Congressionally Directed Spending Requests		
Additional Details *(optional)*	The EOC was built in 2007 entirely with City funds. It was designed to be two (2) stories, but sudden budgetary constraints limited the build to a single story. Even with the reduced size, the EOC was built with the foundation and infrastructure in place for a future second story.				

Mitigation Action	Improve long-term resilience to severe weather and sea level rise in Colma Creek, San Bruno Creek, Navigable Slough, and nearby shoreline areas, and enhance environmental, recreational, and community connectivity where possible. This may include, but is not limited to, regional stormwater capture projects that also benefit downstream, flood-prone communities.				
Action Number	SSF-19	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	35/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	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 South San Francisco Public Works Department, San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	Tax-Funded Flood Zones, HMGP, FMA, BRIC, US Army Corps of Engineers Continuing Authorities Program		
Additional Details *(optional)*					

Mitigation Action	Formalize collaborative agreements with neighboring jurisdictions to ensure the sustained operational capacity of the Colma Creek Channel, which ensures the risk of channel failure is reduced and prevents flooding that may be caused by debris accumulation or structural degradation.				
Action Number	SSF-20	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2016	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather				
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 Orange Memorial Park Stormwater Capture Project was completed in June 2025.				

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	SSF-21	**Goal(s) Addressed**	1, 4	**Prioritization Score**	26/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA, BRIC		
Additional Details *(optional)*					

Mitigation Action	Leverage community mitigation frameworks such as Tree City, StormReady, and the National Flood Insurance Program Community Rating System (CRS) to optimize emergency notification systems and incentivize hazard reduction on private property.				
Action Number	SSF-22	**Goal(s) Addressed**	1, 5	**Prioritization Score**	38/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Drought, 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 South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Continue to keep good standing and compliance with the National Flood Insurance Program (NFIP) by implementing floodplain management programs that, at a minimum, meet NFIP requirements. These include, but are not limited to, enforcing the City's flood damage prevention ordinance, participating in floodplain identification and mapping updates, and providing public assistance/information on floodplain requirements and impacts.				
Action Number	SSF-23	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	33/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Provide incentives for eligible non-profits and private entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting.				
Action Number	SSF-24	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	27/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake				
Project Status	Not Yet Started	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA, BRIC, City Capital Improvement funds		
Additional Details *(optional)*					

Mitigation Action	Support improvements to safety and the reduction of future traffic delays associated with increased vehicle volumes, expanded Caltrain service, and the future addition of high-speed rail. This will be completed through the South Linden Avenue and Scott Grade Separation Project and will also support the mitigation of evacuation response.				
Action Number	SSF-25	**Goal(s) Addressed**	1, 2	**Prioritization Score**	33/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Earthquake, Flood, Severe Weather, Tsunami, Wildfire				
Project Status	New	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department, Caltrans (Peninsula Corridor Joint Powers Board)				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	City of San Bruno, San Mateo County Transit Authority				
Estimated Cost	High	**Potential Funding Source**	Gas Tax, Measure A, City Road Maintenance Rehabilitation funds, City Traffic Impact Fees		
Additional Details *(optional)*					

Mitigation Action	Construct two (2) steel sheet pile flood walls capped with concrete on the north and south sides of the Water Quality Control Treatment Plant, along with a ringwall constructed to fully surround Pump Station 4 to prevent future anticipated flooding.				
Action Number	SSF-26	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	38/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather, Tsunami				
Project Status	New	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	City of South San Francisco Public Works Department				
Supporting Agency / Organization *(If applicable)*	United States Army Corps of Engineers				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), City Capital Improvement Program funds, Sewer Enterprise funds, City of San Bruno Sewer funds, United States Army Corps of Engineers grants		
Additional Details *(optional)*	In May 2023, the United States Army Corps of Engineers released the final detailed project report and environmental assessment (DPR/EA) as part of the feasibility study phase. The DPR/EA recommended the following action.				

APPENDIX A. HAZARD MAPS

[Maps are under development…]

APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

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

APPENDIX C. HAZARD RISK RANKING DETAILS

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

C.1. Probability of Occurrence

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

C.2. Extent Factors

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

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

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Tsunami	***Extent/Severity***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Wildfire	***Extent/Severity***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9

C.3. Vulnerability Factors

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

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Riverine Flooding *(Flood)*	***Population Exposure***	Low	14% or less of the population is exposed to the hazard.	1	3	3
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	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	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Coastal Flooding *(Flood)*	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Landslide	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Sea Level Rise	***Population Exposure***	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	Property Exposure	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2

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	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2

C.4. Impact Factors

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D. PLAN ADOPTION

[Placeholder for adoption documentation after State and FEMA approval]