







COUNTY OF SAN MATEO
EMERGENCY MANAGEMENT

Local Hazard Mitigation Plan

San Mateo County, California

Town of Atherton Annex

2026

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

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This Annex details the hazard mitigation elements specific to the Town of Atherton, a participating jurisdiction of the 2026 San Mateo County Local Hazard Mitigation Plan (LHMP or the Plan) update. This Annex is not intended to be a standalone document but supplements the information contained in **Volume 1 (Countywide Planning Elements)**. Therefore, all sections of **Volume 1**, including the planning process, hazard identification and risk assessment, mitigation strategy (including mitigation goals and objectives), and plan maintenance, apply to and were met by the Town of Atherton. This Annex provides additional information specific to the Town, 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 Town of Atherton 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
George Rodericks	City Manager	City Manager's Office
Steve McCulley	Police Chief	Police
Robert Ovadia	Director of Public Works	Public Works
Robert Barron	Assistant City Manager / Finance Director	Finance

2. JURISDICTION PROFILE

The Town of Atherton is a small, semi-rural, residential city located in the midst of an almost continuous urban/suburban complex stretching along the western shore of the San Francisco Bay between the cities of San Francisco and San Jose. The Town is in the heart of the mid-Peninsula and is bounded by Redwood City to the north, the City of Menlo Park to the east and south, and the Town of Woodside to the west. The Town has an area of approximately 3,600 acres (5.6 square miles), of which 89% is residential, 5% parks and open space, and 6% public and private schools and municipal facilities.

Like most of the San Francisco Bay Area, Atherton enjoys a mild Mediterranean climate with warm, dry summers and cool, relatively wet winters. December is generally the coolest month, and July is the warmest month. The annual average rainfall is just over 20 inches, with 90% of that falling between November and March. The average year-round temperature is 58°F.

2.1. Brief History

In 1866, the Town of Atherton was known as Fair Oaks and was a flag stop on the California Coast for the Southern Pacific Railroad between San Francisco and San Jose, for the convenience of owners of large estates living north of Menlo Park. The entire area was called Menlo Park. It was part of the Rancho de las Pulgas, which is now southern San Mateo County. In 1923, Menlo Park sought to incorporate its lands, including Fair Oaks. During a meeting of representatives from the two (2) communities, the Fair Oaks property owners maintained that their community be a strictly residential area and that they would

incorporate independently. Both groups rushed to Sacramento, but the Fair Oaks committee arrived first. It was then that they realized they could not keep the name Fair Oaks, as it was already used for a town near Sacramento. It was decided to honor Faxon Dean Atherton, who had been one of the first property owners in the south peninsula, and name the town for him. The Town of Atherton was incorporated on September 12, 1923.

2.2. Governing Body Format

The Town of Atherton is governed by a five (5) member Town Council. The Town consists of seven (7) town departments – City Manager's Office, Police, Public Works, Building, Planning, Library, and Parks Department. Fire services are supplied by the Menlo Park Fire Protection District (MPFPD). The Town employs full-time, part-time, and contract employees, and has nine (9) committees and commissions that report to the Town Council.

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

2.3. Population

In 2024, the Town of Atherton had a population of 7,022, a 2.3% decrease from the estimated 2020 population of 7,185. **Table 1** summarizes the population distribution between 2010 and 2024, and the percentage of the 2024 population that is under five (5) years old, over 65 years old, and living below the poverty level.[1]

Table 1. Population Trends

Population				Underserved Population		
2010	***2020***	***2024***	***Population Change*** *(2020 – 2024)*	***Youth*** *(Under 5 years old)*	***Elderly*** *(Over 65 years old)*	***Below Poverty Level***
6,914	7,185	7,022	-2.3%	2.1%	25.6%	5.3%

3. CHANGES IN DEVELOPMENT

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

[1] United States Census Bureau. (2024). QuickFacts: Town of Atherton, California. Retrieved from https://www.census.gov/quickfacts/fact/table/athertontowncalifornia/.

Future new residential development in the Town of Atherton is limited, as the Town is primarily built out. Redevelopment of existing single-family residential properties and construction of accessory dwelling units are accounted for in the Town's General Plan and Housing Element.

It is anticipated that redevelopment throughout the Town will increase considerably over the next five (5) years as a result of various State actions related to housing law, including significant increases to development size and density. Development activities will result in population increases that may be vulnerable to various hazards outlined in this Plan. The only other residential development possibilities within the Town may be smaller, subdividable areas and the few remaining vacant parcels. Any new subdivision would be subject to the minimum development standards of the Town of Atherton Municipal Code.

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

Table 2. Recent and Expected Development Trends

Criteria	Description
Has your jurisdiction annexed any land since the development of the previous Local Hazard Mitigation Plan? *If yes, give the estimated area annexed and the estimated number of parcels or structures.*	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.*	State actions related to housing laws have increased development throughout the Town, including production of accessory dwelling units (ADUs) and urban lot split (Senate Bill 9) developments. These developments increased the number of structures and the population in hazard areas, thereby increasing associated hazard risk. This includes development in areas prone to localized flooding, riverine flooding, dam inundation, earthquakes, landslides, and wildfires.
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.*	State actions related to housing laws have and will continue to increase development throughout the Town. In addition to the ADU and Senate Bill 9 production noted above, Senate Bill 1123 and Senate Bill 79 significantly increase development size and density, allowing subdivision of single-family home lots into 10-unit developments and increasing density in certain areas from three (3) dwelling units per acre to 10, 120 units per acre. Such developments are allowed by "right" areas prone to localized flooding, riverine flooding, and earthquakes.
Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.	Development has been evenly dispersed throughout the Town. New construction is subject to hazards that affect the entire community.

3.1. Changes in Priority

The Town of Atherton's overall hazard mitigation priorities have not changed significantly since the last Plan update. However, 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 Town of Atherton's authorities, policies, programs, and resources. Goals and mitigation actions were developed using input from this assessment. Information regarding the Town'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 Town of Atherton'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 Town'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	State, Local	Community Development Department	Town of Atherton General Plan (November 2022)
Capital Improvement Plan	Yes	Local	Finance Department	Updated annually and is considered on a five (5) year scale.
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	Yes	Local	Public Works Department	Storm Drainage Master Plan (2015)
Open Space Plan	Yes	State, Local	Community Development Department	Town of Atherton General Plan (November 2022)
Stream Corridor Management Plan	Yes	State, Local	Public Works Department, Regional Water Quality Control Board	Title 8, Chapter 8.50 of the Town Code
Watershed Management or Protection Plan	No	n/a	n/a	n/a
Economic Development Plan	No	n/a	n/a	n/a
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	Police Department	Emergency Operations Plan (2022)
Evacuation Plan	Yes	Local	Police Department	Evacuation Plan and Fire/Flood Siren Notification System for the Atherton Walsh Road Neighborhood
Post-Disaster Recovery Plan	No	n/a	n/a	n/a
Transportation Plan	Yes	Local	Public Works Department	The Active Transportation Plan (ATP) is under development and serves as an update to the 2014 Town's Bicycle and Pedestrian Master Plan
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	Yes	Local	Community Development Department	Climate Action Plan (September 2023)
Resilience 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.)*
Community Wildfire Protection Plan	No	n/a	n/a	MPFPD does not have a large wildland urban interface (WUI) within our immediate response area.
Regulatory Capability				
Building Code	Yes	Local	Community Development Department	Title 15, Chapter 15.04 of the Town Code
Zoning Code	Yes	Local	Community Development Department	Title 17 of the Town Code
Subdivision Code	Yes	Local	Community Development Department	Title 16 of the Town Code
Flood Damage Prevention Ordinance	No	n/a	n/a	n/a
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a
Freeboard	No	n/a	n/a	n/a
Growth Management Ordinance	Yes	State, Local	Community Development Department	Title 17 of the Town Code
Site Plan Review	Yes	Local	Community Development Department, Public Works Department, Fire Department	
Stormwater Management Ordinance	Yes	Local	Public Works Department	Title 8, Chapter 8.50 of the Town Code
Municipal Separate Storm Sewer System (MS4)	Yes	State, Local	Public Works Department, Regional Water Quality Control Board	Title 8, Chapter 8.50 of the Town Code Municipal Regional Stormwater Permit
Natural Hazard Ordinance	No	n/a	n/a	n/a
Post-Disaster Recovery Ordinance	No	n/a	n/a	n/a
Real Estate Disclosure Requirement	Yes	State	California Department of Real Estate	California Civil Code Section 1102

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.)*
Grading, Erosion, and Sediment Control	Yes	Local	Community Development Department, Public Works Department	Title 8, Chapter 8.54 of the Town 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	Transportation, Bicycle and Pedestrian Safety Committee
Environmental Board/Commission	Yes	Environmental Programs Committee
Open Space Board/Committee	Yes	Parks and Recreation Committee
Economic Development Commission/Committee	Yes	Audit and Finance Committee
Maintenance programs to reduce risk	No	n/a
Mutual Aid Agreements	No	n/a
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Public Works Department Community Development Department
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Community Development Department Public Works Department
Planners or engineers with an understanding of natural hazards	Yes	Community Development Department Public Works Department
NFIP Floodplain Administrator	Yes	Community Development Department (Chief Building Official)
Surveyor(s)	Yes	Contractor
Personnel skilled or trained in GIS applications	Yes	Community Development Department Public Works Department
A scientist familiar with natural hazards	Yes	Community Development Department Public Works Department

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Warning systems/services	Yes	Emergency Siren for local dam breach/fire within the area of Walsh Road (upper west side of Atherton). SMC Alert, in partnership with the San Mateo County Department of Emergency Management Countywide Flood Early Warning System (for water levels in the Atherton Channel)
Emergency manager	Yes	City Manager's Office (City Manager)
Grantwriter(s)	Yes	Consultants
Staff with expertise or training in benefit cost analysis	Yes	Community Development Department Public Works Department
Professionals trained in conducting damage assessments	No	n/a

4.3. Fiscal Capabilities

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

Table 5. Financial Capabilities

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

4.4. Education and Outreach Capabilities

Table 6 lists the Town'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	Police Department (Police Commander) City Manager's Office (Assistant to the City Manager)
Personnel skilled or trained in website development	No	n/a
Hazard mitigation information is available on the jurisdiction's website	No	n/a
Utilize social media for hazard mitigation education and outreach	Yes	***Facebook:*** *Facebook.com/TownofAtherton* ***Instagram:*** *Instagram.com/TownofAtherton* ***X:*** *X.com/TownofAtherton*
Citizen boards or commissions that address issues related to hazard mitigation	Yes	The Town participates as a member of the San Mateo County Emergency Managers Association, which includes Countywide hazard mitigation topics.
Other programs already in place that could be used to communicate hazard-related information	No	n/a
An established warning system for hazard events	Yes	Emergency Siren for local dam breach/fire within the area of Walsh Road (upper west side of Atherton). SMC Alert, in partnership with the San Mateo County Department of Emergency Management

4.5. Community Classifications

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

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	Yes	Class 2	

Program	Yes/No	Classification *(if applicable)*	Date Classified *(if applicable)*
(ISO Fire Protection Classes 1 to 10)			
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 Town of Atherton 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).

- Town 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.
    - Though the Town has certain authorities to develop and adopt policies, such regulations are often restricted by State actions and limited resources. State actions have significantly impacted and restricted the Town's ability to regulate development and to modify and update development-related regulations.
- Expand the Town's ability to implement the various mitigation strategies by increasing staffing, capacity, and resources (e.g., expand the Town's grant writing capabilities by potentially hiring more grant writers). Securing mitigation grants, funding, and resource partnerships to identify, staff, and implement programs and projects would support the implementation of these strategies.

5. NATIONAL FLOOD INSURANCE PROGRAM

The Town of Atherton is a member of the National Flood Insurance Program (NFIP) but has chosen not to participate in the NFIP Community Rating System (CRS) Program. The Town 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 Town'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
060312	7/11/1975	NSFHA	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 Town of Atherton Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Robert Ovadia	Director	Public Works	(650) 752-0541

5.2. Repetitive Loss and Severe Repetitive Loss Property

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

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

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

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

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

Table 10 summarizes FEMA Repetitive Loss and Severe Repetitive Loss properties within the Town of Atherton.

[2] Federal Emergency Management Agency, National Flood Insurance Program. (2023). A Policyholder's Guide to Severe Repetitive Loss. Retrieved from https://agents.floodsmart.gov/sites/default/files/fema_nfip-policyholders-guide-severe-repetitive-loss_brochure_07-2023.pdf.
[3] Federal Emergency Management Agency, National Flood Insurance Program. (2021). National Flood Insurance Program: Flood Insurance Manual. Retrieved from https://www.fema.gov/sites/default/files/documents/fema_nfip-all-flood-insurance-manual-apr-2021.pdf.

Table 10. Repetitive Loss and Severe Repetitive Loss Properties

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

Table 11 summarizes NFIP active policies and coverage in force data for the Town of Atherton.

Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
0	$0	0	$0

5.3. Participation Activities

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

- The community's Floodplain Administrator is a Certified Floodplain Manager (CFM).
- The community enforces local floodplain regulations and monitors compliance.
- The community's floodplain development regulations meet or exceed Federal Emergency Management Agency (FEMA) or State minimum requirements.

5.3.1. Substantial Damage

The Town does not have designated Special Flood Hazard Areas within its boundaries; therefore, the Town of Atherton has not adopted a standalone substantial damage ordinance. The Town maintains NFIP compliance through existing municipal oversight rather than specific regulatory language.

5.3.2. Substantial Improvement

The Town does not have designated Special Flood Hazard Areas within its boundaries; therefore, the Town of Atherton has not adopted a standalone substantial improvement ordinance. The Town maintains NFIP compliance through existing municipal oversight rather than specific regulatory language.

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The Town does not have designated Special Flood Hazard Areas within its boundaries; therefore, the Town of Atherton has not adopted formal procedures or a standalone ordinance for substantial damage/substantial improvement determinations.

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 Town of Atherton 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	The Town's General Plan integrates hazard mitigation by considering the hazards most likely to impact the Town, including seismic hazards, flooding, wildfires, and climate change. The LHMP risk assessment was incorporated into the Community Safety Element to address these hazards, and the importance of open space is described in the Open Space and Conservation Element. Additionally, the LHMP served as a crucial tool in shaping policies and actions within the General Plan.
Climate Action Plan	The Town establishes a framework to enhance its sustainable footprint. To the extent feasible and practical, the Town considers the long-term sustainability impacts of all governmental decisions; makes the protection and preservation of our natural environment a high priority in decision-making; and recognizes that community education and participation are key to reaching sustainable goals, and seeks to work collaboratively with regional strategic partners to achieve sustainability targets. LHMP goals and actions are coordinated with climate planning efforts to support shared mitigation and resilience objectives.

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
Public Outreach	The Town of Atherton recognizes that there are currently public information opportunities available to facilitate public engagement regarding hazard mitigation. The Town contracted with a part-time Sustainability Coordinator consultant who could potentially assist in implementing such public education and outreach efforts. The LHMP will be used to support this initiative.
General Plan	The Town will continue to integrate the LHMP into the General Plan, particularly the Community Safety, and Open Space and Conservation elements. The LHMP hazard data, vulnerability assessment, and mitigation strategies will be reviewed and, where appropriate, incorporated into policy language addressing earthquakes, flooding, wildfires, and climate adaptation.
Climate Action Plan	The City will continue to include and consider the LHMP in future updates of the Climate Action Plan (CAP). The LHMP will serve as a crucial tool in shaping policies and actions within the CAP.

The Town'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**.

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

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

- Drought
- Earthquakes
- Tsunami

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

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

Table 14. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	There is a risk of flooding from infrastructure failure at Bear Gulch Reservoir. While a serious failure at the dam is very unlikely, it could result in widespread flooding along Atherton Channel and in a large section of central Atherton between Alameda de Las Pulgas and El Camino Real. Over 20% of both the property and the population in Atherton are within the dam failure inundation area. The property, which includes 526 homes and a small number of nonresidential facilities, is valued at approximately $580 million as of 2021.
Drought	The Local Planning Team determined that the Town does not have unique vulnerabilities or impacts from drought; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.

Hazard	Vulnerability and Impacts
Earthquake	The Local Planning Team determined that the Town does not have unique vulnerabilities or impacts from earthquakes; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Although there are no officially mapped floodplains in Atherton, the Town's northern border with Menlo Park is adjacent to a mapped flood hazard zone (known as Flood Park). Despite the absence of official floodplains, there remains a risk of flooding throughout the Town. During heavy rainfall, flooding can occur due to the capacity, condition, and other issues associated with the Atherton Channel, inadequate drainage systems, and capacity constraints of downstream infrastructure in neighboring jurisdictions (City of Menlo Park, Unincorporated County areas, and Redwood City).
Landslide	The southern, more hilly neighborhoods of Atherton have an elevated risk of landslides. Additionally, most of the land south of Alameda de Las Pulgas is potentially prone to landslides, including the land around Bear Gulch Reservoir. Although not directly in Atherton, Interstate 280, a key regional highway, runs mostly through potential landslide hazard zones between Cupertino and Daly City, as well.
Sea Level Rise	Though not directly impacted, downstream impacts in neighboring jurisdictions have the potential to impact the capacity of flood protection infrastructure, mobility, and evacuation routing.
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	The most common severe weather events that have historically impacted Atherton are heavy rainfall (usually resulting from atmospheric rivers), thunderstorms, and windstorms. While average annual rainfall may increase only slightly in Atherton, climate change is expected to increase the number of years with intense precipitation. Heavy rainfall can increase the frequency and severity of other hazards, including localized flooding and landslides. Public Safety Power Shutoff (PSPS) events are used as a preventive strategy to reduce wildfire risk during severe weather, especially during high winds and dry conditions. Pacific Gas and Electric Company (PG&E) may shut off power lines during severe weather to prevent them from sparking fires, causing power outages that may last for extended periods. According to data from utility companies and the California Public Utilities Commission, Atherton has not been directly affected by PSPS events, although surrounding communities such as the Town of Woodside and Redwood City have. This does not imply that Atherton might never encounter a PSPS event in the future. There is also always the possibility of unscheduled power outages due to severe weather, which have occurred in Atherton before and will almost certainly occur again. Loss of power, for any reason, can disrupt communication networks in the Town, harm people who depend on medical devices, and cause the loss of goods and medication that require specific storage conditions (e.g., refrigeration). A loss of power can also interrupt heating or cooling services, which can be dangerous if it occurs during a heat wave/extreme heat. Elderly residents, particularly those in older homes, are at increased risk.

Hazard	Vulnerability and Impacts
Tsunami	The Local Planning Team determined that the Town does not have unique vulnerabilities or impacts from tsunamis; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Wildfire	Though Atherton does not have any officially mapped fire hazard zones, The Town has a large number of trees and is directly adjacent to a Wildland Urban Interface (WUI) zone. CalFire identifies the land south of Alameda de Las Pulgas as a WUI zone, meaning it is an area where development mixes with and borders vegetation prone to wildfire. The WUI includes Bear Gulch Reservoir and comes close to (although it does not touch) Las Lomitas Elementary. Additionally, wildfires can extend from wildland areas into development far outside a mapped hazard zone. Such events are increasingly likely given the more frequent and intense wildfires expected because of climate change.

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

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

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

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

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

Hazard	Vulnerability and Impact
Tsunami	No Change Anticipated
Wildfire	Increase

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

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

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

8.1. Future Major Assets

Community assets should include anything that is important to a community's character and function. Assets include people (i.e., underserved population); structures (i.e., new and existing buildings);

community lifelines and other critical facilities; natural, historic, and cultural resources; and the economy and other activities that have value to the community.

- Approximately 25% of the Town's population is over 65 years of age. It is anticipated that the Town's aging population will become increasingly susceptible to natural hazards (e.g., heat waves/extreme heat), particularly among those aging in place.
- The Town's critical infrastructure, such as the Atherton Channel, is aging and becoming more at risk of damage associated with various natural hazards such as severe weather, flooding, and earthquakes.

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 Town of Atherton 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. Town of Atherton Hazard Risk Ranking

Hazard Event	Probability Factor	Sum of Weighted Extent Factors	Sum of Weighted Vulnerability Factors	Sum of Weighted Impact Factors	Consequence Score	Total Risk Score*
Urban/Flash Flooding ***(Flood)***	3	18	13	29	60	83
Heavy Rainfall ***(Severe Weather)***	3	12	13	25	50	69
Earthquake	2	18	14	35	67	62
Strong Winds ***(Severe Weather)***	3	9	13	22	44	61
Wildfire	2	18	10	34	62	57
Heat Wave/Extreme Heat ***(Severe Weather)***	3	9	10	15	34	47
Severe Thunderstorm ***(Severe Weather)***	2	12	13	24	49	45
Riverine Flooding ***(Flood)***	2	12	5	24	41	38
Drought	2	6	11	22	39	36
Landslide	2	9	5	24	38	35
Dam Failure	1	12	9	30	51	24
Sea Level Rise	2	6	5	14	25	23
Tornado ***(Severe Weather)***	1	6	13	13	32	15
Fog ***(Severe Weather)***	1	6	9	11	26	12
Coastal Flooding ***(Flood)***	0	0	0	0	0	0
Tsunami	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 Town of Atherton agreed to **11** mitigation actions that apply to the jurisdiction's properties for which it has jurisdictional responsibility and authority. A summary of the Town'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, drought, and tsunami) may not have specific mitigation actions detailed in this document.

Table 19. Town of Atherton Mitigation Actions Summary

Status	Mitigation Action Total
Continuing	3
In Progress	6
Not Yet Started	1
New	1
TOTAL	**11**
Completed	1
No Longer Needed	0

Mitigation Actions per Hazard			
Dam Failure	7	Sea Level Rise	4
Drought	4	Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	11
Earthquake	4	Tsunami	n/a
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	11	Wildfire	5
Landslide	4		

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

Mitigation Action	Where appropriate, support retrofitting, purchasing, or relocating structures located in high-hazard areas, prioritizing those that have experienced repetitive losses and/or are in high- or medium-risk hazard areas.				
Action Number	ATH-1	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	22/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	Not Yet Started	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Atherton 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), FMA, HMGP		
Additional Details *(optional)*					

Mitigation Action	Integrate the San Mateo County Local Hazard Mitigation Plan into other Town plans, ordinances, and programs that govern land use decisions in the community, including, but not limited to, the General Plan (and its elements, as appropriate).				
Action Number	ATH-2	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Atherton Public Works Department, Town of Atherton Planning Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Actively participate in the Hazard Mitigation Plan maintenance protocols outlined in Volume 1 of the San Mateo County Local Hazard Mitigation Plan.				
Action Number	ATH-3	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	32/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Atherton 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 Town's flood damage prevention ordinance, participating in floodplain identification and mapping updates, and providing public assistance/information on floodplain requirements and impacts.				
Action Number	ATH-4	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Flood, Severe Weather				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Low				
Lead Agency / Organization	Town of Atherton Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*	Although there are currently no designated FEMA Special Flood Hazard Areas (SFHAs) within the Town's boundaries, the Town continues to participate in the NFIP.				

Mitigation Action	Identify and institutionalize climate adaptation strategies by codifying resilience standards into existing Town plans and procedures to reduce vulnerability and impacts of specific climate-driven hazards. Strategies can include, but are not limited to: • Evaluation of Enhanced Building Code Requirements (Reach Codes) to reduce the carbon footprint of new construction projects. • Evaluation of the use of solar to reduce the carbon footprint of Town facilities. • Installation of electric vehicle charging stations at Town facilities. • Implementation of green infrastructure.				
Action Number	ATH-5	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	28/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Drought, Flood, Sea Level Rise, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Atherton Planning Department				
Supporting Agency / Organization *(If applicable)*	San Mateo County Office of Sustainability, Peninsula Clean Energy				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Acquire and install stationary generators for critical facilities and infrastructure that lack adequate backup power, including, but not limited to, the Civic Center and the Town's Emergency Operations Center.				
Action Number	ATH-6	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2021	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	Dam Failure, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	Completed	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	n/a				
Lead Agency / Organization	n/a				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	n/a	**Potential Funding Source**	n/a		
Additional Details *(optional)*					

Mitigation Action	Strengthen community resilience and risk reduction capabilities through sustained public outreach and capacity building, including, but not limited to: • Integrating risk reduction education into ongoing partnerships with the Atherton Disaster and Preparedness Team to decrease resident vulnerability. • Expanding the Community Emergency Response Team (CERT) program to build a permanent foundation of disaster resilience within the community. • Evaluating community readiness through drills that can help identify and address vulnerabilities in the Town's infrastructure and system. • Implement a multi-channel communication strategy to provide residents with hazards preparedness and personal mitigation information through newsletters, email blasts, social media, and the Town's website, among others.				
Action Number	ATH-7	**Goal(s) Addressed**	1, 2, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Atherton Police Department				
Supporting Agency / Organization *(If applicable)*	Menlo Park Fire Protection District, San Mateo County Department of Emergency Management				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Reduce communitywide flood risk, strengthen long-term resilience, and enhance community response to flood emergencies through coordination with the San Mateo County Flood and Sea Level Rise Resiliency District for the installation of creek monitoring devices for use in the Countywide Flood Early Warning System, and integration of flood hazard preparedness and mitigation education into the Town's community outreach program.				
Action Number	ATH-8	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	28/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Flood, Severe Weather				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Atherton Public Works Department				
Supporting Agency / Organization *(If applicable)*	OneShoreline, Menlo Park Fire Protection District				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), FMA, HMGP		
Additional Details *(optional)*					

Mitigation Action	Improve local stormwater drainage systems to alleviate recurring localized flooding, including supporting and implementing green infrastructure projects.				
Action Number	ATH-9	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Atherton 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), FMA, HMGP		
Additional Details *(optional)*					

Mitigation Action	Install a drainage collection system along El Camino Real to reduce flooding on State Highway (CA 82) and at nearby side-street intersections.				
Action Number	ATH-10	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	31/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Atherton Public Works Department				
Supporting Agency / Organization *(If applicable)*	Caltrans				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), FMA, HMGP, Caltrans funds		
Additional Details *(optional)*	El Camino Real is a State Highway, and construction activities will require approval from Caltrans.				

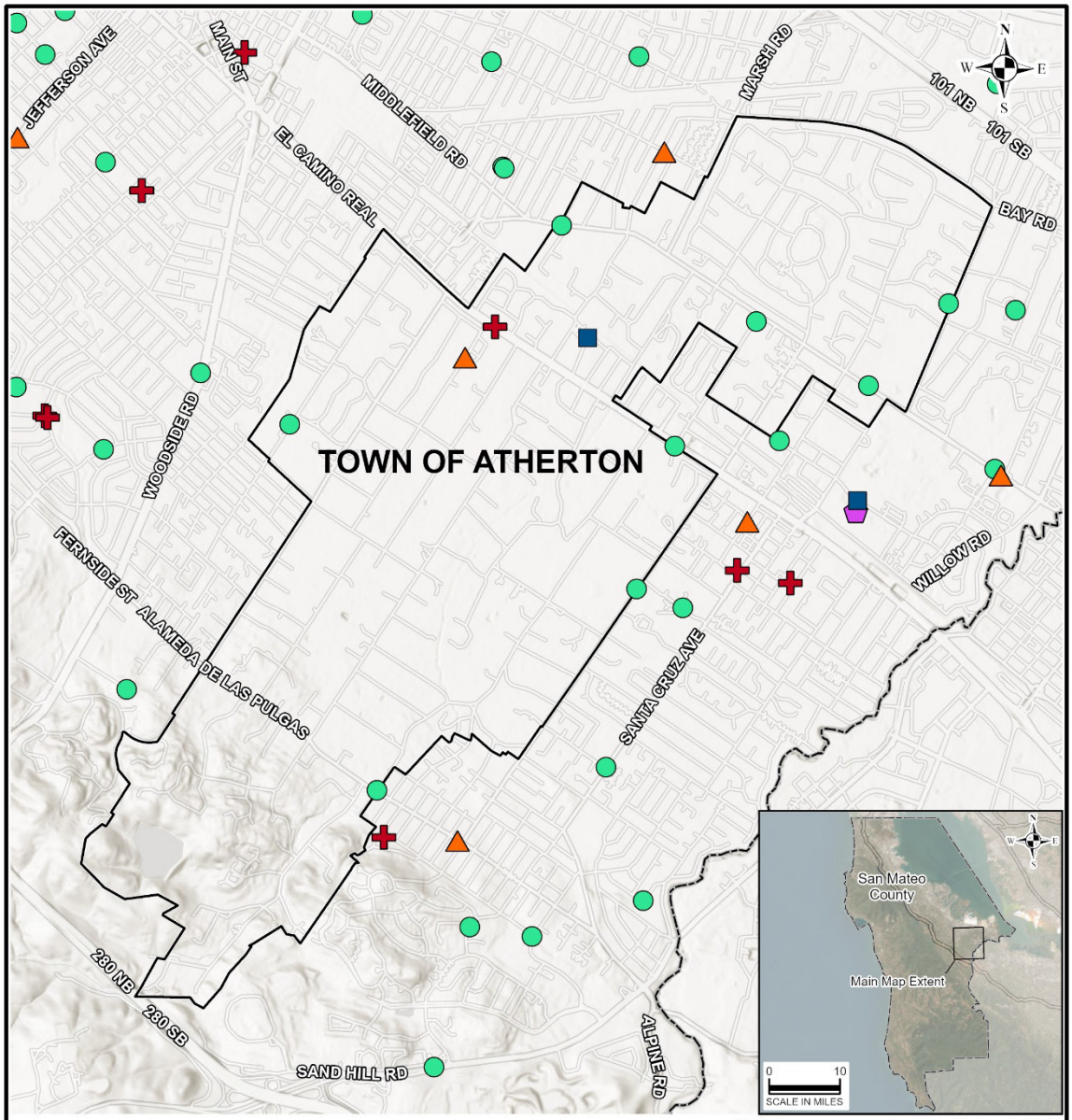
Mitigation Action	Re-line the concrete in the Atherton Channel and complete other improvements, as outlined in the 2015 Town of Atherton Drainage Study, to mitigate flooding in the Town.				
Action Number	ATH-11	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	28/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Atherton 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), FMA, HMGP		
Additional Details *(optional)*	Any work in the Channel requires approval from various regulatory agencies.				

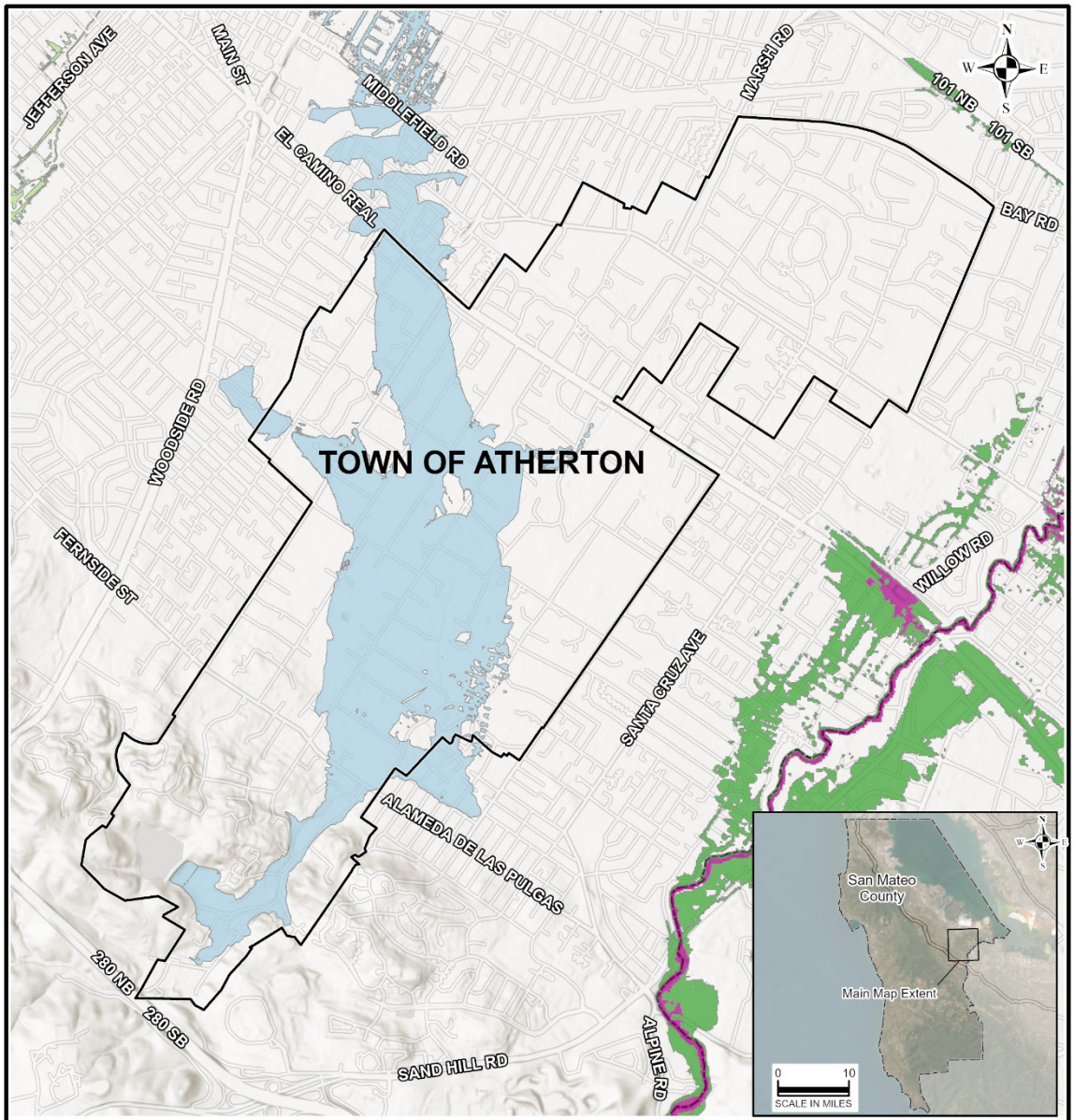
Mitigation Action	Modernize the Town's Drainage Master Plan to incorporate current data and modeling to identify and prioritize structural infrastructure projects that reduce the community's vulnerability to flooding during heavy rainfall events.				
Action Number	ATH-12	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	27/40
Year Added to the Plan	2026	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	New	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Low				
Lead Agency / Organization	Town of Atherton 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), Atherton Channel Fund, FMA, HMGP		
Additional Details *(optional)*					

APPENDIX A. HAZARD MAPS

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

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


TOWN OF ATHERTON
JEFFERSON AVE
MAIN ST
MIDDLEFIELD RD
EL CAMINO REAL
MARSH RD
101 NB
101 SB
BAY RD
WOODSIDE RD
FERNSIDE ST
ALAMEDA DE LAS PULGAS
SANTA CRUZ AVE
WILLOW RD
280 NB
280 SB
SAND HILL RD
ALPINE RD
San Mateo County
Main Map Extent
SCALE IN MILES
SCALE IN FEET
Legend
Medical Health Facility
Police Station/Sheriff's Office
Fire Station
Education
City/County Center
Town of Atherton Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Critical Facilities Data provided via Homeland Infrastructure Foundation-Level Data (HIFLD) and San Mateo County.
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
CRITICAL FACILITIES MAP
Date 7/2/2026
Scale 1" = 3,000'
Drawn By JH
Approved By AC
Figure No. 1
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026



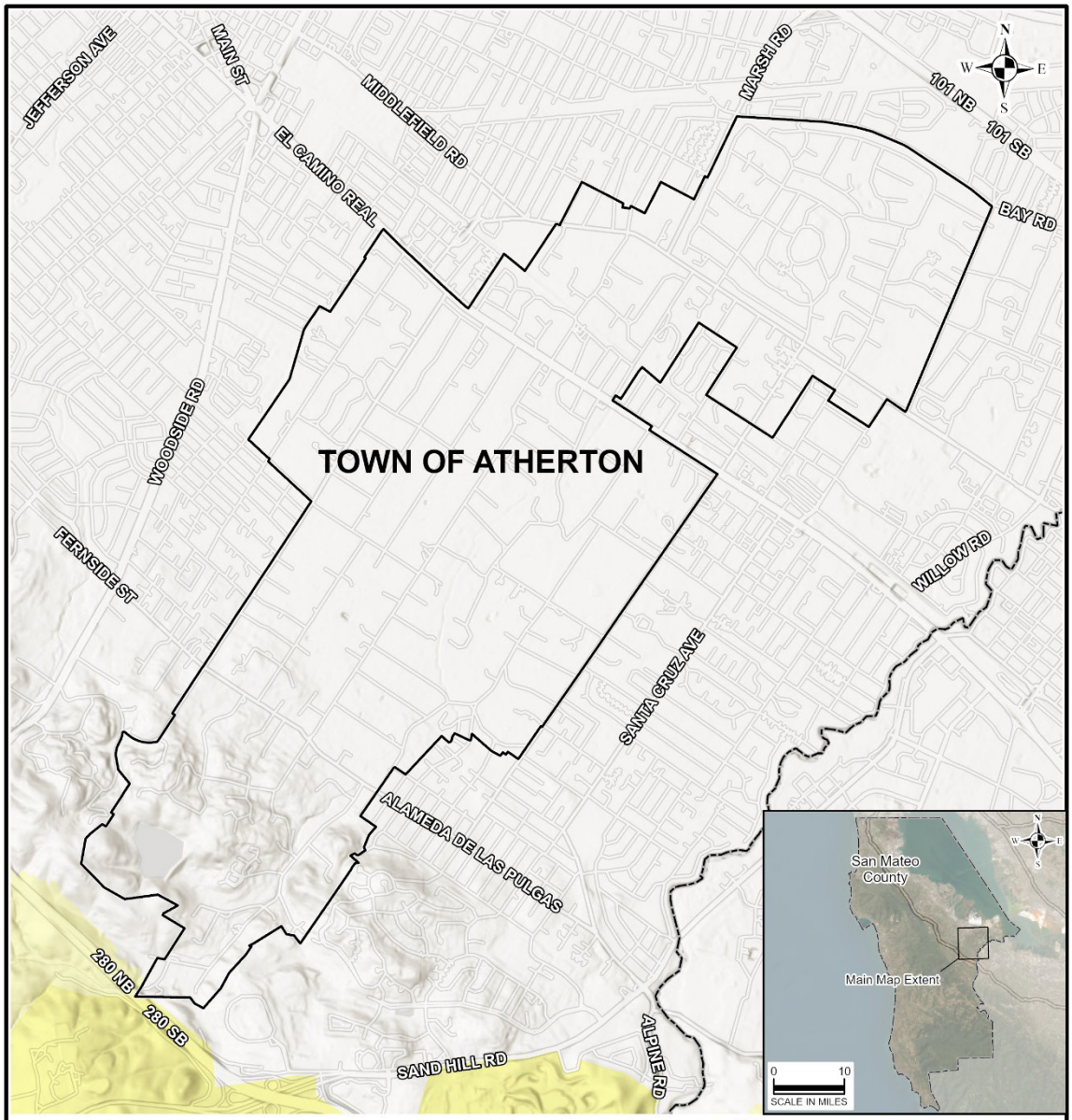
Legend

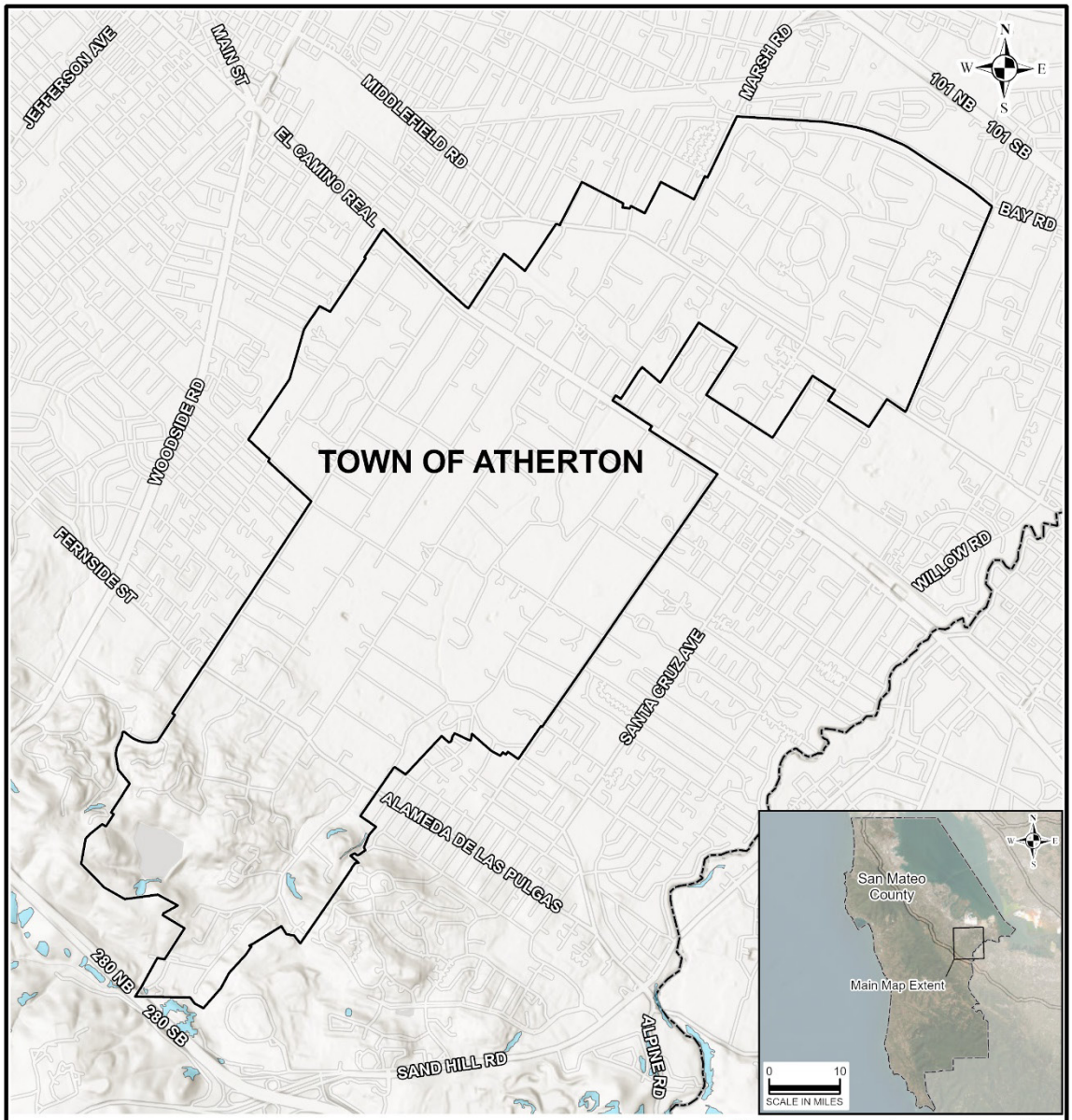
- Bear Gulch Dam Failure Area
- Emerald Lake Dam Failure Area
- Felt Lake Dam Failure Area
- Pomponio Beach Dam Failure Area
- Town of Atherton Boundary
- San Mateo County Boundary

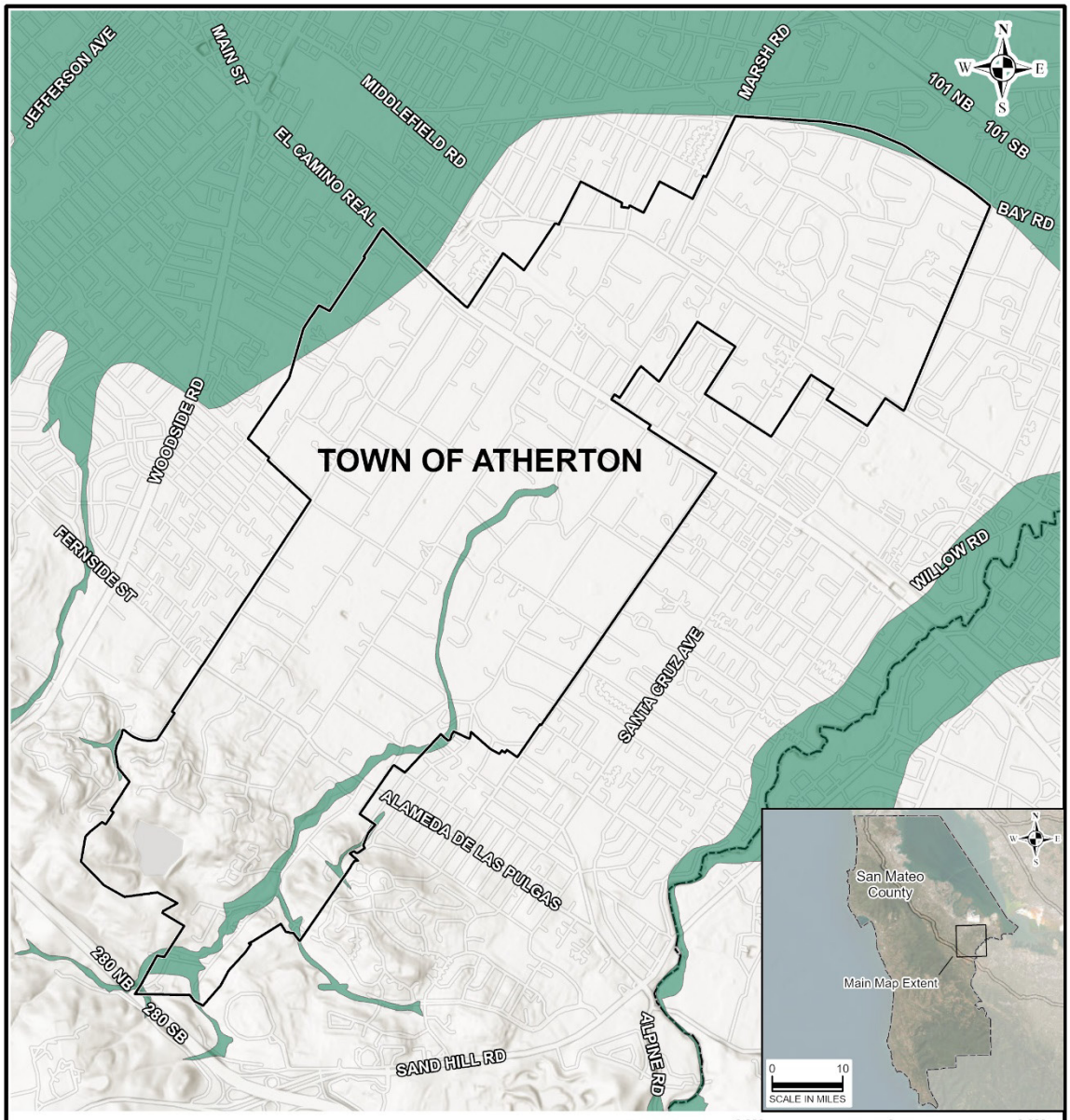
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Dam Failure Inundation Areas dataset from California Department of Water Resources (DWR), Division of Safety of Dams (DSOD) State Dam Breach Inundation Maps, compiled by San Mateo County GIS.
3. All features shown are approximate.

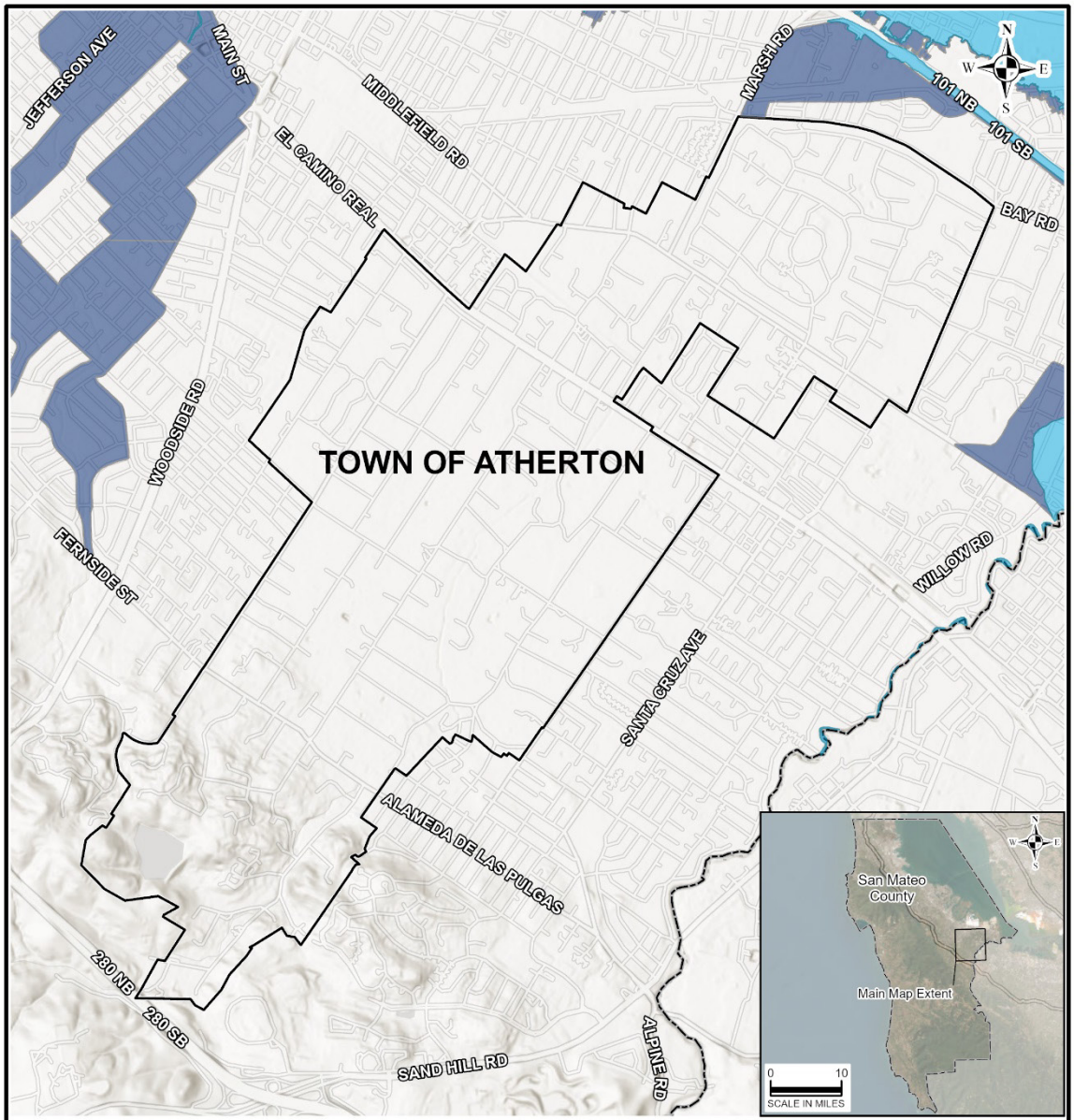
TOWN OF ATHERTON SAN MATEO COUNTY, CALIFORNIA	**DAM FAILURE INUNDATION AREAS MAP**	Date: 6/30/2026 Scale: 1" = 3,000' Drawn By: JH Approved By: AC	Figure No. **2**

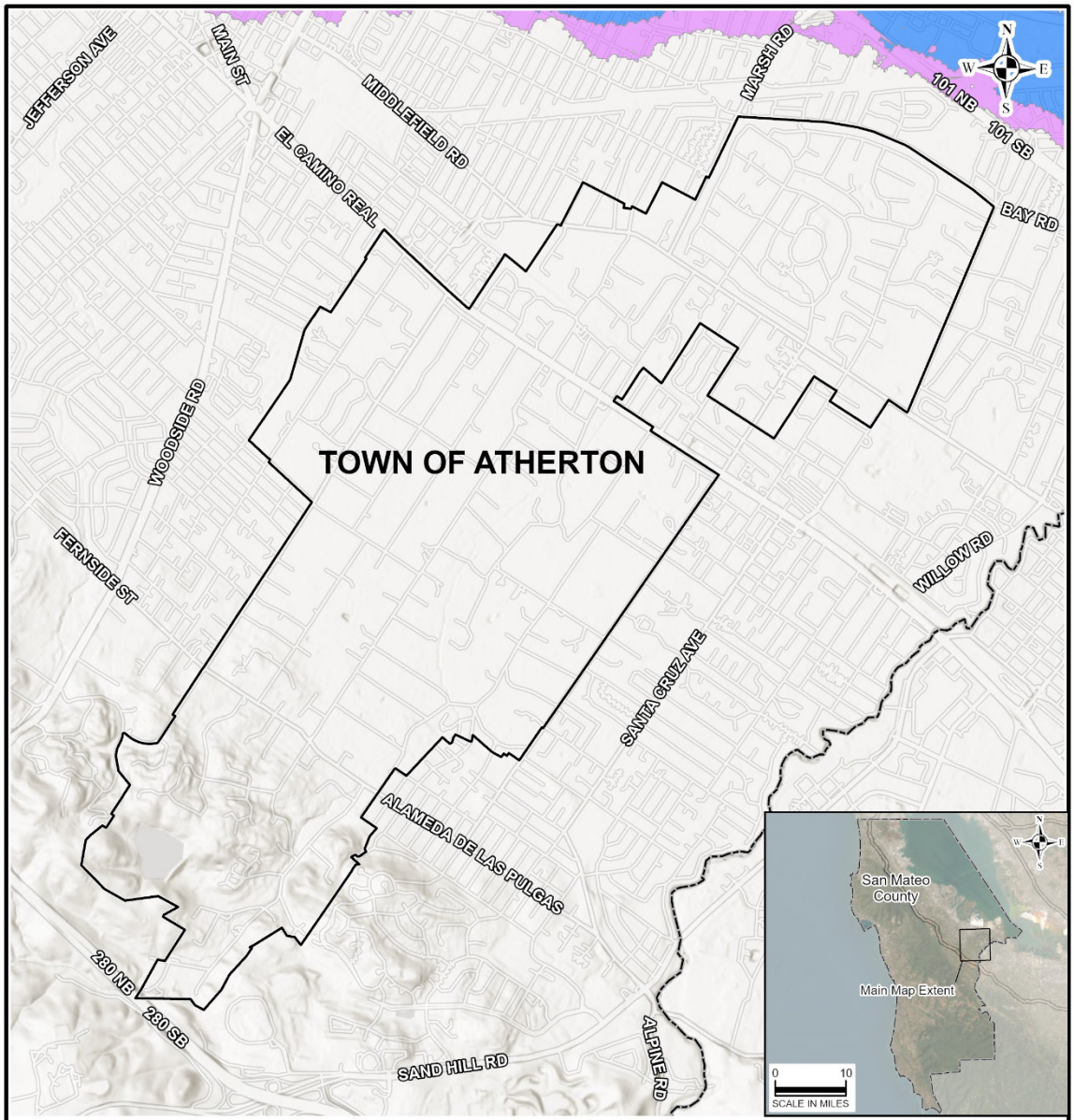
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


JEFFERSON AVE
MAIN ST
MIDDLEFIELD RD
EL CAMINO REAL
MARSH RD
101 NB
101 SB
BAY RD
WOODSIDE RD
TOWN OF ATHERTON
FERNSIDE ST
WILLOW RD
SANTA CRUZ AVE
ALAMEDA DE LAS PULGAS
280 NB
280 SB
SAND HILL RD
ALPINE RD
N
W
E
S
San Mateo County
Main Map Extent
0
10
SCALE IN MILES
Legend
Moderate Fire Hazard
High Fire Hazard
Very High Fire Hazard
Town of Atherton Boundary
San Mateo County Boundary
3,000
0
3,000
SCALE IN FEET
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Fire Hazard Severity Zones provided by CAL FIRE / Office of the State Fire Marshal (OSFM), Fire Hazard Severity Zones (SRA/LRA) GIS Layer. Accessed via osfm.fire.ca.gov/fire-hazard-severity-zones
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
FIRE HAZARD CLASSIFICATION MAP
Date
7/2/2026
Scale
1" = 3,000'
Drawn By
JH
Approved By
AC
Figure No.
3
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


JEFFERSON AVE
MAIN ST
MIDDLEFIELD RD
EL CAMINO REAL
MARSH RD
101 NB
101 SB
BAY RD
WOODSIDE RD
TOWN OF ATHERTON
FERNSIDE ST
WILLOW RD
SANTA CRUZ AVE
ALAMEDA DE LAS PULGAS
280 NB
280 SB
SAND HILL RD
ALPINE RD
N
W
E
S
San Mateo County
Main Map Extent
0
10
SCALE IN MILES
3,000
0
3,000
SCALE IN FEET
Legend
Landslide Hazard Zone
Town of Atherton Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Landslide susceptibility data provided by California Geological Survey, Seismic Hazards Program.
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
CGS LANDSLIDE SUSCEPTIBILITY MAP
Date
6/30/2026
Scale
1" = 3,000'
Drawn By
JH
Approved By
AC
Figure No.
4
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


JEFFERSON AVE
MAIN ST
MIDDLEFIELD RD
EL CAMINO REAL
MARSH RD
101 NB
101 SB
BAY RD
WOODSIDE RD
TOWN OF ATHERTON
FERNSIDE ST
WILLOW RD
SANTA CRUZ AVE
ALAMEDA DE LAS PULGAS
280 NB
280 SB
SAND HILL RD
ALPINE RD
San Mateo County
Main Map Extent
0
10
SCALE IN MILES
3,000
0
3,000
SCALE IN FEET
Legend
Liquefaction Hazard Zone
Town of Atherton Boundary
San Mateo County Boundary
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Liquefaction susceptibility data provided by California Geological Survey, Seismic Hazards Program.
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
CGS LIQUEFACTION SUSCEPTIBILITY MAP
Date 7/2/2026
Scale 1" = 3,000'
Drawn By JH
Approved By AC
Figure No. 5
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026


JEFFERSON AVE
MAIN ST
MIDDLEFIELD RD
EL CAMINO REAL
MARSH RD
101 NB
101 SB
BAY RD
WOODSIDE RD
TOWN OF ATHERTON
FERNSIDE ST
WILLOW RD
SANTA CRUZ AVE
ALAMEDA DE LAS PULGAS
280 NB
280 SB
SAND HILL RD
ALPINE RD
N
W
E
S
San Mateo County
Main Map Extent
0
10
SCALE IN MILES
3,000
0
3,000
SCALE IN FEET
Legend
Town of Atherton Boundary
San Mateo County Boundary
FEMA 100-Year Flood Zone (1% Annual Chance)
FEMA 500-Year Flood Zone (0.2% Annual Chance)
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Special Flood Hazard Area data from FEMA National Flood Hazard Layer (NFHL).
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
FEMA SPECIAL FLOOD HAZARD AREA MAP
Date
7/2/2026
Scale
1" = 3,000'
Drawn By
JH
Approved By
AC
Figure No.
6
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026



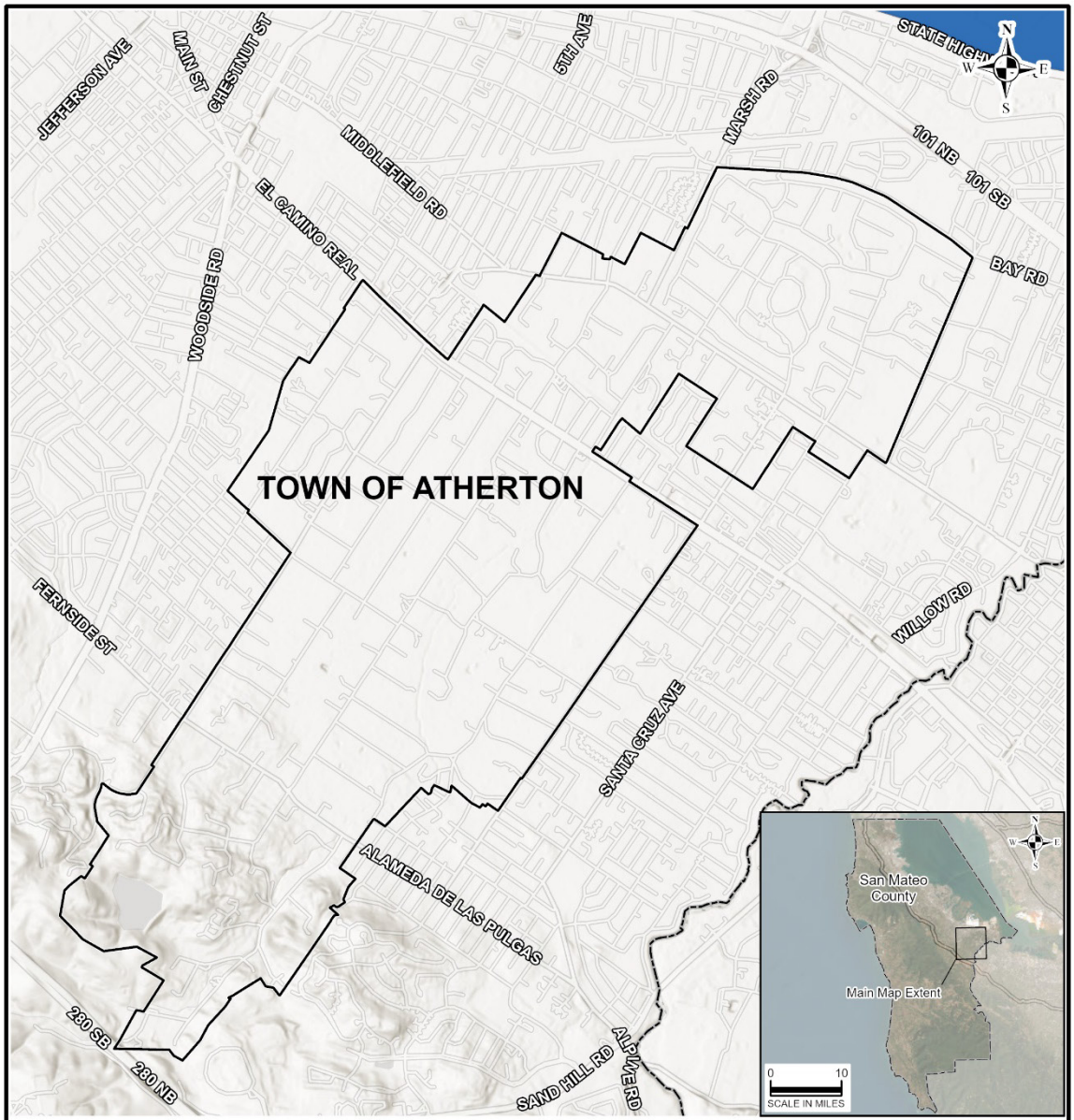
Legend

- Town of Atherton Boundary
- San Mateo County Boundary
- Baseline Sea Level Rise Scenario
- Mid-Level Sea Level Rise Scenario
- High-Level Sea Level Rise Scenario

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

TOWN OF ATHERTON SAN MATEO COUNTY, CALIFORNIA	**SEA LEVEL RISE HAZARD MAP**	Date: 7/2/2026 Scale: 1" = 3,000' Drawn By: JH Approved By: AC	Figure No. **7**

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


JEFFERSON AVE
MAIN ST
CHESTNUT ST
5TH AVE
MARSH RD
STATE HIGHWAY
101 NB
101 SB
MIDDLEFIELD RD
EL CAMINO REAL
WOODSIDE RD
BAY RD
TOWN OF ATHERTON
FERNSIDE ST
WILLOW RD
SANTA CRUZ AVE
ALAMEDA DE LAS PULGAS
280 SB
280 NB
SAND HILL RD
ALPINE RD
San Mateo County
Main Map Extent
0
10
SCALE IN MILES
3,000
0
3,000
SCALE IN FEET
Legend
Town of Atherton Boundary
San Mateo County Boundary
Tsunami Hazard Zone
Notes:
1. Basemap is provided through Esri ArcGIS software licensing. Coordinate System: NAD83 StatePlane California Zone 3 (US ft).
2. Tsunami Hazard Zone data provided by California Geological Survey, Tsunami Hazard Mapping Program.
3. All features shown are approximate.
TOWN OF ATHERTON
SAN MATEO COUNTY, CALIFORNIA
TSUNAMI HAZARD MAP
Date 6/30/2026
Scale 1" = 3,000'
Drawn By JH
Approved By AC
Figure No. 8
Map prepared by Integrated Solutions Consulting under contract by San Mateo County, 2026

APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

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

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

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

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

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

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

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

B.1. Engagement Activities

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

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

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

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

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

In-Person Events

Town of Atherton staff hosted informational tables and booths at several community events throughout the planning process. By incorporating LHMP outreach into existing community events, the Town engaged community members across a variety of settings and expanded awareness of the planning effort. At each event, staff distributed the Town's LHMP flyer (**Figure B-3**). Staff discussed the LHMP with attendees, answered questions, and encouraged community members to provide input and participate throughout the planning process.

April 2026	
Date	**Sunday, April 26, 2026**
Event Name	Earth Day Festival
Location	Holbrook Palmer Park 150 Watkins Avenue, Atherton, CA 94027
Outreach Method	Community Event
Outreach Purpose	Inform
Targeted Population	General Public
Accommodations Provided	Weekend

May 2026	
Date	**Tuesday, May 12, 2026**
Event Name	Composting Workshop
Location	Holbrook Palmer Park 150 Watkins Avenue, Atherton, CA 94027
Outreach Method	Community Event
Outreach Purpose	Inform
Targeted Population	General Public
Accommodations Provided	After Hours

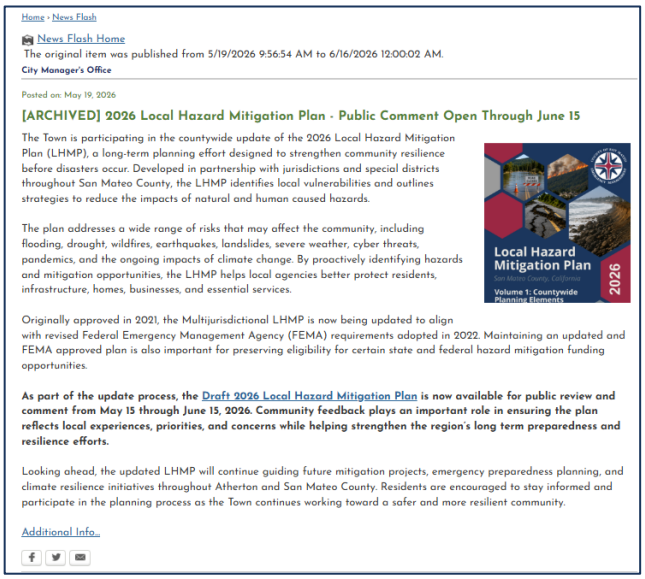
June 2026		
Date	**Thursday, June 4, 2026**	**Saturday, June 6, 2026**
Event Name	Summer Movies in the Park	Police Department Bicycle Rodeo
Location	Holbrook Palmer Park 150 Watkins Avenue, Atherton, CA 94027	Holbrook Palmer Park 150 Watkins Avenue, Atherton, CA 94027
Outreach Method	Community Event	Community Event
Outreach Purpose	Inform	Inform
Targeted Population	General Public	General Public
Accommodations Provided	After Hours	Weekend

Social Media Posts

Public comment period announcements were shared through the Town of Atherton's Instagram and Facebook stories. Collectively, the two (2) social media platforms reach more than 2,900 followers, including residents, local business owners, stakeholders, and community organizations. The Stories featured the Town's LHMP flyer (**Figure B-3**) and encouraged community members to learn about the LHMP and participate in the planning process. By leveraging established social media channels with broad community reach, the Town expanded awareness of the Plan update and provided convenient opportunities for public participation throughout the public comment period.

Town Website

Information on the 2026 LHMP update and public comment period was posted in the News Flash section of the Town's website. The announcement remained prominently displayed throughout the public comment period and included information about the LHMP, as well as links to the draft Plan and online feedback form. As a primary source of Town information, the website provided community members with convenient access to Plan materials and opportunities to provide feedback. By maintaining accessible online resources throughout the public comment period, the Town increased awareness of the LHMP update and encouraged community engagement.


Home › News Flash

News Flash Home

The original item was published from 5/19/2026 9:56:54 AM to 6/16/2026 12:00:02 AM.

City Manager's Office

Posted on: May 19, 2026

[ARCHIVED] 2026 Local Hazard Mitigation Plan - Public Comment Open Through June 15

The Town is participating in the countywide update of the 2026 Local Hazard Mitigation Plan (LHMP), a long-term planning effort designed to strengthen community resilience before disasters occur. Developed in partnership with jurisdictions and special districts throughout San Mateo County, the LHMP identifies local vulnerabilities and outlines strategies to reduce the impacts of natural and human caused hazards.

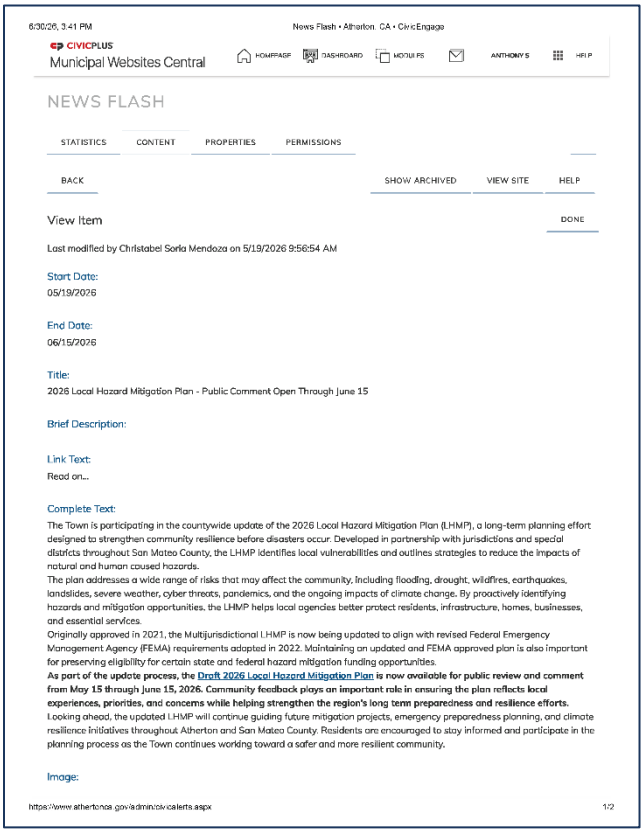
The plan addresses a wide range of risks that may affect the community, including flooding, drought, wildfires, earthquakes, landslides, severe weather, cyber threats, pandemics, and the ongoing impacts of climate change. By proactively identifying hazards and mitigation opportunities, the LHMP helps local agencies better protect residents, infrastructure, homes, businesses, and essential services.

Originally approved in 2021, the Multijurisdictional LHMP is now being updated to align with revised Federal Emergency Management Agency (FEMA) requirements adopted in 2022. Maintaining an updated and FEMA approved plan is also important for preserving eligibility for certain state and federal hazard mitigation funding opportunities.

As part of the update process, the Draft 2026 Local Hazard Mitigation Plan is now available for public review and comment from May 15 through June 15, 2026. Community feedback plays an important role in ensuring the plan reflects local experiences, priorities, and concerns while helping strengthen the region's long term preparedness and resilience efforts.

Looking ahead, the updated LHMP will continue guiding future mitigation projects, emergency preparedness planning, and climate resilience initiatives throughout Atherton and San Mateo County. Residents are encouraged to stay informed and participate in the planning process as the Town continues working toward a safer and more resilient community.

Additional Info...


6/30/26, 3:41 PM News Flash • Atherton, CA • CivicEngage

CIVICPLUS Municipal Websites Central

HOMEPAGE DASHBOARD MODULES ANTHONY S HELP

NEWS FLASH

STATISTICS CONTENT PROPERTIES PERMISSIONS

BACK SHOW ARCHIVED VIEW SITE HELP

View Item DONE

Last modified by Christabel Soria Mendoza on 5/19/2026 9:56:54 AM

Start Date:
05/19/2026

End Date:
06/15/2026

Title:
2026 Local Hazard Mitigation Plan - Public Comment Open Through June 15

Brief Description:

Link Text:
Read on...

Complete Text:
The Town is participating in the countywide update of the 2026 Local Hazard Mitigation Plan (LHMP), a long-term planning effort designed to strengthen community resilience before disasters occur. Developed in partnership with jurisdictions and special districts throughout San Mateo County, the LHMP identifies local vulnerabilities and outlines strategies to reduce the impacts of natural and human caused hazards.
The plan addresses a wide range of risks that may affect the community, including flooding, drought, wildfires, earthquakes, landslides, severe weather, cyber threats, pandemics, and the ongoing impacts of climate change. By proactively identifying hazards and mitigation opportunities, the LHMP helps local agencies better protect residents, infrastructure, homes, businesses, and essential services.
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As part of the update process, the Draft 2026 Local Hazard Mitigation Plan is now available for public review and comment from May 15 through June 15, 2026. Community feedback plays an important role in ensuring the plan reflects local experiences, priorities, and concerns while helping strengthen the region's long term preparedness and resilience efforts.
Looking ahead, the updated LHMP will continue guiding future mitigation projects, emergency preparedness planning, and climate resilience initiatives throughout Atherton and San Mateo County. Residents are encouraged to stay informed and participate in the planning process as the Town continues working toward a safer and more resilient community.

Image:

https://www.atherton.ca.gov/admin/civicalerts.aspx 1/2

Outreach Materials

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

Two (2) versions of the informational flyers were developed to support different phases of outreach. The pre-public comment flyer (**Figure B-1**) informed the public about the LHMP update, explained its purpose, and highlighted the importance of hazard mitigation planning. A QR code directed community members to the County LHMP website, where they could learn more about the Plan and provide input using online forms. A second flyer (**Figure B-2**) was developed for the public comment period to raise awareness of the draft LHMP's availability and encourage community members to review the Plan and submit feedback.

In addition to the County-provided materials, the Town developed a custom 2026 LHMP flyer (**Figure B-3**). The flyer informed the public about the LHMP update, explained its purpose and the hazards it addressed, and highlighted the importance of hazard mitigation planning. The Town posted the Town and County flyers at multiple locations throughout the community, including the Town Center's lobby, public notice bulletin board, Permit Center, and the public library. By placing materials in frequently visited public locations, the Town expanded access to LHMP information and encouraged broader community engagement throughout the public comment period.

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

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



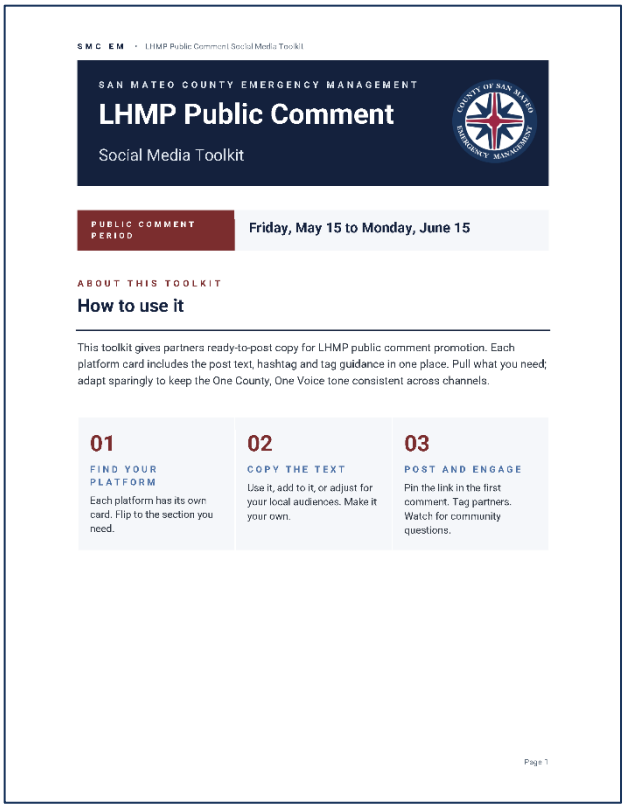
Figure B-2. Flyer (Public Comment Period)



Figure B-3. Town of Atherton Flyer



Figure B-4. Social Media Toolkit



SMC EM · LHMP Public Comment Social Media Toolkit

SAN MATEO COUNTY EMERGENCY MANAGEMENT

LHMP Public Comment

Social Media Toolkit

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

ABOUT THIS TOOLKIT

How to use it

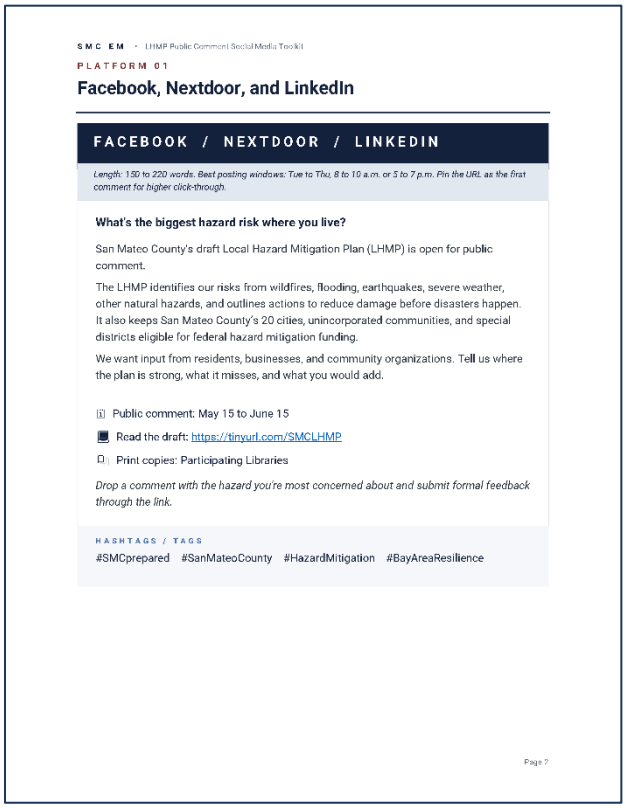
This toolkit gives partners ready-to-post copy for LHMP public comment promotion. Each platform card includes the post text, hashtag and tag guidance in one place. Pull what you need; adapt sparingly to keep the One County, One Voice tone consistent across channels.

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

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

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

Page 1



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 01

Facebook, Nextdoor, and LinkedIn

FACEBOOK / NEXTDOOR / LINKEDIN

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

What's the biggest hazard risk where you live?

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

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

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

Public comment: May 15 to June 15

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

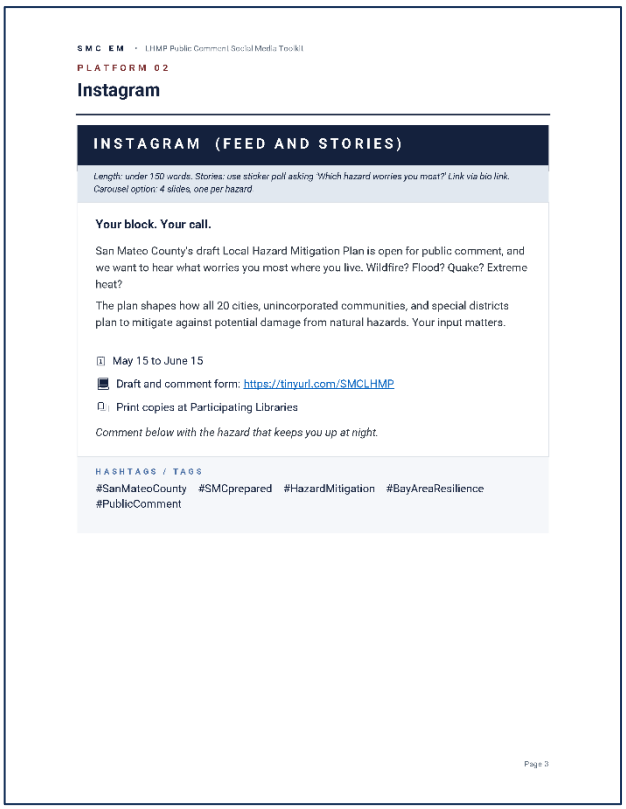
Print copies: Participating Libraries

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

HASHTAGS / TAGS

#SMCprepared #SanMateoCounty #HazardMitigation #BayAreaResilience

Page 2



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 02

Instagram

INSTAGRAM (FEED AND STORIES)

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

Your block. Your call.

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

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

May 15 to June 15

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

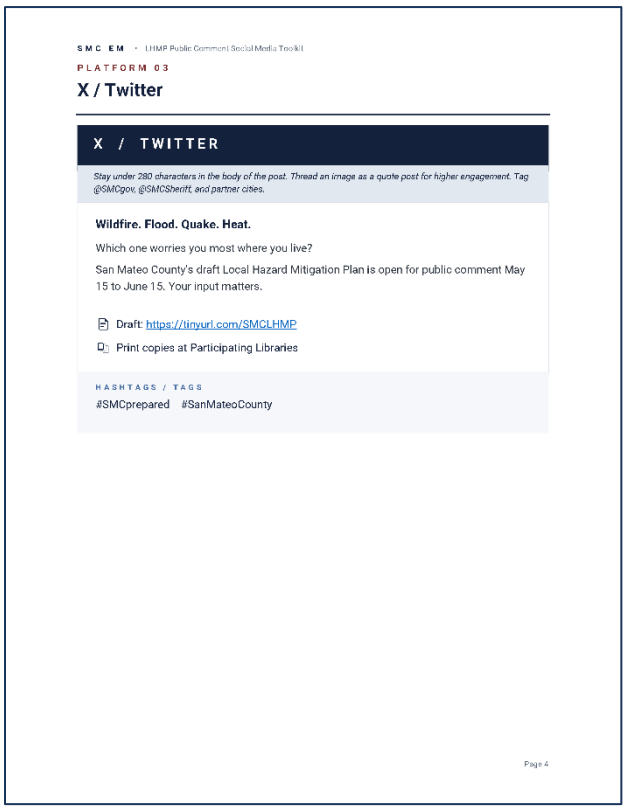
Print copies at Participating Libraries

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

HASHTAGS / TAGS

#SanMateoCounty #SMCprepared #HazardMitigation #BayAreaResilience #PublicComment

Page 3



SMC EM · LHMP Public Comment Social Media Toolkit

PLATFORM 03

X / Twitter

X / TWITTER

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

Wildfire. Flood. Quake. Heat.

Which one worries you most where you live?

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

Draft: https://tinyurl.com/SMCLHMP

Print copies at Participating Libraries

HASHTAGS / TAGS

#SMCprepared #SanMateoCounty

Page 4

How Public Input Was Incorporated into the Plan

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

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

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

B.2. Stakeholder Engagement

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

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

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

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

Local and Regional Agencies	
California Department of Forestry and Fire Protection	San Mateo County Executive Office, Office of Racial and Social Justice*

Local and Regional Agencies	
California Department of Transportation (Caltrans)	San Mateo County Libraries
California Office of Emergency Services	San Mateo County Parks Department
Menlo Park Fire Protection District*	San Mateo County Public Health*
OneShoreline	San Mateo County Sustainability Department*
San Mateo County Commission on Disabilities*	San Mateo County Technology Services Department
San Mateo County Department of Agriculture*	San Mateo County Transit District*
San Mateo County Department of Emergency Management*	Town of Atherton Administration Services
San Mateo County Department of Public Works	Town of Atherton Police Department
San Mateo County Emergency Medical Services*	Town of Atheron Public Works Department

Agencies that have Authority to Regulate Development	
City Manager's Office	Town of Atherton Building Department
San Mateo County Planning and Building Department	Town of Atherton Planning Department
San Mateo Local Agency Formation Commission	

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

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

Nonprofit Organizations	
Age Friendly Half Moon Bay Coastside*	Puente*
Climate Resilient Communities*	Midcoast Community Council*
Coastside Emergency Action Program (CEAP)	Senior Coastsiders*

Nonprofit Organizations	
Community Organizations Active in Disasters (COAD) *Area Communities – Children & Childcare, Older Adults & Access and Functional Needs, Mental Health & Spiritual Care, and Food Security*	Thrive Alliance, Resilience in Shared Emergencies (RISE)
Daly City Partnership	

B.3. Continued Public Engagement

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

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

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

APPENDIX C. HAZARD RISK RANKING DETAILS

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

C.1. Probability of Occurrence

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

Hazard Event	Probability of Occurrence		Probability Factor	Weighted Factor
Wildfire	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A

C.2. Extent Factors

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Dam Failure	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Drought	***Extent/Severity***	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Earthquake	***Extent/Severity***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Riverine Flooding ***(Flood)***	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Urban/Flash Flooding ***(Flood)***	***Extent/Severity***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9
Coastal Flooding ***(Flood)***	***Extent/Severity***	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

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

Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Strong Winds *(Severe Weather)*	***Extent/Severity***	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Tsunami	***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
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***	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
Drought	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1

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

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Sea Level Rise	***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
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

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

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

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Riverine Flooding *(Flood)*	***Population and Life Safety***	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	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	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	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	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***	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
Landslide	***Population and Life Safety***	High	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	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 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	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	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	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***	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	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***	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
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]