Local Hazard Mitigation Plan

San Mateo County, California

Town of Woodside Annex

2026

DRAFT

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This Annex details the hazard mitigation elements specific to the Town of Woodside, a participating jurisdiction of the 2026 San Mateo County Local Hazard Mitigation Plan (LHMP or the Plan) update. This Annex is not intended to be a standalone document but supplements the information contained in **Volume 1 (Countywide Planning Elements)**. Therefore, all sections of **Volume 1**, including the planning process, hazard identification and risk assessment, mitigation strategy (includes mitigation goals and objectives), and plan maintenance, apply to and were met by the Town of Woodside. 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 Woodside 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
Eduardo Castellanos	Management Analyst	Public Works Department
Louis Sun	Director/Town Engineer	Public Works Department
Melissa Cardinale	Acting Town Manager	Town Manager's Office

2. JURISDICTION PROFILE

Located in the San Francisco Peninsula midway between San Jose and San Francisco, the Town of Woodside encompasses approximately 11.7 square miles. As a coastal California community, weather in Woodside is usually mild year-round. Summers are dry and warm, while winter temperatures rarely dip below freezing. Average temperatures range between 36°F and 60°F in the winter to 51°F and 88°F in the summer. On average, the Town receives 30 inches of rain over 61 days annually. The hills and mountains between Woodside and the Pacific Coast make fog much less prevalent and notably warmer in the summer than in the City of San Francisco.

2.1. Brief History

The Woodside area was originally home to natives belonging to the Ohlone tribe. In 1769, led by Gaspar de Portolá, Spanish explorers searching for San Francisco Bay camped at a site near Woodside.

Woodside is located on the Rancho Cañada de Raymundo Mexican Land grant, and is said to be the oldest English-speaking settlement in the southern part of the San Francisco Peninsula. The first English-speaking settlers arrived in the early 19th century to log the rich stands of redwoods. Charles Brown constructed the first sawmill in Woodside on his Mountain Home Ranch around 1838. His adobe house, built in 1839, still stands today. By mid-century, the Woodside area had a dozen mills producing building materials for a booming San Francisco.

In 1849, during the California Gold Rush, 20 year old Mathias Alfred Parkhurst purchased 127 acres of timberland and named it “Woodside”. By the late 19th century, Woodside was home to country estates.

The Sequoia Redwood trees in Woodside are currently three (3) generations of growth. The first generation of the Redwood trees was used to build San Francisco's original homes. After the 1906 San Francisco Earthquake, the lumberjacks returned to Woodside to cut the second-growth redwood so they could be used for the rebuilding of San Francisco. The Town of Woodside was incorporated in 1956.

2.2. Governing Body Format

Woodside is a general law Town with a Council-Manager system of government. The Town Council is comprised of five (5) members who are each elected to represent a geographic district. This provides the Town with public direction from the Town Council and professional administration through the Town Manager. The Town is assisted by a Planning Commission, Architectural Site Review Board, and 11 citizen advisory committees. The Town organization consists of the Planning and Building, Administration and Finance, and Public Works Departments.

The Town's Council would be responsible for adopting this Plan; Town staff will oversee its implementation.

2.3. Population

In 2024, the Town of Woodside had a population of 5,123, a 3.4% decrease from the estimated 2020 population of 5,304. **Table 1** summarizes population distribution between 2010 and 2024, and the percentage of the 2024 population that is under five (5) years old, over 65 years old, and living below the poverty level.[1]

Table 1. Population Trends

Population				Underserved Population		
2010	***2020***	***2024***	***Population Change*** *(2020 – 2024)*	***Youth*** *(Under 5 years old)*	***Elderly*** *(Over 65 years old)*	***Below Poverty Level***
5,287	5,304	5,123	-3.4%	5.3%	23.6%	4.5%

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 Woodside 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 Woodside General Plan 2012 in January 2012.

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

The overwhelming majority of Woodside's developed land area is dedicated to residential use. The Town is largely built out in areas with development potential, with a significant portion of the Town's land area set aside as permanent open space. Accordingly, most projects reviewed by the Town involve renovation or redevelopment of existing developed parcels, including full remodels of obsolete or underutilized sites, or residential infill development on topographically challenging vacant lots.

The Town of Woodside has had consistent development over the past several years; however, development may increase slightly in the next few years. This is largely dependent on how the Town intends to fulfill the State-mandated housing requirements. Otherwise, development may continue to remain steady as has been the case for the past few years. Over the last five (5) years, there have been approximately 267 completed projects and presently 299 active projects. The project types consist of demolition, new construction, remodeling, re-roofing, and other various improvements.

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

Table 2. Recent and Expected Development Trends

Criteria	Description
Has your jurisdiction annexed any land since the development of the previous Local Hazard Mitigation Plan? *If yes, give the estimated area annexed and the estimated number of parcels or structures.*	No
Is your jurisdiction expected to annex any areas during the performance period of this Plan?	No
Has your jurisdiction had any significant changes in development over the past five (5) years that have occurred in hazard-prone areas? *If yes, briefly describe.*	No
Are there any areas targeted for development or major redevelopment in the next five (5) years that will occur in hazard-prone areas? *If yes, briefly describe.*	There are ongoing discussions of building housing to abide by State mandates. At this time, it is unclear what the extent of future development entails.

Criteria	Description
Provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.	The Town is largely built out in areas with development potential, with a significant portion of the Town's land area set aside as permanent open space. In the last five (5) years, there have been approximately 267 completed projects and presently 299 active projects. The project types consist of demolition, new construction, remodeling, re-roofing, and other various improvements. • **Special Flood Hazard Areas:** Development in these areas is subject to FEMA restrictions regarding development in the floodplain. • **Landslide:** The Town does not separately track the number of permits in these areas. Projects get reviewed by the Town Geologist, the Town Engineer, and the Building Official for stability and mitigation. • **High Liquefaction Areas:** The Town does not separately track the number of permits in these areas. Projects get reviewed by the Town Geologist, the Town Engineer, and the Building Official for stability and mitigation. • **Wildfire Risk Areas:** The entire Town is within a Wildfire Severity Zone. Fire and Building Code requirements related to fire hardening and defensible space are implemented and enforced.

3.1. Changes in Priority

The Town of Woodside'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 Woodside'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 Woodside'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	Local	Planning Department	Town of Woodside General Plan (2012)
Capital Improvement Plan	Yes	Local	Public Works Department, Finance Department	
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	Yes	Local	Public Works Department	Sewer System Management Plan (2022)
Open Space Plan	No	n/a	n/a	n/a
Stream Corridor Management Plan	No	n/a	n/a	n/a
Watershed Management or Protection Plan	No	n/a	n/a	n/a
Economic Development Plan	Yes	Local	Planning Department	Town Center Area Plan
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	Town Manager's Office	Emergency Operations Plan, Basic Plan, September 2017

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.)*
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	No	n/a	n/a	n/a
Transportation Plan	Yes	Local	Public Works Department	Local Roadway Safety Plan (2024) Pavement Management Program (2023)
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	Yes	Local	Planning Department	Climate Action Plan (2015) Annual Report for the Climate Action Plan
Resilience Plan	No	n/a	n/a	n/a
Community Wildfire Protection Plan	Yes	County	Woodside Fire Protection District	Undergoing Update
Regulatory Capability				
Building Code	Yes	Local	Building Department	Title XV, Chapter 150 of the Town Code
Zoning Code	Yes	Local	Building Department	Title XV, Chapter 153 of the Town Code
Subdivision Code	Yes	Local	Building Department	Title XV, Chapter 152 of the Town Code
Flood Damage Prevention Ordinance	Yes	Local	Public Works Department	Title V, Chapter 55 of the Town Code
Cumulative Substantial Damage Ordinance	No	n/a	n/a	n/a
Freeboard	No	n/a	n/a	n/a
Growth Management Ordinance	No	n/a	n/a	n/a
Site Plan Review	Yes	Local	Building Department	Title XV, Chapter 151 (Sections 151.01-151.77) and Chapter 153 of the Town Code
Stormwater Management Ordinance	Yes	Local	Public Works Department	Title V, Chapter 52 Title XV, Chapter 151 (Section 151.43) Title XV, Chapter 152 (Section 152.070) of the Town Code
Municipal Separate Storm Sewer System (MS4)	No	n/a	n/a	n/a
Natural Hazard Ordinance	No	n/a	n/a	n/a
Post-Disaster Recovery Ordinance	No	n/a	n/a	n/a

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.)*
Real Estate Disclosure Requirement	Yes	State	California Department of Real Estate	Section 1102 of the California Civil Code

4.2. Administrative and Technical Capabilities

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

Table 4. Administration and Technical Capabilities

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
Administrative Capabilities		
Planning Board	Yes	Planning Commission
Mitigation Planning Committee	Yes	Emergency Preparedness Committee
Environmental Board/Commission	Yes	Climate and Sustainability Committee
Open Space Board/Committee	Yes	Environment and Open Space Committee
Economic Development Commission/Committee	Yes	Town Center Area Plan Update Community Advisory Committee (CAC)
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 Planning Department
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Public Works Department (Town Engineer, Deputy Town Engineer, Contract Engineers) Building Department (Building Official, Plan Checkers (Consultants))
Planners or engineers with an understanding of natural hazards	Yes	Public Works Department (Town Engineer, Deputy Town Engineer, Contract Engineers) Building Department (Building Official, Plan Checkers (Consultants), Contract Geologist)
NFIP Floodplain Administrator	Yes	Public Works Department
Surveyor(s)	Yes	Contract Surveyors
Personnel skilled or trained in GIS applications	Yes	Public Works Department Planning Department

Capability	Yes/No	Comments *(e.g., position, department, agency, explanation)*
A scientist familiar with natural hazards	Yes	Public Works Department Planning Department Contract Geologist
Warning systems/services	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management
Emergency manager	Yes	Public Safety Department Town Manager
Grantwriter(s)	Yes	Public Works Department Planning Department
Staff with expertise or training in benefit cost analysis	Yes	Public Works Department Planning Department
Professionals trained in conducting damage assessments	Yes	Public Works Department Planning Department

4.3. Fiscal Capabilities

Table 5 lists fiscal capabilities available to the Town of Woodside 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	No
User fees for water, sewer, gas, or electric service	Yes (sewer)
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Yes
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	Yes
Open space acquisition funding programs	No

4.4. Education and Outreach Capabilities

Table 6 lists the 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	Town Clerk Building Official
Personnel skilled or trained in website development	Yes	Contracted IT Public Works Department Planning Department
Hazard mitigation information is available on the jurisdiction's website	Yes	Emergency Services, including Emergency Preparedness, Fire Safety Construction, the Wildland Urban Interface, and Rapid Notify Self Registration
Utilize social media for hazard mitigation education and outreach	Yes	**Facebook:** facebook.com/TownofWoodside **Instagram:** instagram.com/townofwoodside/ **Youtube:** youtube.com/@TownofWoodside **Nextdoor:** nextdoor.com/town-of-woodside/
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Emergency Preparedness Committee
Other programs already in place that could be used to communicate hazard-related information	Yes	Town website
An established warning system for hazard events	Yes	SMC Alert, in partnership with the San Mateo County Department of Emergency Management

4.5. Community Classifications

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

Table 7. Community Classifications

Program	Yes/No	Classification *(if applicable)*	Date Classified *(if applicable)*
Community Rating System (CRS)	No	n/a	n/a
Building Code Effectiveness Grading Schedule (BCEGS)	No	n/a	n/a
Public Protection (ISO Fire Protection Classes 1 to 10)	No	n/a	n/a
NWS StormReady®	No	n/a	n/a

Program	Yes/No	Classification *(if applicable)*	Date Classified *(if applicable)*
NWS TsunamiReady®	No	n/a	n/a
Firewise USA®	Yes	Council participates in the Ad Hoc Committee	n/a

4.6. Needs to Expand/Improve Capabilities

The Town of Woodside 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.
- To increase the Town's capability to identify and apply for hazard mitigation grants and fund the local match for hazard mitigation grants, the Town needs to expand its grant writing capabilities by potentially hiring more grant writers.

5. NATIONAL FLOOD INSURANCE PROGRAM

The Town of Woodside 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
060330	6/14/1974	10/16/2012	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 Woodside Floodplain Administrator information is listed in **Table 9**.

Table 9. Floodplain Administrator

Name	Title	Department	Phone Number
Louis Sun	Public Works Director/ Town Engineer	Public Works Department	(650) 851-6790

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 Woodside.

[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 Woodside.

Table 11. NFIP Policies

NFIP Policies	Insurance in Force	Total Claims Paid	Sum of Claims Paid
8	$2,654,000	3	$54,431.45

5.3. Participation Activities

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

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

5.3.1. Substantial Damage

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. *(Title V, Chapter 55, Article I, Section 55.05 of the Town Code)*

5.3.2. Substantial Improvement

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

- Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

- Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." *(Title V, Chapter 55, Article I, Section 55.05 of the Town Code)*

5.3.3. Substantial Damage/Substantial Improvement Determination Process

The Town of Woodside's Substantial Damage/Substantial Improvement determination process ensures compliance with the NFIP and the local floodplain management ordinances. To determine whether a structure has sustained Substantial Damage/Substantial Improvement after a flood event, the Town will use the FEMA Substantial Damage Estimator tool, along with a collaborative review conducted by the Codes Inspectors, the Public Works Department, Fire Marshal, the Building Department, floodplain manager, and other relevant officials.

6. HAZARD MITIGATION PLAN INTEGRATION

For a community to successfully reduce long-term risk, hazard mitigation must be integrated into day-to-day planning mechanisms and initiatives. Plan integration is the process by which communities critically assess the existing planning framework and align efforts to reduce long-term risks and build a more resilient community. It involves a two (2) way exchange of information and incorporation of ideas and concepts between hazard mitigation plans and other community plans. In particular, plan integration involves incorporating hazard mitigation principles and actions into other plans and integrating planning mechanisms into hazard mitigation plans. Plan integration involves community plans, policies, codes, and programs that guide development and define roles and responsibilities for implementing these capabilities. Additionally, plan integration is achieved through the involvement of key staff and community officials in collaborative hazard mitigation planning.

6.1. Existing Plan Integration

A hazard mitigation plan must explain how the jurisdiction incorporated the previous Plan update over the last five (5) years to demonstrate progress in local mitigation efforts. During the performance period since the adoption of the previous LHMP, the Town of Woodside 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 General Plan contains a Natural Hazards and Safety Element, which was informed by the LHMP hazard assessment. The Safety Element includes information on seismic and geologic hazards, flooding and drainage concerns, and fire hazards.

Planning Initiative	Current Integration Description
Capital Improvement Program	Staff evaluates ways in which mitigation strategies can be incorporated into the Capital Improvement Program planning process and selected projects. Hazard data and mitigation priorities from the LHMP inform capital project prioritization and align mitigation projects with funding opportunities, including FEMA grant programs. Integration occurs through coordinated review with other agencies and special districts, ensuring that mitigation goals are embedded in both long-range planning and day-to-day operations.
Defensible Space and Home Hardening Matching Fund Program	The purpose of the Town's Defensible Space and Home Hardening Matching Fund Program is to encourage Woodside residents to create and maintain defensible space for fire protection around their homes and the perimeter of their properties through the provision of a matching fund grant to help offset the cost of this undertaking. The Town reimburses residents 50% of the cost of creating defensible space, up to a maximum of $3,000. The LHMP was used as a guidance document to implement this Program to reduce wildfire vulnerability.

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
Floodplain Ordinance	An update of the floodplain ordinance is planned to ensure compliance with new FEMA requirements and will incorporate hazard mitigation information from the LHMP to ensure consistency in goals, policies, and programs.
Geologic Map Update	The Geologic Map is due for an update. The Town updated its Geologic Map in 2017, which included an updated and more accurate location of seismic faults and associated seismic hazards. The location of the seismic faults and landslides are used to help provide design parameters for new development. The hazard assessment from this LHMP could be incorporated into the next Geologic Map update.
General Plan	This LHMP will be incorporated into the General Plan Safety Element. The opportunity to incorporate additional hazard mitigation and abatement measures will be considered for inclusion in the updated General Plan. The Safety Element will be revised, and this LHMP will be used to identify new information not available during the previous revision, including hazards, climate adaptation, and resilience strategies.
Town Emergency Preparedness Committee	The Emergency Preparedness Committee will support the General Plan policies to institute or participate in education related to natural hazards and to support emergency preparedness education. Additionally, the Committee will review and incorporate this LHMP while working with Town staff to develop and maintain appropriate plans and procedures for responding to disasters, including wildfires, earthquakes, and floods.

Planning Initiative	Current Integration Description
Capital Improvement Program	The Town will continue to ensure consistency between this LHMP and future updates of the Capital Improvement Program. The LHMP may identify new funding sources for capital improvement projects, potentially leading to modifications to proposed projects based on the risk assessment results.
Defensible Space and Home Hardening Matching Fund Program	The Town will continue and potentially expand the Defensible Space and Home Hardening Matching Fund Program to fulfill the goals of the LHMP.

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. **Table 14** provides information on significant hazard events that uniquely impacted the Town of Woodside.

Table 14. Significant Past Events

Date	Event Type *(include Disaster Declaration, if applicable)*	Description of Event and Impacts
December 27, 2022 – January 31, 2023	Severe Winter Storms, Flooding, Landslides, and Mudslides *(DR-4683-CA)*	Multiple roadways within the Town of Woodside were impacted by flooding, mudslides, and tree debris. A significant amount of debris was removed from various roads. Some storm drain facilities were overwhelmed by the consistent downpour.

8. HAZARD VULNERABILITY AND IMPACT ASSESSMENT

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

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

- Drought
- Earthquake

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

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

- Dam Failure
- Sea Level Rise
- Tsunami

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

Table 15 outlines the ***unique vulnerabilities and impacts*** for the Town of Woodside and addresses only the hazards relevant to the jurisdiction. A complete risk assessment for each identified hazard of concern is in **Volume 1** of this Plan. Hazard mapping can be found in Appendix A of this Annex.

Table 15. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	The Local Planning Team determined that the Town does not have unique vulnerabilities or impacts from dam failure; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Drought	Depending on the severity of the Drought event, the residents of the Town of Woodside may be vulnerable to food supply chain issues and to an increased risk of environmental fire ignition. There are two (2) markets within Woodside that might have their respective inventories strained (Robert's Market and Skywood Trading Post). The Skywood Trading Post is up in the hills and inaccessible to most of the Town, while Robert's Market is at the Town Center. Additionally, the Town of Woodside has a lot of open space that wildlife inhabits and would also be impacted.

Hazard	Vulnerability and Impacts
Earthquake	The Town of Woodside has multiple older historic buildings (commercial and residential) that may not be seismically reinforced. There are also many trees adjacent to main thoroughfares that, if knocked down, would prevent ingress/egress to the public right-of-way. Power and communication lines are typically located near trees and along roads and would also be at risk of damage if trees fell. There are also moderate levels of liquefaction susceptibility along State Route 84, a Caltrans minor arterial road. Additionally, approximately 23.6% of the Town's population is 65 years of age and over, a large portion of vulnerable individuals that may require additional assistance.
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Many roads within the Town of Woodside run adjacent to creeks, swales, ditches, and other water-carrying facilities that may be prone to flooding.
Landslide	Many areas of the Town of Woodside are along hillsides with varying slopes. About 60% of the portion of State Route 84 that runs through the Town is at a moderate level of liquefaction susceptibility. Much of the Town is classified at varying levels of susceptibility to deep-seated landslides, with a very high severity level in certain areas, according to the California Geological Survey.
Sea Level Rise	The Local Planning Team determined that the Town does not have unique vulnerabilities or impacts from sea level rise; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Heavy rainfall and strong wind events have recently affected the Town in various ways. There were multiple instances of landslides, mudslides, flooding, ingress/egress issues, fallen trees, and property damage from these hazards. Multiple roads experienced temporary closures. Exposure to extreme heat poses a significant risk to wildlife, and many residents of the Town own horses and other outdoor animals that may experience distress during these heat waves. Additionally, the elderly population, which is approximately one-fifth of the Town's population, is uniquely vulnerable to heat waves/excessive heat. The Town also frequently hosts bicyclists and hikers who could be vulnerable to heat-related illnesses. When fog is present, it severely reduces roadway visibility in multiple areas of Town. The most precarious region affected by fog is the Skylonda area, up in the hills surrounding the State Route 84/State Route 35 intersection. Among the many side roads that would be affected by fog, Old La Honda Road, with its hilly, narrow roadway, would be most affected.
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.

Hazard	Vulnerability and Impacts
Wildfire	Significant portions of the Town are classified as very high wildfire severity zones. Some areas of the Town have dense tree and vegetation growth. Locations with steeply sloped hillsides often contain more vegetation and trees, making these areas more vulnerable to wildfires. There are also multiple neighborhoods that have smaller roads along curving hillsides, which rely on one (1) roadway for ingress/egress. Most of these aforementioned roadways lead into other forested areas of the Town and surrounding areas. Additionally, these potentially hazardous geographic conditions may strain water resources and firefighting efforts.

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

Hazard	Vulnerability and Impact
Landslide	Increase
Sea Level Rise	Not Applicable
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Increase
Tsunami	Not Applicable
Wildfire	Increase

Table 17 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 17. 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	Not Applicable
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Remained the Same
Tsunami	Not Applicable
Wildfire	Remained the Same
Future Vulnerability and Impact	
Dam Failure	No Change Anticipated
Drought	No Change Anticipated
Earthquake	Increase
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	Increase
Landslide	Increase
Sea Level Rise	Not Applicable
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Increase
Tsunami	Not Applicable
Wildfire	Increase

Table 18 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 18. 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	Not Applicable
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	Remained the Same
Tsunami	Not Applicable
Wildfire	Remained the Same
Future Vulnerability and Impact	
Dam Failure	No Change Anticipated
Drought	No Change Anticipated
Earthquake	No Change Anticipated
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	No Change Anticipated
Landslide	No Change Anticipated
Sea Level Rise	Not Applicable
Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	No Change Anticipated
Tsunami	Not Applicable
Wildfire	No Change Anticipated

8.1. Future Major Assets

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

- Depending on the direction of discussions regarding the development of housing in compliance with State mandates, future housing site(s) may be subject to the same hazards currently faced by the rest of the Town.
- Any new assets (e.g., new construction in hazard-prone areas) will be built to comply with the latest building codes and standards and will be mitigated to protect them from identified and anticipated hazards, especially those expected to increase due to climate change.

9. HAZARD RISK RANKING

Table 19 presents the local hazard ranking for the Town of Woodside of all hazards of concern listed in **Volume 1** of this Plan. This ranking summarizes how hazards vary for this jurisdiction. As thoroughly described in **Volume 1** of this Plan, 14 factors were evaluated to provide an informed and comprehensive analysis and ranking of the hazards included in this LHMP.

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

The scores for extent, vulnerability, and impact were weighted and combined to produce a consequence score. This consequence score was then multiplied by the probability score to calculate the total risk score for each hazard. At the fundamental level, the consequence is an assessment of the potential impact(s) if the hazards incident were to occur. In this assessment, the consequence score (i.e., the consequence of an event) will be independent of the extent, vulnerability, and impacts. The probability of the hazards is not included in assessing the consequence because, without an event, there is no consequence or impact. For further details on how the probability, extent, vulnerability, and impact factors in **Table 19** were calculated, please refer to Chapter 4 in **Volume 1** of this Plan. Details of the hazard ranking results are provided in Appendix C of this Annex.

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

Table 19. Town of Woodside 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	12	13	29	54	75
Heavy Rainfall ***(Severe Weather)***	3	12	13	23	48	67
Earthquake	2	18	14	35	67	62
Strong Winds ***(Severe Weather)***	3	9	13	22	44	61
Wildfire	2	18	9	33	60	56
Heat Wave/Extreme Heat ***(Severe Weather)***	3	9	10	15	34	47
Landslide	2	9	9	30	48	44
Riverine Flooding ***(Flood)***	2	12	6	28	46	43
Severe Thunderstorm ***(Severe Weather)***	2	12	13	20	45	42
Drought	2	6	11	21	38	35
Tornado ***(Severe Weather)***	1	6	13	13	32	15
Dam Failure	1	12	5	12	29	13
Fog ***(Severe Weather)***	1	6	9	11	26	12
Sea Level Rise	0	0	0	0	0	0
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 Woodside agreed to 16 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 20**.

Note: The mitigation actions outlined in this Plan are designed only to address those natural hazards that received a risk ranking of *medium* or *high* during the hazard risk assessment (**Table 19**). Hazards that ranked *low* (dam failure, sea level rise, and tsunami) ranked low) may not have specific mitigation actions detailed in this document.

Table 20. Town of Woodside Mitigation Actions Summary

Status	Mitigation Action Total
Continuing	7
In Progress	9
Not Yet Started	0
New	0
TOTAL	**16**
Completed	1
No Longer Needed	2

Mitigation Actions per Hazard			
Dam Failure	5	Sea Level Rise	n/a
Drought	5	Severe Weather *(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)*	12
Earthquake	6	Tsunami	n/a
Flood *(riverine flooding, urban/flash flooding, coastal flooding)*	10	Wildfire	10
Landslide	7		

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	WDS-1	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2016	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	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	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) and the design review commission.				
Action Number	WDS-2	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated		Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire			
Project Status		Continuing	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		Medium			
Lead Agency / Organization		Town of Woodside 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	Actively participate in the Hazard Mitigation Plan maintenance protocols outlined in Volume 1 of the San Mateo County Local Hazard Mitigation Plan.				
Action Number	WDS-3	**Goal(s) Addressed**	1, 2, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Woodside 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	WDS-4	**Goal(s) Addressed**	1, 3, 4, 5	**Prioritization Score**	30/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	High
Hazard(s) Mitigated	Flood, Severe Weather				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside 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	Identify and institutionalize climate adaptation strategies, as outlined in the Town's Climate Action Plan (updated annually), that reduce vulnerability and impacts of specific climate-driven hazards.				
Action Number	WDS-5	**Goal(s) Addressed**	1, 2, 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	Drought, Flood, Landslide, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside 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	Establish and construct secondary ingress/egress routes for isolated neighborhoods currently served by a single access point. This will create evacuation redundancy and ensure emergency vehicle access during hazard events that may block or damage roads, mitigating the risk of community isolation and enhancing life safety.				
Action Number	WDS-6	**Goal(s) Addressed**	1, 4	**Prioritization Score**	28/40
Year Added to the Plan	2021	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Woodside Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA, CalFire Wildfire Prevention grants, California Proposition 4 Grant, United States Department of Transportation funds		
Additional Details *(optional)*					

Mitigation Action	Collaborate with California Water Service (CalWater) to expedite the review and processing to install water tanks needed to enhance the Town's fire suppression suppression infrastructure, particularly in high and very high wildfire severity zones.				
Action Number	WDS-7	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Woodside 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), CalFire Wildfire Prevention grants		
Additional Details *(optional)*					

Mitigation Action	Prioritize and expand the Town's Vegetation Removal Program targeting large-scale hazardous tree removal near overhead utility lines. This initiative is meant to protect critical infrastructure from the risk of wildfire ignition and wind-driven power failures. Additionally, it reduces wildfire risk for those living in highly vegetated areas of the Wildland Urban Interface (WUI) and the risk of trees falling and blocking ingress and egress routes (e.g., evacuation routes).				
Action Number	WDS-8	**Goal(s) Addressed**	1, 2, 3	**Prioritization Score**	40/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	High
Hazard(s) Mitigated	Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Woodside 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), CalFire Wildfire Prevention grants, HMGP		
Additional Details *(optional)*	Currently, the Program is focusing on removing hazardous trees in the Town right-of-way and on Town property. These trees are predominantly eucalyptus, which are highly flammable, reducing ember propagation that could spread wildfire.				

Mitigation Action	Modernize and expand the Town's vegetation management fleet and resources by acquiring high-capacity equipment to increase the Vegetation Management Program's operational capacity.				
Action Number	WDS-9	**Goal(s) Addressed**	1	**Prioritization Score**	28/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	High				
Lead Agency / Organization	Town of Woodside 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), CalFire Wildfire Prevention grants, HMGP		
Additional Details *(optional)*					

Mitigation Action	Expand the Town's Sandbag Program and storm preparedness public outreach to help reduce property damage and enhance community self-sufficiency during severe weather events.				
Action Number	WDS-10	**Goal(s) Addressed**	1, 2	**Prioritization Score**	29/40
Year Added to the Plan	2016	**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 Woodside 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), EMPG		
Additional Details *(optional)*					

Mitigation Action	Assess and modernize storm drain infrastructure by replacing damaged or undersized conveyance pipes to increase system capacity and reduce the risk of flooding and prevent property damage.				
Action Number	WDS-11	**Goal(s) Addressed**	1	**Prioritization Score**	29/40
Year Added to the Plan	2016	**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)*	Medium				
Lead Agency / Organization	Town of Woodside Public Works Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	High	**Potential Funding Source**	General Fund (Staff Time), HMGP, FMA		
Additional Details *(optional)*					

Mitigation Action	Institutionalize and expand the Town's Defensible Space and Home Hardening Matching Fund Program to reduce wildfire risk in the community.				
Action Number	WDS-12	**Goal(s) Addressed**	1, 2, 3, 5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside 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)*	This initiative will reimburse residents 50% of the cost of creating defensible space and/or home hardening, up to a maximum of $3,000 (for approved projects).				

Mitigation Action	Support the Community Emergency Response Team (CERT) training through WPV-Ready to promote emergency preparedness and response capability at the citizen and neighborhood levels in the event of a disaster that overwhelms traditional emergency response resources.				
Action Number	WDS-13	**Goal(s) Addressed**	1, 2, 5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside 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), EMPG, HSGP		
Additional Details *(optional)*	WPV-Ready serves the Woodside Fire Protection District, which includes the towns of Woodside and Portola Valley and some adjacent unincorporated areas.				

Mitigation Action	Improve water efficiency standards in all public facilities by installing water-efficient fixtures, monitoring the maintenance of the Town's fields, and continuing support of the California Department of Water Resources Water Efficient Landscape Ordinance for all development projects.				
Action Number	WDS-14	**Goal(s) Addressed**	3, 4, 5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated		Drought			
Project Status		In Progress	If *No Longer Needed*, provide reason.	n/a	
Benefits *(Loss Avoided)*		High			
Lead Agency / Organization		Town of Woodside 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 support the countywide actions and actively participate in the plan maintenance strategy and protocols in Volume I of the Hazard Mitigation Plan.				
Action Number	WDS-15	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2016	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	No Longer Needed	If *No Longer Needed*, provide reason.	This mitigation action is a duplicate of WDS-3.		
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	Integrate the hazard mitigation plan into other plans, programs, or resources that dictate land use or redevelopment.				
Action Number	WDS-16	**Goal(s) Addressed**	n/a	**Prioritization Score**	n/a
Year Added to the Plan	2016	**Timeline** *(estimated)*	n/a	**Implementation Priority**	n/a
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	No Longer Needed	If *No Longer Needed*, provide reason.	This mitigation action is a duplicate of WDS-2.		
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	Develop and implement a Post-Disaster Recovery Plan and a Debris Management Plan with the intention of institutionalizing post-disaster resilience, mitigating economic and environmental impacts.				
Action Number	WDS-17	**Goal(s) Addressed**	1, 3, 5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	2 to 3 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside Public Works Department, Town of Woodside Public Safety Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Medium	**Potential Funding Source**	General Fund (Staff Time), HMGP, EMPG, HSGP		
Additional Details *(optional)*					

Mitigation Action	Leverage community mitigation frameworks such as Tree City, StormReady, and the National Flood Insurance Program Community Rating System (CRS) to optimize emergency notification systems and incentivize hazard reduction on private property.				
Action Number	WDS-18	**Goal(s) Addressed**	1, 2, 5	**Prioritization Score**	28/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	Ongoing	**Implementation Priority**	Medium
Hazard(s) Mitigated	Dam Failure, Flood, Severe Weather				
Project Status	Continuing	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside Public Works Department, Town of Woodside Public Safety Department				
Supporting Agency / Organization *(If applicable)*	n/a				
Additional Participating Jurisdictions *(If Applicable)*	n/a				
Estimated Cost	Low	**Potential Funding Source**	General Fund (Staff Time)		
Additional Details *(optional)*					

Mitigation Action	Provide incentives for eligible non-profits and private entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting.				
Action Number	WDS-19	**Goal(s) Addressed**	5	**Prioritization Score**	29/40
Year Added to the Plan	2016	**Timeline** *(estimated)*	4 to 5 Years	**Implementation Priority**	Medium
Hazard(s) Mitigated	Earthquake, Landslide				
Project Status	In Progress	If *No Longer Needed*, provide reason.	n/a		
Benefits *(Loss Avoided)*	Medium				
Lead Agency / Organization	Town of Woodside 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)*					

APPENDIX A. HAZARD MAPS

[Maps are under development…]

APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

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

APPENDIX C. HAZARD RISK RANKING DETAILS

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

C.1. Probability of Occurrence

Hazard Event	Probability of Occurrence		Probability Factor	Weighted Factor
Dam Failure	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Drought	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Earthquake	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Riverine Flooding ***(Flood)***	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Urban/Flash Flooding ***(Flood)***	High	A significant hazard event is likely to occur annually.	3	N/A
Coastal Flooding ***(Flood)***	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	Unlikely	There is little to no probability of a significant occurrence, or the recurrence interval is greater than every 100 years.	0	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***	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
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***	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
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***	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
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***	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
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	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Urban/Flash Flooding ***(Flood)***	***Population Exposure***	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Coastal Flooding ***(Flood)***	***Population Exposure***	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***	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

Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Sea Level Rise	***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
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	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1

C.4. Impact Factors

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

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Drought	***Population and Life Safety***	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	Low	Less than $500,000 in property, facilities, and infrastructure damages is expected from a single significant event, or damages are expected to occur to less than 5% of the property value within the jurisdiction.	1	2	2
	Economic	Medium	Total economic impact is likely to be greater than $100,000, but less than or equal to $10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3

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

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

Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Urban/Flash Flooding ***(Flood)***	***Population and Life Safety***	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	Medium	More than $500,000 but less than $5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than $100,000, but less than or equal to $10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	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 significant adverse impacts, such as fatalities and severe injuries.	3	3	9
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	Medium	More than $500,000 but less than $5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to more than 5% but less than 15% of the property value within the jurisdiction.	2	2	4
	Economic	Medium	Total economic impact is likely to be greater than $100,000, but less than or equal to $10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Low	Impact lasting less than 24 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	1	1	1
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	Medium	Climate Change trends will increase the impacts of this hazard, but not significantly.	2	1	2

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

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

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

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

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

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

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

APPENDIX D. PLAN ADOPTION

[Placeholder for adoption documentation after State and FEMA approval]