



Local Hazard Mitigation Plan

San Mateo County, California

**Coastside County
Water District
Annex**

2026

DRAFT



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This Annex details the hazard mitigation elements specific to the Coastside County Water District (CCWD), 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 CCWD. This Annex provides additional information specific to the District, 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 CCWD 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
Jeffrey Schneider	Assistant General Manager	Administration
Darin Sturdivan	Water Distribution Operations Manager	Operations

2. JURISDICTION PROFILE

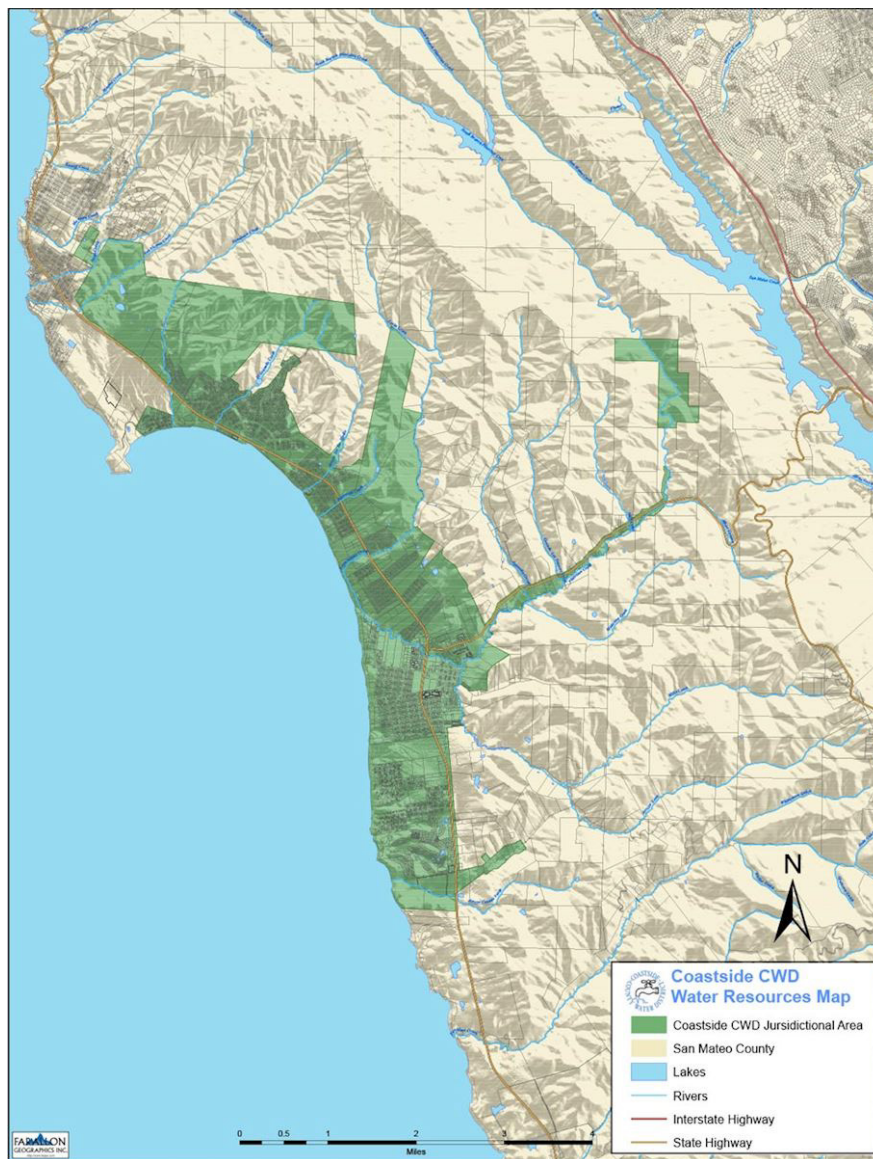
CCWD is a special district created in 1947 to provide potable water to customers within its jurisdictional boundaries, which include the City of Half Moon Bay and several unincorporated coastal communities in San Mateo County, including El Granada, Miramar, and Princeton by the Sea.

The District is located along the coast of the Pacific Ocean, approximately 30 miles south of the City of San Francisco. Residing at approximately 69 feet above sea level, the District is bounded to the east by the northernmost portion of the Santa Cruz Mountains. District boundaries extend approximately 9.5 miles north to south along the coast and 1.5 miles east to west, encompassing approximately 14 square miles.

The District's service area consists of predominantly residential land uses surrounded by agriculture and light ranching activities. Commercial development is constrained within the populated areas along State Route 1 and State Route 92 and at Pillar Point Harbor. The District's jurisdictional area is displayed in **Figure 1**.



Figure 1. Coastside County Water District Area Map



2.1. Brief History

The CCWD was formed in 1947 by a vote of the people within the Coastside community. Two (2) years after it was formed, the District acquired the facilities of Citizens Utilities Company and supplied water to 487 existing water connections. The District’s office was originally located in the Half Moon Bay Mercantile Building and moved its headquarters to 766 Main Street in 1953. A new administrative building was built in 1971 and remains in use today.

Since its formation, the District has completed many important water treatment projects to ensure the reliable provision of quality potable water. The Denniston Water Treatment Plant was built in 1972 and completed a major renovation in 2013. The Nunes Water Treatment Plant was completed in 1982. Major upgrades of the Nunes plant were completed in 1992 and 2024. The 2024 Nunes Treatment Plant



upgrade project was a three-year effort that replaced aging technology with modern treatment facilities and will support the provision of quality water well into the future. The Plant now has a critical redundancy that will allow for ongoing production while maintenance activities are underway.

A major component of the District's Water Storage strategy will be completed in July 2026: The Carter Hill Prestressed Concrete Tank and Seismic Upgrades project involves the replacement of two (2) steel tanks built in the 1950s (which together had 1.0 million gallons of storage) with a 2.1-million-gallon prestressed concrete tank. The new tank will require less maintenance and has an expected useful life of up to 100 years.

Other completed water distribution projects:

- The completion of the significant Crystal Springs Water Supply Project in 1994 gave the District direct access to water from the San Francisco Public Utilities Commission's (SFPUC) Upper Crystal Springs Reservoir.
- In 2008, the District completed the El Granada Transmission Pipeline Replacement Project. This project replaced welded steel pipe with ductile iron pipe along a route from El Granada to the City of Half Moon Bay.
- The District replaced a welded-steel pipeline across Pilarcitos Creek in 2016 to provide more reliable water service to downtown Half Moon Bay.
- In 2017, the District constructed the Denniston Treated Water Booster Pump Station and the Bridgeport Transmission Pipeline.
- The District installed advanced metering infrastructure in 2018 to allow all meters to be read remotely, which coincided with the launch of a customer web portal, enabling timely water-use notifications and increased customer engagement.
- In 2025, the District completed the restoration of its potable water pipeline along State Route 92, which had been damaged by the December 2022/January 2023 winter storms.

2.2. Governing Body Format

The CCWD is governed by a five (5) person Board of Directors. Candidates for a board member position must reside in and be registered to vote within the District at the time that nomination papers are issued to the candidate or at the time of the candidate's appointment. The term of each Board member (other than a member appointed to fill a vacancy) is four (4) years. The general election for the CCWD is held in November of each even-numbered year. Funding comes primarily through rates.

The Board of Directors assumes responsibility for adopting this Plan, and the General Manager will oversee its implementation.

2.3. Population

CCWD provides services to a total population of approximately 19,000.



2.4. Assets

The District currently has approximately 7,800 water connections, two (2) water treatment plants, 9 treated water storage tanks, and 100 miles of distribution and transmission pipeline. **Table 1** summarizes the District's critical assets and their values.

Table 1. Coastside County Water District Assets

Asset	Value
Property	
350 Acres of Land	\$10,000,000
Equipment	
80 Miles of Distribution Pipe; 20 Miles of Transmission Pipe <i>(approximately \$2 million per mile)</i>	\$250,000,000
8 Emergency Generators	\$4,000,000
Emergency Pumps	\$100,000
Service Equipment/Fleet	\$3,000,000
TOTAL	\$267,100,000
Critical Facilities and Infrastructure	
District Main Office and Corp Yard <i>(766 Main Street, Half Moon Bay, CA 94019)</i>	\$12,000,000
Nunes Water Treatment Plant <i>(500 Lewis Foster Drive, Half Moon Bay, CA 94019)</i>	\$100,000,000
Denniston Water Treatment Plant	\$40,000,000
Crystal Springs Pump Station <i>(off US Highway 92, Upper Crystal Springs Reservoir)</i>	\$250,000,000
9 Treated Water Tanks and One (1) Raw Water Tank <i>(Various Locations)</i>	\$108,000,000
5 Booster Pump Stations	\$15,000,000
TOTAL	\$525,000,000

3. CHANGES IN DEVELOPMENT

While CCWD provides treated water services, the authority of land use and development changes remains with the local planning departments. Land use planning within the District is performed by the City of Half Moon and San Mateo County. San Mateo County determines the land use of the unincorporated areas of El Granada, Miramar, and Princeton by the Sea. Approximately 81% of the land is zoned for residential use, while the remaining 18% is commercial, and less than 1% is agricultural (floriculture). The commercial zoning is along the densely populated, heavily traveled areas near State Route 1 and US Highway 92.

Future development within the District focuses on climate-resilient planning and sustainable approaches that support all types of land use. The California Coast Act identifies coastal-dependent land uses,



essential public services, visitor-serving commercial uses, agricultural uses, coastal access and recreational facilities, and affordable housing to support its local workforce as priority uses.

The District's service area is within the boundaries of the Coastal Zone and the jurisdiction of the California Coastal Commission. Restrictions from Coastal Development Permits issued to the District in 1985 and 2003 prohibit the District from creating additional connections or expanding its jurisdictional boundaries until the transportation system on the mid-Coastside meets specific levels of service. As of 2026, the District provided water service to approximately 7,800 interconnections.

Growth management provisions in the San Mateo County Local Coastal Program (LCP) limit growth based upon water availability, coastal act consistency (priority vs non-priority uses), and environmental constraints. Growth in the City of Half Moon Bay is constrained by Measure D (LCP, 1999), which limits residential growth within the City of Half Moon Bay to 1% to 1.5% per year.¹

3.1. Changes in Priority

CCWD'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 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 CCWD's authorities, policies, programs, and resources. Goals and mitigation actions were developed using input from this assessment.

The Local Planning Team assessed CCWD'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 District's day-to-day activities were considered.

¹ Midcoast Community Council. (n.d.). Local Coastal Program (LCP). Retrieved from <https://midcoastcommunitycouncil.org/local-coastal-program/>



4.1. Planning and Regulatory Capabilities

Table 2 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 2. Planning and Regulatory Capabilities

Capability Category	Yes/No	Authority <i>(local, county, state, federal)</i>	Responsible Department/ Agency	Code Citation and Comments <i>(e.g., Code Chapter, name of plan, explanation of authority, etc.)</i>
Planning Capacity				
Comprehensive Plan / General Plan	No	n/a	n/a	n/a
Capital Improvement Plan	Yes	County	Budget/Finance Department	10-Year Capital Improvement Program (2026)
Floodplain Management / Basin Plan	No	n/a	n/a	n/a
Stormwater Management Plan	No	n/a	n/a	n/a
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	No	n/a	n/a	n/a
Comprehensive Emergency Management Plan	No	n/a	n/a	n/a
Emergency Operations Plan	Yes	Local	Operations Department	Emergency Response and Emergency Communications Plan (2025)
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	No	n/a	n/a	n/a
Transportation Plan	No	n/a	n/a	n/a
Strategic Recovery Planning Report	No	n/a	n/a	n/a
Climate Adaptation Plan	No	n/a	n/a	n/a
Resilience Plan	No	n/a	n/a	n/a
Urban Water Management Plan	Yes	County	Water Resources Department	Updated in 2020



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.)
Water Shortage Contingency Plan	Yes	County	Water Resources Department	Updated in 2020
Regulatory Capability				
Building Code	No	n/a	n/a	Regulated by each municipality and the County
Zoning Code	No	n/a	n/a	Regulated by each municipality and the County
Subdivision Code	No	n/a	n/a	Regulated by each municipality and the County
Flood Damage Prevention Ordinance	No	n/a	n/a	Regulated by each municipality and the County
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	Regulated by each municipality and the County
Site Plan Review	No	n/a	n/a	n/a
Stormwater Management Ordinance	No	n/a	n/a	n/a
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
Real Estate Disclosure Requirement	No	n/a	n/a	n/a

4.2. Administrative and Technical Capabilities

The administrative and technical capabilities listed in **Table 3** 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 3. Administration and Technical Capabilities

Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Administrative Capabilities		
Planning Board	No	n/a
Mitigation Planning Committee	No	n/a
Environmental Board/Commission	No	n/a
Open Space Board/Committee	No	n/a
Economic Development Commission/Committee	No	n/a
Maintenance programs to reduce risk	Yes	Operations Department
Mutual Aid Agreements	Yes	Operations Department (CalWARN)
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Engineering Consultants
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	Engineering Consultants
Planners or engineers with an understanding of natural hazards	Yes	Engineering Consultants
NFIP Floodplain Administrator	No	n/a
Surveyor(s)	Yes	Engineering Consultants
Personnel skilled or trained in GIS applications	Yes	Engineering Consultants and Operations Department
A scientist familiar with natural hazards	Yes	Engineering Consultants
Warning systems/services	Yes	Engineering Consultants
Emergency manager	Yes	General Manager and Water Distribution Operations Manager
Grantwriter(s)	Yes	General Manager and Consultants
Staff with expertise or training in benefit cost analysis	Yes	Engineering Consultants, General Manager, and Assistant General Manager
Professionals trained in conducting damage assessments	Yes	Engineering Consultants

4.3. Fiscal Capabilities

Table 4 lists fiscal capabilities available to CCWD 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 4. Financial Capabilities

Capability	Accessible or Eligible to Use
Community Development Block Grants (CDBG, CDBG-DR)	Yes



Capability	Accessible or Eligible to Use
Federal Hazard Mitigation Assistance Program <i>(i.e., Hazard Mitigation Grant Program (HMGP), HMGP Post Fire, Flood Mitigation Assistance (FMA) Program)</i>	No
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	No
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
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 5 lists the District’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 5. Education and Outreach Capabilities

Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Public Information Officer	Yes	Water Resources Analyst and Operations Managers
Personnel skilled or trained in website development	Yes	Contractor
Hazard mitigation information is available on the jurisdiction’s website	Yes	Emergency Preparedness information and LHMP (Volume 1 and 2) links can be found under the Resources tab
Utilize social media for hazard mitigation education and outreach	Yes	Facebook: Facebook.com/CoastsideWater X: X.com/CoastsideWater
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Half Moon Bay Ham Radio Club; Coastside Emergency Action Program
Other programs already in place that could be used to communicate hazard-related information	Yes	WaterSmart email communication Tyler Incode email and voice communication
An established warning system for hazard events	Yes	County Emergency Services; Operations Department



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 6** summarizes the classifications of community programs available to CCWD.

Table 6. Community Classifications

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

4.6. Needs to Expand/Improve Capabilities

CCWD 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).

- Identify and seek local, state, and federal funding to support Capital Improvement Program projects that aim to facilitate/expedite important mitigation measures. Examples include pipeline and tank upgrades.
- To support the implementation of priority mitigation actions, the District will seek to expand its grant writing and management capabilities. This may include hiring dedicated grant professionals or specialized consultants to increase the District's success rate in competing for state and federal hazard mitigation funding.

5. NATIONAL FLOOD INSURANCE PROGRAM

As a special district, the CCWD is not eligible to participate in FEMA’s National Flood Insurance Program (NFIP). Further information on San Mateo County’s NFIP and Community Rating System (CRS) participation is available in **Volume 1** of this Plan and under each jurisdictional annex (**Volume 2**).

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, CCWD has made progress in integrating components of the hazard mitigation strategy (e.g., goals, objectives, and actions) into planning initiatives and mechanisms. **Table 7** highlights the planning mechanisms/initiatives in which the previous Plan was integrated and the information integrated.

Table 7. Existing Plan Integration

Planning Initiative	Current Integration Description
Capital Improvement Program	The District maintains consistency between the LHMP and the Capital Improvement Program to ensure hazard mitigation is embedded in infrastructure planning. Updated annually, the Program identifies and prioritizes improvements to the CCWD distribution system that address vulnerabilities outlined in the LHMP. This ensures that, as assets reach the end of their life cycle, they are replaced or upgraded to the latest state-of-the-art technology and sustainable systems and facilities that enhance long-term resilience against LHMP hazards.
Emergency Response Plan	CCWD maintains close alignment between the LHMP and its Emergency Response and Emergency Communications Plan (ERECIP). The ERECI integrates mitigation considerations into its response actions to reduce the community's risk exposure. The LHMP is currently used as an essential tool to update the District's ERECI.
Risk and Resilience Assessment	CCWD maintains close alignment between the LHMP and its Risk and Resilience Assessment. The LHMP's detailed hazard profiles form the foundation for the Risk and Resilience Assessment, which utilizes the community-wide risk data from the LHMP.
Urban Water Management Plan	The LHMP earthquake hazard analysis has been integrated into the Urban Water Management Plan (UWMP). This integration fulfills the California Water Commission Water Code Section 106.32.5(a), which requires that the UWMP include a seismic risk assessment and mitigation plan to assess the vulnerability of the District's water system and mitigate those vulnerabilities. Mitigation actions have been identified and included in the LHMP.

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 8**



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 8. Potential Future Integration

Planning Initiative	Current Integration Description
Capital Improvement Program	CCWD will ensure consistency between this LHMP and future updates to the Capital Improvement Program. The LHMP may identify new funding sources for capital improvement projects and may result in modifications to proposed projects based on the LHMP risk assessment results.
Emergency Response Plan	The LHMP will remain an essential tool to update the CCWD's Emergency Response and Emergency Communications Plan (EREC). The latest LHMP hazard descriptions will be included. Mitigation actions that are of a preparedness and response nature will be analyzed for applicability and inclusion in the description of EREC processes and procedures.
Risk and Resilience Assessment	Ongoing updates to the CCWD's Risk and Resilience Assessment will include reviews of the hazard risks outlined in this LHMP. Furthermore, mitigation actions for the LHMP could be informed by the findings of the Risk and Resilience Assessment. This can ensure long-term capital investments and operational enhancements are engineered to address the vulnerabilities identified in the LHMP, and vice versa.
Urban Water Management Plan	The hazard assessment updates in the LHMP will be integrated into the next Urban Water Management Plan (UWMP) update to ensure that long-term water supply reliability and demand are based on the District's latest vulnerability data. Also, existing mitigation projects could be modified and/or new mitigation projects could be identified to address new vulnerabilities and included in the LHMP.

The District'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 9** provides information on significant hazard events that uniquely impacted CCWD.

Table 9. Significant Past Events

Date	Event Type <i>(include Disaster Declaration, if applicable)</i>	Description of Event and Impacts
January 2023	Severe Weather	Infrastructure was threatened by bank erosion.
2021 – 2023	Drought	Activated the water shortage contingency plan and implemented rationing.



8. HAZARD VULNERABILITY AND IMPACT ASSESSMENT

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

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

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

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

- Landslide

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 10 outlines the **unique vulnerabilities and impacts** for CCWD 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 10. Hazard Vulnerability and Impact Assessment

Hazard	Vulnerability and Impacts
Dam Failure	The District lies within the dam inundation area of the Pilarcitos Dam (high hazard dam). The Pilarcitos Creek corridor includes US Highway 92, US Highway 1, and a significant portion of the downtown Half Moon Bay area, all of which would be impacted in the event of a dam failure. This will impact residential and commercial structures, critical facilities, and infrastructure. Furthermore, the Pilarcitos Reservoir is a vital component of the regional water system and is the primary source of clean drinking water within CCWD. Failure could force the region to rely entirely on alternative sources (e.g., Crystal Springs Reservoir), potentially straining the system's capacity.
Drought	Local water sources are vulnerable to drought, resulting in increased reliance on imported sources, which are also constrained during drought. The cost of imported water is significantly higher than that of local sources, including direct acquisition and CCWD transportation costs.
Earthquake	CCWD is considered to be within an area that is highly vulnerable to earthquakes along the San Andreas, Hayward, and San Gregorio faults. The San Gregorio fault runs directly underneath Pillar Point in the City of Half Moon Bay and would likely cause more damage to the District's service area and facilities. Critical facilities and water infrastructure, including tanks, water treatment plants, pump stations, and distribution and transmission pipelines, are located near and/or on fault lines.
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Much of the District is located along the Pacific Ocean, though the associated flood zone covers a relatively small portion of the District. The District has infrastructure that parallels Pilarcitos Creek, which historically floods during heavy rainfall and tidal surges. Ingress and egress are also limited during flooding.
Landslide	The Local Planning Team determined that the District does not have unique vulnerabilities or impacts from landslides; rather, the jurisdiction's vulnerabilities and impacts are consistent with those experienced throughout the County.
Sea Level Rise	The District is at risk of sea level rise impacts due to its location along the coast of the Pacific Ocean. All types of low-lying infrastructure are vulnerable to sea level rise.
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	The District lies on the central coast, with limited ingress and egress, and many local streams are prone to flooding during heavy rainfall and storm surges. Additionally, heavy rainfall can affect water conveyance, treatment, and distribution facilities.
Tsunami	The District is vulnerable to tsunami impacts due to its location along the Pacific Coast and its limited ingress and egress. Most coastal areas in the City of Half Moon Bay, El Granada, Miramar, and all of Princeton by the Sea are within the Tsunami Hazard Area. Any CCWD infrastructure within these zones is vulnerable to tsunami impacts, which may lead to service interruptions and water quality issues.
Wildfire	Most vegetated open spaces in the District are vulnerable to wildfires. Wildfire encroaching on CCWD facilities would impact the ability to deliver water and respond to emergencies. Large portions of the land surrounding the northern part of the District service area are considered to have a high or very high fire threat severity.



The District 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 11 outlines whether climate change has increased or decreased the District’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 11. 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 (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increased
Landslide	Remained the Same
Sea Level Rise	Increased
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increased
Tsunami	Remained the Same
Wildfire	Increased
Future Vulnerability and Impact	
Dam Failure	No Change Anticipated
Drought	Increase
Earthquake	No Change Anticipated
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increase
Landslide	Increase
Sea Level Rise	Increase
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Increase
Tsunami	No Change Anticipated
Wildfire	Increase

Table 12 outlines whether changes in population within the District 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 12. Changes in Population: Current and Future Vulnerability and Impact

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

Table 13 outlines whether development over the past five (5) years has increased or decreased the District’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 13. 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



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

8.1. Future Major Assets

Community assets should include anything that is important to a community's character and function. Assets include people (i.e., underserved population); structures (i.e., new and existing buildings); community lifelines and other critical facilities; natural, historic, and cultural resources; and the economy and other activities that have value to the community. CCWD does not anticipate that future major assets may be exposed or vulnerable to any of the natural hazards identified in this LHMP. However, any new assets (e.g., new construction in hazard-prone areas) will be built to comply with the latest building codes and standards and will be mitigated to protect them from identified and anticipated hazards, especially those expected to increase due to climate change.

9. HAZARD RISK RANKING

Table 14 presents the local hazard ranking for CCWD 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 14** 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 14. Coastside County Water District 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*
Heavy Rainfall (Severe Weather)	3	12	13	24	49	68
Earthquake	2	18	14	35	67	62
Strong Winds (Severe Weather)	3	9	13	22	44	61
Urban/Flash Flooding (Flood)	2	18	14	31	63	58
Sea Level Rise	3	6	8	26	40	56
Wildfire	2	18	5	33	56	52
Drought	2	15	13	26	54	50
Riverine Flooding (Flood)	2	12	6	29	47	44
Landslide	2	9	5	30	44	41
Coastal Flooding (Flood)	2	12	5	25	42	39
Severe Thunderstorm (Severe Weather)	2	6	13	16	35	32
Heat Wave/Extreme Heat (Severe Weather)	2	6	10	15	31	29
Dam Failure	1	12	9	30	51	24
Tornado (Severe Weather)	1	6	13	13	32	15
Tsunami	1	6	9	16	31	14
Fog (Severe Weather)	1	6	9	11	26	12

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).

CCWD agreed to **11** mitigation actions that apply to the jurisdiction’s properties for which it has jurisdictional responsibility and authority. A summary of the District’s mitigation actions status is listed in **Table 15**.

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 14**). Hazards that ranked *low* (dam failure and tsunami) may not have specific mitigation actions detailed in this document.

Table 15. Coastside County Water District Mitigation Actions Summary

Status		Mitigation Action Total	
Continuing		3	
In Progress		7	
Not Yet Started		0	
New		1	
TOTAL		11	
Completed		0	
No Longer Needed		0	
Mitigation Actions per Hazard			
Dam Failure	7	Sea Level Rise	5
Drought	9	Severe Weather <i>(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)</i>	10
Earthquake	9	Tsunami	6
Flood <i>(riverine flooding, urban/flash flooding, coastal flooding)</i>	8	Wildfire	10
Landslide	7		

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



Mitigation Action	Develop and implement Districtwide seismic design standards for all new and retrofit water storage facilities to mitigate earthquake-induced damage and ensure post-event operational continuity.				
Action Number	CCWD-1	Goal(s) Addressed	1, 2, 4, 5	Prioritization Score	33/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	California Office of Emergency Services				
Additional Participating Jurisdictions (If Applicable)	City of Half Moon Bay, Unincorporated area of San Mateo County (Miramar, Princeton By The Sea, and El Granada)				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), Debt, HMGP		
Additional Details (optional)					

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Mitigation Action	Integrate the San Mateo County Hazard Mitigation Plan into District-specific planning documents and operational programs to ensure essential continuity of services after a disaster. This can include, but is not limited to, the District's capital improvement planning, district master plans, and emergency response plans with identified hazard risk data, and proactively participate in County land use reviews as a technical advisory body to ensure new developments are supported by resilient infrastructure.				
Action Number	CCWD-2	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	31/40
Year Added to the Plan	2021	Timeline (estimated)	Ongoing	Implementation Priority	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	City of Half Moon Bay, Unincorporated area of San Mateo County (Miramar, Princeton By The Sea, and El Granada)				
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 Hazard Mitigation Plan.				
Action Number	CCWD-3	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	29/40
Year Added to the Plan	2021	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Low				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	City of Half Moon Bay, Unincorporated area of San Mateo County (Miramar, Princeton By The Sea, and El Granada)				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					

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Mitigation Action	Institutionalize continuous assessments of emergency preparedness and planning through formalized coordination with regional partners. This initiative will evaluate and ensure adequacy of critical supply inventories, establish redundancy for essential repair parts and equipment, and verify redundancy communication systems (e.g., radios, internet) to maintain continuity of services after a disaster.				
Action Number	CCWD-4	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	29/40
Year Added to the Plan	2021	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	City of Half Moon Bay, California Water/Wastewater Agency Response Network, California Office of Emergency Services, San Francisco Public Utilities Commission, Bay Area Water Supply and Conservation Agency, San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Medium	Potential Funding Source		General Fund (Staff Time)	
Additional Details (optional)					

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Mitigation Action	Identify and institutionalize climate adaptation strategies by codifying resilience standards into existing District plans and infrastructure projects to reduce vulnerability and impacts of specific climate-driven hazards. This includes, but is not limited to, monitoring infrastructure close to the coast for potential damage due to coastal erosion, sea level rise, and flooding.				
Action Number	CCWD-5	Goal(s) Addressed	1, 2, 4, 5	Prioritization Score	28/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Low				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					



Mitigation Action	Upsize critical facilities and infrastructure with permanent redundant power systems to prevent service disruptions during prolonged grid failures due to natural hazards. Facilities can include water treatment plants and pump stations.				
Action Number	CCWD-6	Goal(s) Addressed	1, 2, 4, 5	Prioritization Score	29/40
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, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering 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		
Additional Details (optional)					

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Mitigation Action	Proactively replace aging and vulnerable infrastructure and facilities by prioritizing high-risk facilities within the District's 10-Year Capital Improvement Program. This will ensure continuity of services after a disaster and ensure long-term resilience within the District's facilities against natural hazards.				
Action Number	CCWD-7	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	33/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering 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), Debt, HMGP		
Additional Details (optional)					

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Mitigation Action	Implement a systematic vegetation management and fire break maintenance program to protect District assets, facilities, and critical infrastructure. This initiative will prioritize establishing and maintaining defensible space through strategic brush management, hazardous tree removal, and continuous fuel reduction to mitigate wildfire ignition risks and ensure operational continuity.				
Action Number	CCWD-8	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	29/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Severe Weather, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.	n/a		
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	City of Half Moon Bay, Unincorporated area of San Mateo County (Miramar, Princeton By The Sea, and El Granada), San Francisco Public Utilities Commission, San Mateo Consolidated Fire Department				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Medium	Potential Funding Source	General Fund (Staff Time), CWMP		
Additional Details (optional)					



Mitigation Action	Conduct a comprehensive study and assess local source options for alternative water accessibility.				
Action Number	CCWD-9	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	33/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Dam Failure, Drought, Earthquake, Flood, Landslide, Severe Weather, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	State Water Resources Control Board, San Francisco Public Utilities Commission, Bay Area Water Supply and Conservation Agency, California Coastal Commission, California Department of Fish and Wildlife				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), Debt, HMGP		
Additional Details (optional)					



Mitigation Action	Enhance the Water Conservation Program and contingency planning for water shortages.				
Action Number	CCWD-10	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	32/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Drought, Earthquake, Severe Weather, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	State Water Resources Control Board, San Francisco Public Utilities Commission, Bay Area Water Supply and Conservation Agency, City of Half Moon Bay, San Mateo County				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					

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Mitigation Action	Implement seismic standards for the construction of a pre-stressed concrete tank (HMB1) at the District's Carter Hill location, which involves replacing two (2) aged steel tanks with the new prestressed concrete tank, representing a significant seismic upgrade. The new tank is scheduled to be commissioned in the Spring of 2026.				
Action Number	CCWD-11	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	38/40
Year Added to the Plan	2026	Timeline (estimated)	1 to 2 Years	Implementation Priority	High
Hazard(s) Mitigated	Drought, Earthquake, Wildfire				
Project Status	New	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Coastside County Water District (Engineering Department)				
Supporting Agency / Organization (If applicable)	City of Half Moon Bay, Unincorporated area of San Mateo County (Miramar, Princeton By The Sea, and El Granada)				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), Debt, HMGP		
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 (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Urban/Flash Flooding (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Coastal Flooding (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Landslide	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Sea Level Rise	High	A significant hazard event is likely to occur annually.	3	N/A
Heavy Rainfall (<i>Severe Weather</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Heat Wave/Extreme Heat (<i>Severe Weather</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Fog (<i>Severe Weather</i>)	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Severe Thunderstorm (<i>Severe Weather</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Tornado (<i>Severe Weather</i>)	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Strong Winds (<i>Severe Weather</i>)	High	A significant hazard event is likely to occur annually.	3	N/A
Tsunami	Low	A significant hazard event is likely to occur within 100 years.	1	N/A
Wildfire	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A



C.2. Extent Factors

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



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



Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Tsunami	<i>Extent/Severity</i>	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	<i>Catastrophic</i>	Low	Low potential that this hazard could be catastrophic.	1	3	3
Wildfire	<i>Extent/Severity</i>	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	<i>Catastrophic</i>	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	<i>Population Exposure</i>	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	<i>Property Exposure</i>	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Drought	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Earthquake	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2

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Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Riverine Flooding (Flood)	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Urban/Flash Flooding (Flood)	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2
Coastal Flooding (Flood)	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Landslide	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Sea Level Rise	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Medium	Changes in development have increased the community's exposure to the hazard between 5% and 9%.	2	1	2

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Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Heavy Rainfall (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Heat Wave/Extreme Heat (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Fog (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	No Vulnerability	None of the total assessed property value is exposed to a hazard.	0	1	0
	Changes in Development	No Vulnerability	Changes in development have had no effect and/or have decreased the community's exposure to the hazard.	0	1	0
Severe Thunderstorm (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Tornado (Severe Weather)	Population Exposure	High	30% or more of the population is exposed to the hazard.	3	3	9
	Property Exposure	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	Changes in Development	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1



Hazard Event	Vulnerability Factor	Vulnerability		Vulnerability Factor	Weighted Factor	Score
Strong Winds (Severe Weather)	<i>Population Exposure</i>	High	30% or more of the population is exposed to the hazard.	3	3	9
	<i>Property Exposure</i>	High	25% or more of the total assessed property value is exposed to the hazard.	3	1	3
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Tsunami	<i>Population Exposure</i>	Medium	15% to 29% of the population is exposed to the hazard.	2	3	6
	<i>Property Exposure</i>	Medium	10% to 24% of the total assessed property value is exposed to a hazard.	2	1	2
	<i>Changes in Development</i>	Low	Changes in development have increased the community's exposure to the hazard by 4% or less.	1	1	1
Wildfire	<i>Population Exposure</i>	Low	14% or less of the population is exposed to the hazard.	1	3	3
	<i>Property Exposure</i>	Low	9% or less of the total assessed property value is exposed to a hazard.	1	1	1
	<i>Changes in Development</i>	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	<i>Population and Life Safety</i>	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	<i>Underserved Population</i>	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	<i>Property, Facilities, and Critical Infrastructure</i>	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
	<i>Economic</i>	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	<i>Environmental</i>	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
	<i>Continuity of Operations/Delivery of Services</i>	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
	<i>Future Development</i>	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	<i>Climate Change</i>	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	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	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



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	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
Urban/Flash Flooding (Flood)	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	High	Underserved populations exposed to the hazard are likely to experience significant adverse/disproportionate impacts, such as fatalities and severe injuries.	3	3	9
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	High	Climate Change trends will significantly increase the impacts of this hazard.	3	1	3



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



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



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Sea Level Rise	Population and Life Safety	Medium	Populations exposed to this hazard are likely to experience some adverse impacts, such as injuries requiring acute medical care.	2	3	6
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Low	Environmental impact from a single significant event is likely to be minimal, requiring little to no outside resources and support; and/or minimal repair, cleanup, restoration, or preservation work.	1	1	1
	Continuity of Operations/Delivery of Services	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
Heavy Rainfall (Severe Weather)	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Medium	Underserved populations exposed to the hazard are likely to experience some adverse/disproportionate impacts, such as injuries requiring acute medical care.	2	3	6
	Property, Facilities, and Critical Infrastructure	High	More than \$5 million in property, facilities, and infrastructure damage is expected from a single significant event, or damages are expected to occur to 15% or more of the property value within the jurisdiction.	3	2	6
	Economic	Medium	Total economic impact is likely to be greater than \$100,000, but less than or equal to \$10 million.	2	1	2
	Environmental	Medium	Environmental impact from a single significant event is likely to be localized, requiring some outside resources and support; and/or repair, cleanup, restoration, or preservation work.	2	1	2
	Continuity of Operations/Delivery of Services	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	Medium	Climate Change trends will increase the impacts of this hazard, but not significantly.	2	1	2



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



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



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



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



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Tsunami	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Low	Underserved populations exposed to the hazard are likely to experience minimal adverse/disproportionate impacts, such as ambulatory injuries.	1	3	3
	Property, Facilities, and Critical Infrastructure	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	Medium	Impact lasting between 24 and 72 hours on the ability of the jurisdiction to meet the essential day-to-day operational demands and needs of the community from a single significant event.	2	1	2
	Future Development	Low	Future development trends will minimally increase the impacts of this hazard.	1	1	1
	Climate Change	No Impact	Climate change trends will not increase the impacts of this hazard.	0	1	0



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
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]