



Local Hazard Mitigation Plan

San Mateo County, California

Montara Water and Sanitary District Annex

2026

DRAFT



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This Annex details the hazard mitigation elements specific to MWSD, 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 MWSD. 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 MWSD 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
Tanya Yurovsky	District Engineer	SRT Consultants
Maria Ridgeway-Elsner	Engineer	SRT Consultants
Mark Quady	Senior Managing Engineer	SRT Consultants

2. JURISDICTION PROFILE

MWSD is a special district that provides water, garbage, and sewer services for the residents and businesses of Montara, Moss Beach, and adjacent areas north of El Granada. MWSD is responsible for maintaining approximately 27 miles of water mains and 28 miles of sewer mains, along with the associated wells, water treatment plants, storage tanks, and appurtenances for the water distribution system and the lift stations for the wastewater collection system. The current MWSD service area covers seven (7) square miles. The District's service area is displayed in **Figure 1**.

MWSD is a member of the Sewer Authority Mid-Coastside (SAM) that provides wastewater treatment services and contract collection maintenance services for a population of approximately 27,000 in the following areas: City of Half Moon Bay, El Granada, Miramar, Montara, Moss Beach, and Princeton by the Sea. SAM is participating in the MWSD annex as a stakeholder. MWSD currently employs a staff of eleven (11) employees, and funding is primarily through water and sewer rates and revenue bonds.



Figure 1. Montara Water and Sanitary District





2.1. Brief History

MWSD was initially formed in 1958 as a public agency to provide sewer service. In 1992, the District, through special State legislation, was granted the powers of a county water district. This was done in an effort to improve the water supply and service provided by the private water company serving the area, then known as Citizens Utilities Company of California. On August 1, 2003, the district acquired and began operating the water system. In January 2015, the service area expanded to serve the Pillar Ridge community.

2.2. Governing Body Format

MWSD is governed by a five (5) member elected Board of Directors, all of whom must reside in the Montara or Moss Beach area. The Board of Directors manages the affairs of the District. Through their meetings, they set policy, enact appropriate resolutions or ordinances, approve all payments to vendors, review and approve the budget, set rates, fees, and charges, hire staff, approve contracts, and take other necessary actions needed to carry out the business of the District. All formal actions must be taken in public and listed on an agenda, which is published in advance of the meeting. The District staff is headed by the General Manager and organized into a number of divisions.

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

2.3. Population

MWSD provides services to over 6,000 residents in San Mateo County.

2.4. Assets

The District currently has 1,943 sewer connections, 1,701 active water connections, and 151 private fire protection connections. **Table 1** summarizes the District's critical assets and their values.

Table 1. Montara Water and Sanitary District Assets

Asset	Value
MWSD Property	
20 Acres of Land	\$7,000,000
MWSD Equipment	
Five (5) Diesel-Powered Generators	\$800,000
Three (3) Vehicles	\$150,000
TOTAL	\$7,950,000
MWSD Critical Facilities and Infrastructure	
District Office (8888 Cabrillo Highway, Montara, CA 94037)	\$610,000
Alta Vista Water Treatment Plant	\$4,000,000



Asset	Value
Pillar Ridge Water Treatment Plant (164 Culebra Street, Moss Beach, CA 94038)	\$2,800,000
Schoolhouse Booster Pumps	\$4,000,000
13 Lift Stations	\$30,350,000
Nine (9) Pressure Reducing Valve (PRV) Stations	\$30,040,000
Alta Vista Well	\$1,200,000
Wagner Well	\$300,000
Drake Well	\$180,000
North Airport Well	\$670,000
South Airport Well	\$180,000
Airport Well #3	\$670,000
Portola Well #1	\$300,000
Portola Well #3	\$300,000
Portola Well #4	\$300,000
Retiro Well	\$300,000
Corona Well	\$300,000
Culebra Well	\$300,000
Alta Vista Tank I	\$3,600,000
Alta Vista Tank II	\$6,000,000
Schoolhouse East Tank	\$910,000
Schoolhouse West Tank	\$910,000
Portola Tank	\$910,000
Pillar Ridge Tank I	\$910,000
Pillar Ridge Tank II	\$910,000
27 Miles of Water Mains	\$43,000,000
28 Miles of Sewer Mains	\$46,000,000
MWSD TOTAL	\$179,950,000
SAM Critical Facilities and Infrastructure	
Wet Weather Flow Management Facility	\$3,000,000
Pump Stations	\$16,000,000
Intertie Pipeline System	\$60,700,000
Real Property	\$2,400,000
Wastewater Treatment Plant Facilities	\$243,000,000



Asset	Value
Wet Weather Storage Tank	\$6,000,000
Administration Building	\$2,430,000
SAM TOTAL	\$333,530,000
MWSD and SAM TOTAL	\$513,480,000

3. CHANGES IN DEVELOPMENT

While MWSD provides water, garbage, and sewer services, the authority of land use and development changes remains with the local planning departments. In the past five (5) years, new home development has occurred in the Seal Cove community, a known landslide area. Additional changes include MWSD and SAM service areas now including the Cypress Point and Big Wave developments. Cypress Point is a below-market housing development, and the Big Wave development provides housing and employment for adults with developmental disabilities. These two (2) projects will be further developed during the next five (5) years. Seal Cove is also expected to see more home development over the next five (5) years.

Available water supply may be utilized to serve existing development that is within the San Mateo County Local Coastal Program (LCP) urban area that is currently served by private wells, or it may be utilized to provide new service connections to development that has been authorized pursuant to the County’s LCP. The LCP’s growth limitation is currently 1% each year. The population in the service area is not projected to change significantly over the next 10 years.

3.1. Changes in Priority

MWSD’s hazard mitigation priorities were updated to focus on reducing per- and polyfluoroalkyl substances (PFAS) in the water supply due to their persistence in the environment and potential health risks. Additionally, mitigation actions from the previous Plan were updated, and a more concerted effort to achieve equitable outcomes for all communities, including underserved communities and socially vulnerable populations, has been implemented.

4. CAPABILITY ASSESSMENT

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

A capability assessment was conducted for MWSD’s authorities, policies, programs, and resources. Goals and mitigation actions were developed using input from this assessment.

The Local Planning Team assessed MWSD’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.

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 (local, county, state, federal)	Responsible Department/ Agency	Code Citation and Comments (e.g., Code Chapter, name of plan, explanation of authority, etc.)
Planning Capacity				
Comprehensive Plan / General Plan	Yes	Local	Board of Directors	Strategic Plan (2015)
Capital Improvement Plan	Yes	Local	Board of Directors	Capital Improvement Plan (2025)
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	Board of Directors	Emergency Response Plan (2021)
Evacuation Plan	No	n/a	n/a	n/a
Post-Disaster Recovery Plan	No	n/a	n/a	n/a



Capability Category	Yes/No	Authority (local, county, state, federal)	Responsible Department/ Agency	Code Citation and Comments (e.g., Code Chapter, name of plan, explanation of authority, etc.)
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	No	n/a	n/a	n/a
Water Shortage Contingency Plan	No	n/a	n/a	n/a
Public Works Plan	Yes	Local	Board of Directors	Updated in December 2013
Sewer System Management Plan	Yes	Local	Board of Directors	Updated in October 2017
Water System Master Plan	Yes	Local	Board of Directors	Plan update in progress
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



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 and Sanitary Code	Yes	Local	Board of Directors	Updated in 2024

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 (e.g., position, department, agency, explanation)
Administrative Capabilities		
Planning Board	Yes	Board of Directors
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	
Mutual Aid Agreements	Yes	Neighboring agencies
Technical/Staffing Capabilities		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	District Engineer
Engineer(s) or professional(s) trained in building or infrastructure construction practices	Yes	District Engineer
Planners or engineers with an understanding of natural hazards	Yes	District Engineer
NFIP Floodplain Administrator	No	n/a
Surveyor(s)	Yes	District Engineer
Personnel skilled or trained in GIS applications	Yes	District Engineer
A scientist familiar with natural hazards	Yes	District Engineer
Warning systems/services	Yes	Tsunami Warning
Emergency manager	Yes	General Manager
Grantwriter(s)	Yes	District Engineer
Staff with expertise or training in benefit cost analysis	Yes	District Engineer



Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Professionals trained in conducting damage assessments	Yes	District Engineer

4.3. Fiscal Capabilities

Table 4 lists fiscal capabilities available to MWSD 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)	No
Federal Hazard Mitigation Assistance Program <i>(i.e., Hazard Mitigation Grant Program (HMGP), HMGP Post Fire, Flood Mitigation Assistance (FMA) Program)</i>	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Yes
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	Yes
Open space acquisition funding programs	No

4.4. Education and Outreach Capabilities

Table 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	



Capability	Yes/No	Comments <i>(e.g., position, department, agency, explanation)</i>
Personnel skilled or trained in website development	Yes	Business Office
Hazard mitigation information is available on the jurisdiction's website	No	n/a
Utilize social media for hazard mitigation education and outreach	No	n/a
Citizen boards or commissions that address issues related to hazard mitigation	Yes	Board of Directors
Other programs already in place that could be used to communicate hazard-related information	Yes	Posting at post offices and local businesses
An established warning system for hazard events	Yes	Tsunami Warning System

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 MWSD.

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

MWSD 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 for critical infrastructure replacement, renewal, or seismic retrofitting, and purchase backup power for facilities and infrastructure that aim to mitigate service interruptions after a disaster.
- 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.

- Identify funding to develop a Climate Action Plan that integrates climate adaptation strategies directly into infrastructure planning.

5. NATIONAL FLOOD INSURANCE PROGRAM

As a special district, MWSD 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, MWSD 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, as well as the information integrated.

Table 7. Existing Plan Integration

Planning Initiative	Current Integration Description
Water and Sewer Master Planning Documents	The District regularly develops water and sewer master planning documents that assess existing infrastructure risks, prioritize renewal and replacement projects, and provide recommendations for new infrastructure needs. Infrastructure needs identified in the LHMP are included in these capital planning documents.
Emergency Response Plan	MWSD maintains close alignment between the LHMP and its Emergency Response Plan (ERP). The ERP 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 ERP.



6.2. Potential Future Integration

A hazard mitigation plan must explain how the jurisdiction intends to incorporate this Plan update into planning mechanisms over the next five (5) years. The capability assessment presented in Section 4 of this Annex identifies codes, plans, and programs that provide opportunities for integration. **Table 13** outlines planning mechanisms/initiatives that do not currently integrate the goals and recommendations of this Plan but provide opportunities to do so in the future.

Table 8. Potential Future Integration

Planning Initiative	Current Integration Description
Water and Sewer Master Planning Documents	The District will integrate the LHMP hazard assessment into these planning documents to systematically evaluate infrastructure vulnerabilities. These planning documents will identify and prioritize site-specific mitigation projects for inclusion in the LHMP.
Emergency Response Plan	The LHMP will remain an essential tool to update the MWSD's Emergency Response Plan (ERP). 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 ERP processes and procedures.

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 MWSD.

Table 9. Significant Past Events

Date	Event Type <i>(include Disaster Declaration, if applicable)</i>	Description of Event and Impacts
January 2023	Flood <i>(DR-4683)</i>	Flood water entered the SAM WWTP, damaging equipment and overflowing and pressurizing pipes, causing them to rupture.
April 2006	Landslide <i>(DR-1646)</i>	Severe mudslides caused damage to the Pillar Ridge Water Treatment Plant.
December 2005	Landslide <i>(DR-1628)</i>	Severe mudslides caused damage to the Pillar Ridge Water Treatment Plant.
1982 – present	Landslide	Landslides over the years have caused miscellaneous water and sewer infrastructure damage.



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**.

- Flood (riverine flooding, urban/flash flooding, coastal flooding)
- Landslide
- Sea Level Rise
- Tsunami
- Wildfire

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

- Dam Failure
- Drought
- Earthquake
- Severe Weather (*heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog*)

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 MWSD 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 Local Planning Team determined that the District does not have unique vulnerabilities or impacts from dam failure; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.
Drought	The Local Planning Team determined that the District does not have unique vulnerabilities or impacts from drought; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.
Earthquake	The Local Planning Team determined that the District does not have unique vulnerabilities or impacts from earthquakes; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	<p>The MWSD and SAM are spread across diverse topography, with several creeks and steep hillsides, which could increase vulnerability to and the impacts of flash flooding. Additionally, the MWSD and SAM service areas have customers and facilities near sea level adjacent to the coast that are subject to coastal flooding.</p> <p>In particular, the SAM Plant is exposed to creek flooding during severe weather, which could be worse if heavy rainfall coincides with high tides. Pilarcitos Creek runs south along the west side of the Plant and cannot discharge during extremely high tides, leading to flooding in the Creek. The Plant is surrounded by non-engineered berms that prevent creek flooding on the property; however, creek backup has caused pooling adjacent to the Treatment Plant.</p>
Landslide	MWSD and SAM customers and facilities are spread out across diverse topography, with steep hillsides prone to landslides. In particular, Seal Cove has a long, well-documented history of ground and soil movement, with decades of studies documenting active landslides. Buried pipelines are affected by the same land movements that impact homes and public roads in the Seal Cover area, which can break the buried pipes and interrupt service. Given the likelihood of additional land movement in Seal Cove, MWSD is prepared to address any further leaks and continue providing service to all residences with above-ground connections, as necessary.



Hazard	Vulnerability and Impacts
Sea Level Rise	<p>Many MWSD and SAM customers and facilities are near sea level in flat areas adjacent to the coast or near steep coastal bluffs, making them susceptible to erosion from sea level rise. The MWSD currently has customers and facilities in the Seal Cove community that are actively subject to coastal erosion from sea level rise.</p> <p>The SAM Plant is moderately exposed to the impacts of sea level rise. It has no prior experience with coastal flooding or erosion, though the Plant’s underground facilities, including a piping gallery, are already experiencing groundwater and saltwater intrusion. Sea level rise will increase the frequency with which the underground facilities are exposed to ground and saltwater intrusion, and a combination of future higher tides and rain events could force Pilarcitos Creek to back up enough to spill into the Plant’s property. Eventually, the Plant may be directly exposed to coastal flooding in the high-end scenario (a 1% flood with 6.6 feet of sea level rise), though flooding from Pilarcitos Creek (which could back up, pond, and flood the Plant) is more likely. Water that reaches the site would likely reach the Plant’s transformer and power distribution systems and Mechanical Building No. 1, as they are low-lying or underground.</p>
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	<p>The Local Planning Team determined that the District does not have unique vulnerabilities or impacts from severe weather; rather, the jurisdiction’s vulnerabilities and impacts are consistent with those experienced throughout the County.</p>
Tsunami	<p>MWSD and SAM service areas have many flat areas near sea level along the coast that are at risk from tsunamis, as well as steep coastal bluffs that are susceptible to tsunami-induced erosion. Furthermore, most coastal areas in Moss Beach and Montara are within the Tsunami Hazard Area. Any MWSD infrastructure within these zones is vulnerable to tsunami impacts, which may lead to service interruptions and water quality issues.</p>
Wildfire	<p>Areas within MWSD and SAM service areas are within moderate to very high fire hazard severity zones. District facilities are located within the Wildland Urban Interface, characterized by dense, unmanaged vegetation and proximity to expansive open space areas. In the event of a wildfire, above-ground water and sanitary infrastructure can be destroyed, leading to immediate service interruptions. Furthermore, post-fire runoff can introduce heavy sediment and contaminants into surface water sources, overwhelming MWSD systems. Also, if power outages impact the sanitary systems, there is a high risk of sewage backups or overflows.</p>

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	Not Applicable
Drought	Increased
Earthquake	Remained the Same
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Increased
Landslide	Increased
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	Not Applicable
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	Not Applicable
Drought	Increased



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

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	Not Applicable
Drought	Increased
Earthquake	Remained the Same
Flood (<i>riverine flooding, urban/flash flooding, coastal flooding</i>)	Remained the Same
Landslide	Remained the Same
Sea Level Rise	Increased
Severe Weather (<i>heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog</i>)	Remained the Same
Tsunami	Increased



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

8.1. Future Major Assets

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

- The water distribution system in Seal Cove, which is planned for replacement in the future, is vulnerable to landslides.
- The Pilar Ridge Water Treatment Plant, which will be undergoing a retrofit in the future, is vulnerable to tsunamis.
- 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 MWSD 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. Montara Water and Sanitary 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*
Urban/Flash Flooding (Flood)	3	18	13	31	62	86
Heavy Rainfall (Severe Weather)	3	12	13	22	47	65
Earthquake	2	18	14	35	67	62
Strong Winds (Severe Weather)	3	9	13	22	44	61
Wildfire	2	18	9	33	60	56
Sea Level Rise	3	6	7	26	39	54
Drought	2	15	13	26	54	50
Landslide	2	6	5	31	42	39
Coastal Flooding (Flood)	2	12	5	25	42	39
Severe Thunderstorm (Severe Weather)	2	6	13	21	40	37
Riverine Flooding (Flood)	2	6	5	25	36	33
Heat Wave/Extreme Heat (Severe Weather)	2	9	10	15	34	31
Tsunami	1	12	9	15	36	17
Tornado (Severe Weather)	1	6	13	13	32	15
Fog (Severe Weather)	1	6	9	11	26	12
Dam Failure	0	0	0	0	0	0

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

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

Total Risk Score Legend

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

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



10. MITIGATION ACTIONS

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

MWSD agreed to **10** 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. Montara Water and Sanitary District Mitigation Actions Summary

Status		Mitigation Action Total	
Continuing		2	
In Progress		4	
Not Yet Started		3	
New		1	
TOTAL		10	
Completed		0	
No Longer Needed		0	
Mitigation Actions per Hazard			
Dam Failure	n/a	Sea Level Rise	8
Drought	6	Severe Weather <i>(heavy rainfall, severe thunderstorms, strong winds, tornadoes, heat wave/extreme heat, fog)</i>	10
Earthquake	9	Tsunami	8
Flood <i>(riverine flooding, urban/flash flooding, coastal flooding)</i>	9	Wildfire	9
Landslide	8		

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

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Mitigation Action	Where appropriate, support retrofitting, purchasing, or relocating structures located in high-hazard areas, prioritizing those that have experienced repetitive losses and/or are in high- or medium-risk hazard areas.				
Action Number	MWSD-1	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	28/40
Year Added to the Plan	2021	Timeline (estimated)	Ongoing	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.	n/a		
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA		
Additional Details (optional)					

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Mitigation Action	Actively participate in the Hazard Mitigation Plan maintenance protocols outlined in Volume 1 of the San Mateo County Local Hazard Mitigation Plan.				
Action Number	MWSD-2	Goal(s) Addressed	1, 2, 3, 4, 5	Prioritization Score	32/40
Year Added to the Plan	2021	Timeline (estimated)	Ongoing	Implementation Priority	High
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Continuing	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					

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Mitigation Action	Formalize and expand cooperative aid agreements with neighboring sanitary and water agencies to institutionalize climate adaptation strategies. This initiative aims to enhance resource sharing and redundant service capabilities to mitigate the impacts of specific climate-driven hazards.				
Action Number	MWSD-3	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	30/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Drought, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	In Progress	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	Medium				
Lead Agency / Organization	Montara Water and Sanitary District (Operation Superintendent)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	Low	Potential Funding Source	General Fund (Staff Time)		
Additional Details (optional)					

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Mitigation Action	Harden critical District infrastructure and facilities by installing and upgrading permanent redundant power systems at all mission-essential facilities, including, but not limited to, supply wells, pumps, and water treatment facilities to prevent service disruptions during prolonged grid failures due to natural hazards. Additionally, ensure that enough fuel storage is available.				
Action Number	MWSD-4	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	28/40
Year Added to the Plan	2021	Timeline (estimated)	1 to 2 Years	Implementation Priority	Medium
Hazard(s) Mitigated	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	Montara Water and Sanitary District (Operation Superintendent)				
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	Construct a redundant system intertie along the critical water trunk line to mitigate service disruptions and ensure operational continuity after disasters. The infrastructure will provide a secondary water supply and bypass capability to the system during emergency repairs or catastrophic main failures.				
Action Number	MWSD-5	Goal(s) Addressed	1, 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, Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Not Yet Started	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA, Water Infrastructure Finance and Innovation Act, California Department of Water Resources grants, State Water Resources Control Board funds/grants		
Additional Details (optional)					

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Mitigation Action	Conduct a feasibility study to evaluate the seismic retrofitting or relocation (e.g., relocate out of a landslide susceptible area) of the Alta Vista Tank No. 1, Portola Tank, and two (2) Pillar Ridge tanks. The assessment will prioritize replacing aging infrastructure with seismically resilient designs to mitigate the risk of system failure and ensure operational continuity.				
Action Number	MWSD-6	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	28/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Not Yet Started	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA, State Water Resources Control Board grants, California Department of Water Resources grants/funds		
Additional Details (optional)					

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Mitigation Action	Implement a systematic fire hydrant replacement program meant to replace aging fire hydrants with modern, high-capacity models. This will ensure hydrant reliability and adequate flow rates, maintaining critical fire suppression capabilities throughout the District, especially after a disaster.				
Action Number	MWSD-7	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	30/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Drought, Earthquake, Severe Weather, Wildfire				
Project Status	In Progress	<i>If No Longer Needed, provide reason.</i>	n/a		
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA		
Additional Details (optional)					

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Mitigation Action	Implement a prioritized water main replacement program to replace or upsize aging and seismically vulnerable infrastructure, focusing on hardening critical supply mains to reduce the risk of catastrophic failure and ensure continuity of services after a disaster.				
Action Number	MWSD-8	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	30/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	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	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA, State Water Resources Control Board grants, California Department of Water Resources grants/funds		
Additional Details (optional)					

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Mitigation Action	Evaluate alternatives and execute the retrofit of the Pillar Ridge Water Treatment Plant. The retrofit will strengthen critical infrastructure to mitigate the risk of structural failure and ensure continuity of services after a disaster.				
Action Number	MWSD-9	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	28/40
Year Added to the Plan	2021	Timeline (estimated)	4 to 5 Years	Implementation Priority	Medium
Hazard(s) Mitigated	Earthquake, Flood, Landslide, Sea Level Rise, Severe Weather, Tsunami, Wildfire				
Project Status	Not Yet Started	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA, State Water Resources Control Board grants, California Department of Water Resources grants/funds		
Additional Details (optional)					

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Mitigation Action	Relocate main electrical equipment for the Sewer Authority Mid-Coastside (SAM) wastewater treatment plant to a new building that would be constructed at a higher elevation within the Plant property to reduce the risk of flooding. This action will allow critical electrical equipment in the wastewater treatment plant to function with 500-year flood protection.				
Action Number	MWSD-10	Goal(s) Addressed	1, 3, 4, 5	Prioritization Score	33/40
Year Added to the Plan	2026	Timeline (estimated)	4 to 5 Years	Implementation Priority	High
Hazard(s) Mitigated	Flood, Sea Level Rise, Severe Weather				
Project Status	New	If No Longer Needed, provide reason.		n/a	
Benefits (Loss Avoided)	High				
Lead Agency / Organization	Montara Water and Sanitary District (District Engineer)				
Supporting Agency / Organization (If applicable)	n/a				
Additional Participating Jurisdictions (If Applicable)	n/a				
Estimated Cost	High	Potential Funding Source	General Fund (Staff Time), HMGP, FMA		
Additional Details (optional)					



APPENDIX A. HAZARD MAPS

[Maps are under development...]



APPENDIX B. STAKEHOLDER AND PUBLIC ENGAGEMENT

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



APPENDIX C. HAZARD RISK RANKING DETAILS

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

C.1. Probability of Occurrence

Hazard Event	Probability of Occurrence		Probability Factor	Weighted Factor
Dam Failure	Unlikely	There is little to no probability of a significant occurrence, or the recurrence interval is greater than every 100 years.	0	N/A
Drought	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Earthquake	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Riverine Flooding (<i>Flood</i>)	Medium	A significant hazard event is likely to occur within 25 years.	2	N/A
Urban/Flash Flooding (<i>Flood</i>)	High	A significant hazard event is likely to occur annually.	3	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	No Impact	Historical and/or probabilistic models/studies for this hazard indicate the possibility of little to no intensity.	0	3	0
	Catastrophic	No Impact	Virtually no probability that this hazard could be catastrophic.	0	3	0
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	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
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	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3



Hazard Event	Extent Factor	Extent		Extent Factor	Weighted Factor	Score
Sea Level Rise	Extent/Severity	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Heavy Rainfall (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Medium	Medium potential that this hazard could be catastrophic.	2	3	6
Heat Wave/Extreme Heat (Severe Weather)	Extent/Severity	Medium	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a medium-intensity incident.	2	3	6
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Fog (Severe Weather)	Extent/Severity	Low	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a low-intensity incident.	1	3	3
	Catastrophic	Low	Low potential that this hazard could be catastrophic.	1	3	3
Severe Thunderstorm (Severe Weather)	Extent/Severity	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	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
Wildfire	Extent/Severity	High	Historical and/or probabilistic models/studies for this hazard indicate the possibility of a high-intensity incident.	3	3	9
	Catastrophic	High	High potential that this hazard could be catastrophic.	3	3	9

C.3. Vulnerability Factors

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

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

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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

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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>	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



C.4. Impact Factors

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



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

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



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



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

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



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



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



Hazard Event	Impact Factor	Impact		Impact Factor	Weighted Factor	Score
Tsunami	Population and Life Safety	Low	Populations exposed to this hazard are likely to experience minimal adverse impacts, such as ambulatory injuries.	1	3	3
	Underserved Population	Low	Underserved populations exposed to the hazard are likely to experience minimal adverse/disproportionate impacts, such as ambulatory injuries.	1	3	3
	Property, Facilities, and Critical Infrastructure	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	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	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]