



Chapter 7.

City of Daly City

HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
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JURISDICTION PROFILE

The following is a summary of key information about the jurisdiction and its history:

- ❖ Date of Incorporation—1911
- ❖ Current Population—109,139 (as of January 1, 2016 – CA DOF)
- ❖ Population Growth—Daly City has had a growth of 2.11% from 2000 to 2015.
- ❖ Location and Description—Known as the “Gateway to the Peninsula,” Daly City is located at the northernmost edge of San Mateo County adjacent to San Francisco. Daly City borders the cities of San Francisco, Colma, Broadmoor, South San Francisco, Pacifica and Brisbane and extends from the Pacific Ocean on the west to nearly San Francisco Bay on the east. Daly City, central to two of the Bay Area’s major job growth zones of San Francisco and San Mateo counties, has become a regional hub for retail, healthcare and small business.
- ❖ Brief History—Much of Daly City began as farm and dairy lands. After the great 1906 earthquake and fires, which destroyed many San Franciscans’ homes, residents left to temporary housing on the ranches of the area to the south, including a large one owned by John Daly. Daly later subdivided his property, which resulted in several housing tracts being built. A community was emerging and with fear of annexation from San Francisco, residents voted to incorporate their own community which became Daly City. The community remained relatively small until the late 1940’s when developer Henry Doelger purchased land and created Westlake, a major district of homes and businesses including the Westlake Shopping Center. As the years went on, Daly City became home to several other suburban neighborhoods, a major indoor shopping mall and Seton Hospital.
- ❖ Climate— A mild climate, with wet, mild winters and dry summers. Most months the maximum temperatures will be in the 50s, 60s, or 70s degrees Fahrenheit range. Evenings are usually in the 50s or 60s. Cool humid weather, even in the summer (except September) when persistent fog often envelops the city. Annual average precipitation is 19.77”.





- ❖ Governing Body Format - Daly City is a General Law City (authority is set forth in the California Government Code) governed by a council-manager form of government in which the five-member City Council appoints the City Manager. The City Manager oversees an Executive Leadership Team in the operation of eight (8) departments employing approximately 475 staff with an annual estimated budget of \$156 million. The North County Fire Authority assumes responsibility for the adoption of this plan; the North County Fire Authority will oversee its implementation.
- ❖ Development Trends—Anticipated development levels for the City of Daly City are moderate, consisting primarily of residential development. The majority of recent development has been infill. Residentially, there has been a focus on affordable housing and higher density housing near urban corridors. The City of Daly City adopted its general plan in July 2013. City actions, such as those relating to land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements, must be consistent with the plan. Future growth and development in the City will be managed as identified in the general plan.

7.1 Capability Assessment

An assessment of legal and regulatory capabilities is presented in Table 7-1. An assessment of fiscal capabilities is presented in Table 7-2. An assessment of administrative and technical capabilities is presented in Table 7-3. Information on National Flood Insurance Program (NFIP) compliance is presented in Table 7-4. Classifications under various community mitigation programs are presented in Table 7-5. An assessment of education and outreach capabilities is presented in Table 7-6.

TABLE 7-1. LEGAL AND REGULATORY CAPABILITY

	Local Authority	Other Jurisdiction Authority	State Mandated
Building Code <i>Comment: Economic and Community Development Dept. DCMC Chap. 15.08(Ord. No. 1373, § 2(Exh. B), 12-9-2013)</i>	Yes	No	No
Zoning Code <i>Comment: Economic and Community Development Dept. DCMC Chapter 17.02 (Ord. 635 § 1, 1965)</i>	Yes	No	No
Subdivisions <i>Comment: Public Works/ Economic and Community Development Dept. DCMC Chap. 16.04 - (Ord. 1049 § 1, 1985; Ord. 798 § 1A, 1975; Ord. 795 § 1 (part), 1974: prior code § 26-1)</i>	Yes	No	Yes
Stormwater Management <i>Comment: Public Works/Dept. of Water and Wastewater Resources. Governed under recently adopted municipal region permit by RWQCB. DCMC Chap. 14.04 (Ord. 1194 § 1 (part), 1994)</i>	Yes	No	Yes
Post-Disaster Recovery <i>Comment: DCMC 2.28.010 – 2.28.090. 1978</i>	Yes	No	No



TABLE 7-1. LEGAL AND REGULATORY CAPABILITY

	Local Authority	Other Jurisdiction Authority	State Mandated
Real Estate Disclosure Comment: 3R report issued by Building Division. DCMC 15.44 Residential Requirements Report.	Yes	No	Yes
Growth Management Comment DCMC 17.02.020 (Ord. 635 § 2, 1965)	Yes	No	No
Site Plan Review Comment DCMC Title 16 Subdivisions DCMC Title 17 Zoning. Chapter DCMC 17.45	Yes	No	No
Environmental Protection Comment:	No	No	Yes
Flood Damage Prevention Comment: Meets NFIP compliance for community with no SFHA through adoption of 2013 IBC/CBC standards	No	No	Yes
Emergency Management Comment: DCMC 2.28.010 – 2.28.090. 1978	Yes	No	Yes
Climate Change Comment:	No	No	Yes
Other Comment:	No	No	No
General or Comprehensive Plan General Plan 2013. <i>Is the plan equipped to provide linkage to this mitigation plan?</i> <i>Yes, Policy SE – 5.7 of the General Plan</i> Comment:	Yes	No	No
Capital Improvement Plan <i>What types of capital facilities does the plan address? Public Works, covers roads, utilities and facilities.</i> <i>How often is the plan updated? Updated every two years.</i> Comment: <i>Vista Grande Drainage Basin Improvements to provide 25 year/4 hr. storm protection.</i>	Yes	No	No
Floodplain or Watershed Plan Comment:	No	No	No
Stormwater Plan Comment: General Plan Resource Management Element Policy RME-8, Municipal Regional Permit authorized by the San Francisco Bay Regional Water Quality Control Board. The MRP adopted by the Regional Board on November 19, 2015 with a five year implementation schedule beginning January 1, 2016.	Yes	No	No



TABLE 7-1. LEGAL AND REGULATORY CAPABILITY

	Local Authority	Other Jurisdiction Authority	State Mandated
Habitat Conservation Plan Comment: <i>The San Bruno Mountain Habitat Conservation Plan is administered through the County of San Mateo and was adopted in 1982.</i>	No	Yes	No
Economic Development Plan Comment:	No	No	No
Shoreline Management Plan Comment: <i>General Plan Resource Management Element DCMC 17.27 Resource Protection Combining District (Requires Coastal Development Permit). Daly City has participated in a working group for the San Francisco Littoral Cell Coastal Regional Sediment Management Plan, but the document has not been adopted or implemented. The City did adopt its Coastal Element in 1984.</i>	Yes,(partial)	No	No
Community Wildfire Protection Plan Comment:	No	No	No
Forest Management Plan Comment:	No	No	No
Climate Action Plan Comment: <i>City Manager, Daly City "Green Vision" Climate Action Plan, 2011-2020</i>	Yes	No	No
Other Comment:	No	No	No
Comprehensive Emergency Management Plan Comment: <i>City of Daly City & North County Regional Area Emergency Operations Plan, June 2012.</i>	Yes	No	No
Threat & Hazard Identification & Risk Assessment Comment:	No	No	No
Post-Disaster Recovery Plan Comment: <i>City of Daly City & North County Regional Area Emergency Operations Plan, June 2012. Vol. 2, Chapter 4. –Recovery.</i>	Yes (partial)	No	No
Continuity of Operations Plan Comment: <i>City of Daly City & North County Regional Area Emergency Operations Plan, June 2012. Vol. 2, Chapter 1</i>	Yes (Partial)	No	No
Public Health Plan Comment:	No	Yes	No

TABLE 7-2. FISCAL CAPABILITY

Financial Resources	Accessible or Eligible to Use?
Community Development Block Grants	Yes





TABLE 7-2. FISCAL CAPABILITY

Financial Resources	Accessible or Eligible to Use?
Capital Improvements Project Funding	Yes – DWR - as identified in capital planning.
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes - Voter approval required – water rates and sewer service lines.
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	Yes
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes
Other	No

TABLE 7-3. ADMINISTRATIVE AND TECHNICAL CAPABILITY

Staff/Personnel Resources	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Public Works and Economic and Community Development Dept.
Engineers or professionals trained in building or infrastructure construction practices	Yes	Public Works and Economic and Community Development Dept.
Planners or engineers with an understanding of natural hazards	Yes	Economic Community Development Dept., Public Works Director, City Engineer, Senior and Associate Engineers with P.E. In house and contractual services with engineering and plan check services firms.
Staff with training in benefit/cost analysis	Yes	Public Works Engineers
Surveyors	No	
Staff capable of making substantial damage estimates	Yes	Economic and Community Development Dept. Building Inspectors/Public Works Engineers
Personnel skilled or trained in GIS applications	Yes	Public Works - GIS Analyst.
Scientist familiar with natural hazards in local area	No	Insert appropriate information
Emergency manager	Yes	North County Fire Authority
Grant writers	Yes	Public Works and Economic and Community Development Dept.

TABLE 7-4. NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

Criteria	Response
When did the community enter the NFIP?	Date: 1975
When did the Flood Insurance Rate maps become effective?	Date: 9-10-12 current maps.





TABLE 7-4. NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

Criteria	Response
What local department is responsible for floodplain management?	Public Works
Who is your floodplain administrator? (department/position)	Public Works, Public Works Director
<ul style="list-style-type: none"> Is this a primary or auxiliary role? 	Auxiliary
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the date of adoption of your flood damage prevention ordinance?	2013 (as part of IBC/CBC building code standards adoption)
<ul style="list-style-type: none"> Does your floodplain management program meet or exceed minimum requirements? 	Meets
<ul style="list-style-type: none"> If so, in what ways? 	Meets NFIP requirements for community with no SFHA.
When was the most recent Community Assistance Visit or Community Assistance Contact?	1/1/1972 (CAC) - No SFHA
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed?	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction?	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program?	Yes
<ul style="list-style-type: none"> If so, what type of assistance/training is needed? 	Basic education on NFIP requirements.
Does your jurisdiction participate in the Community Rating System (CRS)?	No
<ul style="list-style-type: none"> If not, is your jurisdiction interested in joining the CRS program? 	No
How many Flood Insurance policies are in force in your jurisdiction?	71
<ul style="list-style-type: none"> What is the insurance in force? 	\$ 12,190,000.00
<ul style="list-style-type: none"> What is the premium in force? 	\$ 17,614.00
How many total loss claims have been filed in your jurisdiction?	30
<ul style="list-style-type: none"> How many claims were closed without payment/are still open? 	8
<ul style="list-style-type: none"> What were the total payments for losses? 	\$ 193,521.77

TABLE 7-5. COMMUNITY CLASSIFICATIONS

	Participating?	Classification	Date Classified
Community Rating System	No		
Building Code Effectiveness Grading Schedule	Yes	3	2014
Public Protection	Yes	ISO: 2	02/01/09
Storm Ready	No		
Firewise	No		



TABLE 7-6. EDUCATION AND OUTREACH

Criteria	Response
Do you have a Public Information Officer or Communications Office?	Yes, Deputy City Manager
Do you have personnel skilled or trained in website development?	Yes, Deputy City Manager.
Do you have hazard mitigation information available on your website?	No
▪ If yes, please briefly describe.	Insert appropriate information
Do you utilize social media for hazard mitigation education and outreach?	Yes
▪ If yes, please briefly describe.	We have posted announcements about public forums for LHMP on our web site.
Do you have any citizen boards or commissions that address issues related to hazard mitigation?	No
▪ If yes, please briefly specify.	
Do you have any other programs already in place that could be used to communicate hazard-related information?	Yes, City of Daly City has its own web site, Nextdoor and Facebook
▪ If yes, please briefly describe.	Insert appropriate information
Do you have any established warning systems for hazard events?	Yes
▪ If yes, please briefly describe.	SMC Alert

7.2 Integration with Other Planning Initiatives

The following describe the jurisdiction's process for integrating the hazard mitigation plan into local planning mechanisms.

7.2.1 Existing Integration

The following plans and programs currently integrate the goals, risk assessment and/or recommendations of the hazard mitigation plan:

- ❖ Our city's General Plan integrates our mitigation plan through the Safety Element portion as required by law, Government Code section 65300-65303.4

7.2.2 Opportunities for Future Integration

The following plans and programs do not currently integrate the goals, risk assessment and/or recommendations of the hazard mitigation plan, but provide an opportunity for future integration: City of Daly City web site, Facebook and Nextdoor.

- ❖ Water and sewer master plans, Capital Improvement Program (CIP). Water and sewer master plans identify projects needed to make the utility system more resilient and capable of withstanding natural disasters such as an earthquake, These projects and prioritized and funded through the city's CIP.



7.3 Jurisdiction-Specific Natural Hazard Event History

Table 7-6 lists all past occurrences of natural hazards within the jurisdiction.

TABLE 7-6. NATURAL HAZARD EVENTS

Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
Flood – Vista Grande Watershed	N/A	02/25/04	Unknown
Landslide – Northridge Bluff	N/A	12/22/03	Unknown
Landslide – Westline Dr.	N/A	1997-1998	Unknown
Storm – El Nino	DR-1155/1203	1997-1998	Unknown
Earthquake – Loma Prieta	DR-845	10/1989	Unknown

7.4 Jurisdiction-Specific Vulnerabilities

Repetitive loss records are as follows:

- ❖ Number of FEMA-identified Repetitive-Loss Properties: 0
- ❖ Number of FEMA-identified Severe-Repetitive-Loss Properties: 0
- ❖ Number of Repetitive-Loss Properties or Severe-Repetitive-Loss Properties that have been mitigated: 0

Other noted vulnerabilities include:

- ❖ No specific vulnerabilities currently identified.

7.5 Hazard Risk Ranking

Table 7-7 presents the ranking of the hazards of concern.

TABLE 7-7. HAZARD RISK RANKING

Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake	48	High
2	Severe Weather	33	Medium
3	Landslide	18	Medium
4	Drought	3	Low
5	Flood*	0	Low
6	Tsunami	0	Low
7	Wildfire	0	Low
8	Dam Failure	0	Low

*Despite no identified flood risk within Daly City, Daly City will work with neighboring jurisdictions to mitigate the effect of flooding across jurisdictional borders.



7.6 Hazard Mitigation Action Plan and Evaluation of Recommended Actions

Table 7-8 lists the actions that make up the City of Daly City hazard mitigation action plan. Table 7-9 identifies the priority for each action. Table 7-10 summarizes the mitigation actions by hazard of concern and the six mitigation types.

TABLE 7-8. HAZARD MITIGATION ACTION PLAN MATRIX

Applies to new or existing assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding	Timeline
<p>Action #DC-1, Replace or retrofit water retention structures. <i>Following the completion of a seismic study of the City's water system in 2008, the Department of Water & Wastewater Resources completed seismic upgrades to Reservoir 3 and continues to work on a long range seismic improvement program, including completion of other identified seismic upgrades to city reservoirs scheduled over the next five years.</i></p>						
New and existing	Earthquake	1	DWWR – Department of Water & Wastewater Resources	Medium	Local water rates.	Short
<p>Action #DC -2, Funding for design/construction of storm drainage projects. <i>The Department of Water & Wastewater Resources is continuing work on a comprehensive plan to identify storm drainage solutions in the Vista Grande Drainage Basin and completed repairs estimated at nearly \$3 million made to strengthen the Fort Funston Sewer Outfall and Force Main. A joint NEPA/CEQA Draft EIR/EIS was publicly released 04/29/16 on the project options associated with the Vista Grande Drainage Basin Improvement Project with comments due 07/01/16. Funding for this anticipated \$100 million improvement project has yet to be secured, and some funding is anticipated to be derived from the North San Mateo County Sanitation District, a subsidiary district of Daly City. It is anticipated that this project will rectify the issues associated with identified severe repetitive loss property located in unincorporated San Mateo County.</i></p>						
New and existing	Flooding, Severe weather	2, 5, 11	DWWR, SMC DPW	100 Million	HMGP, PDM, Local, federal and state funding partnerships.	Long term
<p>Action #DC-3, Adoption of retrofit standards for single-family homes. <i>Whenever a new living space is created at the garage area or basement of an existing "Single Family Residential Building," wall bracing is required to strengthen the basement walls to resist horizontal loads.</i></p>						
Existing	Earthquake, landslide	1	ECD – Economic and Community Development Department	Low	HMGP, PDM	Ongoing





Applies to new or existing assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding	Timeline
<p>Action #DC-4, Plan development for short-term sheltering of residents. <i>Work with Red Cross on the sheltering of residents in the community. Shelter training for P & R staff and CERT members. Develop a formal shelter plan document identifying facilities that can be used, accessibility, showers, number of people that can be housed there, etc.</i></p>						
Existing	All Hazards	1, 2, 3, 5, 6, 7, 8	Fire	Low	Staff time, general fund	Short term
<p>Action #DC-5, Designate a back-up Emergency Operations Center. <i>The current back up EOC requires additional equipment/supplies, including redundant communications to ensure operational readiness if needed.</i></p>						
Existing	All Hazards	1, 2, 3, 4, 5, 6, 7, 8	Fire	Medium	Staff time, general funds	Short term
<p>Action #DC-6, Water distribution coordination between agencies. <i>One specific issue that will be addressed is the future coordination with the Department of Water & Wastewater Resources (DWWR) in training and exercising of alternative water distribution methods including (but not limited to) the use of portable pumps, Hose Tenders, etc.</i></p>						
Existing	Earthquake, drought	1, 7	DWWR	Low	HMGP, PDM	On going
<p>Action G-1—Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to prevent future structure damage. Give priority to properties with exposure to repetitive losses.</p>						
Existing	All	1, 3, 4, 5, 6, 7, 11	Jurisdictions	High	FEMA Hazard Mitigation Grants	Long-term (depending on funding)
<p>Action G-2—Consider participation in incentive-based programs such as Tree City and StormReady.</p>						
New and existing	All	All	Jurisdictions	Low	General Fund	Long-term
<p>Action G-3—Continue to maintain the minimum National Flood Insurance Program participation requirement for communities with no mapped Special Flood Hazard Area.</p>						
New and existing	Flooding	2, 3, 5, 6, 8	Daly City	Low	General Fund	Short-term and ongoing
<p>Action G-5—Integrate the hazard mitigation plan into other plans, programs, or resources that dictate land use or redevelopment.</p>						
New and existing	All	1, 2, 3, 4, 5, 6, 7, 8, 10	Jurisdictions	Low	General Fund	Short-term
<p>Action G-6—Provide incentives for eligible non-profits and private entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting.</p>						
New and existing	All	2, 3, 4, 5, 6, 7, 8, 10, 11	Jurisdictions	Low	Operating Budgets	Ongoing
<p>Action G-7— Support the County-wide initiatives identified in Volume I of the hazard mitigation plan.</p>						
All	All	1,4	Jurisdictions	Low	General Fund	Short- and long-term
<p>Action G-8— Actively participate in the plan maintenance protocols outlined in Volume I of the hazard mitigation plan.</p>						



Applies to new or existing assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding	Timeline
All	1, 4		Jurisdictions	Low	Staff Time, General Funds	Short-term

TABLE 7-9. MITIGATION STRATEGY PRIORITY SCHEDULE

Action #	# of Objectives Met	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant-Eligible?	Can Project Be Funded Under Existing Programs/Budgets?	Implementation Priority ^a	Grant Priority ^a
DC-1	6	High	Medium	Yes	No	No	Medium	High
DC-2	3	High	High	Yes	Yes	Maybe	Medium	High
DC-3	5	Medium	Low	Yes	Yes	Yes	High	Medium
DC-4	4	Medium	Low	Yes	No	Yes	Medium	Medium
DC-5	2	Low	Low	Yes	No	Yes	Medium	Medium
DC-6	7	Medium	Low	Yes	Yes	Yes	High	Medium
G-1	7	High	High	Yes	Yes	No	High	High
G-2	11	High	Low	Yes	No	Yes	High	Low
G-3	5	Medium	Low	Yes	No	Yes	High	Low
G-4	5	Medium	Medium	Yes	Yes	Yes	Medium	Medium
G-5	9	Medium	Low	Yes	No	No	Medium	Low
G-6	9	Low	Low	Yes	No	Yes	Low	Low
G-7	11	Low	Low	Yes	No	Yes	High	Low
G-8	2	Low	Low	Yes	No	Yes	High	Low

a. See the introduction to this volume for explanation of priorities.

TABLE 7-10. ANALYSIS OF MITIGATION ACTIONS

Hazard Type	Action Addressing Hazard, by Mitigation Type ^a					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
Earthquake	DC-1				DC-5, DC-4	DC-1
Severe Weather	DC-2				DC-5, DC-4	DC-2
Landslide					DC-5, DC-4	DC-3
Drought	DC-6				DC-6	
Flood	DC-2				DC-5, DC-4	DC-2

a. See the introduction to this volume for explanation of mitigation types.







