

CITY OF DALY CITY Safety Element



Introduction

Scope and Role of the Safety Element

The Safety Element identifies the natural and man-made hazards that the City needs to consider when making land use decisions or when preparing plans and policies for control and response to potential danger (i.e. emergency response plans, evacuation plans, etc.). The Safety Element is therefore a means to identify these hazards and to educate residents, City staff, elected officials, and other members of the community that a risk or a problem exists, and, when feasible, implement land use policies to reduce the public exposure to these risks.

A Safety Element is not a static document. It is a changing document in the light of advances in scientific discovery and new information. The past decades have ushered in many environmental laws based on new information addressing geologic safety, air quality, water quality, etc. Further, stricter development controls have been imposed to minimize or eliminate potential man-made hazards such as buildings in landslide areas or earthquake prone areas. In the past, homes and other structures were built in geologically sensitive areas in many parts of California and Daly City prior to the knowledge that a hazard existed. Recent disasters (i.e. the Loma Prieta earthquake of 1989, the Oakland fire storm of 1991, and the Northridge earthquake of 1994) have served as reminders of the need to be aware of the safety issues and to be prepared to deal with the aftermath of disasters.

State Planning Law

State planning law, Government Code Section 65302 requires every city and county to adopt a Safety Element. The element must contain, to the extent that they pertain to the community the following:

- the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure;
- the effects of slope instability leading to mudslides and landslides, subsidence and other geologic hazards;
- mapping of known seismic or other geologic hazards;
- flooding; and
- identification and appraisal of evacuation routes, peak load water supply routes, and minimum road widths as they relate to identified fire and geologic hazards.

Background Information

A hazard is a potential danger, risk, threat, or peril and is often viewed as a constraint. It is necessary to understand the nature of hazards and constraints in order to effectively protect ourselves against these threats and to respond efficiently to disasters when they do occur.

Natural Hazards

Natural hazards are those that are not man-made. Natural disasters illicit the most fear and attention because the time, place, and intensity of their occurrence cannot be exactly predicted or forecasted. For example, seismologists talk in terms of ranges and probabilities, and do not yet have the exact science for predicting when and where the next earthquake will occur. Another cause of fear is that natural hazards are beyond our control. It is important to understand natural hazards, especially those that occur in our immediate vicinity. Increased knowledge and awareness may lead to better preparation so that one can avoid or minimize the effects of natural disasters.

Generally, there are four types of natural hazards that may occur in Daly City and nearby areas: seismic hazards, slope instability, flooding, and wildland fires. Each of these hazards is described as follows:

Seismic Hazards

The San Francisco Bay Area is one of the most seismically active regions in the United States. The San Andreas Fault, which runs directly through the southwestern portion of the Serramonte neighborhood and coastal areas in Daly City, is considered the most dominant of all faults in the Bay Area.

The most recent earthquake on the San Andreas Fault was the Loma Prieta earthquake which occurred on October 17, 1989 with a 7.1 magnitude, epicentered 16 kilometers northeast of Santa Cruz. The event was responsible for 63 deaths and at least \$5.9 billion in damages, making it one of the costliest natural disasters in the United States history. On April 18, 1906, an earthquake measuring 8.3 on the Richter Scale caused near total destruction of San Francisco primarily due to resulting fires. A lesser known earthquake on the San Andreas Fault occurred on March 1957 and had a magnitude of 5.3 on the Richter Scale. Its epicenter was located just off the Daly City coast. Although there were no noticeable surface ruptures, the earthquake resulted in approximately \$1,000,000 in property damages and caused several landslides along the coastline.

The San Andreas Fault zone can be observed in the Mussel Rock area of the City, where the greatest potential for surface rupture exists in the City. The Alquist-Priolo Special Studies Zone Act of 1972 delineated special studies zone ranges from 750 to 1,000 feet on each side of the fault trace, for that portion of the zone located in Daly City. Surface rupture of the San Andreas within the Alquist-Priolo special studies zone could directly affect several single-family residences, a high school, and a mini-storage facility existing in the area.

Several different types of hazards are seismically-induced or caused by an earthquake. These hazards can be responsible for damage, the amount of which depends on several factors including existing geologic conditions and the extent and type of land uses in the area. Seismically-related hazards include surface rupture, ground shaking, liquefaction, subsidence, and landslides.

Surface Rupture. Surface rupture is the fracturing or cracking of the earth's surface by fault displacement or fault movement during an earthquake. Surface rupture in the form of landslides occurred during both the 1906 and 1989 earthquakes, the more recent of which produced cracks in sidewalks, streets, and residential lots causing curb separation, cracks on structures, and broken gutters.

Ground Shaking. The most perceptible of all hazards associated with earthquakes is ground shaking, the amount which depends on several factors including the local geology, the intensity and magnitude of the earthquake, and the distance of the area from the fault. Geologic formations that underlie a certain area greatly influence the intensity of the ground shaking. Thick, loose soils such as bay mud tend to amplify and prolong the shaking while bedrock formations are considered to be less susceptible to ground shaking.

Ground shaking is a potentially serious seismic hazard for Daly City. Since Daly City for the most part is underlain by weak to moderately consolidated, loose to firm sands, and is in close proximity to the San Andreas Fault, the potential for damage due to ground shaking is high. A Geologic Units Map prepared by the Association of Bay Area Governments (ABAG) classifies geologic units into categories of similar susceptibility to ground shaking from very low to extremely high. The ABAG map indicates that if an 8.3 earthquake on the San Andreas Fault occurred, the portions of Daly City underlain by the Colma and Merced Formations would have moderately high to very high susceptibility to groundshaking. Areas underlain by the Franciscan outcrop, such as those adjacent to San Bruno Mountain, have low to moderately low susceptibility. Some areas in the Bayshore neighborhood, however, have high to extremely high susceptibility due to the mixture of different geologic formations near the San Francisco Bay.

Liquefaction. Liquefaction is the transformation of saturated, loose, granular soil such as silt sand or gravel to a liquefied state. In 1987, the United States Geological Survey (USGS), in cooperation with San Mateo County, prepared a Liquefaction Susceptibility Map for San Mateo County. The map categorizes areas in the county into eight classes of liquefaction susceptibility, ranging from low to high. Because the data contained within Liquefaction Susceptibility Map is very generalized, the map should not be used to determine the presence or absence of liquefiable soils in any specific area. Rather, an on-site geotechnical investigation should be required to make a site specific assessment.

Subsidence. Subsidence is the sinking or lowering of a part of the earth's surface, and may be either earthquake-induced or occur independent of earthquakes. In Daly City, the potential for seismically-induced land subsidence is greater in areas most susceptible to liquefaction. Subsidence as a direct result of fault displacement is not as likely in Daly City due to the nature of the how the San Andreas Fault moves during an earthquake.

Landslides. Landslides have occurred in Daly City during major earthquakes, the most notable of which was as a result of the 1906 earthquake when large quantities of earth and rocks slipped down due to the earthquake (Lawson and others, 1908). The failure was so extensive that a cut bench for the Ocean Shore Railroad was entirely destroyed along a five kilometer stretch. Similarly, in 1957, a 5.3 magnitude earthquake with an epicenter near Mussel Rock caused extensive landslides along the same section of the bluffs. The Loma Prieta earthquake in 1989 also caused a large landslide and is notable because the landslide occurred about 55 miles from the earthquake's epicenter in Santa Cruz County.

Slope Instability

Slope instability hazards, consists of non-seismic landslides and cliff erosion, which exist where unstable hills and cliffs threaten occupied structures and public facilities.

Non-Seismic Landslides. Landslides are defined as the downward movement caused by gravity of soil, rock, mud, or debris. Landslides can occur as a direct result of an earthquake but more frequently they are caused by other natural events such as heavy rainfall. Landslides can also be the result of human activities such as grading and deforestation or removal of vegetation.

The effect of landslides in Daly City has been most prevalent in the Westlake neighborhood of the City where, over the past several decades, a number of existing homes have been removed due to risks posed by landslides. As recently as 2000, the City declared 21 single-family homes located on Westline Drive unsuitable for human occupancy and the homes were subsequently removed. Blufftop erosion

will continue to threaten existing homes. The vulnerability of homes to landslide hazards in this area is exacerbated by the San Andreas Fault which bisects the neighborhood.

Cliff erosion. This type of slope instability is often considered a type of landslide and is generally caused by an increase in moisture along the bluff line of a cliff which results in the breaking away of material along the face of the cliff. Development along the coastal bluffs can also contribute to increases in cliff erosion through increased runoff due to ineffective storm drainage design.

The rates of erosion along the bluffs vary greatly. A comparison of measurements taken between December 1974 and January 1982, for example, along the 900 block of Skyline Boulevard indicated that the cliff at that time had receded between one to thirteen feet over that time period. It was notable however, that other parts of the bluffs had receded at much slower rates.

Flooding

A flood is defined as a partial or complete inundation of normally dry land areas from the overland flood of a lake, river, stream ditch or other inland water body. It is also defined as the unusual rapid accumulation or runoff of surface waters and sudden collapse of shoreline land. The standard for assessing the risk of flood hazards is the 100-year flood plain. A flood plain is the land area that is submerged during a flood. The 100-year flood plain is the land area that has a one percent statistical probability of being flooded within any given year.

The Federal Insurance Administration (FIA) administers the National Flood Insurance Program and is the primary agency for flood related disasters and mitigation. The FIA also prepares and updates the flood zone maps. Flooding is not considered a significant natural hazard in Daly City. To attest to this fact, FIA has no flood zone map for Daly City. No part of Daly City lies within the 100-year flood plain meaning that the statistical probability of flooding is less than one percent in any part of the City on any given year. The City has been designated Flood Zone C (Flood Hazard No. 060317) per letter from FIA dated July 13, 1979. Areas within the 100-year floodplain are designated Flood Zone A.

Fire Hazards

Fires in urban areas pose one of the greatest threats to life and property. In Daly City, the close proximity of many of the structures to each other, combined with typical wood frame construction intensifies an emergency response. In addition, many older neighborhoods have narrow and steep access roads, and poor water pressure which also increases the potential hazard. Many fires in the City are caused by unattended cooking, accident, arson, and juvenile firesetters. While the majority of fires occur in vehicles, single family homes, and some wildland areas, regular inspections of commercial establishments have helped to keep fire incidents low.

There are numerous areas with potential for wildland fires in both San Mateo County and Daly City. Although not a true wildland, the Southern Hills section of Daly City has flammable vegetation consisting primarily of gorse weeds. This area has been identified by the California Department of Forestry as a very high fire hazard severity zone. Because of its designation, and fire hazard, the City has initiated a gorse weed abatement program for residents to clear the gorse weed and other combustible vegetation 50 feet away from structures. Other fire hazard areas within the City's boundaries are the wildlands adjacent to the freeways and highways, parks, and numerous areas where structures are built near vegetation.

Man-Made Hazards

Man-made hazards are those risks created directly by human activity (i.e. generation of hazardous materials) or those indirectly, accidentally, or unknowingly created as part of man's everyday living (i.e., houses near fault lines). Although it may be argued that since these hazards are caused by man and are avoidable or can be controlled unlike natural hazards, the reality is that most man-made hazards

could be eliminated or minimized only at great cost and effort. For example, a man-made hazard is the construction of houses and critical facilities near fault lines. It is often infeasible to relocate already built structures. At best, safety policies may be limited to response and containment of damage of existing facilities once a hazard occurs and controls of the siting or design of new facilities and structures.

Destruction or Damage of Critical Facilities

Critical facilities are facilities serving many people, such as hospitals, fire and police stations, and public utilities such as water, gas, and sewer transmission lines. A structure may also be considered a critical facility because it houses a large number of people: shopping centers, a BART station, schools, libraries, senior centers, churches and high-density residential structures. Damage to these sorts of facilities would be a serious disaster in itself or would act as a hindrance to response to disasters elsewhere.

Because the public utility infrastructure is old and many of the service delivery systems in the City are more than twenty-five years old, the potential for damage to these facilities is high. For example, the water and sewer systems infrastructure in some parts of the City are old and have a higher potential for damage than newer systems. Age of these critical facilities is a major consideration for hazard reduction and emergency preparedness.

Another factor to consider in damage to critical facilities is the potential effect of other threats and hazards. The water and sewer systems and other service delivery systems in the portion of the City traversed by the San Andreas Fault has a greater potential for damage and destruction in an earthquake.

Hazardous Materials

Hazardous materials and wastes include any substance that has the potential to cause substantial injury, serious illness, or harm to human beings and to the environment. A legal definition of hazardous waste is a material that is toxic, corrosive, flammable or an irritant. Hazardous waste may take many forms: liquid, solid, gas, sludge, or slurry. Wastes are often the by-products of the manufacturing process although the term also includes household items such as bleaches, pesticides, motor oils, thinners, and solvents. The threats brought about by hazardous materials are not limited to areas where these wastes are generated.

Safe and responsible management of hazardous materials, particularly hazardous waste, is one of the most important environmental issues facing the region, State, and nation. As society continues to depend upon chemical products and processes to enhance the quality of life, the potential for human exposure to hazardous materials increases. Some hazardous materials are known to produce serious adverse human health and environmental effects, while little is known about others. With the evolution of technology industries in the Bay Area and the general proliferation of toxics in the environment, it is essential that Daly City become more involved in the management of hazardous materials, particularly through development of techniques which protect public health and safety from hazardous materials exposure.

Hazardous Buildings and Conditions

A hazardous building is a structure that poses a risk to life or property in the event of an earthquake or other disaster. The hazardous condition is usually due to the fact that a structure was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings. An example of a hazardous building is one that was constructed of unreinforced masonry, and is inadequately maintained or abandoned.

Hazardous buildings and conditions can and have been responsible for human injury and death. At the same time, unsafe construction is a man-made hazard which is most amenable to control and

elimination. Thus, it is within the City's fundamental purpose to ensure that human health is protected and injury avoided through the guarantee of safe and adequate structures and living conditions.

Providing safe structures and conditions involve development of techniques which address both existing building stock and new building construction in the City. Regulating new development to conform to accepted set of construction standards is one approach toward obtaining safe structures. This technique involves adoption of a building code to assure uniform building practice and administration by the City.

Hazard Control and Emergency Response

The response to any man-made or natural disaster must include two parts: hazard control and emergency response. Of these two actions needed to adequately ensure safety, emergency response or emergency preparedness has received more attention and planning. However, lessons from the past and recent disasters point to the eventual need for hazard control and risk reduction.

Perhaps the most important lesson learned from the Loma Prieta and Northridge earthquakes is the need for a commitment to reduce risk over time. These earthquakes happened several years into fortuitous planning, seismic forecasting, and risk reduction statewide and still became the two most expensive natural disasters in United States history. A rational program of hazard control or risk reduction should be instigated over time. Hazards will not be immediately eliminated. Hazard control should start with a comprehensive program that emphasizes the reduction of existing risk and start in those areas of greatest life threats (critical facilities) and at the same time insure that risks are reduced for future development. In identifying critical facilities, cities should gather data on (1) which types of structures have the greatest potential for danger, (2) how many people use them and at what times of the day, and (3) where are they concentrated. Such programs and mitigations may be costly but experience has shown that it is more cost effective to invest in preparedness than to spend millions of dollars for relief and reconstruction.

Safety Goal, Policies, and Tasks

This section of the Safety Element contains a discussion of the goal, objectives, and policies the City has outlined in order to promote a safe environment. The safety goal reflects the general direction the City wishes to advance. The objectives represent actions which can be measured over time, and provide general direction toward achievement of the goal. The policies provide a more specific statement for achievement of the goal as well as direction for the formulation of programs to implement the goal.

The City's Safety goal is:

"Promote a safe environment which minimizes the potential risks from manmade and natural disasters, informs and educates the public on appropriate procedures to follow during emergencies, and integrates data from these disasters to identify hazardous areas and mitigation measures."

Several important issues in this goal should be addressed. First, the goal seeks to accomplish a safe environment for all citizens, businesses, structures, and uses within the City. In achieving a safe environment, the City must understand the nature of hazards which are both natural and manmade on a general level. Then the City must identify and assess the safety hazards and issues relevant to Daly City.

Second, the goal promotes the City to inform and educate the public about both natural and man-made disasters relevant to Daly City. In addition the City must inform the public about the appropriate procedures to follow during emergencies.

Third, the goal directs the City to gather information from natural and man-made disasters to better prepare the City and the public from potential disasters. In light of advances in scientific discovery and new information on disasters, the Safety Element will be updated to meet current levels of hazard assessment. Issues within the Safety element may change as new environmental laws are adopted which address geologic safety, air quality, and water quality. Further, as disasters occur, stricter development controls will be imposed to minimize or eliminate potential man-made hazards such as buildings in landslide areas or earthquake prone areas.

To implement the safety goal, the General Plan provides the following policies and tasks:

Seismic and Geologic

- Policy SE-1.1:** Continue to investigate the potential for seismic and geologic hazards as part of the development review process and maintain this information for the public record. Update Safety Element maps as appropriate.
- Policy SE-1.2:** Require site specific geotechnical, soils, and foundation reports for development proposed on sites identified in the Safety Element and its Geologic and Hazard Maps as having moderate or high potential for ground failure.
- Policy SE-1.3:** Permit development in areas of potential geologic hazards only where it can be demonstrated that the project will not be endangered by, nor contribute to, the hazardous condition on the site or on adjacent properties. All proposed development is subject to the City's Zoning Ordinance and Building Codes.
- Policy SE-1.4:** Prohibit development - including any land alteration, grading for roads and structural development - in areas of slope instability or other geologic concerns unless mitigation measures are taken to limit potential damage to levels of acceptable risk.
- Policy SE-1.5:** Design and improve all critical care facilities and services to remain functional following the maximum credible earthquake. Avoid placement of critical facilities and high-occupancy structures in areas prone to violent ground shaking or ground failure.
- Policy SE-1.6:** Work with San Mateo County, California Water Service Company, and the San Francisco Water Department to ensure that all water tanks and San Francisco's main water pipeline are capable of withstanding high seismic stress.

Flooding

- Policy SE-2.1:** Protect the City of Daly City from unreasonable risk to life and property caused by flood hazards by designing and constructing drainage facilities to improve the flow capacity of the City's water system in order to accommodate the storm water runoff generated by a 100-year storm.
- Policy SE-2.2:** Reduce localized flooding through City funded drainage system improvements; seek alternate funding where possible.
- Policy SE-2.3:** Continue to require the habitable portions of new structures to have a finished floor elevation 1.5 feet above the projected 100-year water surface or to be adequately protected from flooding.

Policy SE-2.4: Prohibit any reduction of creek channel capacity, impoundment or diversion of creek channel flows which would adversely affect adjacent properties or the degree of flooding. Prevent erosion of creek banks.

Policy SE-2.5: Protect new development adjacent to creeks by requiring adequate building setbacks from creek banks and provision of access easements for creek maintenance purposes.

Fire Safety

Policy SE-3.1 Support and maintain the City's Insurance Service Office (ISO) rating of a Class 2, which establishes the fire insurance rates for the City.

Policy SE-3.2 Provide for a seven (7) minute total reflex time for arrival of a first due company to 90% of all emergency incidents.

Policy SE-3.3 Provide for an eleven (11) minute total reflex time for arrival of multiple fire companies to 90% of all structure fires.

Policy SE-3.4 Maintain fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.

Policy SE-3.5 Continue to support and participate in the county wide auto-aid and boundary drop agreement within San Mateo County, which provides the closest fire resources to emergency and non-emergency incidents regardless of jurisdiction.

Hazardous Materials

Policy SE-4.1: Support efforts to locate, regulate, and maintain information regarding hazardous materials located or transported within the City.

Policy SE-4.2: Cooperate with the County of San Mateo in the regulation of hazardous materials and transportation of such material in Daly City.

Policy SE-4.3: Promote on-site treatment of hazardous wastes by waste generators to minimize the use of hazardous materials and the transfer of waste for off-site treatment.

Policy SE-4.4: Promote measures aimed at significantly decreasing solid waste generation including community recycling. Require recycled materials storage and collection areas in accordance with requirements of the Recycling Ordinance.

Policy SE-4.5: Promote public awareness of safe and effective hazardous waste use, storage, and disposal; utilize the media sources to inform residents.

Policy SE-4.6: Require the preparation of a risk assessment to determine site suitability for applications for hazardous waste management facilities. Establish the distance requirements for these facilities from public assembly, residential or immobile population and recreation areas and structures. Assess impacts from seismic, geologic, and flood hazards, impacts on wetlands, endangered species, air quality and emergency response capabilities; and proximity to major transport routes.

Emergency Operations

- Policy SE-5.1: Maintain the City's emergency readiness and response capabilities, especially regarding hazardous materials spills, natural gas pipeline ruptures, earthquakes, and flooding due to dam failure, peak storms, and like failure.
- Policy SE-5.2: Continue to participate with San Mateo County's Automatic and Mutual Aid Programs, Area/County Emergency Plan, and Operational Area Emergency Services Organization as a basis for community emergency preparedness.
- Policy SE-5.3: Continue to analyze the significant seismic, geologic and community-wide hazards as part of the environmental review process; require that mitigation measures be made as conditions of project approval.
- Policy SE-5.4: Utilize emergency evacuation routes as determined by the Police Department. The evacuation routes will follow the major roadways as set forth in the Circulation Element.
- Policy SE-5.5: Promote awareness of the City's emergency operations procedure; utilize media sources to inform residents.
- Policy SE-5.6: Improve inter-jurisdictional, interagency cooperation with other public and private agencies for safety in future land use planning, hazard prevention and emergency response.
- Policy SE-5.7: Support the adoption and full implementation of the Local Hazard Mitigation Plan (LHMP) which was adopted by the City Council on March 12, 2012, under resolution 12-33 and accepted by FEMA and posted by ABAG June 5, 2012.

Building Construction/Hazardous Structures

- Policy SE-6.1: Regulate building construction practices to prevent hazardous structures and assure structural safety. Measures may include requiring conformance to an accepted set of construction standards, authorizing inspection of suspected dangerous structures, discontinuing improper construction activities, and eliminating hazardous conditions.
- Policy SE-6.2: Support efforts to inform purchasers of existing buildings and structures that the City's building inspection services are available, upon request, to inspect structures, describe their condition and existing violations and provide construction history to the extent that such information is available.
- Policy SE-6.3: Consider measures which would facilitate timely resolution of outstanding building inspection violations. Measures may include establishing authority to record citations against notified properties.
- Policy SE-6.4: Facilitate rehabilitation of hazardous structures through measures which offer financial as well as technical assistance.
- Policy SE-6.5: Encourage the Contractor's State License Board to undertake vigorous monitoring of and enforcement against unlicensed building activities.

Safety Programs

Safety Programs are action programs defining what Daly City is doing and intends to do to implement the policies and achieve the Goal and Objectives of the Safety Element. The Safety Programs are organized into two categories, Current and Proposed Programs for Safety. The program identifies the specific action; the existing or anticipated funding source; the responsible agency; and, the time frame for each component. The following specific actions have been undertaken by Daly City to achieve a safe community.

Current Programs for Safety

California Environmental Quality Act (CEQA) Environmental Review Procedure

The California Environmental Quality Act (CEQA) mandates an initial study be prepared for all projects that are non-discretionary in nature, i.e., projects that are allowed for which an applicant need only apply for a plan check and a building permit. An initial study is prepared for applicable projects and based upon findings of the study, the project is conditioned accordingly. If significant potential impacts are identified, an environmental impact report is required. Mitigation measures are applied to the project accordingly. The initial study would identify the effects of the project on available safety resources and the relative safety of the project itself.

Resource Protection Combining District

The Resource Protection Combining District may be used in conjunction with an underlying zoning district classification such as R-1 Single Family Residential or OS Open Space. The intent of the District is to ensure that the character and intensity of development does not create adverse impacts on geotechnically hazardous areas. The Resource Protection Combining District is used only in conjunction with the R-1 single family residential zoning district for those properties directly fronting coastal bluffs. The district requires that a Use Permit be acquired prior to any construction within the zone and prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent, or where the vertical relief is ten feet or greater. The district prohibits grading or filling operations except those required as drainage and erosion control measures. In addition, each new project in the district must provide a geotechnical report which includes past and possible future landslide conditions. Furthermore, each project must have certification that the development will not endanger life or property during the economic life of the property.

Subdivision Ordinance

The Subdivision Ordinance sets forth minimum standards for land division, site preparation and facility design. Soil and Geotechnical reports may be required by the City Engineer.

Municipal Code

The Daly City Municipal Code requires all new and remodeled projects to comply with Building Code requirements, Fire Code requirements, and City ordinances applicable to development.

Inspection of Buildings

The Fire Prevention Services Bureau's Fire Safety Inspection Program includes enforcement of current fire and building code requirements. The Fire Prevention Services Bureau and the Building Division are responsible for the identification of hazardous buildings and proper structural maintenance of critical care faculties or services.

Fire Sprinkler Ordinance

This ordinance requires provision of a fire sprinkler system in new construction and existing occupancies. When an existing building undergoes any alteration, renovation, addition, or repair which exceeds 50% of the building's original gross area, the entire building shall be protected by an automatic fire sprinkler system. Gross area shall be the area included within surrounding exterior walls.. The ordinance was passed in an effort to provide additional life safety measures and fire protection primarily because of the close proximity of many of the structures to each other in the City.

Seismic Retrofit Program

This program provides assistance for citizens in retrofitting their home to safeguard against severe earthquake damage. The Building Division of the Economic and Community Development Department administers the voluntary program, which includes provision of construction handouts and promotion of an "open house for the public." The Building Division also issues permits for the seismic upgrades and inspects the construction.

Project Review

Proposed projects are reviewed by the Building and Planning Divisions, Police, Public Works, and Fire Department personnel. This procedure provides information for use in design review and the conditioning of permits for new development.

Emergency Operations

This Plan outlines the City's planned response to emergency situations. Emergency response is administered by the Police and Fire Departments. Daly City's emergency operations center (EOC) is located in rooms 201-203 of the War Memorial Community Center. The plan includes periodic practice drills to ensure emergency preparedness for both natural and man-made disasters.

Hazardous Material Inventory

This program involves the maintenance of records of hazardous materials locations for commercial/industrial businesses in the City. The program would determine the nature, extent, cumulative impacts, and an associated risk factor for hazardous material use and transportation within the City. The program is operated in conjunction with the Office of Environmental Health, Office of Emergency Services, and cooperation from local emergency response agencies.

Public Education for Use and Disposal of Hazardous Materials

The North County Fire Authority's Community Emergency Preparedness & Planning Division, as well as the Fire Prevention Services Bureau provides public education programs for both local businesses, and residents in areas including emergency preparedness, fire safety and hazardous materials and household hazardous waste. The household hazardous waste program, in conjunction with the Hazardous Material Inventory Program, regulates the location of uses involving the manufacture, storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility. The program also provides adequate siting, design, and performance standards for hazardous material sites.

San Mateo County Major Air Crash/High Risk Plan

This plan specifies initial notification and response assignments in reference to a major airliner accident or high rise fire in the County.

Automatic and Mutual Aid Programs

Local cities and the County utilize automatic and mutual aid programs to respond to major emergencies.

County Health Department

This agency provides comprehensive identification of hazardous waste generators within San Mateo County and enforcement of hazardous waste regulations. The department is continuing efforts to improve emergency spill response and prevent illegal dumping through vigorous enforcement and programs which educate the public and industry. The department is engaged in the preparation of a hazardous waste management plan which includes a Countywide survey of hazardous waste generators, full investigation of reported illegal disposal accidents, and development of a multi-agency emergency response plan.

Sheriff's Office of Emergency Services (OES)

The San Mateo County Sheriff's Office of Emergency Services & Homeland Security serves in the capacity of the Operational Area (OA) emergency management agency. Their function is to coordinate information, resources and priorities among local governments within the county following a disaster and serves as the communication link between the local government level and the state's regional level.

Proposed Programs for Safety

The following specific actions will be undertaken by Daly City in order to implement the policies outlined in the element.

Program S-1: Grading and Erosion Control Ordinance

Objective: Minimize runoff from grading
Responsible Agency: Department of Public Works, Engineering Division, Department of Economic and Community Development
Time Frame: 2013-2015
Funding Source: General Fund
Activity: Adopt ordinance which ensures that new construction, on-going businesses, and municipal maintenance will preserve storm water runoff which flows to the ocean and bay.

Program S-2: Implementation of Erosion Control Program

Objective: Reduce hazards associated with soil erosion
Responsible Agency: Department of Public Works
Time Frame: 2013-2014 initially, then continually
Funding Source: General Fund
Activity: Inspection and monitoring of construction activities to ensure compliance with the erosion and grading ordinance.

Program S-3: Establishment of a Geological Sensitive Zone

Objective: Protection of geologically sensitive areas
Responsible Agency: Department of Economic and Community Development, Department of Public Works, Engineering Division
Time Frame: 2013-2014 initially, then continuously
Funding Source: General Fund

Activity: This program involves identifying geologically sensitive areas throughout Daly City. These areas could include land subject to landslides, erosion, and areas with steep slopes. The first phase of program will identify these areas. The second phase will include these areas in a combining district and preparation of performance standards to be included in Zoning Ordinance.

Program S-4: CEQA - Thresholds of Significance

Objective: Protection of geologically sensitive areas
Responsible Agency: Department of Economic and Community Development, Planning Division
Time Frame: 2013-2014
Funding: General Fund
Activity: Prepare objective thresholds of significance which will trigger preparation of an EIR. Thresholds of significance will include conditions which relate to physical conditions of the land or the potential for natural or man-made disasters which would necessitate the preparation of an EIR.

