

3.7 Hazards and Hazardous Materials

Environmental Setting

PHYSICAL SETTING

Hazardous Materials

Sites where hazardous chemical compounds have been released into the environment can pose health threats. Historic or current activities, most often associated with industrial or commercial uses (including gas stations, car washes, etc.) may result in the release, leak, or disposal of toxic substances on or below the ground surface, where they can then contaminate soil and ground water. Furthermore, disturbance of the ground through grading or excavation can result in exposure of these chemicals to the public. Improper handling of contaminated sites may result in further exposure via airborne dust, surface water runoff, or vapors.

Areas where activities resulting in contamination are known or suspected to have taken place are tracked and monitored by federal and state agencies. The State Water Resources Control Board (SWRCB) regulates Leaking Underground Storage Tank (LUST) cleanup sites. LUST sites are those undergoing cleanup due to an unauthorized release from an underground storage tank (UST) system. An UST is a tank and any underground piping connected to the tank that has at least 10 percent of its combined volume underground. UST regulations apply only to underground tanks and piping storing either petroleum or certain hazardous substances.

The California Department of Toxic Substances Control (DTSC) regulates hazardous waste, clean-up of existing contamination, and ways to reduce the hazardous waste produced. DTSC regulates hazardous waste in California primarily under the authority of the federal Resource Conservation and Recovery Act of 1976, and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup and emergency planning.

The city contains numerous cleanup sites, as shown in Figure 3.7-1 and detailed in Table 3.7-1. There are 30 cleanup site cases that are open and ongoing.

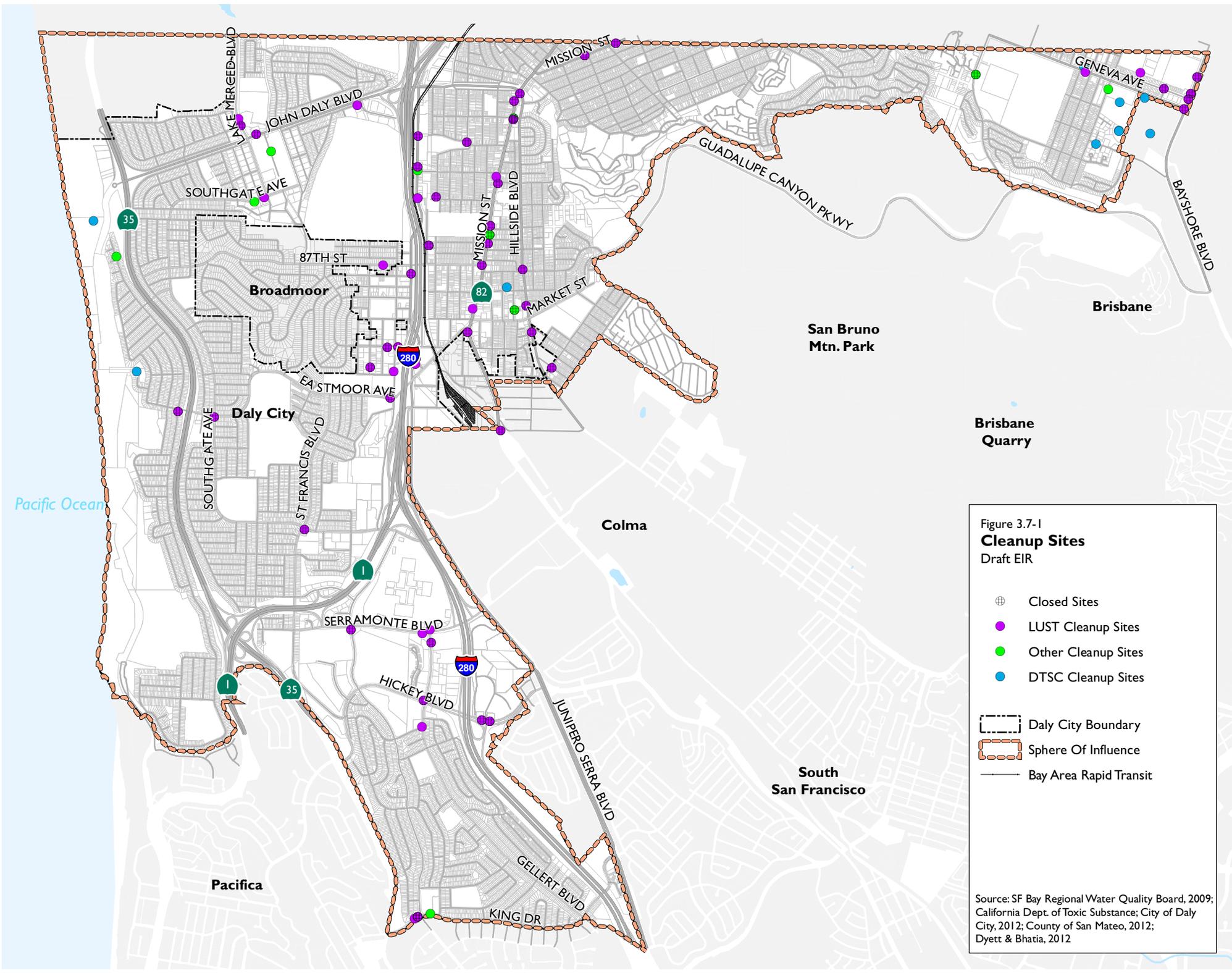


Figure 3.7-1
Cleanup Sites
 Draft EIR

- ⊕ Closed Sites
- LUST Cleanup Sites
- Other Cleanup Sites
- DTSC Cleanup Sites

- - - Daly City Boundary
- - - Sphere Of Influence
- Bay Area Rapid Transit

Source: SF Bay Regional Water Quality Board, 2009;
 California Dept. of Toxic Substance; City of Daly
 City, 2012; County of San Mateo, 2012;
 Dyett & Bhatia, 2012

TABLE 3.7-1: DALY CITY CLEANUP SITES – OPEN CASES

<i>Site Name</i>	<i>Address</i>	<i>Potential Contaminants of Concern</i>	<i>Type, Cleanup Status</i>
Aamco Transmission	7360 Mission Street	Gasoline	LUST Cleanup Site, Open - Site Assessment
Arco #0465	151 Southgate Avenue	Benzene, Mtbe / Tba / Other Fuel Oxygenates, Gasoline, Toluene, Xylene	LUST Cleanup Site, Open - Remediation
BP #11202 (former)	3001 Junipero Serra Boulevard	Waste Oil / Motor / Hydraulic / Lubricating	LUST Cleanup Site, Open - Site Assessment
Circle K #5638 (Tosco)	6989 Mission Street	Gasoline	LUST Cleanup Site, Open - Site Assessment
Daly City Wastewater Plant	153 Lake Merced Boulevard	Gasoline	LUST Cleanup Site, Open - Verification Monitoring
Exxon 7-0207 (former)	1690 Sullivan Avenue	Gasoline	LUST Cleanup Site, Open - Verification Monitoring
Gas and Wash Partners	247 87th Street	Benzene, Gasoline, Toluene, Xylene	LUST Cleanup Site, Open - Site Assessment
Goodyear Tire	1010 King Drive	Benzene, Diesel, Mtbe / Tba / Other Fuel Oxygenates, Gasoline, Other Solvent Or Non-Petroleum Hydrocarbon, Toluene, Waste Oil / Motor / Hydraulic / Lubricating	LUST Cleanup Site, Open - Verification Monitoring
McDonald's Restaurant	2750 Geneva Avenue	Gasoline	LUST Cleanup Site, Open - Verification Monitoring
Nationwide Papers	450 Allan Street	Diesel	LUST Cleanup Site, Open - Verification Monitoring
Olympian - Serramonte Goodyear	501 Serramonte Boulevard	Diesel	LUST Cleanup Site, Open - Remediation
Olympian Junipero Serra	2195 Junipero Serra Boulevard	Gasoline	LUST Cleanup Site, Open - Remediation
Olympian Westlake	2195 Junipero Serra Boulevard	Gasoline	LUST Cleanup Site, Open - Remediation
Stump Property	6800 Mission Street	Gasoline	LUST Cleanup Site, Open - Remediation
Unocal Station #3816	101 South Mayfair Avenue	Gasoline	LUST Cleanup Site, Open - Remediation
Unocal Station #6323	137 Serramonte Boulevard	Gasoline	LUST Cleanup Site, Open - Verification Monitoring

TABLE 3.7-1: DALY CITY CLEANUP SITES – OPEN CASES

<i>Site Name</i>	<i>Address</i>	<i>Potential Contaminants of Concern</i>	<i>Type, Cleanup Status</i>
Agbayani Construction	88 Dixon Court	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride	OTHER Cleanup Site, Open - Assessment and Interim Remedial Action
Jofran Dry Cleaners (former)	950 King Drive	Other Solvent Or Non-Petroleum Hydrocarbon, Tetrachloroethylene (PCE), Trichloroethylene (TCE)	OTHER Cleanup Site, Open - Site Assessment
Pacific Plaza III	2099-2147 Junipero Serra Boulevard	Arsenic	OTHER Cleanup Site, Open - Remediation
PG&E Martin Service Center	731 Schwerin Street	None Specified	OTHER Cleanup Site, Open - Site Assessment
Skyline Cleaners	45 Skyline Plaza	Tetrachloroethylene (PCE)	OTHER Cleanup Site, Open - Remediation
Southgate Cleaners	183 Southgate Avenue	Tetrachloroethylene (PCE)	OTHER Cleanup Site, Open - Site Assessment
Westlake French Cleaners	247 Westlake Center	Tetrachloroethylene (PCE)	OTHER Cleanup Site, Open - Site Assessment
Bayshore Park	47 Midway Drive	Polynuclear Aromatic Hydrocarbons (PAHS)	DTSC Site, Certified Operation and Maintenance - Land Use Restrictions Only
Cow Palace	2500 Geneva Avenue	None Specified	DTSC Site, referred to local agency
G. Nano (possible name: Graciano's Nursery)	2nd Avenue and Castle Street	No Contaminants Found	DTSC Site, Inactive - Needs Evaluation
Midway Village	47 Midway Drive	Polynuclear Aromatic Hydrocarbons (PAHS)	DTSC Site, Certified / Operation and Maintenance
PG&E - Martin Service Daly City Yard	731 Schwerin Street	Benzene, Polynuclear Aromatic Hydrocarbons (PAHS), Tph-Diesel, Tph-Motor Oil	DTSC Site, Certified / Operation and Maintenance
PG&E - Martin Service Levison Ou-2	731 Schwerin Street	Benzene, Polynuclear Aromatic Hydrocarbons (PAHS), Tph-Diesel, Tph-Motor Oil	DTSC Site, Certified / Operation and Maintenance
Thornton Beach	1 Skyline Drive	None Specified	DTSC Site, Military Evaluation, Inactive - Needs Evaluation

Sources: Dyett & Bhatia, 2012; State Water Resources Control Board, 2012; Department of Toxic Substances Control, 2012; US Environmental Protection Agency, 2010.

Utility Corridors

Natural Gas Pipelines

One of the primary causes of disruption to underground pipelines is external force damage that occurs during excavation activities. Such damage can create pipeline leaks or ruptures and lead to hazardous health and safety conditions. However, a national program is in place to prevent accidental pipeline damage caused by excavation. For areas adjacent to an underground utility pipeline, the U.S. Department of Transportation Office of Pipeline Safety requires that individuals contact the state “One-Call” center prior to beginning excavation. Advanced planning, effective use of these one-call systems, accurate locating and marking of underground facilities, and the use of safe-digging practices can all be effective in reducing underground facility damage and subsequently reducing potentially hazardous conditions.

Pacific Gas & Electric’s gas transmission pipeline system passes through the city, with segments (from north to south) along Interstate 280/Highway 1, Southgate Avenue, St. Francis Boulevard, Hickey Boulevard, and Junipero Serra Boulevard. There is also a spur in the northern portion of the city along John Daly Boulevard terminating at Lake Merced Boulevard.

As of 2011, the utility has adopted a program to guide risk assessment. The program focuses on upgrading key gas transmission pipeline segments in heavily populated and other critical areas; expanding the use of automatic or remotely operated shut-off valves in these areas; researching and developing improved inspection and diagnostic tools; and helping local areas create emergency response plans by providing detailed information on pipeline locations.¹

Fire Hazards

According to California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program (FRAP), fire threat is a combination of two factors: (1) fire frequency, or the likelihood of a given area burning, and (2) potential fire behavior (hazard), which is most influenced by climate and landscape characteristics such as wind, temperature, humidity, and fuel moisture content. Fire frequency and fire behavior factors are combined to create the following threat classes:

- Little or No Threat
- Moderate
- High
- Very High
- Extreme

Fire hazards include both urban and wildland fires. Urban fires involve the uncontrolled burning of built structures typically due to human-made causes; wildland fires affect grassland, forest, and brush (and the structures on them), and can result from either human or natural causes.

¹ PG&E, available at www.pge.com/about/newsroom/mediaevents/pipeline2020/index.shtml, accessed August 2012.

Factors that exacerbate urban structural fires include substandard building construction, highly flammable materials, delay in response time, and inadequate fire protection services. For wildland fires, the type and amount of fuel, topography, and climate are the primary factors influencing the degree of fire risk. Human activities such as smoking, debris burning, and equipment operation are the major causes of wildland fires.

The city does not contain wildlands, but is directly adjacent to San Bruno Mountain, which is an open space area to the south and east of Daly City. As a result, there is some risk of a wildland fire affecting the northeastern portions of the city.

The characteristics of the urban environment in Daly City do not make it a high risk area for urban fires. However, areas directly adjacent to San Bruno Mountain State Park are designated within the Local Responsibility Area in the moderate and high FRAP threat classes (see Figure 3.7-2). The North County Fire Authority responds to commercial and residential structure fires, vehicle fires, rubbish fires, and vegetation fires.

Fire and Emergency Services

Daly City is served by the North County Fire Authority (NCFA), which is a joint powers authority established in 2003 also serving the communities of Brisbane and Pacifica. It is a full service organization, providing fire and emergency response to over 185,000 residents over 60 square miles in San Mateo County.

ISO Rating

The City of Daly City has an Insurance Services Office (ISO) rating of Class 2. A Class 2 ISO rating indicates that the Fire Department has adequate facilities, personnel, equipment, and expertise to serve the current population.

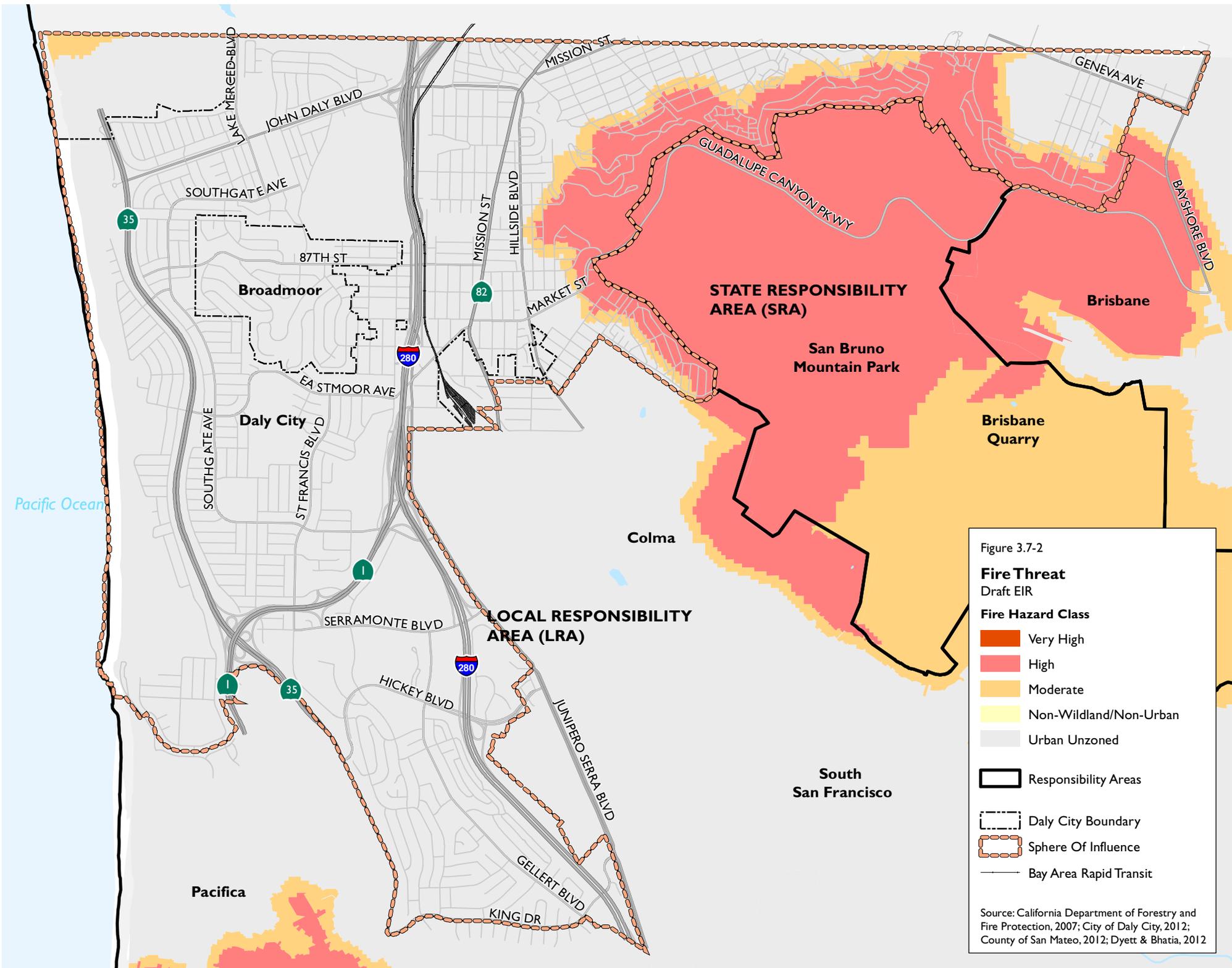


Figure 3.7-2
Fire Threat
 Draft EIR

Fire Hazard Class

- Very High
- High
- Moderate
- Non-Wildland/Non-Urban
- Urban Unzoned

Responsibility Areas

Daly City Boundary

Sphere Of Influence

Bay Area Rapid Transit

Source: California Department of Forestry and Fire Protection, 2007; City of Daly City, 2012; County of San Mateo, 2012; Dyett & Bhatia, 2012

Daly City was a participant in ABAG's 2010 Local Hazard Mitigation Plan (LHMP) process, which has the goal of maintaining and enhancing a disaster-resistant region by reducing the potential for loss of life, property damage, and environmental degradation from natural disasters, while accelerating economic recovery from those disasters. The LHMP identifies future mitigation actions and priorities for achieving this goal, which are updated every five years and adopted by local jurisdictions.

REGULATORY SETTING

Federal Regulations and Authorities

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA, 1976) enables EPA to administer a regulatory program that extends from the manufacture of hazardous materials to their disposal, thus regulating the generation, transport, treatment, storage, and disposal of hazardous waste at all facilities and sites in the nation.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA 1980), also known as Superfund, was passed to facilitate the cleanup of the nation's toxic waste sites. In 1986, Superfund was amended by the Superfund Amendment and Reauthorization Act Title III (community right-to-know laws). Title III states that past and present owners of land contaminated with hazardous substances can be held liable for the entire cost of the cleanup, even if the material was dumped illegally when the property was under different ownership.

Title 49 of the Code of Federal Regulations

Title 49 of the Code of Federal Regulations (CFR 49) contains lists of more than 2,400 hazardous materials and regulates the transport of hazardous materials. The U.S. Department of Transportation (DOT) has developed regulations pertaining to the transport of hazardous materials and hazardous wastes by all modes of transportation. The U.S. Postal Service (USPS) has developed additional regulations for the transport of hazardous materials by mail. US EPA has also promulgated regulations for the transport of hazardous wastes. These more stringent requirements include tracking shipments with manifests to ensure that wastes are delivered to their intended destinations.

Hazardous Materials Transportation Act

The U.S. Department of Transportation (DOT) regulates the interstate transport of hazardous materials and wastes through implementation of the Hazardous Materials Transportation Act. This act specifies driver-training requirements, load labeling procedures, and container design and safety specifications. Transporters of hazardous wastes must also meet the requirements of additional statutes such as RCRA, discussed previously.

Pipeline and Hazardous Materials Safety Administration

The Pipeline and Hazardous Materials Safety Administration (PHMSA) was created under the Norman Y. Mineta Research and Special Programs Improvement Act (P.L. 108-426) of 2004. The purpose of the Act is to provide a more focused research organization and establish a separate operating administration for pipeline safety and hazardous materials transportation safety operations.

PHMSA is the federal agency charged with the safe and secure movement of hazardous materials by all modes of transportation. The agency also oversees the nation's pipeline infrastructure.

Occupational Health and Safety Administration

The Occupational Health and Safety Administration (OSHA) published standard 1910.120, addressing dangers that hazardous materials pose in the workplace. The standard requires that employers evaluate the potential health hazard that hazardous materials pose in the workplace and communicate information concerning hazards and appropriate protective measures to employees.

State Regulations and Authorities

California regulations are equal to or more stringent than federal regulations. EPA has granted the State of California primary oversight responsibility to administer and enforce hazardous waste management programs. State regulations require planning and management to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, illustrate on a diagram where the materials are stored, prepare an emergency response plan, and train employees to use the materials safely.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the state hazardous waste management program, which is similar to, but more stringent than, the federal Resource Conservation and Recovery Act program. The act is implemented by regulations contained in Title 26 of the California Code of Regulations, which describes the following required aspects for the proper management of hazardous waste:

- Identification and classification;
- Generation and transport;
- Design and permitting of recycling, treatment, storage, and disposal facilities;
- Treatment standards;
- Operation of facilities and staff training; and
- Closure of facilities and liability requirements.

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of them. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from the generator to the transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

California Pipeline Safety Act (CAPSA)

High-pressure pipelines must be operated and maintained in accordance to the regulations within the Pipeline Safety Act. These regulations require a minimum clearance of 12 inches between petroleum pipelines and other crosslines that intersect at a 90 degree angle. If the intersection angle is less than 90 degrees, the minimum clearance must be at least 24 inches. CAPSA Section 51014.6 provides that the pipeline and easement must be maintained clear of obstructions so that aerial observation can be conducted. No person, other than the pipeline operator, is allowed to build a structure, fence, wall or obstruction adjacent to any pipeline easement which would prevent complete and unimpaired surface access to the easement. In addition, no shrubbery or shielding is allowed on the pipeline easement which would impair aerial observation of the pipeline easement. (Transportation Research Board, 2004)

Department of Toxic Substance Control

The California Department of Toxic Substance Control (DTSC), an agency of the California Environmental Protection Agency (CalEPA), regulates hazardous waste in California primarily under the authority of the federal Resource Conservation and Recovery Act of 1976, and the California Health and Safety Code. DTSC is directly responsible for administrating the “Unified Program,” which consolidates and coordinates the administrative requirements, permits, inspections, and enforcement activities for environmental and emergency management programs. The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs and is implemented at the local government level by Certified Unified Program Agencies (CUPA).

State requirements assign “cradle-to-grave” responsibility for hazardous waste to hazardous waste generators. Anyone who creates a hazardous waste is considered a hazardous waste generator. Generators must ensure that their waste is disposed of properly, and legal requirements dictate the disposal requirements for many waste streams (e.g., banning many types of hazardous wastes from landfills). All hazardous waste generators must certify that, at a minimum, they make a good faith effort to minimize their waste and select the best waste management method available.

State Water Resources Control Board

The State of California Water Resources Control Board (SWRCB) also regulates the handling, storage, and disposal of hazardous substances in construction projects. Permits and/or other action by the SWRCB may be required if contamination of water or soils occurs during the construction of the proposed project.

California Occupational Safety and Health Administration

Cal/OSHA and the Federal OSHA are the agencies responsible for assuring worker safety in the handling and use of chemicals in the workplace. Pursuant to the Occupational Safety and Health Act of 1970, Federal OSHA has adopted numerous regulations pertaining to worker safety, contained in the Code of Federal Regulations Title 29 (29 CFR). These regulations set standards for safe workplaces and work practices, including standards relating to hazardous material handling. Cal/OSHA assumes primary responsibility for developing and enforcing State workplace safety regulations. Because California has a federally approved OSHA program, it is required to adopt

regulations that are at least as stringent as those found in 29 CFR. Cal/OSHA standards are generally more stringent than federal regulations.

Cal/OSHA regulations concerning the use of hazardous materials in the workplace, as detailed in Title 8 of the CCR, include requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces hazard communication program regulations that contain training and information requirements, including procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites. The hazard communication program requires that Material Safety Data Sheets (MSDSs) be available to employees and that employee information and training programs be documented.

Hazardous Materials Transport

California law requires that Hazardous Waste (as defined in California Health and Safety Code Division 20, Chapter 6.5) be transported by a California registered hazardous waste transporter that meets specific registration requirements. The requirements include possession of a valid Hazardous Waste Transporter Registration, proof of public liability insurance which includes coverage for environmental restoration, and compliance with California Vehicle Code registration regulations required for vehicle and driver licensing. Additional requirements can be found in Title 22 CCR, Chapter 13.

State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the CHP and Caltrans. Together, these agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. The CHP designates State and federal roadways as hazardous materials truck routes. The CHP classifies hazardous materials into three categories: explosives, poisons that can be inhaled, and radioactive material.

Emergency Services Act

Under the Emergency Services Act, the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an important part of the plan, which is administered by the California Office of Emergency Services. The office coordinates the responses of other agencies, including EPA, the California Highway Patrol, regional water quality control boards, air quality management districts, and county disaster response offices.

California Building Code

Government Code Sections 51175-51189, California Code of Regulations (CCR), Title 24, and the Public Resources Code Sections 4290 and 4291 contain a variety of requirements related to building construction, defensible space, and fire access in fire hazard severity zones.

Regional Regulations and Authorities

ABAG Multi-Jurisdictional Hazard Mitigation Plan

Daly City adopted the ABAG Multi-Jurisdictional Hazard Mitigation Plan, updated in 2010. The plan identifies measures to reduce the impacts of natural and manmade hazards and to facilitate the recovery and repair of structures if damage should occur from hazardous events. Adoption of the plan ensures that Daly City is eligible for certain federal and State funds for disaster recovery in case of such an event.

California Regional Water Quality Control Board

In coordination with the SWRCB, the Regional Water Quality Control Board (RWQCB) adopts and implements water quality control plans that recognize the unique characteristics of each region with regard to natural water quality, actual and potential beneficial uses, and water quality problems.

Local Regulations and Authorities

San Mateo County Health System

The San Mateo County Health System Hazardous Materials Program is the local Certified Unified Program Agency (CUPA). A local CUPA is responsible for administering/overseeing compliance with the following programs, as required by state and federal regulations:

- Hazardous Materials Release Response Plans and Inventories (Area Plans)
- California Accidental Release Prevention (CalARP) Program
- Underground Storage Tank Program (UST)
- Aboveground Petroleum Storage Act Requirements for Spill Prevention, Control and Countermeasure (SPCC) Plans (AST)
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment (tiered permitting) Programs
- California Fire Code: Hazardous Material Management Plans and Hazardous Material Inventory Statements

Businesses, such as photographic processing, chrome plating or service stations, which generate small amount of hazardous waste or require underground storage of hazardous materials, require a permit from the department.

Daly City Municipal Code

Chapter 8.5 Hazardous Materials and Chapter 8.14 Recyclable Materials

These sections of the municipal code define the City's policies regarding recycling and solid and hazardous waste disposal and recycling.

Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the proposed General Plan would have a potentially significant adverse impact if it would:

- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, including through the routine transport, use, or disposal of hazardous materials;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Allow development on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

METHODOLOGY AND ASSUMPTIONS

The assessment of hazardous materials impacts consists of a qualitative review of the existing conditions applicable to the city and a determination of whether the proposed General Plan includes adequate provisions to address the potential impacts associated with local hazardous conditions.

The hazardous materials analysis identifies sites with historic industrial and commercial activities which have contaminated or could contaminate the soil or groundwater and thereby impact current or future construction workers, employees, or residents.

The fire hazard analysis considers current conditions in the city and applicable regulations and guidelines. California Department of Forestry and Fire Protection fire hazard maps were examined to determine the level of threat to persons and property within the city.

SUMMARY OF IMPACTS

Implementation of the proposed General Plan could result in potential exposure of the public and the environment to hazardous materials or hazardous waste associated with future development and growth of the City's population. However, because hazardous materials use and disposal is highly regulated and the proposed General Plan contains additional policies regarding hazardous materials, potential impacts are less than significant.

Development associated with the proposed General Plan could result in hazardous emissions or the handling of hazardous materials within one quarter mile of an existing school in Daly City. However,

compliance with mandatory regulations and proposed policies would reduce potential impacts to a less than significant level.

The proposed General Plan would not result in blocking access to roadways and would not block on-site emergency vehicle access. There would be no impact to emergency response or evacuation plan and will not be discussed any further.

No portions of the Planning Area are classified as having a “Very High” fire threat. Though wildfire threat is present, proposed General Plan policies will ensure adequate service from the NCFCA. Therefore the threat of fire hazard (in particular wildland fire) is considered less than significant.

IMPACTS AND MITIGATION MEASURES

Impact 3.7-1

Implementation of the proposed General Plan will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, including through the routine transport, use, or disposal of hazardous materials. (*Less than Significant*)

Hazardous materials are regularly used, transported, and disposed of in Daly City. As reported above, these activities are subject to a variety of local, State and federal regulations. Future development under the proposed General Plan would be subject to regulatory programs such as Hazardous Materials business plans, aboveground and underground storage tank programs, and Resource Conservation and Recovery Act (RCRA) hazardous waste generator programs. The City’s Fire Department conducts California Fire Code inspections and otherwise ensures that risks associated with the use of hazardous materials are minimized. Nevertheless, accidental release due to accidents, misuse or natural disasters could occur. Additional residential, commercial, and industrial development resulting from buildout of the proposed General Plan would likely increase the amount of hazardous materials transported, used or disposed of in the City.

Compliance with federal, State and local regulations, combined with proposed General Plan policies outlined below, would reduce the potential for a significant adverse effect on the environment, due to upset and accident involving the use, transport, and disposal of hazardous materials, to a less than significant level.

Proposed General Plan Policies and Tasks that Reduce the Potential Impact

Policy LU-18 Development activities shall not be allowed to significantly disrupt the natural or urban environment and all reasonable measures shall be taken to identify and prevent or mitigate potentially significant effects.

Task LU-18.1 Ensure that potentially significant environmental impacts associated with development proposals are properly mitigated through conditions of approval, mitigation measures, project design, or project denial. In cases where the impacts may not be completely preventable but will not significantly disrupt the community, the City may recognize that the benefits of a project may outweigh the

environmental consequences. In no case shall the City approve a project that endangers the health, safety, or welfare of the public.

- Policy SE-4.1** Support efforts to locate, regulate, and maintain information regarding hazardous materials located or transported. This is received from the San Mateo County CUPA and maintained in the Fire Prevention Services Bureau 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 through the County CUPA.
- 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.

Mitigation Measures

None required.

Impact 3.7-2

Implementation of the proposed General Plan will not result in significant hazardous emissions or significant handling of hazardous materials, substances, or waste within a quarter mile of an existing or proposed school. (*Less than Significant*)

Future development associated with the proposed General Plan could result in hazardous emissions or the handling of hazardous materials within one quarter mile of an existing school in Daly City. There are currently only two parcels within the city that are designated as Industrial, which the proposed General Plan continues. This minimizes hazardous emissions and materials exposure from industrial operations. There are two schools that are near the two parcels designated as Industrial; Robertson Intermediate School is located more than a quarter mile away while Bayshore Elementary School is slightly less than a quarter mile away. Light industrial uses within the Industrial land use designation are permitted by a use permit in the Zoning Ordinance which requires the City to evaluate a project's impacts before granting approval of a potential industrial use. Per the proposed General Plan, development activities that disrupt the environment and cannot be mitigated will not

be allowed and in no case shall the City approve a project that endangers the health, safety, or welfare of the public.

Also, various federal, State, and regional regulations govern the proper storage, handling, and transport of hazardous materials through permitting, cleanup, and remediation actions. Compliance with these regulations, and with proposed policies in the General Plan, would reduce potential impacts to a less than significant level.

Proposed General Plan Policies and Tasks that Reduce the Potential Impact

Proposed General Plan policies and tasks listed under Impact 3.7-1 help reduce the impact to less than significant levels.

Mitigation Measures

None required.

Impact 3.7-3

Implementation of the proposed General Plan could allow development on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment. (*Less than Significant*)

As noted under the settings section above, there are a total of 30 open cleanup site cases within the city. At the program level, it is impossible to know which, if any, of these sites will be developed and expose people and the environment to hazardous materials. As a result, a project-level environmental review would be necessary for any site-specific development proposals that involve use of hazardous materials. Overall, however, various federal, State, and regional regulations govern the proper storage, handling, and transport of hazardous materials through permitting, cleanup, and remediation actions. Compliance with these regulations, and with proposed policies in the General Plan, would reduce potential impacts to a less than significant level.

Proposed General Plan Policies and Tasks that Reduce the Potential Impact

Proposed General Plan policies and tasks listed under Impact 3.7-1 help reduce the impact to less than significant levels.

Mitigation Measures

None required.

Impact 3.7-4

Implementation of the proposed General Plan will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (*Less than Significant*)

Wildland fire risk is present in the northeastern portion of the city. However, proposed General Plan policies will ensure that these areas will be well-serviced by the NCFE, and, as a result, the impact of loss, injury, or death involving wildland fires due to development associated with the Plan will be less than significant.

Proposed General Plan Policies that Reduce the Potential Impact

- Policy SE-3.2** Provide for a seven (7) minute total reflex time for arrival of a first due company to 90 percent 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 percent 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.

Mitigation Measures

None required.

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