



7 Health, Safety, and Hazardous Materials Element

Ensuring public safety and resiliency is essential to the future of any city. Millbrae is susceptible to the effects of natural and man-made disasters, which can jeopardize the welfare of the city and compromise the overall public health and safety of its residents. Climate change has increased the magnitude of natural disasters, including increased frequency of wildfire, floods, and earthquakes. Manmade hazards such as crime, aircraft hazards, or hazardous materials also pose a threat to residents, and impacts from excessive noise can affect overall well-being. While it is unrealistic to avoid many of these hazards, there are ways to educate, prepare, and mitigate the potential impacts to reduce the loss of property and life. The Health, Safety and Hazardous Materials Element establishes goals, policies, and programs that address the potential for disasters that will affect Millbrae and provides guidance on how to minimize impacts on the community.

In fall of 2021 the City of Millbrae approved the 2021 San Mateo County Multijurisdictional Local Hazard Mitigation Plan (LHMP), which was an update to the 2016 Plan. The LHMP identifies mitigation measures to reduce the risks posed by potential hazards and to strengthen community resilience. This plan include a City of Millbrae specific annex . The Health, Safety and Hazardous Materials Element is integrated with its Local Hazard Mitigation Plan, ensuring a coordinated approach to public safety and qualifying the City for additional funding opportunities (consistent with California Government Code Section 65302.6).

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7.1 Community Health and Quality of Life

Neighborhood conditions can have a profound impact on one's health and life expectancy. Where people live greatly determines their access to resources that enable them to be healthy—such as safe streets, nutritious foods, quality housing, and access to healthcare. A healthy community promotes a positive physical, social, and economic environment that supports the overall well-being of its residents. Planning decisions about land use, mobility, and urban design can have a strong impact on an individual's transportation choices, housing options, and social interactions. These decisions can improve physical and mental health by providing opportunities for physical activity, providing access to nutritious food, or enabling social interaction with neighbors on a regular basis.

Millbrae is distinguished by residents, business owners, and community members for its high quality of life. Millbrae outperforms countywide and statewide averages on many health and wellness indicators, including health insurance coverage rates, education attainment, and median household income. Millbrae residents also exhibit positive physical health indicators, including a lower obesity rate and a higher physical activity rate. Additionally, most of the schools within Millbrae city limits have school gardens, which promote healthy eating habits.

The City is committed to improving quality of life and increasing opportunities for residents to make healthy lifestyle choices. Policies in this section express the City's overarching commitment to healthy living and enhancing quality of life. Because of the broad and interdisciplinary nature of health issues, other elements of the General Plan contain goals and policies related to health and quality of life, including the Land Use and Community Character Element; Mobility Element; Economic Development Element; Recreation, Arts, and Culture Element; and the Natural Resource Conservation Element.

HSHM-1 *Improve the health of and quality of life for all Millbrae residents.*

HSHM-1.1 *Health in All Policies*

The City shall prioritize the overall health of Millbrae residents in its strategies, programs, daily operations, and practices. [SO]

HSHM-1.2 *Address Health Inequities*

The City shall address health inequities in Millbrae by striving to remove barriers to healthy living, avoiding disproportionate exposure to unhealthy living environments, and providing a high quality of life for all residents, regardless of income, age, or ethnicity. [MPSP]

HSHM-1.3 Physical Activity and the Built Environment

The City shall support new developments or infrastructure improvements in existing neighborhoods that enable people to drive less and walk, bike, or take public transit more. [RDR]

HSHM-1.4 Smoking Ordinance

The City shall continue to implement the smoking ordinance adopted by City Council July 2019 and effective January 1, 2020, that prohibits smoking in multifamily housing, within a 40-foot radius of any multifamily unit, and within any enclosed or unenclosed multifamily residence common area. Additional considerations to add to the smoking ordinance may include prohibiting smoking in outdoor dining areas, and within 20 feet of entryways to smoke-free buildings. [SO]

HSHM-1.5 Farmers' Markets

The City shall continue to support farmers' markets in Millbrae. [SO]

HSHM-1.6 Recreation for Active Adults

The City shall periodically assess recreational opportunities for active adults and modify programming to ensure that their needs are being met. [SO]

HSHM-1.7 Community Gardens

The City shall encourage and support the creation and operation of a community gardening program. [JP]

HSHM-1.8 Blue Light Spectrums

The City shall pursue installation of lighting systems that minimize the negative effects of blue light spectrums on animals and human beings. [SO]

7.2 Disaster Preparedness and Emergency Response

The City of Millbrae is dedicated to preparing for natural and human-caused disasters. The 2021 Multi-Jurisdictional Local Hazard Mitigation Plan for San Mateo County establishes disaster mitigation priorities for the City to minimize the damage from natural disasters. The plan contains an overview of the planning process and community profile; a risk assessment of people, buildings, and infrastructure; and a mitigation strategy with recommended hazard mitigation initiatives. The plan also identifies hazard mitigation strategies and goals that prepare the City for future disasters or emergencies, including: a capability assessment, integration with other planning initiatives, an assessment of vulnerabilities in Millbrae, and recommended actions. The policies in this section are designed to enhance disaster preparedness and emergency response for the city's residents and businesses.

HSHM-2 *Ensure government agencies, residents, and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.***HSHM-2.1 Emergency Response**

The City shall continue to provide essential emergency public services during natural catastrophes. [SO]

HSHM-2.2 Adequate Police and Fire Services

The City shall continue to support the San Mateo County Sheriff's Department and the Central County Fire Department in maintaining adequate staffing, equipment, facilities, and resources to respond to any fire or other localized emergency within the city. [FB, SO, IGC]

HSHM-2.3 Critical Use Facilities

The City shall ensure that critical use facilities that are important to protecting health and safety are designed or retrofitted to remain operational during an emergency or disaster. [FB, SO, IGC]

HSHM-2.4 Mutual Aid Agreements

The City shall continue to participate in mutual aid agreements to ensure adequate response to major emergencies and disasters. [SO, IGC]

HSHM-2.5 Disaster Preparedness Training and Planning

The City shall support disaster preparedness training and planning in cooperation with other public agencies and appropriate public-interest organizations to maintain peace and security of property following an emergency or disaster. [SO, IGC]

HSHM-2.6 Local Hazard Mitigation Plan

The City shall support, maintain, and implement the San Mateo County and City-specific Hazard Mitigation Plan mitigation initiatives that promote resiliency to seismic hazards, wildfire threats, risks from electrical transmission systems, dam inundation from the SFPUC Watershed, sea level rise, and increased flooding as a result of climate change. [SO, MPSP, IGC]

HSHM-2.7 Disaster Awareness

The City shall publicize disaster plans and promote resident preparedness for self-action in case of a major disaster or emergency. [PI]

HSHM-2.8 Community Alert System

The City shall continue to support San Mateo County's efforts to maintain and upgrade mass communications systems to effectively notify people during disasters and emergencies and shall encourage all residents and employees to participate in the SMC Alert program. [IGC]

HSHM-2.9 High Occupancy Structures Emergency Plans

The City shall require high occupancy structures to have emergency plans reviewed and approved by Central County Fire Department. [RDR]

HSHM-2.10 Emergency Access and Evacuation Routes

The City shall ensure that appropriate access for emergency services is provided to all areas of the City including the Spur Trail. The City shall evaluate evacuation routes to ensure the safe evacuation of neighborhoods, especially those with limited access or that use underpasses. Alleys that provide egress from rear exits must remain clear to provide unobstructed emergency ingress and egress and appropriate access for emergency services. [PSR, SO]

HSHM-2.11 Evacuation Drills

The City shall coordinate with the San Mateo County Sheriff's Department and the Central County Fire Department to conduct citywide evacuation drills, starting with canyon areas and narrow streets. [IGC]

7.3 Adaptation and Resiliency

The growing effects of climate change have increased the frequency and severity of natural disasters, including increased average annual temperatures, changes to precipitation patterns, increased frequency of extreme heat events, increased risk of wildfires, and decreased water availability. Among the range of potential climate change

impacts on Millbrae, the city has the greatest risk to life and property from sea-level rise because of its location in the most vulnerable county in the Bay Area and its proximity to SFO. According to sea level rise projections Point Blue's Our Coast, Our Future (OCOF) tool (Point Blue, 2016) in the 2018 San Mateo County Sea Level Rise Vulnerability Assessment (County Assessment), Millbrae has a high probability of sea level rise damage within the next 50 years. The baseline scenario in the County Assessment shows the possible extent of flooding with a 1 percent annual chance storm. The City has existing development standards intended to reduce damage from the 1 percent annual chance storm. Therefore, this Assessment focuses on preparing for the mid-level and high-end scenarios. The mid-level scenario shows the possible extent of flooding during a 1 percent chance annual storm plus 3.3 feet of sea level rise. The high-end scenario shows the possible extent of flooding during a 1 percent chance annual storm plus 6.6 feet of sea level rise. According to a comparison of climate models by OCOF, these amounts of sea level rise could be seen between the years 2070 and 2100. As a result, critical infrastructure, such as roads, hospitals, schools, emergency facilities, wastewater treatment plants, power plants, and more in the Bay Area will be at increased risk of inundation, as will vast areas of wetlands and other natural ecosystems.

In July 2020 the Millbrae City Council reviewed the Sea Level Rise Adaptation Assessment (Assessment). The Assessment was major step in expanding the understanding of sea level rise risks to the City, communicate these risks to the community, and plan for sea level rise by identifying potential mitigations, adaptation and hazard mitigation strategies. Several resources provided foundation for the Assessment including the FEMA Flood Insurance Study for understanding of risk of flooding from Sea Level Rise and San Francisco Estuary Institute's (SFEI) Bay Shoreline Adaptation Atlas (Adaptation Atlas [SFEI, 2019]) which identified a set of Operational Landscape Units to define the regional planning boundary and recommended adaptation measures. The Assessment provided recommendations to plan, fund, design and construct measures and move forward with local and regional stakeholder engagement. The intent of the Assessment is to provide tangible and achievable local and regional solutions to the threat of sea level rise through a series of mitigation strategies. Potential mitigations provided as a result of the Assessment fall into two main categories: shoreline protections that depend on regional collaboration and local protections that can be prioritized and executed by the City. The Assessment is the first step to identify opportunities to integrate recommended actions into existing or future City plans to fund and construct the necessary infrastructure to protect the City.

The City of Millbrae is committed to reducing GHG emissions and continuing the movement towards a more sustainable Millbrae. The City adopted the Climate Action Plan on October 27, 2020 to implement measures to reduce greenhouse gases through environmental leadership and stewardship of our local environment. The Climate Action Plan is designed to be a blueprint of our community's response to the challenges posed by climate change. The programs and policies described give Millbrae a viable path towards reducing emissions that, combined with emissions reductions resulting from countywide programs and State and regional policies, will meet the emissions reduction goals adopted by the City Council and established in Assembly Bill 32 and Senate Bill 32. The Plan offers ways to make homes more energy efficient and increase the amount of locally produced renewable energy. It recommends "smart" development patterns that emphasize vibrant neighborhoods and "complete streets" that allow people to go about their business on foot, by bicycle, or via public transportation. It provides transit solutions and offers ways to reduce waste that would otherwise go to landfills.

Finally, the Plan outlines measures that will continue to make municipal government operations an efficient and environmentally responsible organization. Sustainability is one of the guiding principles of this General Plan Update process. This section focuses on ways to adapt to climate change and make Millbrae more resilient throughout the coming decades.

HSHM-3 *Improve the sustainability and resiliency of the City through continued efforts to reduce the causes of and adapt to climate change.*

HSHM-3.1 Reduce Climate Change Impacts

The City shall support plans, standards, regulations, incentives, and investments to reduce the impacts of climate change as outlined in the 2020 Climate Action Plan. [RDR, MPSP, IGC]

HSHM-3.2 Monitor Climate Change Risks

The City shall monitor information from regional, State, and Federal agencies on the effects of climate change, including rising sea levels in the San Francisco Bay, to determine if the City should implement additional adaptation strategies. [PSR]

HSHM-3.3 Climate Adaptation Collaboration

The City shall continue to collaborate with local, regional, State, and Federal agencies; business and property owners; and residents to address and adapt to potential effects of climate change, particularly sea level rise. [IGC, JP]

HSHM-3.4 Sea Level Rise

The City shall establish standards that require new development projects to address sea level rise and flood risks that include the use of shoreline barriers, waterfront setback requirements, and minimum elevations for residential units. [RDR, PSR]

HSHM-3.5 Earthquake Resiliency

The City shall actively engage in planning methods and practices to address potential impacts from earthquakes. [MPSP]

HSHM-3.6 Sustainable Building and Site Design Practices

The City shall require new development to employ sustainable building and site design practices, consistent with California Green Building Standards Code (CALGreen) and the City of Millbrae Municipal Code Title 9 Buildings and Fire Regulations, Chapter 9.50 Energy Code and Chapter 9.35 Green Building Code including requirements for sustainable reach standards. [RDR]

HSHM-3.7 Capital Improvements for Safety

The City shall continue to give priority to capital improvement projects required to maintain an acceptable level of safety throughout the community and take measures to prevent damage to the City's infrastructure and emergency facilities resulting from natural hazards. [FB, SO].

HSHM-3.8 Resiliency Through Development and Design

The City shall require appropriate setback and building elevation requirements for properties located along the Bayshore, lagoons, and in other low-lying areas that are susceptible to the effects of sea level rise to support resiliency through design. [RDR]

7.4 Flooding

According to the Federal Emergency Management Agency (FEMA) flood insurance rate maps, approximately 33.77 acres of land in Millbrae is in a 100-year flood zone, which are areas that have a one percent probability of a flood occurring in a given year. This includes areas around Landing Lane and San Anselmo Avenue between Lomita Park Elementary School and Center Street. Immediately east of Landing Lane, a segment of the Bay Area Rapid Transit (BART) line is in the 100-year flood zone. In addition to these areas, the channels and culverts throughout the city

have a 100-year flood potential. Rising sea levels will increase flooding risk in low lying portions of Millbrae throughout the eastern portion of the city. The goal and policies in this section are intended to minimize the potential risks and damages associated with flooding.

HSHM-4 Protect life and minimize property damage from potential flooding.

HSHM-4.1 Flood Hazard Mitigation

The City shall cooperate and coordinate with San Mateo County, SFO, and other jurisdictions and agencies involved in the mitigation of flood hazards from sea level rise and major flood events. [IGC]

HSHM-4.2 FEMA Flood Insurance Rate Maps

The City shall comply with Federal Emergency Management Agency (FEMA) to ensure that Federal Insurance Rate Maps correctly depict flood hazard areas. [MPSP]

HSHM-4.3 Critical Facility Location

The City shall strive to site critical public facilities, including hospitals and healthcare facilities, emergency shelters, police and fire stations, recreation center, schools, and emergency communications facilities outside of 100-year flood zones. [RDR]

HSHM-4.4 Storm Drainage System

The City shall continue to work with the San Mateo County Flood Control District to improve and upgrade the storm drainage system. The City shall consider integrating green infrastructure into the storm drainage system in accordance with the City's adopted Green Infrastructure Plan, particularly in downtown and along the El Camino Real corridor, to reduce stormwater runoff and to reduce the potential for flooding. [SO, IGC]

HSHM-4.5 New Development in Floodplains

The City shall implement Federal, State, and local requirements for new construction in floodplain areas to ensure that future flood risks to life and property are minimized. [RDR]

HSHM-4.6 Rainwater Storage

The City shall work with schools, churches, residents to store rainwater on the property and study creation of retention ponds on low and midlands to store rainwater. [JP]

7.5 Geologic and Seismic Hazards

The ability to minimize risks associated with seismic and geologic hazards is essential to preserving life and property. The City of Millbrae is in the seismically active San Francisco Bay region, where earthquakes have historically represented a significant threat. There are four active faults in proximity to Millbrae. The greatest seismic risk is the San Andreas Fault, which is oriented northwest to southeast and lies within one mile of the western edge of the city limits. Further to the west of the San Andreas Fault, the San Gregorio Fault enters San Mateo County from the Pacific Ocean at Half Moon Bay, approximately nine miles southwest of Millbrae.

Approximately 16 miles east of Millbrae, the Hayward Fault transects the eastern portion of the Bay Area just east of Oakland and Hayward. East and south of the Hayward Fault is the Calaveras Fault that runs from approximately the city of Danville to the south toward the city of Hollister as close as 26 miles east of Millbrae.

The geologic and topographic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside can aid in predicting the probability of slope failure. Although

Millbrae is not in a State designated earthquake induced landslide hazard zone, the ABAG Resilience Program has identified past landslides in the steeper slopes throughout the western portion of the city. Recent landslide events in Millbrae occurred in the steeper slopes of the western portion of the city as a result of heavy rainfall. The policies in this section promote community resiliency against potential seismic and soil erosion hazards.

HSHM-5 *Protect life and minimize property damage from potential seismic hazards and landslides.*

HSHM-5.1 *Seismic Safety*

The City shall continue to maintain and enforce appropriate standards to ensure existing and new development is located, designed, and constructed to minimize the risk of loss of life and property from seismic hazards. [RDR]

HSHM-5.2 *Residential Seismic Upgrades*

The City shall encourage owners of residential buildings with known structural defects such as unreinforced garage openings, "soft story" construction, unbolted foundations, and inadequate shear walls to take steps to remedy the problem by retrofitting buildings to meet current life-safety engineering standards. [RDR]

HSHM-5.3 *Seismic Modifications to Residential Facilities*

The City shall require that any residential use that is being increased by a specific threshold as defined in the Building Code shall conform to current Building Code seismic standards. [RDR]

HSHM-5.4 *Geotechnical and Structural Analysis for Steep Slopes*

Prior to construction of a new building or addition, the City shall require a geotechnical report for construction on slopes, unless it is demonstrated to Building Official by the licensed professional of the structural design that a geotechnical report is unnecessary. [RDR]

HSHM-5.5 *Infrastructure and Utilities*

The City shall require infrastructure and utility lines to be designed to withstand significant displacement in the event of a major earthquake in order to maintain and restore service. [RDR]

HSHM-5.6 *Critical Facility Seismic Upgrade*

The City shall encourage seismic upgrades to critical public facilities, including hospitals and healthcare facilities, emergency shelters, police and fire stations, emergency communications facilities, and other important facilities that do not meet the most recent building code seismic standards. Where upgrades are not economically feasible, the City shall encourage the relocation and/or reconstruction of facilities. [RDR, IGC]

HSHM-5.7 *City Facility Seismic Upgrade*

The City shall upgrade existing City facilities that do not meet the most recent existing building code seismic standards. Where upgrades are not economically feasible, the City shall consider the relocation and/or reconstruction of facilities. [SO]

HSHM-5.8 *Geotechnical Studies*

The City shall require special geotechnical studies for new construction or additions in areas where there is a known earthquake fault zone or geotechnical hazard, such as the Serra Fault. [RDR]

HSHM-5.9 Bay Fill

The City shall require new development on Bay fill to be protected against the effects of liquefaction and/or subsidence through proper building design and construction techniques. [RDR]

HSHM-5.10 Soil Stabilization

The City shall require projects in hillside areas that include land alteration or vegetation removal to prepare drainage and erosion control plans that show how the project will prevent soil erosion by retaining and replanting vegetation and siting development to minimize grading and landform alteration. [RDR]

HSHM-5.11 Slope Protection

The City shall require property owners to provide slope protection by retaining and replanting vegetation on their property, and to maintain v-ditches and other private drainage systems. The City shall provide information regarding appropriate native, drought tolerant, and fire-resistant plant species. [RDR/PI]

7.6 Aircraft Hazards

The San Francisco International Airport (SFO) is a large, primary commercial service airport, owned and operated by the City and County of San Francisco. The Board of Directors of the City/County Association of Governments of San Mateo County, in its capacity as the San Mateo County Airport Land Use Commission (ALUC) adopted the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP) on November 8, 2012. The SFO ALUCP provides land use policies, height limits, and recommendations for development in the areas surrounding San Francisco International Airport to ensure that development in the areas surrounding the airport are compatible with airport operations. The Plan area includes all of the City of Millbrae. Specifically with respect to land uses, the plan provides policies for the orderly development of the area surrounding SFO so as to prevent the creation of new noise and safety problems and ensuring that the land use compatibility policies fall within the level of acceptable risk considered to be a community norm in the environs of the Airport. The plan serves to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses. In accordance with the requirements of California Public Utilities Code Section 21676(b) a local agency General Plan, Zoning Ordinance and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted ALUCP.

In recent years there has been a growing concern over the effects of low-frequency ground-borne noise from inbound and outbound aircraft at SFO. Low-frequency ground-borne noise causes subtle to moderate ground vibrations and noise-induced rattling in structures (i.e., walls, ceilings, and foundations), particularly habitable structures such as single-family and multi-family developments. These frequencies can more commonly cause disruption in daily routine and overall annoyances to occupants but can also lead to health effects such as lack of sleep and increased stress. In some instances, ground-borne frequencies and subsequent vibration can result in structural damage. There are methods to reducing the effects of low-frequency ground-borne noise include modified site planning techniques by creating additional barriers between habitable spaces and the source of the sound, enhanced buffered landscaping, and upgrades to structural materials and placement of fenestration (i.e., doors and windows). The policies in this section support compatibility with the SFO ALUCP and minimize risks associated with the daily operations of the airport.

HSHM-6 *Minimize exposure to hazards associated with aircraft using the San Francisco International Airport.*

HSHM-6.1 Land Use Safety Compatibility and Airspace Protection Criteria

The City shall consider all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et seq.), the Federal Aviation Administration (FAA) Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection when evaluating development applications within the Airport Influence Area of the San Francisco International Airport and Mills-Peninsula Medical Center helipad. [RDR]

HSHM-6.2 Airport Safety

The City shall regulate land uses and building height within the Airport Influence Area of the San Francisco International Airport, including Millbrae Station Specific Plan area and the Downtown and El Camino Real Specific Plan area, in compliance with FAR Part 77 height restriction standards, in accordance with Airport Land Use Commission guidelines to assure safety of aircraft, persons, and property near the Airport. [RDR]

HSHM-6.3 Federal Aviation Administration Requirements for Development

The City shall require development projects within the Airport Influence Area designated in the Airport Land Use Compatibility Plan of the San Francisco International Airport to comply with all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et seq.), the FAA's Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection. Cranes and other equipment used to construct the building are also required to comply with all FAA federal statutes. [RDR]

HSHM-6.4 Airport Land Use Compatibility Plan Land Use and Development Consistency

The City shall ensure that all future land use actions and/or associated development conforms to the relevant height, aircraft noise, and safety policies and compatibility criteria contained in the most recently adopted version of the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. [RDR]

HSHM-6.5 Airport Land Use Commission Review

The City shall ensure all applicable long-range plans and associated amendments and ordinances are reviewed by the City/County Association of Governments Board of Directors, acting as the San Mateo County's Airport Land Use Commission, for a determination of consistency with the most current Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, as required by State law. [IGC]

HSHM-6.6 Airport Flood Pumps

The City shall continue to coordinate with San Francisco International Airport in assuring adequate and well-maintained flood pumps. [IGC]

HSHM-6.7 Airport Noise Mitigation

The City shall continue to work with the relevant agencies, including the Airport Land Use Commission and the SFO Community Roundtable, to ensure ongoing reduction of airport noise, including low-frequency ground-borne noise. [IGC]

HSHM-6.8 SFO Residential Sound Insulation Program

The City shall support the continuation of the Residential Sound Insulation Program to reduce the noise impacts for dwellings impacted by aircraft noise 65 dBA or greater. The City shall encourage SFO to fill any gaps that might occur in Federal funding until all eligible homes have been insulated. [IGC]

HSHM-6.9 Low-Frequency Ground-borne Aircraft Noise Mitigation

The City shall require new development to include development and site planning mitigation measures to reduce low-frequency ground-borne noise from inbound and outbound aircraft at SFO. [RDR]

7.7 Hazardous Materials

Protection from hazardous materials is essential to providing a safe environment for residents and visitors. Hazardous materials include toxic, flammable, combustible, corrosive, poisonous, and radioactive substances that have the potential to cause harm to the public or the environment. An important subcategory of hazardous materials is hazardous waste. The improper use and disposal of hazardous materials can contaminate soil and groundwater resources and compromise the health and quality of life of residents. Accidents involving the transportation of hazardous materials can also cause explosions or spills that endanger the lives and property of nearby residents and businesses. The policies in this section establish strategies to minimize exposure to hazardous materials, including the implementation of best practices for the routine use, storage, transport, and disposal of hazardous materials.

HSHM-7 Protect people and the environment from exposure to hazardous materials and minimize risks associated with the use, storage, transport, and disposal of hazardous materials.

HSHM-7.1 Contaminated Site Assessment

The City shall require development proposed on a potentially contaminated site to take appropriate steps to assess hazards. If the site is found to be contaminated with hazardous substances, the City shall require the project applicant to take appropriate measures to protect the health and safety of site users and the greater Millbrae community. [RDR]

HSHM-7.2 Hazardous Materials Education Resources

The City shall continue to provide, and support efforts by San Mateo County to provide, educational resources to residents and businesses that promote best practices for the use, storage, transportation, and disposal of hazardous materials to ensure public safety. [IGC, PI]

HSHM-7.3 Hazardous Materials Management

The City shall require uses, including biotechnology, life science, and industrial uses that involve the handling and use of hazardous materials to adhere to all applicable Federal, State and local regulations for qualifying hazardous materials, seek consultation with the San Mateo County Environmental Health Department, and apply for applicable permits for any regulated substance that may pose a threat to public health and safety or the environment. [RDR]

7.8 Fire Protection

Fire protection services in Millbrae are provided by the Central County Fire Department (CCFD), which provides emergency first response needs, fire prevention and investigation services, and construction and development review and inspections. CCFD has six fire stations in the service area which serves the cities of Millbrae, Hillsborough, and Burlingame. Of these six stations, two (Station No. 37 and Station No. 38) are in Millbrae. Additionally, the City of Millbrae participates in a countywide automatic mutual aid response, which was established by the San Mateo County Advanced Life Support Joint Powers Authority (ALS-JPA), that unites the region in the event of a fire or related emergency.

Regarding risk to wildfire hazards, Millbrae is responsible for fire protection within the city limits. The State of California Office of the State Fire Marshal has identified no areas in the city as having risk for wildfire hazards based on recently adopted State Responsibility Area Fire Hazard Severity Zone Maps. The City borders the San Francisco Water Department watershed area, which is managed by the San Francisco Public Utilities Commission. This watershed is designated as a moderate or high Fire Hazard Severity Zone. Climate change is expected to increase wildfire potential in the surrounding foothills and mountains of the Bay Area, potentially including Millbrae. Warmer, earlier springs that dry out vegetation have lengthened the fire season, while drought and warmer temperatures are expected to intensify fires that occur. The policies in this section are designed to protect life and property by preventing structural fires and wildfire hazards.

HSHM-8 Minimize potential fire hazard risk to lives and properties.

HSHM-8.1 Adequate Staffing and Equipment

The City shall ensure that growth and development does not outpace the expansion of the Central County Fire Department staffing, facilities, equipment, and resources and shall require the payment of development impact fees to fund new public safety facilities or improvements to existing public safety facilities to maintain the City's existing level of service. [RDR, IGC, FB]

HSHM-8.2 Adequate Water Supply for Fire Suppression

The City shall require new development to have adequate water supplies to meet the fire-suppression needs of the project without compromising existing fire suppression services to existing uses. [RDR]

HSHM-8.3 Fire Access and Building Standards

The City shall continue to include the Central County Fire Department in the review of new development proposals to ensure new projects adequately address fire access and building standards. [RDR, IGC]

HSHM-8.4 Fire Prevention Education

The City shall support efforts by the Central County Fire Department to maintain and implement a fire prevention and safety education program for Millbrae residents and businesses. The Central County Fire Department shall ensure that the needs of high-risk population groups, such as seniors and non-native English speakers, are met with tailored programs. [IGC]

HSHM-8.5 Open Space Management

The City shall ensure open space maintenance and emergency access to reduce fire risk through City operations, enforcement of City regulations, and cooperation with other responsible agencies. [RDR, SO, IGC]

HSHM-8.6 Wildfire Risk Reduction

The City shall recognize any areas identified in the city as at risk of wildfire as designated by the Office of the State Fire Marshal or by approval of a local risk assessment map prepared by the City. The City will consider funding for implementation of wildfire new planning, response, and mitigation programs, equipment, and resources to reduce the risk of wildfire. [RDR, SO, IGC]

7.9 Law Enforcement

In 2012 law enforcement services for Millbrae transitioned from the Millbrae Police Department to the San Mateo County Sheriff's Office. The San Mateo County Sheriff's Office provides a Sheriff's captain, four sergeants, and 8 deputy sheriff's to provide law enforcement exclusively to the City of Millbrae. The California Highway Patrol provides traffic safety and enforcement services on highways (e.g., I-280, U.S. Highway 101). The policies in this section are meant to strengthen the partnership between the San Mateo County Sheriff's Office and Millbrae residents, to ensure the safety of Millbrae residents, businesses, and visitors. For Millbrae clean-up sites see Figures 7-1 and 7-2.

HSHM-9 Provide high-quality law enforcement services to ensure a safe community.

HSHM-9.1 Adequate Staffing and Facilities

The City shall support the San Mateo County Sheriff's Office in ensuring adequate staffing and facilities for the Millbrae Police Bureau to achieve desired levels of public safety. [FB, IGC]

HSHM-9.2 Community Policing Strategies

The City shall continue promoting community policing strategies that support community partnerships and problem-solving techniques that build public trust and proactively address public safety issues. [JP, PI]

HSHM-9.3 School Security and Safety

The City shall encourage the San Mateo County Sheriff's Office to collaborate with local school districts to study and implement measures that enhance the security of schools and the safety of students, teachers, and administrators. [IGC]

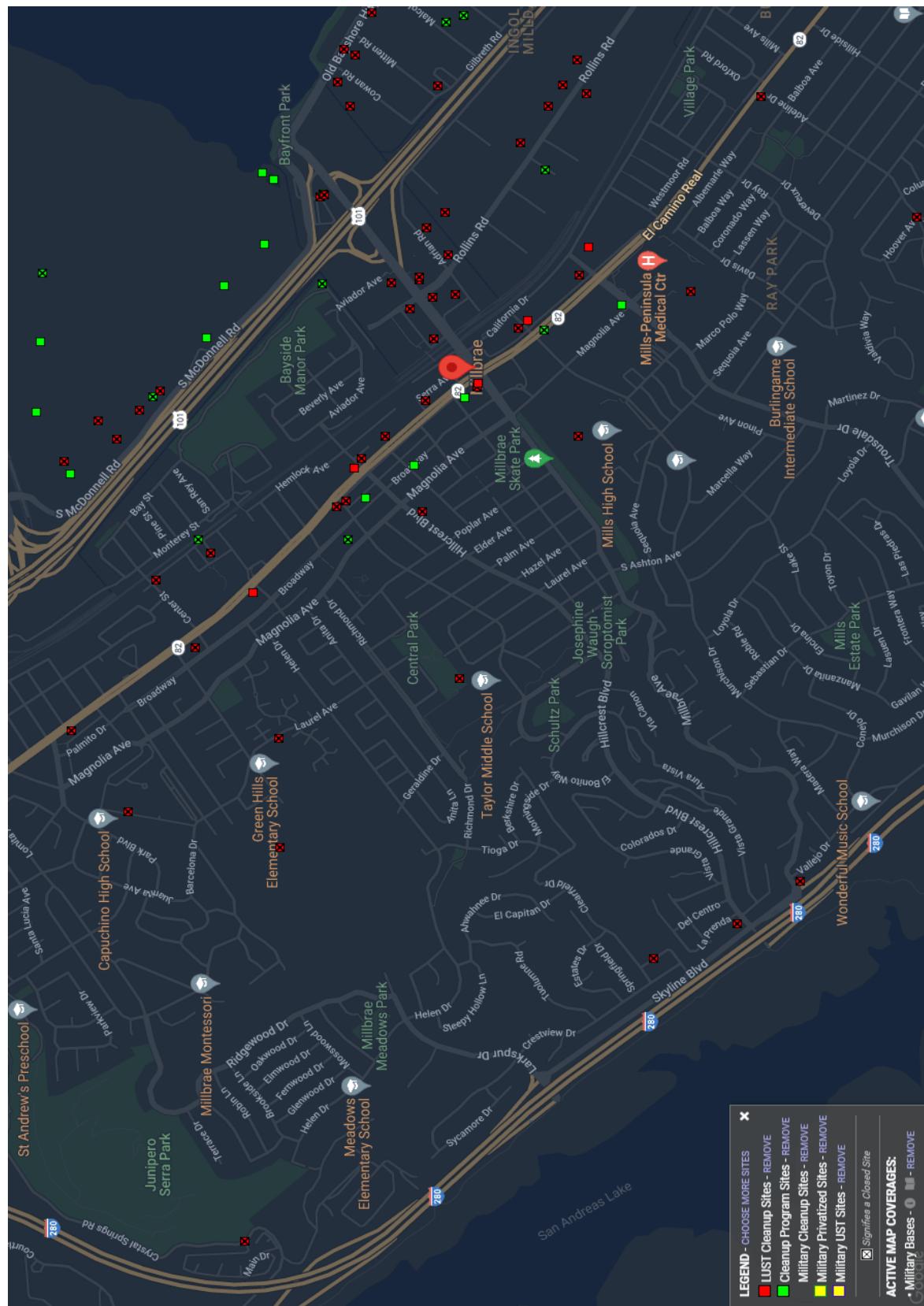
Figure 7-1 Millbrae Clean-up Sites and Facilities via California GeoTracker


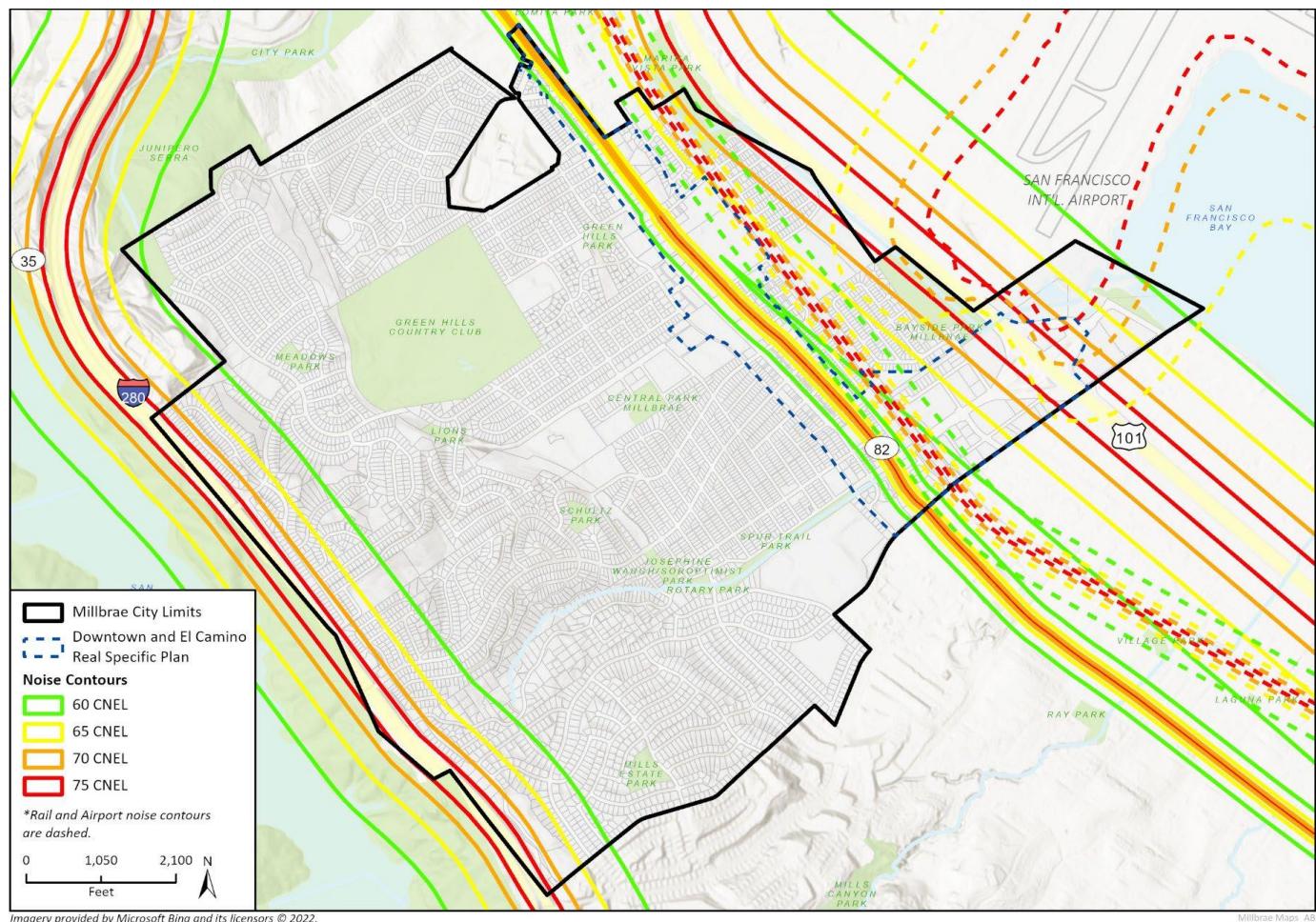
Figure 7-2 Millbrae Clean-up Sites and Facilities via EnviroStor



7.10 Noise

Exposure to excessive noise can impact health and quality of life, potentially causing hearing loss, stress, hypertension, sleep disturbance, and fatigue. Noise from mobile sources, including motor vehicles on roadways, freight and passenger trains, and aircraft from San Francisco International Airport (SFO), are the most significant sources of noise affecting residents in Millbrae. The policies in this section are designed to minimize exposure to excessive noise by establishing development standards and implementing practices that reduce the potential for excessive noise exposure.

Figure 7-3 Noise Contours Map Over Millbrae City Limits



HSHM-10 Achieve an acceptable noise environment by minimizing noise exposure and ground vibration.

HSHM-10.1 Noise Sensitive Uses

The City shall discourage noise sensitive uses, (e.g., residences, schools, hospitals, libraries, religious institutions, and convalescent homes) from locating near major sources of noise. [RDR]

HSHM-10.2 Noise Standards

The City shall require new development to comply with the Exterior Noise Compatibility Standards for Various Land Uses (Table 7-1) and the Future Noise Contours Map (Figure 7-3). [RDR]

HSHM-10.3 Noise Source Control

The City shall continue to work with property owners to control noise at its source by maintaining community noise levels and ensuring that noise levels do not exceed applicable standards. [RDR]

HSHM-10.4 Noise Studies

The City shall require a project-level noise study for new development proposed near major noise sources (e.g., major roadways, rail lines, aircraft overflight zones, or other major non-transportation noise sources). [RDR]

HSHM-10.5 Interior Noise Review for Multiple, Loud Short-Term Events

For new development in areas that would be subject to frequent, high-noise events (such as aircraft take offs and landings, train or truck traffic), the City shall assess potential noise impacts on sensitive receptors and consider these impacts when reviewing development proposals for approval. [RDR]

HSHM-10.6 Operational Noise

The City shall require commercial, industrial, and mixed-use developments to implement operational noise mitigation measures to reduce potential impacts to adjacent sensitive land uses when operational noise exceeds thresholds. [RDR]

HSHM-10.7 Construction Noise

The City shall require new development to evaluate potential construction noise impacts on nearby sensitive uses as part of the CEQA analysis and to implement any required mitigation measures to minimize impacts on these uses. [RDR]

HSHM-10.8 Protection from SFO Noise

The City shall discourage outdoor activities or uses in areas within the 70 dBA CNEL contour line of the San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan) where people could be exposed to hazardous noise levels. [RDR]

HSHM-10.9 Airport Disclosure Notices

The City shall require that all new development comply with real estate disclosure requirements of State law. Section 11010 of the Business and Professions Code requires people offering subdivided property for sale or lease to disclose the presence of all existing and planned airports within two miles of the property (Cal. Bus. and Prof. Code Section 110010(b)(13)). [RDR]

HSHM-10.10 Partnering with SFO on Noise Minimization

The City shall continue to partner with SFO to collaborate on potential mitigation to minimize airport noise within the community, including improvements on the land owned by SFO, to serve as a noise buffer through enhanced landscaping and trees. [RDR]

HSHM-10.11 Compliance with State Noise Insulation Standards

The City shall continue to enforce relevant Noise Insulation Standards contained in Title 24 of the California Code of Regulations. [RDR]

HSHM-10.12 Transportation Project Noise

When evaluating proposals for transportation projects, the City shall require the project applicant to minimize noise impacts through the implementation of mitigation measures, so the resulting noise levels do not exceed the City's "normally acceptable" noise standard. The City shall encourage design strategies and alternative noise reduction methods in lieu of sound walls along transportation corridors to enhance aesthetics while still mitigating noise impacts. [RDR]

HSHM-10.13 Transportation Agency Coordination

The City shall work with the City/County Association of Governments of San Mateo County, CalTrans, SFO, BART, Caltrain, California High Speed Rail Authority, and other agencies to mitigate transportation-related noise impacts on sensitive land uses and adjacent properties and neighborhoods. [IGC]

HSHM-10.14 Vibration Impact Assessment for Construction Projects

The City shall require that all new development using piling driving construction applications provide a Vibration Impact Assessment prior to commencing construction on the project. The Vibration Impact Assessment shall provide the timeline, anticipated impacts, and mitigation to minimize the effects of vibration caused by onsite construction. [RDR]

HSHM-10.15 SFO Site 7 Use

The City shall work with SFO to address noise, vibration, dust, visual, and water resource impacts associated with their use of Site 7 on Aviador Avenue for on-going airport construction activities, including periodic discussions about site operation improvements, notification of citizen complaints, violations of City standards and ordinances, and comments on environmental documents for projects supported by Site 7 activities. This includes working with SFO to relocate activities at Site 7 to other airport lands such that it doesn't impact residential neighborhoods. [IGC]

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Table 7-1 Exterior Noise Compatibility Standards for Various Land Uses

Land Use Type	Highest Level of Exterior Noise Exposure that is Regarded as Normally Acceptable ^a (L_{dn}^b or CNEL ^c , dB)	Conditionally Acceptable Levels of Exterior Noise Exposure ^d
Residential: Single-Family Homes, Duplexes, Mobile Homes	60	60-70
Residential: Townhomes, Multi-Family Apartments, Condominiums	65	65-70
Urban Residential Infill and Mixed-Use Projects	70	70-75
Lodging: Motels, Hotels	65	65-70
Schools, Libraries, Churches, Hospitals, Residential Care Facility for the Elderly (Nursing Homes)	70	N/A
Auditoriums, Concert Halls, Amphitheaters	Threshold and Mitigation based on site-specific study (see Policy HSHM-10.4)	
Sports Arenas, Outdoor Spectator Sports	Threshold and Mitigation based on site-specific study (see Policy HSHM-10.4)	
Playgrounds, Neighborhood Parks	70	N/A
Golf Courses, Riding Stables, Water Recreation, Cemeteries	75	N/A
Office Buildings: Business, Commercial, and Professional	70	70-75
Industrial: Manufacturing, Utilities, and Agriculture	75	75-80

Table 7-1 Exterior Noise Compatibility Standards for Various Land Uses

Source: Governor's Office of Planning and Research, *State of California 2017 General Plan Guidelines*.

- a. As defined in the *State of California 2017 General Plan Guidelines*, "Normally Acceptable" means that the specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise reduction requirements.
- b. L_{dn} , or Day Night Average, is an average 24-hour noise measurement that factors day and night noise levels.
- c. CNEL, or Community Noise Equivalent Level, measurements are a weighted average of sound levels gathered throughout a 24-hour period.
- d. "Conditionally Acceptable" means that for the given land use type, new construction or development should be undertaken only after a detailed study of the noise exposure and reduction requirements for the project has been completed and the applicant has included appropriate noise reduction measures in the project design to the fullest extent feasible.
- e. Urban residential infill includes all types of residential development projects within Priority Development Areas (such as Downtown and the Millbrae Station Area) and along major corridors (i.e., El Camino Real).
- f. Mixed-Use Projects include all mixed-use developments throughout the city of Millbrae.
- g. N/A = Projects are not permitted within these land uses above the "Normally Acceptable" exposure level.

7.11 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2019 - 2023	2024 - 2030	2031 - 2040	Annual	Biennial	Ongoing
			2019 - 2023	2024 - 2030	2031 - 2040			
A Periodic Emergency Exercises The City shall annually conduct emergency exercises in cooperation with San Mateo County.	HSHM-2.5 HSHM-2.7	Emergency Services Coordinator				■		
B Local Hazard Mitigation Plan The City shall participate in the Local Hazard Mitigation Plan update, as led by San Mateo County, by annually reporting activities through the San Mateo County annual reporting tool every September 1 st . The City shall also update its LHMP Annex every five years concurrent to the County's update of the LHMP.	HSHM-2.6	Emergency Services Coordinator Public Works Community Development Fire Department San Mateo County Sheriff's Office		■	■	■		
C Public Information The City shall prepare and implement a public information program to keep the community informed about the scope and nature of local safety hazards, disaster plans, and emergency response, which includes use of the City's Quarterly Recreation Activity Guide, MCTV, the City website, use of the SMC Alert System, and social media.	HSHM-2.7 HSHM-2.8	Emergency Manager City Manager City Clerk Fire Department	■				■	
D Climate Action Plan Update The City shall update the Climate Action Plan to reflect new baseline targets and reduction measures, as well as current best practices for implementing resilient, sustainability, and adaptation.	HSHM-3.1 HSHM-3.2 HSHM-3.3	Community Development	■					

Programs	Implements Which Policy(ies)	Responsible	2019- 2023	2024 - 2030	2031 - 2040	Annual	Biennial	Ongoing
		Supporting Department(s)						
E Flood Damage Prevention Ordinance The City shall update and maintain the Flood Damage Prevention Ordinance to regulate construction within special flood hazard areas.	HSHM-4.3 HSHM-4.5	Public Works						
		Community Development		■				■
F Storm Drainage Maintenance Program The City shall continue its program of regular maintenance to remove silt and debris from the storm drain system.	HSHM-4.4	Public Works						■
G Grading Ordinance Revisions The City shall revise the Grading Ordinance as necessary to ensure development in steep slope terrain reflects current Building Code requirements and standards.	HSHM-5.11	Community Development						
		Public Works	■					■
H Noise Ordinance The City shall prepare, adopt, and continually enforce a Noise Ordinance to ensure a level of noise acceptable to a reasonable person residing in Millbrae's neighborhoods.	HSHM-10.2	Community Development						
			■					■
I Staff Training The City shall ensure City staff enforcing the Noise Ordinance are trained in the use of noise measurement equipment to enforce noise standards throughout the city.	HSHM-10.3	San Mateo County Sheriff's Office						■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2019- 2023	2024 - 2030	2031 - 2040	Annual	Biennial	Ongoing
			2019- 2023	2024 - 2030	2031 - 2040			
J Noise Studies The City shall require noise studies for all new development as part of the CEQA process that determine exterior noise exposure and exterior noise standard compatibility with respect to the noise standards identified in Table HSQL-1 (Exterior Noise Standards for Various Land Uses) and use the Future Noise Contours Map (Figure 10-1) to determine whether potential noise exposure impacts could occur. For projects located in areas that would be at or below the highest level of exterior noise exposure that is regarded as "Normally Acceptable" as shown in Table HSQL-1, no further study should typically be required; however, for those projects that would be in the "Conditionally Acceptable" noise exposure range shown in Table 7-1, the City shall require a detailed noise study and determine a noise compatibility threshold and mitigation measures based on the project-specific noise study. In such cases, the City may require noise attenuating features such as sound barriers, building setbacks, the use of closed windows and the installation of heating and air conditioning ventilation systems, and the installation of noise attenuating windows and wall/ceiling insulation.	HSHM-10.4	Community Development						■
K Sound Barriers Along Interstate 280 The City shall continue to work with Caltrans to install sound barriers along Interstate 280. Sound barriers should consist of trees and vegetation rather than concrete barriers wherever feasible.	HSHM-10.5 HSHM-10.12 HSHM-10.13	Public Works	■					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2019- 2023	2024 - 2030	2031 - 2040	Annual	Biennial	Ongoing
			2019- 2023	2024 - 2030	2031 - 2040			
L State Alert system The City shall, in cooperation with the San Mateo County Sheriff's Department and the Central County Fire Department, establish a community outreach program to encourage residents to sign up for the State alert system.	HSHM-2.5 HSHM-2.10	City Manager		■				

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