

City of San Mateo



Association of Bay Area Governments

2010 Local Hazard Mitigation Plan - Annex

Taming Natural Disasters

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Introduction

The City of San Mateo is located in San Mateo County. San Mateo is 14.6 square miles with an additional 3.87 square miles of San Francisco Bay tidelands to the east and a range of coastal mountains to the West. San Mateo has a population of 92,482 people, (2000 Census Data). Located along the San Francisco Peninsula, the City has experienced its share of disasters including the 1989 Loma Prieta Earthquake. San Mateo has a Council-Manager form of government and employs 646 people with an annual budget (FY2010-2011) of \$167 million. The City provides a full range of municipal services including police and fire protection, planning, building, sewer service, street maintenance, parks and recreation, and general administrative services. The City also operates and maintains facilities for wastewater treatment. A map of the City's jurisdictional boundary is provided in Exhibit A.

The Regional Planning Process

The City of San Mateo participated in various Association of Bay Area Governments (ABAG) workshops, conferences and meetings including

- 1 Sub-regional meeting to review draft priorities and reach consensus on priorities for mitigation;
- 1 ABAG Regional Planning Committee meeting;

For more information on these meeting please see Appendix A and H in the ABAG Multi-Jurisdictional Local Hazard Mitigation Plan 2010 (MJ-LHMP). In addition, the City of San Mateo has provided written and oral comments on the multi-jurisdictional plan and provided information on facilities that are defined as "critical" to ABAG.

The Local Planning Process

Representatives from multiple City departments met to identify and prioritize appropriate mitigation strategies. Personnel involved in these meetings included senior management and staff from the Fire, Office of Emergency Services, Public Works, Community Development Department. The group was made up of planners, building department officials, facility managers, emergency managers, and fire officials.

Michael Leong, Fire Marshal, was assigned as lead staff for the 2010 Update. Mr. Leong reviewed the initial information from ABAG and FEMA, identified key issues in the 2010 Strategies Matrix, and coordinated the review by other departments of the Strategies matrix. Individual meetings were held to coordinate the City's response. Participating senior staff and their roles included:

- Susana Chan, Deputy Public Works Director

Ms. Chan provided input on City facilities, including buildings, roads, public infrastructure, and other facilities potentially impacted by hazards. Ms. Chan also provided comments on the 2010 Strategies Matrix.

- Dan Belville, Fire Chief

Chief Belville coordinates the City of San Mateo EOC program. He provided input on fire and emergency response issues, including radio interoperability and the operation of the City’s Emergency Operating Center. Chief Belville also arranged for training at City of San Mateo EOC in order to ensure that City staff involved in preparation of the LHMP understood local and county procedures.

- Stephen Lau, Chief Building Official

Mr. Lau provided input primarily on building code issues, including the issue of unreinforced masonry buildings and policies regarding reconstruction of residences and commercial buildings.

At the initial meetings, general priorities and appropriate departments were identified. Subsequent meetings identified mitigation strategies, prioritized said strategies, and reviewed preliminary budgets and potential funding sources for strategies designated as “High” priority for City-owned-and-operated facilities.

No formal meeting agendas, minutes, or sign in sheets were prepared during the staff team process. City of San Mateo’s approach involved a collaborative, informal review and discussion of materials.

Review and Incorporation of Existing Information

The following documents were reviewed and incorporated into this annex in addition to those documents referenced in Appendix A of the regional plan.

Existing plans, studies, reports, and technical information	Method of incorporation into the jurisdiction annex
City of San Mateo General Plan, Safety Element	Hazards Assessment and priority mitigation actions
Capital Improvements Plan	Priority mitigation actions and programs
City of San Mateo Emergency Response Plan	Priority mitigation actions and programs

Process of Updating Plan Sections

The Plan was updated to reflect any code revisions, amendments, or other actions related to the Plan that the City of San Mateo undertook between the 2005 Annex and the 2010 Annex. It was determined that a major update was not necessary because most of the information was still accurate. The Planning Process section was updated to reflect the process undertaken for the update of this Plan.

Changes in City of San Mateo policies, including code revisions and amendments, are actions taken by the City Council. The Council's highest priority is community involvement in City actions. It is, therefore, the responsibility of City staff to ensure this priority is met through a variety of methods, such as a hard copy and email subscription service for Council agendas and posting of agendas and staff reports at City Offices and on the City website. Written correspondence is forwarded to all Council members, and verbal comments are welcome at all Council meetings.

Public Meetings

Opportunity for public comments on the DRAFT mitigation strategies was provided on the City of San Mateo Website. A public meeting is scheduled for November 22, 2011 at 5:30 pm at City Hall. The draft mitigation strategies were also published on the ABAG website for public viewing. Copies of the internet posting are included as Exhibit B to the City of San Mateo Annex. No public comments were received in response to the internet posting. However, City of San Mateo will seek further comments prior to and during the adoption process for the plan in 2011. The City Council will also adopt the plan in a public hearing format that will provide further opportunities for public comment. In addition, City of San Mateo will publish press releases or work with the local newspapers to further publicize the local annex document and make the public more aware of the issues and strategies facing City of San Mateo. Ultimately, the mitigation strategies will become an implementation appendix of the Health and Safety Element of the City of San Mateo General Plan.

Hazards Assessment

The ABAG Multi-Jurisdictional Local Hazard Mitigation Plan, to which this is an annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Maps of these hazards and risks are shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

The City of San Mateo has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), flooding (including dam failure), wildfire, and landslides (including unstable earth) pose a significant risk for potential loss.

The City of San Mateo does not face any natural disasters not listed in the ABAG multi-jurisdictional plan and new hazards have been identified by the City of San Mateo since the original development of this plan in 2005.

While the City of San Mateo has undertaken a number of general hazard mapping activities since the first Safety Element was prepared by the City of San Mateo, all of these maps are less detailed and are not as current as those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

Past Occurrences of Disasters (natural and human-induced)

The City of San Mateo has experienced a number of different disasters over the last 50 years, including numerous earthquakes, floods, droughts, wildfires, energy shortages, civil disturbances, landslides, and severe storms. The 1989 Loma Prieta Earthquake was the most significant area wide disaster that can occur in the Bay Area Region. This disaster caused 63 deaths, 3,757 injuries, and the displacement of over 12,000 persons. With over 1,100 homes and commercial units destroyed and over 20,000 home and commercial units damaged, this event caused approximately \$6 billion in damages. Reconstruction continues some two decades later as the replacement for Oakland-Bay Bridge is still several years from completion.

More information on State and Federally declared disasters in the City of San Mateo can be found at <http://quake.abag.ca.gov/mitigation/ThePlan-D-Version-December09.pdf>

In addition to the declared disasters noted in Appendix D, locally significant incidents that have also impacted the City of San Mateo in the last several years include:

- October 1989 - Loma Prieta Earthquake.
- September 2001 - Terrorist attack of the World Trade Center. Coordination with neighboring law enforcement due to the closure of the San Francisco Airport.
- August 2009 Hillsdale High School Bombing Incident
- September 2010 - San Bruno Explosion/Fire. Provide staffing of initial response and support staff for Local Assistance Center.
- Weather, Summer Heat and Winter Cold. During weather extremes the City of San Mateo monitors situation

Risk Assessment

Urban Land Exposure

The City of San Mateo examined the hazard exposure of the City of San Mateo urban land based on information in ABAG’s website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>.

The “2005 Existing Land Use with 2009 Mapping” file was used for this evaluation (in the existing plan, the file used was “Existing Land Use in 2000”).

In general, the hazard exposure of the City of San Mateo is not increasing over time. The City of San Mateo actually reduced the acres of urban land in the 100 year flood zone over the last 5 years due to changes in the new FEMA flood maps. The following table described the exposure of urban land within the City to the various hazards.

Exposure (acres of urban land)			
Hazard	Plan Year 2005	Plan Year 2010	Change
<i>Total Acres of Urban Land</i>	7,412	7,311	(101)

Earthquake Faulting (within CGS zone)	0	0	0
Earthquake Shaking (within highest two shaking categories)	7,211	7,129	(82)
Earthquake-Induced Landslides (within CGS study zone)	0	0	0
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	3,782	3,890	108
Flooding (within 100 year floodplain)	34	0	(34)
Flooding (within 500 year floodplain)	34	0	(34)
Landslides (within areas of existing landslides)	100	100	0
Wildfire (subject to high, very high, or extreme wildfire threat)	33	41	8
Wildland-Urban Interface Fire Threat	2,428	2,428	0
Dam Inundation (within inundation zone)	4,162	4,176	(14)
Sea Level Rise	not applicable		
Tsunamis (within inundation area)	not applicable		
Drought	7,412	7,311	(101)

Infrastructure Exposure

The City of San Mateo also examined the hazard exposure of infrastructure within the jurisdiction based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 1,960 miles of roadway in the City of San Mateo the following are exposed to the various hazards analyzed.

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Miles of Infrastructure</i>	1,987	1,960	0	0	3	3
Earthquake Shaking (within highest two shaking categories)	1,916	1,903	0	0	0	0
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	1,047	1,104	0	0	0	0
Liquefaction Hazard (within CGS study zone)	0	0	0	0	0	0
Earthquake-Induced Landslides (within CGS study zone)	0	0	0	0	0	0
Earthquake Faulting (within CGS zone)	0	0	0	0	0	0
Flooding (within 100 year floodplain)	8	0	0	0	0	0
Flooding (within 500 year floodplain)	0	0	0	0	0	0
Landslides (within areas of existing	15	15	0	0	0	0

landslides)						
Wildfires (subject to high, very high, or extreme wildfire threat)	3	3	0	0	0	0
Wildland-Urban Interface Fire Threat	571	567	0	0	0	0
Dam Inundation (within inundation zone)	1,202	1,223	0	0	0	0
Sea Level Rise	not applicable					
Tsunamis	not applicable					
Drought	not applicable					

Exposure of City-Owned Buildings, Plus Critical Healthcare Facilities and Schools

Finally, the City of San Mateo examined the hazard exposure of critical health care facilities and schools located within the City of San Mateo and City-owned buildings based on the information on ABAG’s website at <http://quake.abag.ca.gov/mitigation/pickcrit2010.html>. The City of San Mateo provided a list of the critical facilities it owns to ABAG. ABAG provided a detailed assessment of the hazard exposure of each of its facilities. The following number of facilities is exposed to the various hazards analyzed.

Exposure (number of facility types)								
Hazard	Hospitals		Schools		Locally owned critical facilities		Locally owned bridges and interchanges	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Number of Facilities</i>	2	3	32	32	30	30	-	30
Earthquake Shaking (within highest two shaking categories)	3	3	31	32	29	24	-	29
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	3	2	14	13	15	17	-	22
Liquefaction Hazard (within CGS study zone)	3	0	14	0	15	0	-	0
Earthquake-Induced Landslides (within CGS study zone)	3	0	14	0	15	0	-	0
Earthquake Faulting (within CGS zone)	2	0	14	0	15	0	-	0
Flooding (within 100 year floodplain)	0	0	0	0	0	0	-	0
Flooding (within 500 year floodplain)	0	0	0	0	0	0	-	0
Landslides (within areas of existing landslides)	-	3	-	3	0	1	-	1
Wildfires (subject to high, very high, or extreme	-	0	-	0	-	1	-	0

wildfire threat)								
Wildland-Urban Interface Fire Threat	2	0	6	6	13	6	-	5
Dam Inundation	2	2	15	15	19	19	-	27
Sea Level Rise (exposed to 16in sea level rise)	-	0	-	6	-	8	-	10
Sea Level Rise (exposed to 55in sea level rise)	-	0	-	2	-	2	-	1
Tsunamis (within inundation area)	-	0	-	0	-	0	-	0
Drought	-	-	-	-	-	-	-	-

Repetitive Loss Properties

There is no repetitive loss properties in the City based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>. In 2004, the City of San Mateo had no repetitive loss property that was outside the flood plain. It is currently unknown if the new repetitive loss property is also outside the flood plain. It is also unknown whether this property is residential, commercial, institutional, etc.

Other risks

The City of San Mateo has not identified any risks or vulnerabilities that differ from the rest of the nine-county planning area.

The City of San Mateo plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure, and critical facilities which might result from any of the hazards previously noted.

National Flood Insurance Program

The City of San Mateo has been a regular member of the National Flood Insurance Program since 1981. Historically, The City was not considered flood prone, but studies completed in the 1980’s revised that assessment. In response, FEMA conducted a flood insurance study that designated areas north of Highway 92 for inclusion in a special flood hazard area. This designation became part of a Flood Insurance Rate Map (FIRM) that went into effect in 2001 and made flood insurance mandatory for properties within the special flood hazard area and optional for those in other areas.

On April 18, 2008, FEMA issued a revised preliminary Flood Insurance Rate Map (DFIRM) for San Mateo County which included areas south of Highway 92 in the City of San Mateo in a special flood hazard area. The status of this map remains preliminary, with the exact month and date for map finalization yet to be determined. Mandatory insurance requirements became effective at the time of the final map.

Effective December 14, 2010, FEMA issued a Letter of Map Revision (LOMR) revising the 2001 FIRM, and designated areas south of San Mateo Creek as Zone 99.

The City of San Mateo has adopted a Flood Ordinance to remove areas designated flood prone (tidal and residual) as designated by the FIRM. The Flood Ordinance meets the federal standards for regulating development and improvements to properties in special flood hazard areas. The City also completed a comprehensive study of tidal and residual flood risks, flood protection measures to address these risks, and estimated costs and funding sources to implement improvements. The City has completed several flood control projects since 2001

Mitigation Goals and Objectives

The goal of the ABAG MJ-LHMP is to maintain and enhance 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. This goal is unchanged from the 2005 plan and continues to be the goal of the City of San Mateo in designing its mitigation program.

In addition, the City has the specific objective of reducing the number of public and private buildings within the City that are vulnerable to the effects of earthquakes and to increase the number of public/private buildings protected from flooding, wildfire, etc.

Mitigation Activities and Priorities

Evaluation of Progress from 2005 Plan

In 2005, mitigation actions and priorities were identified. The attached list indicates each of the strategies identified, along with responsible party, action taken, and current status of progress. The following projects were completed by the Public Works Department, Fire Department, Building Division, Planning Division;

- Adopted new 2010 California Building and Fire Codes. On November 1, 2010 the San Mateo City Council. Enforcement begins on January 1, 2011. (HSF f-1; INFR b-8; HSG g-7)
- Construction of a new Police Station and Emergency Operations Center – Completed construction May 2009 (INFR a-4)
- Construction of Fire Station #23 – Completed construction November 2011. (INFR a-4)
- Programming and design for the replacement of Fire Station #24 – Began June 2011. (INFR a-4)
- The City of San Mateo continues to conduct 2 CERT training annually. (HSG k-7, NFR g-6)
- Conducted annual fire/life safety inspections of all privately-owned high-rise structures. (HSNG g-15)
- Conducted annual fire/life safety inspections of all multi-family buildings (HSNG g-16).

Future Mitigation Actions and Priorities

As a participant in the 2010 ABAG multi-jurisdictional planning process, the staff of City of San Mateo helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage. Representatives from multiple departments met to review progress on the jurisdiction's 2005 strategies, to identify and prioritize additional mitigation strategies to update the list

The City has examined the hazard exposure to City-owned critical facilities. The City has determined that the combination of construction type, age and shaking exposure the following City facilities are significant. The City has prioritized these specific mitigation tasks for the next 5 years. This list includes implementation process, funding strategy, responsible agency, and approximate time frame. The following projects are anticipated to be performed by the Public Works Department, Fire Department, Building Division, and Planning Division. The draft priorities will be provided to the City Council for adoption pending approval of this LHMP by FEMA.

- Replace Fire Station #25(INFR a-4)
- Remodel or Replace Fire Station #27 (INFR a-4)

During the discussion and implementation of future plans, City departments can nominate projects that they believe will provide the greatest benefit when considering available funding. The City intends to use this same approach in the review, preparation, and implementation of future projects.

On-Going Mitigation Strategy Programs

The City has many on-going mitigation programs that help create a more disaster-resistant region. The following list highlights those programs identified as *Existing Programs* in the mitigation strategy spreadsheet. Others are on-going programs that are currently underfunded. It is the City's priority to find additional funding to sustain these on-going programs over time.

- Vulnerability assessments of City facilities and infrastructure (GOVT-a-1);
- Non-structural mitigation for building contents (GOVT-a-4);
- Development of interoperable communications for first responders from cities, counties, special districts, state, and federal agencies. (GOVT-c-7);
- Participation in general mutual-aid agreements and agreements with adjoining jurisdictions for cooperative response to fires, floods, earthquakes, and other disasters (GOVT-c-13);
- Participation in FEMA's National Flood Insurance Program (GOVT-d-5);
- Continue to repair and make structural improvements to storm drains, pipelines, and/or channels to enable them to perform to their design capacity to handle water flows as part of regular maintenance activities (INFR-d-6, INFR-d-7);

- Sponsor the formation and training of Community Emergency Response Teams (CERT) through partnerships with local businesses (GOVT-c-3, ECON-j-5, HWNG-k-6);
- Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards (LAND-c-2);
- Increase efforts to reduce landslides and erosion in existing and future development through continuing education of design professionals on mitigation strategies (HSNG-i-2, ECON-g-2);
- Conduct an inventory of existing or suspected soft-story residential, commercial and industrial structures (HSNG-c-4, ECON-b-4);
- Continue to repair and make structural improvements to storm drains, pipelines, and/or channels to enable them to perform to their design capacity in handling water flows as part of regular maintenance activities (INFR—d-6, INFR-d-7).

Incorporation into Existing Planning Mechanisms

The City has several planning mechanisms which include:

- ◆ General plan safety element
- ◆ Capital Improvements Plan
- ◆ City of San Mateo Climate Action Plan

The City has a Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This plan was adopted as an implementation appendix to the Safety Element. In addition, the City enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The City has used these pre-existing programs as a basis for identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

Plan Update Process

As required Disaster Mitigation Act of 2000, the City of San Mateo will update this plan annex at least once every five years, by participating in a multi-agency effort with ABAG and other agencies to develop a multi-jurisdictional plan.

The City of San Mateo will ensure that monitoring of this Annex will occur. The plan will be monitored on an on-going basis. However, the major disasters affecting our City, legal changes, notices from ABAG as the lead agency in this process, and other triggers will be used. Finally, the Annex will be a discussion item on the agenda of the meeting of Department leaders at least once a year in April. At that meeting, the department heads will focus on evaluating the Annex in light of technological and political changes during the past year or other significant events. The Department leaders will be responsible for determining if the plan should be updated.

The City is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The Fire Department will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the City again plans to participate in the multi-jurisdictional plan. If ABAG is

unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including the County's Office of Emergency Services. Counties should then work together to identify another regional forum for developing a multi-jurisdictional plan.

The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the City will provide the opportunity for the public to comment on the updates. A public notice will be posted prior to the meeting to announce the comment period and meeting logistics.

Mitigation Plan Point of Contact

Name: Michael Leong

Title: Fire Marshal

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Email: mleong@cityofsanmateo.org

Alternate Point of Contact

Name: Dan Belville

Title: Fire Chief

Mailing Address: 1900 O'Farrell Street, Suite 140, San Mateo, CA 94403

Telephone: (650)522-7900

Email: dbelville@cityofsanmateo.org

Exhibit A - Jurisdiction Boundary Map

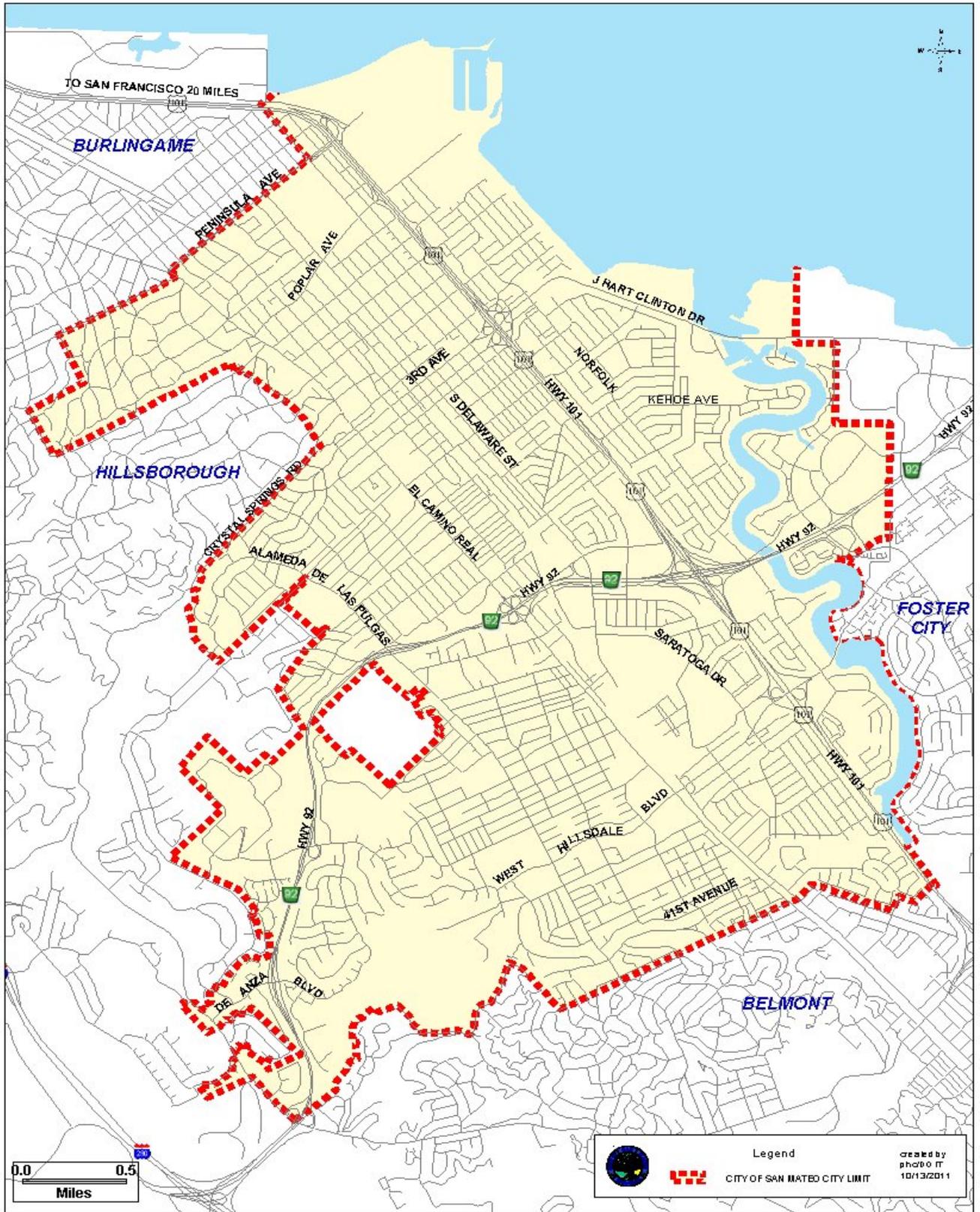
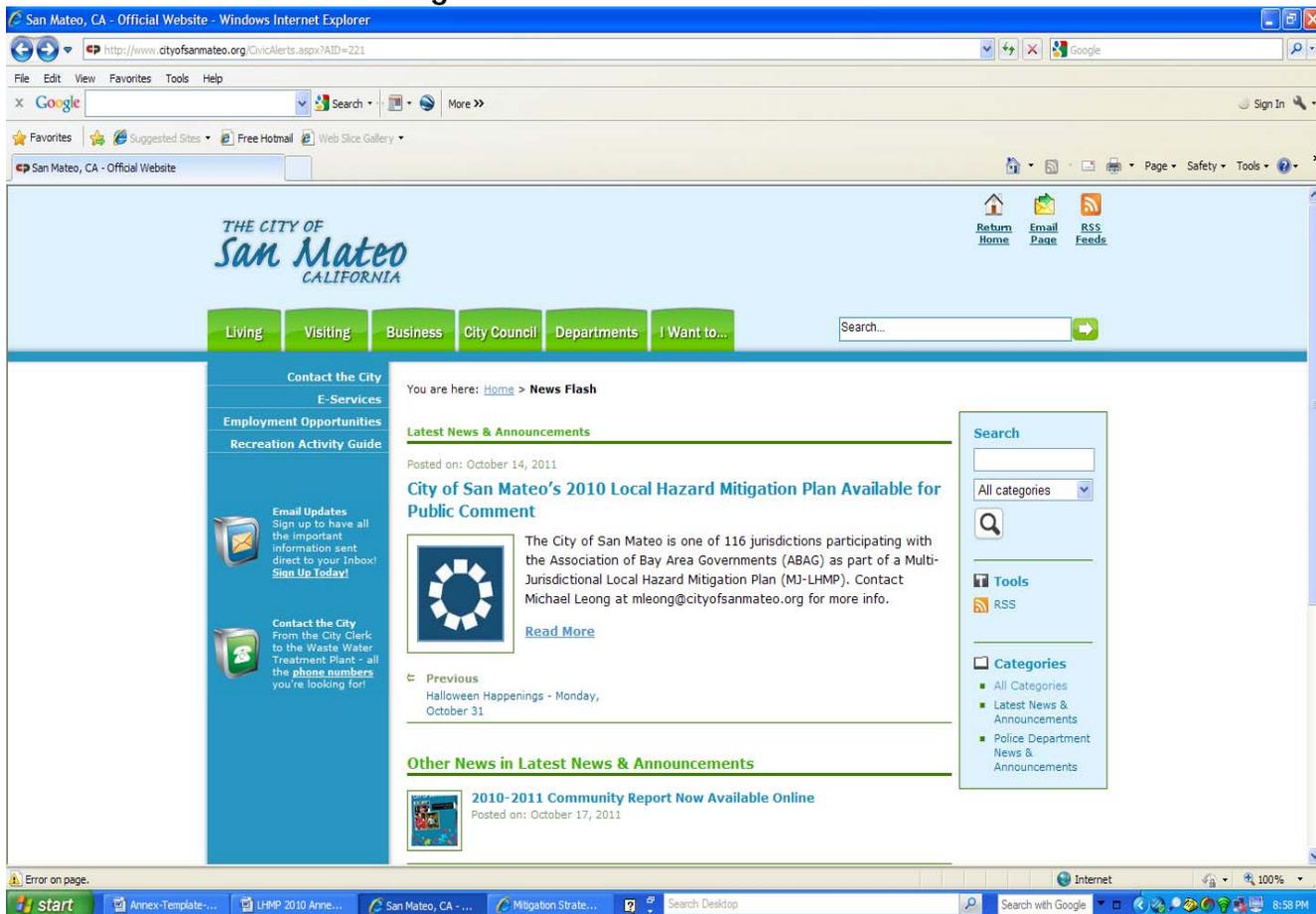


Exhibit B - Public Meeting Announcements



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SAN MATEO, CA 94403

NSPE# 2204713

Notice of a special public meeting City of San Mateo, Tuesday, November 22, 2011 at 5:30 pm Room C, City Hall 330 W. Twentieth Avenue, San Mateo, CA 94403 on the following: Local Hazard Mitigation Planning To review and comment on the material visit the city website at cityofsanmateo.org under the Latest News and Announcements. For more information contact Fire Marshal, Michael Leong at 650 522-7940 11/10/11 NSPE 2204713# EXAMINER

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description SPECIAL MEETING - LOCAL HAZARD MITIGATION

To the right is a copy of the notice you sent to us for publication in the EXAMINER - SAN MATEO, EXAMINER - BOUTIQUE & VILLAGER, EXAMINER - ENQUIRER-BULLETIN, EXAMINER - REDWOOD CITY TRIBUNE, EXAMINER - DALY CITY INDEPENDENT, EXAMINER - MILLBRAE-SAN BRUNO, EXAMINER - MILLBRAE SUN, EXAMINER - SO. SAN FRANCISCO and EXAMINER - FOSTER CITY PROGRESS. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you

11/10/2011

No Public Comments were received during the City Council Adoption or the Public Meeting.