

# **MAN-MADE HAZARDS POLICIES**

## **NOISE POLICIES**

The County will:

### **GOALS AND OBJECTIVES**

#### 16.1 Strive Toward a Livable Noise Environment

Strive toward an environment for all residents of San Mateo County which is free from unnecessary, annoying, and injurious noise.

#### 16.2 Reduce Noise Impacts Through Noise/Land Use Compatibility and Noise Mitigation

Reduce noise impacts within San Mateo County through measures which promote noise/land use compatibility and noise mitigation.

#### 16.3 Promote Protection of Noise Sensitive Land Uses and Noise Reduction in Quiet Areas and Noise Impact Areas

Promote measures which: (1) protect noise sensitive land uses, (2) preserve and protect existing quiet areas, especially those which contain noise sensitive land uses, and (3) promote noise compatibility in Noise Impact Areas.

#### 16.4 Noise Reduction Priority

Give priority to reducing noise at the source rather than at the receiver, recognizing that it is less expensive and more equitable to build noise mitigation into the source than providing for it along the path and at the receiver.

#### 16.5 Noise Reduction Along the Path and at the Receiver

Promote noise reduction along the path and at the receiver through techniques which can be incorporated into the design and construction of new and existing development including, but not limited to, site planning, noise barriers, architectural design, and construction techniques.

### **DEFINITIONS**

#### 16.6 Definition of Noise

Define noise as annoying, harmful or unwanted sound.

16.7 Definition of Noise Sensitive Land Uses

Define noise sensitive land uses as uses most sensitive to noise intrusion including, but not limited to, residential and the following institutional uses: hospitals, schools and libraries.

16.8 Definition of Quiet Areas

Define quiet areas as areas with perceived low ambient noise levels.

16.9 Definition of Noise Impact Areas

Define Noise Impact Areas as those areas experiencing noise levels of 60 CNEL or greater.

**DESIGNATIONS**

16.10 Designation of Noise Impact Areas

Designate Noise Impact Areas as including, but not limited to, those areas shown as Noise Impact Areas on the Community Noise Map.

**REGULATION OF DEVELOPMENT**

16.11 Regulate Distribution of Land Uses

Regulate the distribution of land uses to attain noise compatibility. Measures may include preference toward locating: (1) noise sensitive land uses within quiet areas, removed from Noise Impact Areas, and (2) noise generating land uses separate from noise sensitive land uses.

16.12 Regulate Noise Levels

Regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds.

16.13 Site Planning Noise Control

Incorporate acoustic site planning into the design of new development, particularly large scale, master planned development, through measures which may include: (1) separation of noise sensitive buildings from noise generating sources and (2) use of natural topography and intervening structures to shield noise sensitive land uses.

16.14 Noise Barriers Noise Control

Promote measures which incorporate use of noise barriers into the design of new development, particularly within Noise Impact Areas. Noise barriers may include earth berms, walls, fencing, or landscaping.

16.15 Architectural Design Noise Control

Promote measures which incorporate architectural techniques into the design of new buildings, particularly buildings within Noise Impact Areas. Architectural design techniques may include: (1) grouping noise sensitive rooms together separated from noise sources, (2) placing windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces.

16.16 Construction Techniques Noise Control

Promote measures which incorporate noise control into the construction of existing and new buildings including, but not limited to, use of dense noise insulating building materials.

**TRANSPORTATION NOISE REDUCTION**

16.17 Promote Transportation Related Noise Reduction

Promote measures which reduce transportation related noise, particularly aircraft and vehicle noise, to enhance the quality of life within San Mateo County.

16.18 Encourage Public Transportation Noise Control

Encourage public transportation carriers to make every feasible effort to reduce noise emissions including, but not limited to, consideration of noise when purchasing equipment, and routing and scheduling operations.

16.19 Promote County Roadway Noise Control

Promote measures which incorporate noise control into the design of County roadway projects. Roadway noise abatement may include smooth road surface, and noise barriers.

16.20 Encourage Development of an Off-Road Vehicle Facility

Encourage and support: (1) development of an off-road vehicle facility to reduce noise and other environmental impacts from illegal off-road vehicle use, and (2) adequate enforcement against illegal off-road vehicle use.

## **PROGRAM RESPONSIBILITIES**

### **ROLE OF THE COUNTY**

#### **16.21 Adopt 1995 Noise Exposure Contours**

Adopt 1995 Noise Exposure Contours as a guide to land use compatibility decisions within unincorporated San Mateo County.

#### **16.22 Develop and Adopt Noise/Land Use Compatibility Regulations**

Develop and adopt regulations which establish noise/land use compatibility standards for use as a basis for land use planning decisions. The regulations shall consider both exterior and interior exposures absorbed by or generated from a proposed land use. Efforts should be coordinated with the Office of Environmental Health.

#### **16.23 Develop and Adopt Noise Insulation Requirements**

Develop and adopt regulations which require acoustical analysis of noise sensitive land uses within Noise Impact Areas, including all new residential development. Acoustical analysis shall include recommended design and construction measures necessary to reduce noise exposure to acceptable levels.

#### **16.24 Update Noise Section**

Update this noise section when necessary to reflect new data, significant changes in the community noise environment, and newly accepted principles and standards.

#### **16.25 Continue Existing Noise Control Review Procedures**

Continue existing efforts which analyze noise impacts and integrate noise mitigation into the development review process.

#### **16.26 Resolution of Noise Problem at San Francisco International Airport**

Recognize that resolution of the noise problem from operations at San Francisco International Airport: (1) involves multiple jurisdictions, beyond the scope of this General Plan, and (2) is most appropriately achieved through the activities of regional forums, including the Airport-Community Roundtable and Airport Land Use Commission (ALUC).

16.27 Airport Land Use Commission (ALUC) Noise Planning Efforts

Encourage and support the Airport Land Use Commission to continue existing efforts toward promoting noise compatible development surrounding the County's airports.

16.28 Airport Noise Control Efforts

Encourage and support, to the maximum extent feasible, County participation in continuing efforts toward reducing aircraft noise impacts resulting from San Francisco International Airport.

16.29 County Health Department Noise Control Efforts

Encourage and support the County Health Department to continue existing efforts toward nuisance noise control through development and enforcement of regulatory measures, utilizing the most specialized and sophisticated equipment available to protect against unusually loud and uncommon neighborhood noise.

ROLE OF OTHER AGENCIES

16.30 Federal Aviation Administration Noise Reduction Efforts

Encourage the Federal Aviation Administration to reduce noise from aircraft operations, including continued active participation through the Airport Community Roundtable for operations at San Francisco International Airport, consistent with safety.

16.31 Department of Transportation (CalTrans) Railway Noise Abatement Measures

Encourage the Department of Transportation (CalTrans) to continue existing efforts which incorporate noise control into the Peninsula commuter rail operation.

16.32 San Francisco Airports Commission Noise Reduction Efforts

Encourage San Francisco Airports Commission to continue existing efforts toward reducing noise from operations at San Francisco International Airport. In addition, encourage expanded placement of noise monitoring equipment within San Mateo County to better represent community noise exposure.

16.33 Prevent Illegal Low Overflight

Encourage appropriate regulatory agencies to assure adequate enforcement against illegal low overflight of aircraft and resultant noise problems.

16.34 Support Noise Reduction Efforts of Other Agencies

Recognize, encourage, and cooperate with the noise reduction efforts of public agencies and private groups which are consistent with the goals, objectives, and policies of this chapter.

**AIRPORT SAFETY POLICIES**

The County will:

**GOALS AND OBJECTIVES**

16.35 Minimize Risks Surrounding Airports

Minimize health and safety risks from hazards related to aircraft operations for persons living and working in areas surrounding San Mateo County airports.

16.36 Promote Safe Flight Operations

Promote and encourage safe aircraft operations at all airports within San Mateo County.

16.37 Promote Orderly Development At and Surrounding Airports

Promote orderly development of airports and surrounding areas to ensure a safe environment for local citizens and aircraft operations.

**DEFINITIONS**

16.38 Definition of Clear Zone

Define clear zone as the area of high accident potential located at the ends of airport runway as defined by the Federal Aviation Administration (FAA).

16.39 Definition of Approach Zone

Define approach zone as the area of high accident potential located at the ends of County general aviation airport runway as defined by the Airport Land Use Commission (ALUC).

16.40 Definition of Approach Surface

Define approach surface as the flat plane, sloping upward and outward from airport runways, representative of flight paths, as defined by the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC).

**REGULATION OF DEVELOPMENT**

16.41 Regulate Land Uses to Assure Airport Safety

Regulate land uses surrounding airports to assure airport safety. Measures may include restrictions on permitted land uses and development review height criteria.

16.42 Limit Land Uses at Ends of Runways

Limit land uses in approach zones, clear zones and other areas of high accident potential at ends of airport runways to low intensity, nonstructural uses including, but not limited to, agriculture, open space, and storage.

16.43 Regulate Location and Height of Development Surrounding Airports

Regulate development location and height in areas surrounding airport activities to protect air navigation requirements. Measures may include height criteria based upon an approach surface or other representative aircraft flight path.

**PROGRAM RESPONSIBILITIES**

ROLE OF THE COUNTY

16.44 Airport Safety Land Use Protections

Encourage efforts which provide for safety at the end of airport runways, including measures which restrict land use and building height.

16.45 Airport Land Use Commission (ALUC) Airport Safety Efforts

Encourage and support the Airport Land Use Commission (ALUC) to continue existing efforts toward protecting the public from aviation hazards and promoting safe compatible development surrounding the County's airports through measures which regulate: (1) land uses at the end of runways, and (2) structural height within flight paths.

## ROLE OF OTHER AGENCIES

### 16.46 Federal Aviation Administration (FAA) Airport Safety Efforts

Encourage and support the Federal Aviation Administration (FAA) to continue existing efforts to ensure safe aircraft operations and navigable airspace.

## HAZARDOUS MATERIALS POLICIES

The County will:

### GOALS AND OBJECTIVES

#### 16.47 Strive to Protect Life, Property, and the Environment From Hazardous Material Exposure

Strive to protect public health and safety, environmental quality, and property from the adverse effects of hazardous materials through adequate and responsible management practices.

#### 16.48 Strive to Ensure Responsible Hazardous Waste Management

Strive to ensure that hazardous waste generated within San Mateo County is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption.

#### 16.49 Strive to Reduce Public Exposure to Hazardous Materials

Strive to reduce public exposure to hazardous materials through programs which: (1) promote safe transportation, (2) prevent accidental discharge, and (3) promote effective incident response, utilizing extensive inventory and monitoring techniques.

#### 16.50 Reduce Public Exposure to Hazardous Waste

Strive to reduce public exposure to hazardous waste through programs which: (1) emphasize decreased generation of hazardous waste, (2) promote increased disposal capability for small generators of hazardous waste, including households and small businesses, (3) promote safe transportation of hazardous waste, (4) promote treatment and processing techniques as alternatives to landfill disposal of hazardous waste, and (5) prevent illegal disposal of hazardous waste.



## **DEFINITIONS**

### 16.51 Definition of Hazardous Material

Define Hazardous Material as a substance which, because of quantity, concentration, physical or chemical characteristics, is capable of injuring life and/or the environment. Examples include toxic chemicals and metals, pesticides and explosives.

### 16.52 Hazardous Waste

Define Hazardous Waste as a hazardous material requiring disposal.

## **REGULATION OF DEVELOPMENT**

### 16.53 Regulate Location of Hazardous Material Uses

Regulate the location of uses involving the manufacture, storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility. Provide adequate siting, design, and operating standards.

### 16.54 Encourage Public Disclosure of Hazardous Materials

Encourage businesses utilizing or storing hazardous materials within the unincorporated area to publicly disclose the types, quantities and health risks of hazardous materials present on-site so as to effect timely and effective emergency response and community risk assessment, improved land use planning and general public awareness.

### 16.55 Encourage Adoption and Enforcement of Fire Code Hazardous Material Storage Permit Provisions

Encourage fire protection agencies serving the unincorporated area to adopt and enforce existing Uniform Fire Code provisions which authorize fire agency issuance of hazardous material storage permits so as to: (1) assure proper hazardous material storage, (2) prevent accidental discharge or spill, and (3) provide necessary inventory information beneficial to timely and efficient incident response and containment. Assure that relevant hazardous material inventory information is referred to the County, and made available to the public.

## **PROGRAM RESPONSIBILITIES**

### **ROLE OF THE COUNTY**

#### **16.56 Pursue Development of Hazardous Material Inventory and Data Base**

Pursue efforts to determine the nature, extent, cumulative impacts, and associated risks of hazardous material use and transportation within the County unincorporated area for use as a base to community protection planning. All efforts are to be coordinated by the Planning Division, Office of Environmental Health, and Office of Emergency Services, with cooperation from local emergency response agencies.

#### **16.57 Recognize Local Hazardous Waste Management Responsibilities**

Recognize: (1) that local government must share in the responsibility for safe and effective management and disposal of hazardous waste, and (2) that San Mateo County consider the feasibility and appropriateness of siting storage, treatment, and transfer facilities within the County for hazardous waste generated within the County.

#### **16.58 Coordinate with County Health Department Toward Development of a Comprehensive Hazardous Waste Management Plan**

Coordinate with County Health Department efforts to develop a comprehensive hazardous waste management plan for source reduction, treatment, disposal, and resource recovery of hazardous waste within the unincorporated area including, but not limited to, the following components: determination of local need for hazardous waste facilities (transfer, treatment and resource recovery), development of criteria and survey to identify acceptable sites, assessment of alternate strategies for land acquisition and facility development, and evaluation of methods to incorporate waste reduction into the production process.

#### **16.59 Regulate Against Environmental Contamination Resulting From Rural Development, Agriculture and Oil and Gas Well Operations**

Regulate against environmental contamination resulting from use of pesticides, herbicides and other chemicals including, but not limited to, measures which govern general application of toxic chemicals, storage, disposal, runoff of pesticides associated with agricultural operations, and disposal of oil field waste.

#### **16.60 Update Hazardous Materials Section**

Update this Hazardous Materials Section annually to reflect new data and significant changes in hazardous materials management.

16.61 Facilitate Public Awareness and Provide for Citizen Education

Support and facilitate public awareness of hazardous material presence in the community, and provide opportunities for citizen education.

16.62 County Health Department

Encourage and support the County Health Department to continue existing efforts toward: (1) comprehensive identification of hazardous waste generators within San Mateo County and enforcement of hazardous waste management regulations, (2) prevention of illegal dumping through vigorous enforcement and programs which educate the public and industry, (3) improved emergency spill response, and (4) preparation of a hazardous waste management plan through measures including, but not limited to, Countywide survey of hazardous waste generators, full investigation of reported illegal disposal incidents, establishment of a small volume hazardous waste transfer station and development of a multi-agency emergency response plan.

16.63 Area Emergency Services Council

Encourage and support the Area Emergency Services Council to continue existing efforts toward coordinated and effective emergency response in the event of an accidental discharge or spill of hazardous materials.

16.64 County Agricultural Commissioner

Encourage and support the County Agricultural Commissioner to continue existing efforts toward safe pesticide management and use through measures including, but not limited to, issuance of pesticide application permits, monitoring pesticide storage, application and disposal, and crop inspection.

16.65 Industrial - Emergency Council

Encourage and support the Industrial-Emergency Council to continue existing efforts toward risk reduction, and improved emergency preparedness and response to hazardous material incidents, through measures including, but not limited to, establishment of a hazardous material resource center, acquisition of hazardous material response equipment, and development of emergency response training program.

## **ROLE OF OTHER PUBLIC AGENCIES**

### 16.66 State Department of Health Services

Encourage and support the State Department of Health Services to continue existing efforts toward: (1) vigorous enforcement of hazardous waste management regulations, (2) comprehensive identification and clean-up of contaminated hazardous waste sites, and (3) reducing the amount of hazardous waste requiring landfill disposal.

### 16.67 Support Hazardous Materials Management Efforts of Other Agencies

Recognize, encourage, and cooperate with the efforts of public agencies and private groups which are consistent with the goals, and objectives of hazardous materials management.

## **HAZARDOUS STRUCTURES POLICIES**

The County will:

### **GOALS AND OBJECTIVES**

#### 16.68 Strive Toward Safe Building Construction

Strive toward safe building construction and full elimination of hazardous conditions.

### **DEFINITIONS**

#### 16.69 Definition of Hazardous Structure

Define hazardous structure as a building or structure which is structurally unsafe, without adequate egress, a fire hazard or otherwise dangerous to human life by reason of improper construction, inadequate maintenance, dilapidation, obsolescence or abandonment, as specified in the San Mateo County Uniform Construction Code.

### **REGULATION OF DEVELOPMENT**

#### 16.70 Regulate Building Construction

Regulate building construction practices to prevent hazardous structures and assure structural safety. Measures may include required conformance to an accepted set of construction standards, and authority to inspect suspected

dangerous buildings, halt improper construction activities, and eliminate hazardous conditions.

## **PROGRAM RESPONSIBILITIES**

### **ROLE OF THE COUNTY**

#### 16.71 **Support Efforts to Inform Buyers of Building Inspection Services**

Support efforts to inform purchasers of existing buildings and structures that the County's building inspection services are available, upon request, to inspect structures, describe their condition and existing violations and provide construction history to the extent that such information is available.

#### 16.72 **Resolving Outstanding Building Violations**

Consider measures which would facilitate timely resolution of outstanding building inspection violations. Measures may include establishing authority to record citations against notified properties.

#### 16.73 **Facilitate Rehabilitation Efforts**

Facilitate rehabilitation of hazardous structures through measures which offer financial as well as technical assistance.

## **ROLE OF OTHER AGENCIES**

#### 16.74 **Contractors' State License Board**

Encourage the Contractors' State License Board to undertake vigorous monitoring of and enforcement against unlicensed building activities.