



CITY OF SAN MATEO

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Administrative Report

Agenda Number: 4., Status: Agenda Ready

File ID: 2019-094

TO: Sustainability and Infrastructure Commission

FROM: Brad B. Underwood, Public Works Director

PREPARED BY: Grant Ligon, Stormwater Program Coordinator

MEETING DATE: Wednesday, February 13, 2019

SUBJECT:
Building Demolition Polychlorinated Biphenyls (PCBs) Program Update

RECOMMENDATION

Receive an update regarding the City's progress developing a new building demolition program to reduce the discharges of polychlorinated biphenyls in stormwater.

BACKGROUND

The City of San Mateo (City), as a Permittee within the San Francisco Regional Water Quality Control Board-issued Stormwater Municipal Regional Permit (MRP), is required to implement stormwater-related control measures for reducing polychlorinated biphenyl (PCB) pollution discharge to the Bay. The MRP requires the City to implement a PCB building demolition management program (Program) to effectively (1) manage PCB-containing materials during demolition of qualifying structures and (2) quantify PCB load reductions associated with Program implementation.

Per the MRP, qualifying structures include non-residential structures constructed or remodeled between 1950 and 1980 because they may have PCB-containing building materials that can pose a significant risk to stormwater runoff quality. Potential PCB-containing building materials include caulk, thermal or fiberglass insulation, adhesive mastics, and rubber window gaskets. Although the City can elect to include additional types of structures, the MRP exempts single-family residential and wood-frame structures as well as partial demolitions from the Program. The City's Program is consistent with the MRP and its exemptions.

Qualifying structures must sample building materials prior to being issued a demolition permit by the City. If any building materials contain PCB concentrations greater than 50 milligrams per kilogram (mg/kg), the applicant is required to submit a notice to the United States Environmental Protection Agency (EPA) with a copy to the City. The City will not issue a building demolition permit until EPA has indicated that all appropriate remedial actions have been completed.

City Attorney's Office has determined that City Ordinance 7.39.120 - *Reduction of Pollutants in Stormwater* already provides the City with sufficient authority to implement the Program because the ordinance requires compliance with Best Management Practices for limiting pollution. As a result, implementation of the Program does not require modification of the City's municipal code.

Public Works and Community Development Departments have worked to prepare the City's Program using guidance materials created by Bay Area Stormwater Management Agencies Association (BASMAA). To date the City has prepared the following:

- Drafted *Conditions of Approval* and *Building Demolition Plan Submittal Guidelines* requiring building demolition permit applicants to complete and submit the PCBs Screening Assessment Form and other relevant documentation contained in the BASMAA Application Package;
- Prepared outreach materials and corresponding City website information targeting the Demolition Permit applicant/developer community to alert them of the new PCBs Program and changes in the demolition permit application process,

These guidelines and outreach materials will be finalized during March 2019 and all new Program processes will be finalized and implemented by June 30, 2019.

BUDGET IMPACT

There is no impact to the budget.

ENVIRONMENTAL DETERMINATION

Under section 15306 of the CEQA Guidelines, City Council action on this item is exempt from CEQA review in that the implementation of the PCBs Program is a data collection and resource evaluation activity which does not result in a serious or major disturbance to an environmental resource.

NOTICE PROVIDED

All meeting notice requirements were met.

ATTACHMENTS

Att 1 - BASMAA Applicant Package

STAFF CONTACT

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