



June 25, 2019 – Item 7.c

**Adopt an Ordinance Amending Chapter 13.24 –
“Management of PCBs During Building Demolition
Projects”**



Background

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- In 2015 the Regional Water Board reissued the Municipal Regional Permit, which is a National Pollutant Discharge Elimination System permit, regulating discharge of stormwater.
- The City of Union City is a permittee under this program, and must comply with all updates from the Water Board in order to remain in compliance.
- Polychlorinated Biphenyls are chemicals harmful to the San Francisco Bay. PCBs can be found in certain building materials used in buildings constructed especially between 1950 and 1980.
- To maintain the health of the Bay, this Ordinance attempts to limit the amount of PCBs draining into the Bay through stormwater.

Proposed Ordinance

Proposed Municipal Code Additions: Rationale

- The Ordinance gives the City the authority to regulate a known source of PCBs runoff in stormwater into the Bay by targeting demolition of certain buildings with additional requirements.
- The City will have the necessary tools to issue demolition application requirements.

Proposed Municipal Code Amendment: Specifics

- Section 13.42.040: Exemptions of remodels, partial building, wood framed structures, and single-family residence demolitions
- Section 13.42.050: Two-step screening process for applicants
- Section 13.42.050: Specifies procedures for determination of presence of PCBs

Recommendation

Staff Recommends that the City Council Adopt an Urgency Ordinance and Conduct a First Reading of an Ordinance Adding Chapter 13.42 to the Union City Municipal Code.

