

City of San Leandro

City of San Leandro
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Multi-Hazard Mitigation Plan

City of San Leandro
A Disaster Resistant Community

August 2005





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Acknowledgements

The City of San Leandro Hazard Mitigation Planning Committee acknowledges the County of Alameda and City departments who contributed to the compilation of this Hazard Mitigation Plan. This Hazard Mitigation Planning Committee used data, reports and plans from these departments as part of the research in preparing this plan. Thank you to those participating agencies.

Many extra thanks to those working group members who worked many hours to compile, edit and guide the Hazard Mitigation Plan to meet the needs of the City of San Leandro.

Below are those departments and the major participants:

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Contributing Agencies and Departments:

Alameda County Fire Department

Alameda County Sheriff's Office

East Bay Municipal Utilities District

City of San Leandro Building Division

City of San Leandro Office of Emergency Management

City of San Leandro Engineering and Transportation Department

City of San Leandro Environmental Services Division

City of San Leandro Community Development Department

City of San Leandro Police Department



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Executive Summary

The City of San Leandro is located in an urban area and is subject to earthquakes, landslides, urban/wildland fires, urban creek flooding, and major transportation accidents. The City has sustained millions of dollars in damages from earthquakes, flooding and landslides. As a result, in 1991, the Federal Emergency Management Agency (FEMA) named the City of San Leandro as a Project Impact City which called for the City to:

- Identify and delineate hazards, and assess risk and vulnerability within the City
- Develop a comprehensive risk reduction program for the community that includes information, education, prevention and policy/legislation
- Develop technical and financial assistance for safety efforts that can be made available (including incentives) to facilitate loss-reduction projects
- Document and broadcast the successes of Project Impact

This Hazard Mitigation Plan (HM Plan) wraps in the many hours of work and outreach devoted to the Project Impact initiative as well as current planning efforts in order to comply with the Disaster Mitigation Act of 2000 requirements.

The HM Plan, adopted on July 5, 2005 by the City Council, was reviewed and commented by the State Hazard Mitigation Officer in the Governor's Office of Emergency Services, FEMA, and the public. The adoption resolution is found in Appendix A. Upon acceptance by FEMA, the City will gain eligibility for Hazard Mitigation Grant Program funds.

The HM Plan is a living document which will continually evolve as the City of San Leandro continues to progressively implement identified mitigation strategies. The HM Plan is comprised of six chapters as follows:

Chapter 1: Introduction. Provides the definition of hazard mitigation, Disaster Mitigation Act of 2000 requirements and federal/state/local codes, laws and ordinances which govern the activities of the City of San Leandro.

Chapter 2: Community Profile. Describes the City of San Leandro's geography, history, population, economy, land use, transportation, environment, developmental potential and hospitals.

Chapter 3: Planning Process. Provides the basis for the City of San Leandro Hazard Mitigation Planning Team and process, the City's assets and critical infrastructure.

Chapter 4: Hazard Analysis, Risk and Vulnerability Assessment. Provides the methodology of identifying, rating and ranking local hazards and profiles the high and moderate hazards.

Chapter 5: Mitigation Strategies. Describes the strategies derived from the planning process.



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Chapter 6: Plan Maintenance Procedures. Describes how the City of San Leandro will continue to remain proactive in its hazard mitigation efforts by integrating findings in plan updates and continually requesting public input in the process.

The City of San Leandro Hazard Mitigation Planning Team elected to focus on the high risk hazards in this plan: earthquakes, weapons of mass destruction/terrorism and wildland/urban conflagration.



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Chapter 1 Introduction

This chapter includes the following sections and provides an introduction to the methodology used to comply with the requirements of the Disaster Mitigation Act 2000.

Section I: Definition of Hazard Mitigation

Hazard Mitigation is any sustained action taken to eliminate or reduce long term risk to human life, property and the environment posed by a hazard.

Hazard Mitigation may occur during any phase of a threat, emergency or disaster. Mitigation can and should take place during the preparedness (before), response (during), and recovery (after) phases.

The process of hazard mitigation involves evaluating the hazard's impact, and identification and implementation of actions to minimize the impact.

Section II: Disaster Mitigation Act of 2000 Requirements

The Disaster Mitigation Act of 2000 (DMA 2000) requires that each State develop a hazard mitigation plan in order to receive future funding following a disaster. The new requirement provides some funding to each State to engage in planning activities to prepare the plan. The requirements also call for the development of local or county plans for that particular jurisdiction to be eligible for post-disaster funding. The purpose of these requirements is to have programs and projects in place that will help minimize the loss of life, property, environment, and total cost of disasters.

DMA 2000 §201.6 (c) (3) of the requirements outlines the process for localities in developing their mitigation strategies. Specifically, the Local Hazard Mitigation Plan must "include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources, and its ability to expand on and improve these existing tools." These strategies should be built on an assessment of hazard risks and vulnerabilities. The plans should include measures to mitigate hazard risks and demonstrate the benefit of these activities. They should also identify gaps in knowledge and data and a strategy to maintain and update the data, projects, information, and the overall mitigation plan.



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Section III: Authorities, Laws and Ordinances

Federal Laws

1. " The Federal Civil Defense Act of 1950"
2. Public Law 96-342 "The Improved Civil Defense Act of 1980"
3. Public Law 91-606 "Disaster Relief Act"
4. Public Law 93-288 "The Robert T. Stafford Disaster Relief Act of 1974"
5. Section 322, Mitigation Planning of the Robert T. Stafford Disaster Relief and Emergency Assistance Act
6. Public Law 106-390 enacted by Section 104 of the Disaster Mitigation Act of 2000 (DMA)
7. Interim Final Rule for DMA 2002 as published in the February 26, 2002, at 44 CFR Part 201

State Laws

1. State of California Emergency Services Act, Chapter 7 of Division 1 of Title 2 of the Government Code
 - a. Article 2 General Definitions. 8558 - § c. Local Emergency
 - b. Article 10 Local Disaster Councils. 8610 – Creation by Ordinance; Plan Development
 - c. Article 14 Local Emergency.
 - i. 8630 – Proclamation by Local Governing Body; Duration: Review
 - ii. 8631 – Provision of mutual aid by political subdivisions
 - iii. 8632 – Provision of mutual aid by state agencies
 - iv. 8633 – Costs incurred in executing mutual aid agreements as charge against state
 - v. 8634 – Promulgation of orders and regulations; Curfew
 - vi.
 - d. Article 15 Preservation of Local Government
 - i. 8635 – Need for local governments to preserve law and order and to continue and restore local services in case of enemy attack



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1. 8636 – Unavailable officer
 2. 8637 – Succession of department heads
 3. 8638 – Stand-by Officers
 4. 8639 – Investigation of qualifications of stand-by officers
 5. 8640 – Oath of Office and tenure of stand-by officers
 6. 8641 – Duties of stand-by officers
 7. 8642 – Meeting of governing body whatever emergency exists
 8. 8643 – Duties of local governing body during state of emergency
 9. 8644 – Appointment of temporary officers
2. Natural Disaster Assistance Act, Chapter 7.5 of Division 1 of the Government Code

Local

Local building codes are modeled after the:

- 2001 California Building Code (1997 UBC and as amended by City Ordinance)
- 2001 California Fire Code (2000 UFC)
- 2001 California Mechanical Code (2000 UMC)
- 2001 California Plumbing Code (2000 UPC)
- 2001 California Electrical Code (1999 NEC)
- 2001 California Housing Code (2000 UHC)

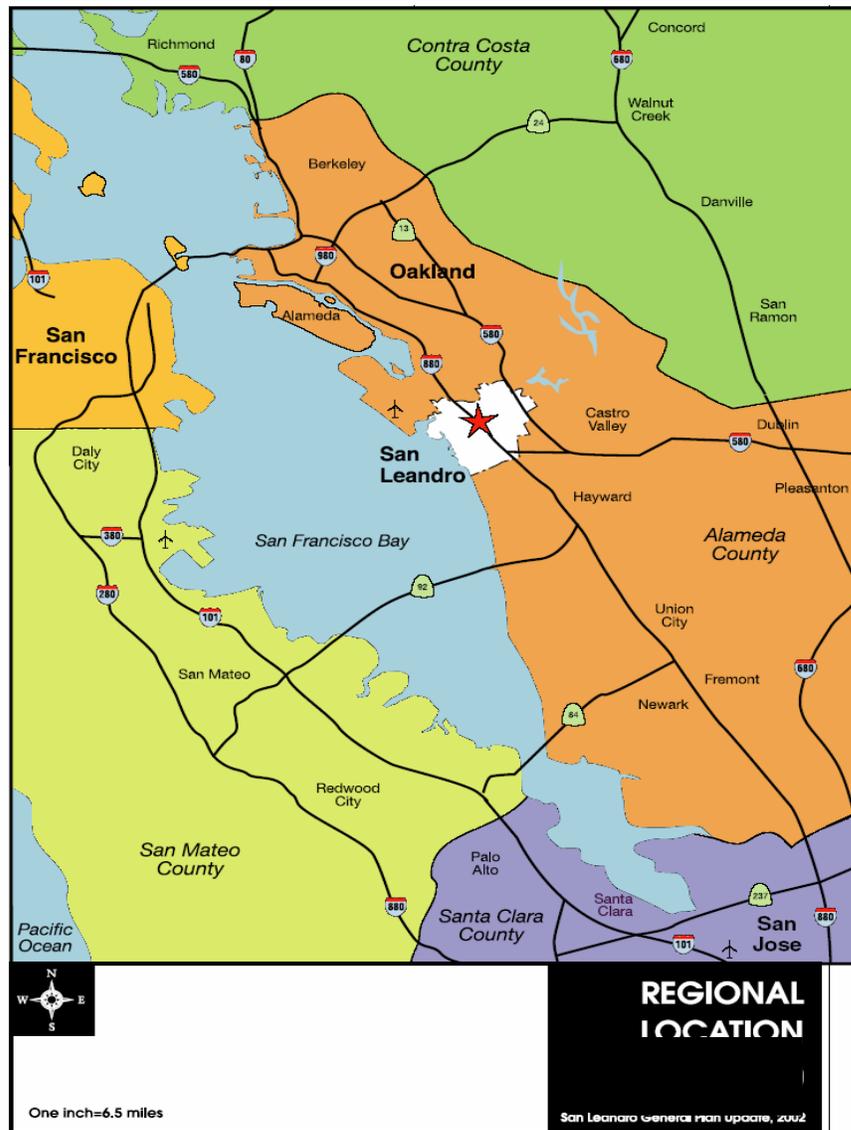


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Chapter 2 Community Profile

Role in the Region

San Leandro is located in the heart of the San Francisco Bay Area, the fourth largest metropolitan area in the country and home to 6.9 million residents. The city is located in the “East Bay” sub-area, consisting of 33 cities in Alameda and Contra Costa Counties. More than one-third of the Bay Area’s population resides in the East Bay. While the area is sometimes perceived as suburban San Francisco, it is a diverse metropolitan area in its own right. In 2000, the East Bay was home to almost 1.1 million jobs and 2.4 million residents. San Leandro is the fifth largest city in Alameda County in both population and jobs, following Oakland, Fremont, Hayward, and Berkeley.





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Geography

Approximately 15.4 square miles, the city is located 8 miles south of Downtown Oakland, 15 miles southeast of San Francisco, and 30 miles north of San Jose. It is bounded on the north by Oakland and on the south by the unincorporated communities of San Lorenzo and Ashland. The western edge of the city is defined by San Francisco Bay, while the East Bay hills define the eastern edge.

San Leandro is well connected to the region's transportation system, with three freeways (I-880, I-580, and I-238) passing through the city and Metropolitan Oakland International Airport two miles away. The city is served by two Bay Area Rapid Transit (BART) stations, three freight rail lines, and an extensive network of bus routes. These transportation advantages have helped define San Leandro's economic base and were a key factor in its development during the second half of the 20th century.

Over the past 50 years, San Leandro has developed a reputation as a diverse, hard-working, business-friendly city. Much of the city's identity dates from the post-war era, when the community was at the leading edge of the Bay Area's development. Many of the city's residents arrived during this era, and they and/or their descendants continue to make San Leandro their home today. Today, San Leandro offers many of the positive qualities of an older suburb, such as walkable neighborhoods and convenience, with few of the negative qualities of either the inner-city or the distant suburban fringe. The city has a strong identity within the Bay Area as a stable community of solid neighborhoods, a manufacturing center with an industrious labor force, and a town that has found strength in its growing diversity.

History

Following some 3,000 years of Native American settlement, the area now known as San Leandro was divided through Spanish land grants between 1829 and 1842. Most of modern-day San Leandro was contained within the vast cattle ranches of Ignacio Peralta (north of San Leandro Creek) and Don Jose Joaquin Estudillo (south of San Leandro Creek). The ranches gave way to farms as settlers, squatters and "49ers" arrived in the early 1850s. The town of San Leandro was laid out in 1855 and became the seat of Alameda County in 1856. The original town plan established a grid of streets, with sites set aside for prominent buildings such as the County Courthouse and City Hall.

After a catastrophic earthquake destroyed the Courthouse in 1868 and the transcontinental railroad reached Oakland in 1869, the county seat was relocated from San Leandro to Oakland. However, San Leandro continued to prosper as a small agricultural town. The City incorporated in 1872 and had grown to about 2,300 residents by 1900. Farms and orchards surrounding San Leandro produced a variety of fruits and vegetables, including cherries, tomatoes, onions, potatoes, asparagus, sugar beets, rhubarb, and apricots.

San Leandro continued to grow at a moderate pace during the first 40 years of the 20th Century. Many of the neighborhoods in the northeast part of the City, such as Broadmoor and Estudillo Estates, were developed during this time period. The railroad corridors running through the City were developed with industry, while Downtown was the center for commerce and civic life. By 1940, San Leandro had 14,000 residents. Still, the town covered just a few square miles and was surrounded by farms and orchards.



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The 1940s and 50s were a time of transformation for the city. A development boom, initially created by the need for wartime housing and then sustained by returning veterans and their families, brought about a 350 percent increase in the city's population in just 20 years. Much of San Leandro's current form and character were defined during this era and nearly half of the City's current housing stock was added. Most of the neighborhood shopping centers and the commercial strips along East 14th Street and other arterials date from this period.

Despite the suburban character of the development, San Leandro emerged from the boom period as much more than a "bedroom community." The city was among the fastest growing industrial centers in the Bay Area during the post-war years, adding 6,000 manufacturing jobs between 1947 and 1954 alone. Much of West San Leandro was developed with industry, and numerous warehousing and distribution facilities were built south of Marina Boulevard. At the same time, shopping centers such as Pelton Center and Bayfair Center made the city a thriving retail destination. The favorable balance between jobs and housing enabled San Leandro to offer a competitive tax rate and a high level of City services.

The pace of growth slowed as the city reached its natural limits during the 1960s. On the east, steep hills created a barrier to large-scale development. On the west, most of the shoreline had been acquired for park uses. Established communities lay to the north and south. The focus of new development shifted to smaller infill sites, including abandoned greenhouses and nurseries, and other properties that had been bypassed during the boom years.

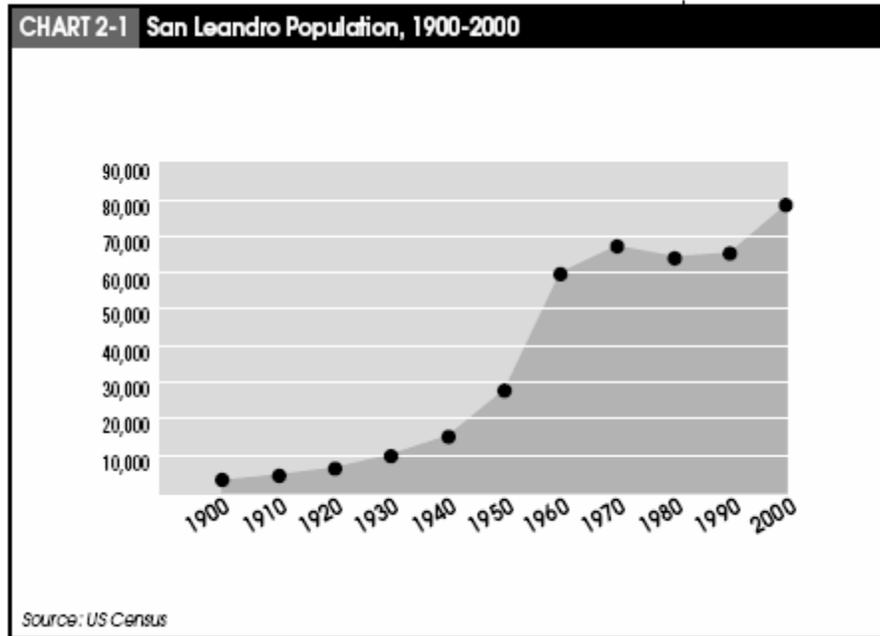
By the 1980s, other factors had begun to shape the San Leandro. The Bay Area's economic base shifted from manufacturing to services and technology, and many traditional industries left the city. As the thousands of families who moved to San Leandro during the 1940s and 50s matured, school enrollment dropped and several schools were closed and redeveloped with housing. The percentage of senior citizens in the city increased from six percent in 1960 to 20 percent by 1990, giving San Leandro the highest median age in Alameda County. Local retailers were impacted by these changes and further by competition from new suburban malls. These demographic and economic forces continued to have significant impacts on the development of the city during the 1990s.

Population

The 2000 Census placed the population of San Leandro at 79,462 residents. The city's population increased 16 percent during the 1990s, the largest ten-year percentage increase since the 1950s. Two factors have been behind the recent growth spurt. First, about 1,100 new dwelling units were built in San Leandro during the 1990s, bringing the citywide total to about 31,300 units. Second, the average number of persons per household rose from 2.33 in 1990 to 2.57 in 2000. The latter trend is particularly significant, since it marks the reversal of a trend toward smaller households that began in the 1960s.



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San Leandro has become much more ethnically diverse over the past two decades. The number of Asian, African-American, and Hispanic residents rose from 21 percent of the City's population in 1980 to 54 percent in 2000. This diversity is mirrored in the demographics of local schools and cultural institutions. In 2000, a language other than English was spoken in more than 25 percent of the city's households.

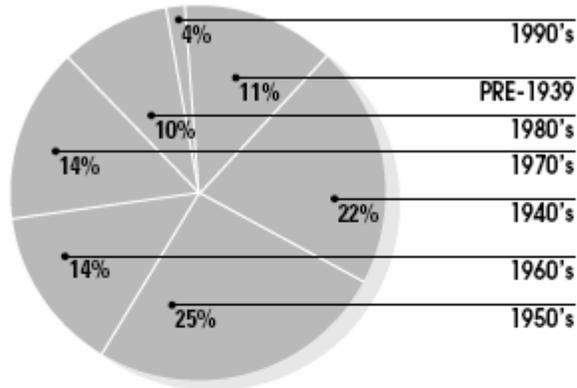
The median age in the city is 37.7, slightly lower than it was in 1990 but still among the highest in Alameda County. Between 1990 and 2000, the number of San Leandro residents aged 19 and under increased by 36 percent. This growth has had dramatic impacts on school enrollment, as well as demand for childcare, youth services, and recreation. While the number of residents aged 65 to 74 actually declined during the 1990s, the number of persons over 75 increased by 32 percent. Other fast growing segments of the city's population during the 1990s included baby boomers (ages 45 – 54) whose numbers increased from 6,900 residents in 1990 to 10,900 residents in 2000.

In 2000, the mean household income in San Leandro was estimated to be about \$71,400. Although this represents a substantial increase over 1990, it is still about 15 percent below the Alameda County median. Many of the city's elderly residents are on fixed incomes and about 9 percent of those over 75 are classified by the federal government as living below the poverty line. The cost of housing is particularly vexing for lower income households, with some San Leandro families spending more than 50 percent of their monthly incomes on their housing costs. The Housing Element of the General Plan addresses this issue in detail.



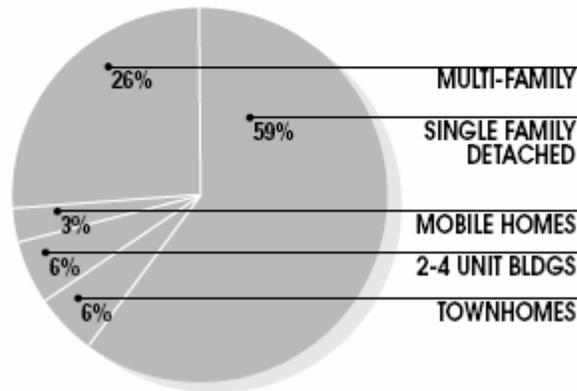
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CHART 2-2 Year of Construction of San Leandro's Housing Stock



Source: US Census, 1990
CA Department of Finance, 2000

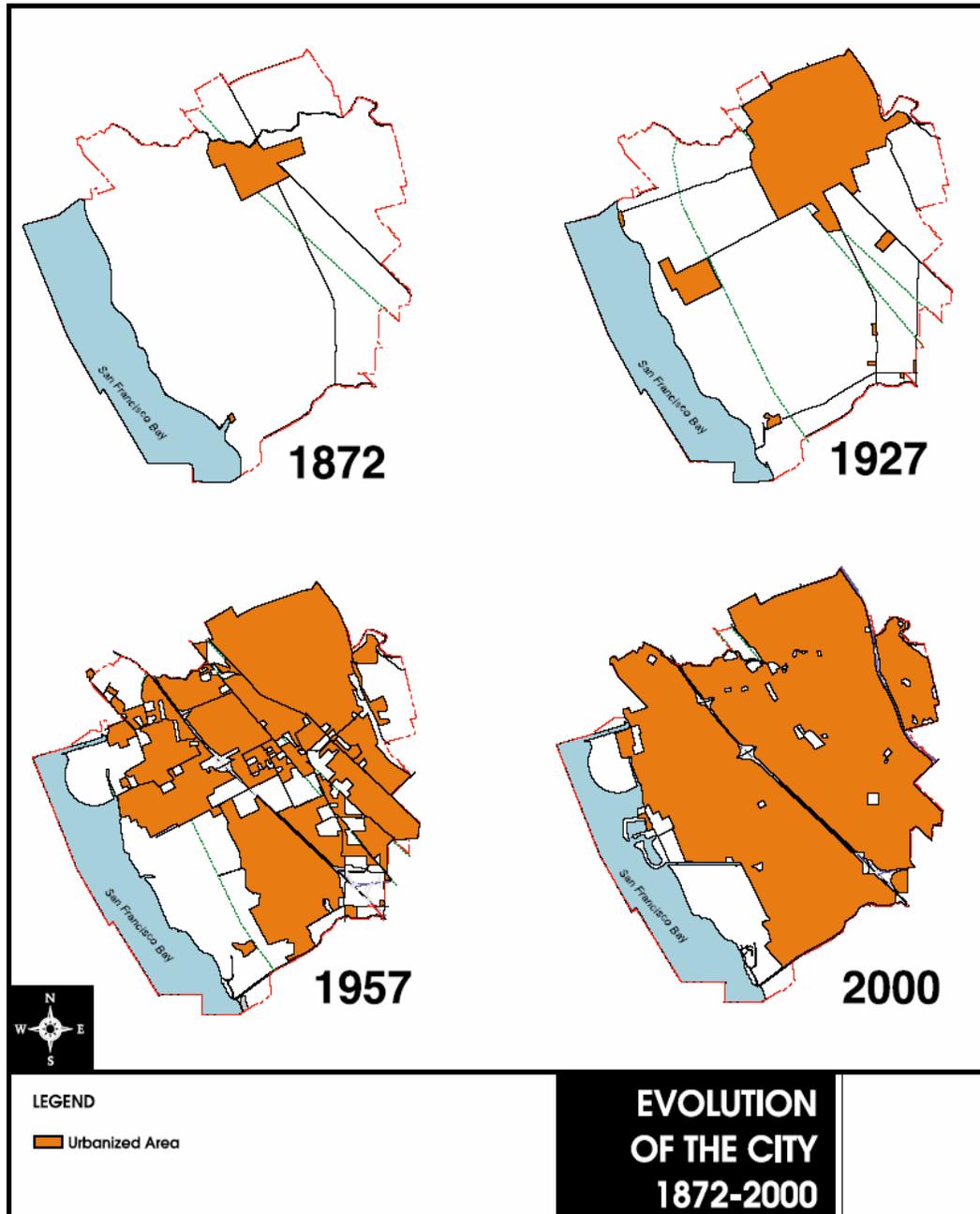
CHART 2-3 Composition of San Leandro's Housing Stock



Source: CA Department of Finance, 2000



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Charts 2-2 and 2-3 illustrate the characteristics of San Leandro's housing stock. Nearly half of the housing in San Leandro was built during the 1940s and 50s. However, the city also contains more than 3,500 dwelling units which pre-date 1940. About two-thirds of San Leandro's dwelling units are single-family homes and about a quarter are in multi-family buildings.

San Leandro is more affordable than other East Bay communities, but home prices and rents have risen steeply during the past three years. In April 1998, the California Association of Realtors reported that the median price of a home in the City was \$184,500. By January 2001, the median price for a three bedroom two bath house had soared to \$340,000. Although this is still lower than



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the Alameda County median, the percentage increase in San Leandro during this two year period was among the highest in the County. Roughly 60 percent of the dwellings in San Leandro are occupied by owners and about 40 percent are occupied by renters.

The Association of Bay Area Governments (ABAG) projects that the Bay Area's population will increase by nearly one million residents over the next 15 years. While much of this growth will take place in outlying cities and towns, the region's older suburbs are also expected to absorb a substantial share. ABAG's Projections 2000 forecasts that San Leandro will add over 1,500 new households between 2000 and 2015. The General Plan accommodates this growth, primarily through infill and redevelopment of under utilized parcels.

Economy

San Leandro has a diverse economy that is relatively flexible and resilient. In 2000, there were approximately 54,000 jobs in the city. The city has a large proportion of manufacturing and wholesale jobs relative to Alameda County and the Bay Area as a whole. In 1995, approximately 34 percent of San Leandro's jobs were in these two sectors, compared to 20 percent countywide. About 26 percent of the jobs in the city were classified as being in the service sector, compared to 36 percent countywide.

The City's manufacturing base consists primarily of food processing, multimedia, transportation equipment, medical instruments, and metal fabrication. San Leandro is home to Ghirardelli Chocolate, Otis Spunkmeyer, Mi Rancho, and several sausage manufacturers. There are also a number of large transportation and distribution facilities. Although San Leandro has not traditionally been known as a technology or financial center, professional services is among the fastest growing sectors of the city's economy. Among companies with an established presence in San Leandro are Alpha Innotech, Kaiser Permanente, Jansport, Sensant, The North Face, Trinet ICO, and World Mortgage. San Leandro also provides many support services to the technology sector, ranging from the manufacture of packaging to commercial printing.

Largest Employers in San Leandro

<u>Business</u>	<u>Employees</u>	<u>Business Type</u>
San Leandro Hospital	625	Service – Hospital
World Mortgage	480	Financial Services
Wal-Mart Store	425	Retail
Safeway Stores	391	Retail/Manufacturing – Milk Processing
Ghirardelli Chocolate Co.	348	Manufacturing – Chocolate Plant/Offices
Costco Wholesale	316	Retail & Wholesale



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<u>Business</u>	<u>Employees</u>	<u>Business Type</u>
Target Stores	300	Retail
Macy's	280	Retail
Home Depot	280	Retail
Kindred Hospital	252	Service – Acute Care Hospital
Peterson Tractor Co.	244	Retail – Tractor Equipment
Otis Spunkmeyer, Inc.	240	Manufacturing & Distributing Baked Goods
Vertis Inc.	225	Manufacturing – Commercial Printing
MV Transportation	205	Service – Paratransit Co/Admin. Office
Kennerley-Spratling, Inc.	189	Manufacturing – Custom Plastic Molds
Simmons Co.	180	Manufacturing – Bed Springs
Wyman Gordan Co.	176	Manufacturing – Castings
Unisource Office Services	173	Service – Furniture Delivery/Sales
North Face, Inc.	165	Wholesale – Outdoor Clothing & Equipment
Tri Net Employer Group, Inc.	162	Service – Job Placement/Office
Enterprise Rent-A-Car	160	Service – Administrative Office
Olson Steel Company	152	Manufacturing – Structural Steel
Simpson Strong-Tie Inc.	147	Manufacturing – Framing
Cintas Corporation	146	Service – Uniform Rental
Tandem Staffing	143	Service – Temporary Staffing

San Leandro's economy also includes a large number of community service jobs, including some 7,000 jobs in health care, education, and government. There are also nearly 9,000 retail jobs in the city, with retail activity concentrated at shopping centers such as Bayfair Center, Marina Square, Greenhouse Marketplace, and Westgate.

Over the years, the local economy has shifted from one that was primarily based on manufacturing to one that is more diverse. Relative to other cities in the central East Bay, San Leandro has experienced strong employment growth in light manufacturing, food-related industries, construction and building services, community services, transportation, distribution, and storage. Growth in the technology and office sectors has been slower in San Leandro than in nearby cities such as



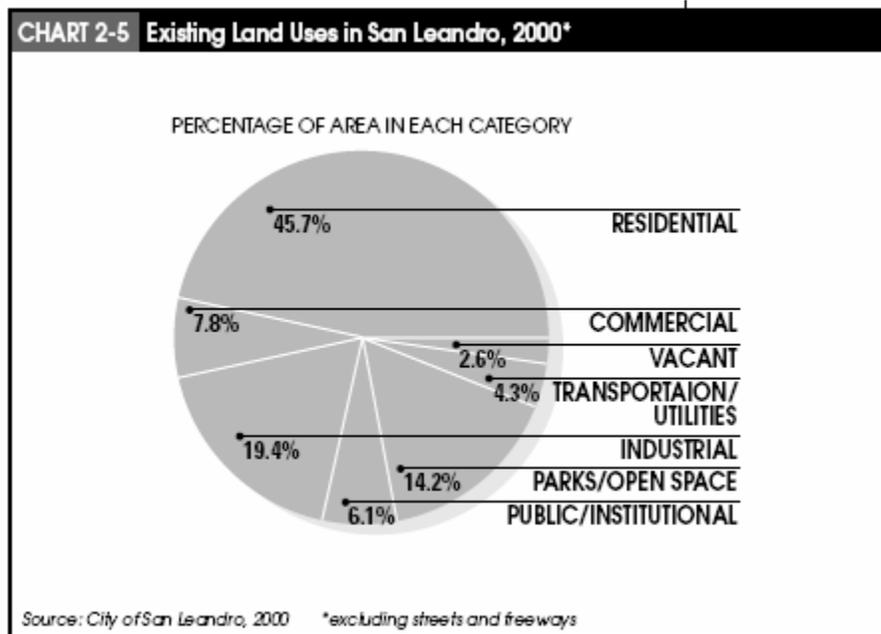
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Fremont and Hayward. Land prices and prices per square foot of leasable space tend to be more competitive in San Leandro than in other parts of the central Bay Area. The city's well-established neighborhoods and more moderately priced housing stock also make it an attractive option for businesses.

ABAG projects that San Leandro will gain 6,760 jobs between 2000 and 2015, an annualized growth rate of about 0.8 percent. This is a slower rate of growth than is forecast for the County and the Bay Area, but is comparable to the growth rate of the 1990s. Employment growth in the city was virtually flat during the early 1990s, but rebounded during the later part of the decade.

Land Use

The city of San Leandro encompasses 15.4 square miles, including 13.3 square miles (about 8,500 acres) of land and 2.1 square miles of water. There are approximately 25,000 parcels of land in the city, about three-quarters of which contain single family detached homes; Chart 2-5 and illustrates the existing composition of land uses in San Leandro.



Excluding streets and freeways, about 46 percent of San Leandro's neighborhoods include about 2,600 acres of single family detached homes, 260 acres of townhomes and duplexes, 300 acres of apartments and condominiums, and 70 acres of mobile homes. These areas contain about 31,000 housing units, for an average residential density of 9.5 units per acre. This density creates a more urban character than the newer communities of the East Bay (like Dublin and Fremont) but a more suburban character than Berkeley, Oakland and other cities closer to San Francisco. In fact, many of San Leandro's neighborhoods have a comfortable "small town" quality that is created in part by mixed density housing.



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The mean single family lot size in the city is 6,250 square feet. Rectangular lots measuring about 60' x 100' comprise most of the city's post-war neighborhoods (such as Washington Manor) but are also typical in older areas such as Estudillo Estates and Farrelly Pond. Slightly larger lots prevail in the Bay-O-Vista, Broadmoor, and Mulford Gardens areas, while smaller lots are more common in the newer subdivisions such as Heron Bay and Cherrywood.

Although many San Leandro neighborhoods are perceived as being homogeneous, the housing stock is actually quite diverse. The city's neighborhoods include view-oriented hillside homes, craftsman bungalows and Mediterranean cottages, apartment buildings and garden apartment complexes, mid-rise condominiums, ranch-style tract homes, century-old Victorians, mobile home parks, California contemporaries, and even semi-rural ranchettes. Many single family neighborhoods include pockets of higher-density housing, along with other uses such as parks, schools and churches. Densities as high as 90 units per acre can be found on some blocks around Downtown San Leandro, although most multi-family housing is in the range of 25 to 30 units per acre. The major concentrations of higher density housing are located around Downtown, along East 14th Street and Washington Avenue, in the Springlake Drive area, along Orchard Avenue, at the west end of Marina Boulevard, around San Leandro Hospital, and around the Greenhouse Marketplace Shopping Center.

Commercial (retail, service and office) uses in San Leandro comprise 546 acres, or about 8 percent of the city. Although Downtown is the city's historic retail center, the largest retail uses in the city are the community and regional shopping centers such as Bayfair Center and Westgate. Much of the city's retail acreage is contained in commercial strips along East 14th Street, Washington Avenue, MacArthur Boulevard and Marina Boulevard. The city also contains a number of small neighborhood-oriented shopping centers. About 95 acres of the city's commercial land consists of offices. The largest concentrations are located around the Downtown BART Station, along East 14th Street, and just east of Downtown. Additionally, at the time this Plan was adopted, a 63-acre site which formerly housed the Albertsons Distribution Facility had been put on the market for development as a possible retail or commercial center.

San Leandro contains about 1,360 acres of industrial uses. Industrial areas are generally located in the west and northwest parts of the city, and in the central area just east of I-880 and south of Marina Boulevard. Historically, industry in San Leandro followed the three north-south railroad lines crossing the city. The shift to trucking and decline of heavy manufacturing has changes this pattern. San Leandro's industrial areas now include uses as diverse as wrecking yards and "dot coms." Much of the city's industrial area consists of landscaped office parks and distribution facilities. Other areas continue to fit a more traditional image of manufacturing.

The city also contains 426 acres of public and institutional uses and 300 acres of transportation, communication and utilities land. Public and institutional uses include schools, hospitals, libraries, community centers, municipal buildings, and other civic uses. These uses tend to be scattered around the city within neighborhoods and business districts. The transportation, communication and utilities land consists mostly of railroad rights-of-way. This land also includes the BART stations, PG&E rights-of-way, the Davis Street Transfer Station, and wastewater treatment facilities.

Open space and parks comprise almost 1,000 acres in San Leandro. City parks such as Marina Park and Washington Manor Park represent about 120 acres of this total. Public golf courses and Oyster Bay Regional Shoreline make up another 400 acres. The remainder of the land – about 450 acres – consists mostly of wetlands in the southwestern part of the city.



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Transportation System

Interstates 880 and 580 – the Nimitz and MacArthur Freeways – bisect San Leandro in a north-south direction. Interstate 238 – the Castro Valley Freeway – provides an east-west link between I-880 and I-580 in the southern part of the Planning Area. I-880 is one of the busiest freeways in California, carrying 220,000 vehicles a day through San Leandro and serving as the major north-south truck corridor through the East Bay. Traffic volumes on I-580 are about 140,000 vehicles a day. Both of the freeways are four lanes in each direction and both provide several interchanges connecting to local streets in San Leandro. San Leandro is located midway between the Oakland-San Francisco Bay Bridge and the Hayward-San Mateo Bridge, the two major transbay crossings between the San Francisco Peninsula and the East Bay.

The 95-mile Bay Area Rapid Transit (BART) system includes four miles of track within San Leandro. Two of the system's 39 stations are located within the city, at Downtown San Leandro and Bayfair Center. More than 16,000 passengers a day used these two stations in 1997. San Leandro does not currently have an AMTRAK station, although AMTRAK's trains pass through the city between Oakland and San Jose. Most San Leandro residences are within one-half mile of an AC Transit bus route, providing links to the BART station and major destinations within the city and East Bay. The city is also served by three freight-rail lines and is approximately two mile from Metropolitan Oakland International Airport.

Environment

San Leandro is located on the East Bay Plain, a flat area that extends 50 miles from Richmond in the north to San Jose in the south. The Plain is about three miles wide in the San Leandro area. At its eastern edge, the plain transitions into low hills, rising to 526 feet at the highest point in the city's Bay-O-Vista neighborhood. On its western edge, the Plain slopes down to San Francisco Bay, the largest estuary on the California coast.

San Leandro's rich alluvial soils and temperate climate support a wide variety of plants and animals. Expansive wetlands in the southwest part of the city provide habitat for the salt marsh harvest mouse and other endangered species. San Leandro Creek remains one of the few waterways in the urbanized East Bay that retains its natural character along most of its course. Elsewhere in the city, street trees, parks, large yards, and other open spaces provide both aesthetic and environmental benefits. Just beyond the eastern city limits, thousands of acres of grasslands, woodlands and coastal scrub are protected in regional park and watershed lands. These open spaces have great environmental importance and scenic value and are a significant amenity for San Leandro residents.

The city's environment is vulnerable to the impacts of urban development, particularly air and water pollution. Air quality has been a persistent problem in the Bay Area for decades. Although many steps have been taken toward improvement, automobile, truck and air traffic continue to create problems. Likewise, water quality has improved as a result of stronger controls over point sources such as wastewater plants, but runoff from streets, parking lots and yards still poses a threat to the health of the Bay. Continued efforts to reduce pollution and preserve the environment are necessary, both for the benefit of San Leandro and other communities in the region.



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San Leandro's environment also creates a number of natural hazards. The Hayward Fault, considered by some seismologists to be the most dangerous hazard in the Bay Area, traverses the eastern edge of the city. Ground shaking and liquefaction in a major earthquake could cause serious damage and injury. Even in the absence of an earthquake, some of the city's steep hillsides are prone to landslides and erosion. Other parts of the city are subject to shallow flooding. Man-made hazards, such as noise from airplanes, trains and trucks, also exist in the city.

Developmental Potential

San Leandro is a mostly built-out city, with a limited supply of vacant land. A June 1999 survey conducted as part of the General Plan Update found 183 acres of vacant land in the city. By mid-2001, only about 130 acres of this land remained, as the Cherrywood subdivision was under construction and several major commercial and industrial projects were completed. Most of the remaining vacant sites in the city are located in industrial areas and along major arterials. There are also a small number of vacant sites in the San Leandro hills, most of which are constrained by steep slopes and limited access.

The largest vacant sites in the city once housed former heavy industries, the Hudson Lumber pencil factory on San Leandro Boulevard (14 acres), and the Del Monte Cannery west of the Downtown BART Station (6 acres). Other major vacant sites are a series of parcels on Alvarado Street at San Leandro Creek (9 acres) and three commercial sites at the San Leandro Marina (10 acres).

Much of the city's development potential lies on land that is not developed to its fullest potential, or underutilized commercial and industrial property. While the number of underutilized sites is hard to quantify, these sites can support as much – and probably more – development than the city's vacant sites. The city's industrial districts include large areas used for open storage, parking and general operations. Few of the city's industrial parcels are developed to the maximum levels allowed by zoning. There are also a number of underutilized industrial buildings that could potentially support more intense uses. Depending on real estate market conditions, this is substantial room for intensification in these areas.

Similar conditions exist Downtown and along the major arterials. Large surface parking lots, marginal commercial uses, vacant storefronts, and empty bank buildings all hold the potential for redevelopment. This is particularly true along East 14th Street, MacArthur Boulevard and Washington Avenue. In a strong economy and real estate market, underutilized sites along these streets present opportunities for new housing, retail and office uses. On the other hand, some of these sites present urban design and environmental challenges which may stall their re-use for some time.

Calculating San Leandro's development potential depends on the assumptions that are made about the underutilized sites. Analyses conducted as part of the General Plan Update indicate the potential for another 10 single family units and 230 multi-family units on sites that are currently vacant. A survey of land along East 14th Street, San



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Leandro Boulevard, MacArthur Boulevard, and Washington Avenue identified the potential for hundreds more multi-family units on underused commercial sites. However, strong redevelopment incentives may be needed to spark significant residential growth along these corridors during the next 10 years.

The city's commercial and industrial development potential is even more difficult to calculate. Making conservative assumptions about building coverage, existing vacant sites in the city can support about 1.2 million square feet of industrial floor space, 725,000 square feet of office space, and 300,000 square feet of retail space. When underutilized sites are added in, the potential for development rises significantly. A survey of sites conducted as part of the General Plan Update identified another 2 million square feet of potential new industrial floor space and over 600,000 square feet of potential new retail and office floor space on underused sites. Actual development potential could be even higher than that, given the large areas given over to parking, trucking, and outdoor storage in the commercial and industrial districts. Because most of these sites are in active use, however, only a portion of this potential is likely to be realized by 2015.

There are economic limits to the amount of industrial and commercial space the city can realistically absorb. Moreover, there are road and infrastructure constraints which effectively create a "carrying capacity" for the industrial and commercial areas. The General Plan recognizes these constraints through its policies and action programs. In some parts of the city, the level of service standards established for roads may ultimately dictate how much new development may occur on commercial and industrial land.

Development Forecasts for San Leandro 2000 – 2015

	2000	2015	2000-2015 Increase
Households	30,640	32,110	1,470
Household Population	78,630	84,130	5,500
Total Population	79,460	84,960	5,500
Employment	54,230	63,505	9,275

With regards to future growth, the General Plan Environmental Impact Report predicted certain assumptions about household and employment growth. It assumes a gain of 1,470 households by the horizon year of the Plan. At 2.62 persons per household, this would bring the city's household population to just over 84,000 and its total population (including persons in group quarters) to almost 85,000.



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Hospitals

Jones Convalescent Hospital
524 Callan Ave, San Leandro, CA
510-483-6200

San Leandro Hospital
13855 E 14th St, San Leandro, CA
510-357-6500

Kindred Hospital-SFBay Area
2800 Benedict Dr, San Leandro, CA
510-357-8300

San Leandro Surgery Ctr.
15035 E 14th St, San Leandro, CA
510-276-2800



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Chapter 3 Planning Process

Section I: City of San Leandro's Planning Team

Planning Committee

The City of San Leandro's Planning Team was formed on October 8, 2003 to achieve the requirements as outlined in Section II: Disaster Mitigation Act of 2000 Requirements. The members of the Planning Committee were:

Dan Lunsford	Emergency Services Manager, City Manager's Office
Mike Bakaldin	Environmental Services Mgr, Public Works
Rich Brown	Alameda County Fire
William Schock	Chief Building Official, Community Development
Jim Richardson	Plan Review Permit Coordinator, Community Development
Matt Tomas	Planning Department, Community Development
Ian Willis	Lieutenant, Police Department
Genevieve Pastor-Cohen	Consultant, Dimensions Unlimited, Inc.

Goals

The following goals form the basis for the objectives detailed below and are shown from the highest priority, at the top of the list, to those of lesser importance.

- Protection of life, property and environment before, during and after the occurrence of emergencies and disasters
- Continue to identify vulnerabilities of the city
- Develop and implement a public education and outreach program
- Maintain and enhance the ability to provide emergency response services

Objectives

The following objectives are meant to serve as a "measuring stick" upon which individual hazard mitigation projects can be evaluated. These criteria for evaluation become especially important when two or more projects are competing for limited resources.



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Project Criteria Objectives may include, but are not limited to the following:

- Assuring the Hazard Mitigation Plan is a functional document that identifies short- and long-term strategies and describes each measure including:
 - Identification of person, agency or organization responsible for implementation
 - Projecting a time frame for implementation.
 - Explanation of how the project will be financed including the conditions for financing and implementation as information is available
 - Identifying alternative measures, should financing not be available
- Be consistent with, support and help implement the goals and objectives of hazard mitigation plans already in place for the geographic area in question
- Be based on the City of San Leandro's Hazard Vulnerability Analysis
- Have significant potential to reduce damages to public and/or private property or reduce the cost of local, state and federal recovery from future disasters
- Be the most practical, cost-effective and environmentally sound alternative after consideration of the options
- Address a repetitive problem, or one that has the potential to have a major impact on an area, reducing the potential for loss of life, loss of essential services and personal property, damage to critical facilities, economic loss, hardship, or human suffering
- Meet applicable permit requirements
- Develop mitigation standards for development in hazardous areas
- Contribute to both the short-and long-term solution to the hazard vulnerability risk problem
- Assuring the benefits of a mitigation measure is equal to or exceeds the cost of implementation
- Have manageable maintenance and modification costs
- When feasible, be designed to accomplish multiple objectives including improvement of life-safety risk, damage reduction, restoration of essential services, protection of critical facilities, security of economic development, recovery, and environmental enhancement
- Whenever feasible, use existing resources, agencies, and programs to implement the project
- Include regional hazard mitigation concerns and strategies
- Identification of Community Local Background
- Other Factors Impacting Community



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Hazard Mitigation Planning Committee Tasks

1. Coordinate tasks and activities with the Office of the City Manager to develop an all-hazards disaster mitigation plan and oversee the planning process.
2. Prioritize hazards vs. resources.
3. Select highest and best mitigation recommendations and develop those recommendations for further action by the City of San Leandro.
4. Review planning drafts, recommendations and updates.
5. Develop and implement long- and short-term goals.
6. Integrate the plan with all phases of Comprehensive Emergency Management Planning.
7. Incorporate the mitigation actions and strategies into existing plans.
8. Provide for the implementation of committee decisions.
9. Encourage, coordinate and provide a methodology for the implementation of public input.
10. Provide for the implementation of committee decisions.
11. Establish Hazard Mitigation Steering Committee Tasks to include but not be limited to the following:
 - Determine implementation ability and constraints for proposed Hazard Mitigation planning steps and development of strategies
 - Bring forward community concerns through private and public input
 - Identify implementation resources
 - Provide for the update of Comprehensive Emergency Management Plans on a scheduled basis
 - Evaluate and carry out mitigation activities
 - Assist in implementation of funding identification and procurement



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Public Input Organizations and Representatives

Interested organizations, community groups and residents comprise the public input segment of this planning process. Two meetings were held to provide the public with the goals and objectives of the City of San Leandro's hazard mitigation planning activities. In addition, the Project Impact process encompassed the contributions and concerns raised by community members and partners whose names are included in this section.

City of San Leandro Disaster Council Meeting

On Wednesday, March 17, 2004, the City of San Leandro Disaster Council met to discuss current emergency management programs, one of which was complying with the Disaster Mitigation Act of 2000.

Members of the 2004 City of San Leandro Disaster Council

Shelia Young, Mayor	Robert J. Rockett, City of San Leandro Public Works Director
Bob Glaze, Vice Mayor	William Schock, City of San Leandro Chief Building Official
Orval Badger, Councilmember	Dan Lunsford, City of San Leandro Emergency Services Manager
Pauline Cutter, San Leandro USD Board Member	Jane McCrea, City of San Leandro Public Information Officer
Barbara Sidari, San Lorenzo USD Board Member	Jan McClellan, Alameda County Office of Emergency Services
John Jermanis, City Manager	Karen Langmaid, San Lorenzo USD
Joseph W. Kitchen, City of San Leandro Police Chief	Garry Grotke, San Leandro USD
William McCammon, Alameda County Fire Chief	Ana-Marie Jones, Collaborating Agencies Responding to Disaster (CARD)



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March 25, 2004 Public Input Meeting

On Thursday, March 25, 2004, the City of San Leandro invited the public to provide comment on the local hazard priorities. A public notice was printed in the San Leandro Times on Thursday, March 18, 2004. Prior to the meeting, a flyer was mailed to the San Leandro community comprised of the Project Impact Partners to notify them of the upcoming meeting.

Public Input Meeting Attendees

Dan Lunsford, San Leandro Emergency Manager

Ian Willis, San Leandro Police Department

Gary Calame, City of Hayward Planning Department

Genevieve Pastor-Cohen, Dimensions Unlimited, Inc.

San Leandro Times

THURSDAY, MARCH 18, 2004

City Schedules March 25 Meeting to Gather Public Input on Disaster Plan

The City of San Leandro is hosting a meeting on Thursday, March 25, from 7:30 to 9 p.m. to gather public input on a draft Hazard Mitigation Plan. The City will use the plan to prepare and respond in the event of a major disaster or regionwide emergency.

The meeting will be held in the Sister Cities Gallery Room of City Hall, located at 835 East 14th Street.

The City's Hazard Mitigation Plan is being developed in response to the federal Hazard Mitigation Act. The act calls for each state in the country, and in turn each local jurisdiction, to develop comprehensive plans illustrating how communities will identify, manage and reduce the risk of potential hazards in a disaster.

Putting in place such plans is a condition of obtaining post-disaster funding.

The purpose of the plan is to

ensure that programs and projects are in place that will help minimize the loss of life, property, environmental damage, and the cost of disaster response and recovery.

Each plan must include an analysis of a community's risks and vulnerabilities and a plan for reducing those hazards as well as the potential losses from them.

Gaps in knowledge and data that could help a community respond to a disaster must also be identified along with methods for obtaining and updating needed information and improving existing emergency management tools.

The final draft of the plan will be forwarded to the San Leandro City Council for consideration in June.

For more information, contact Dan Lunsford, Manager of the City of San Leandro's Emergency Management Division, at 577-3332.



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Project Impact

Project Impact is a partnership-based nationwide effort begun by FEMA in 1997 to help communities lessen the risk of disasters. San Leandro united with the State of California Governor's Office of Emergency Services (OES), neighborhoods, community organizations and business leaders in aggressive preventive programs to protect the city against hazards when disasters strike. With the efforts of all the city's partners, the City of San Leandro was able to establish long-term partners and launch a robust hazard mitigation program. The details of this program as it relates to hazard mitigation strategies are listed in Chapter 5: Mitigation Strategies.

Project Impact Partners

Federal Emergency Management Agency

State of California Governor's Office of Emergency Services

Congressman Pete Stark

City of Hayward

Alameda County Board of Supervisors

Senator Liz Figueroa

Assemblymember Ellen M. Corbett

Supervisor Scott Haggerty

San Leandro Chamber of Commerce

San Leandro Unified School District

San Lorenzo Unified School District

Assumption School

Alameda County Administrative Officer

City of Berkeley

City of Oakland

Alameda County Sheriff's Office

Alameda County Fire Department

Kindred Hospital – San Francisco Bay Area

CARD of Alameda County



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Project Impact Partners

Davis Street Family Resource Center, Inc.

Stepping Stones Growth Center

Pacific Gas & Electric

E. Swallow Agency

Diane Wagner & Associates

Larsen Brothers Lumber

William Singer & Associates

Dimensions Unlimited, Inc.

Simpler Life Emergency Provisions, Inc.

Haulaway Storage Containers

Community Alert Network, Inc.

Procomm Marketing, Inc.

Albertson's

Wal*Mart Stores, Inc.

Simpson Strong-Tie Company, Inc.

United Rentals

Costco Wholesale

Home Depot

Peterson Tractor

Kraft General Foods, Corp.

Coca-Cola Bottling Company of California

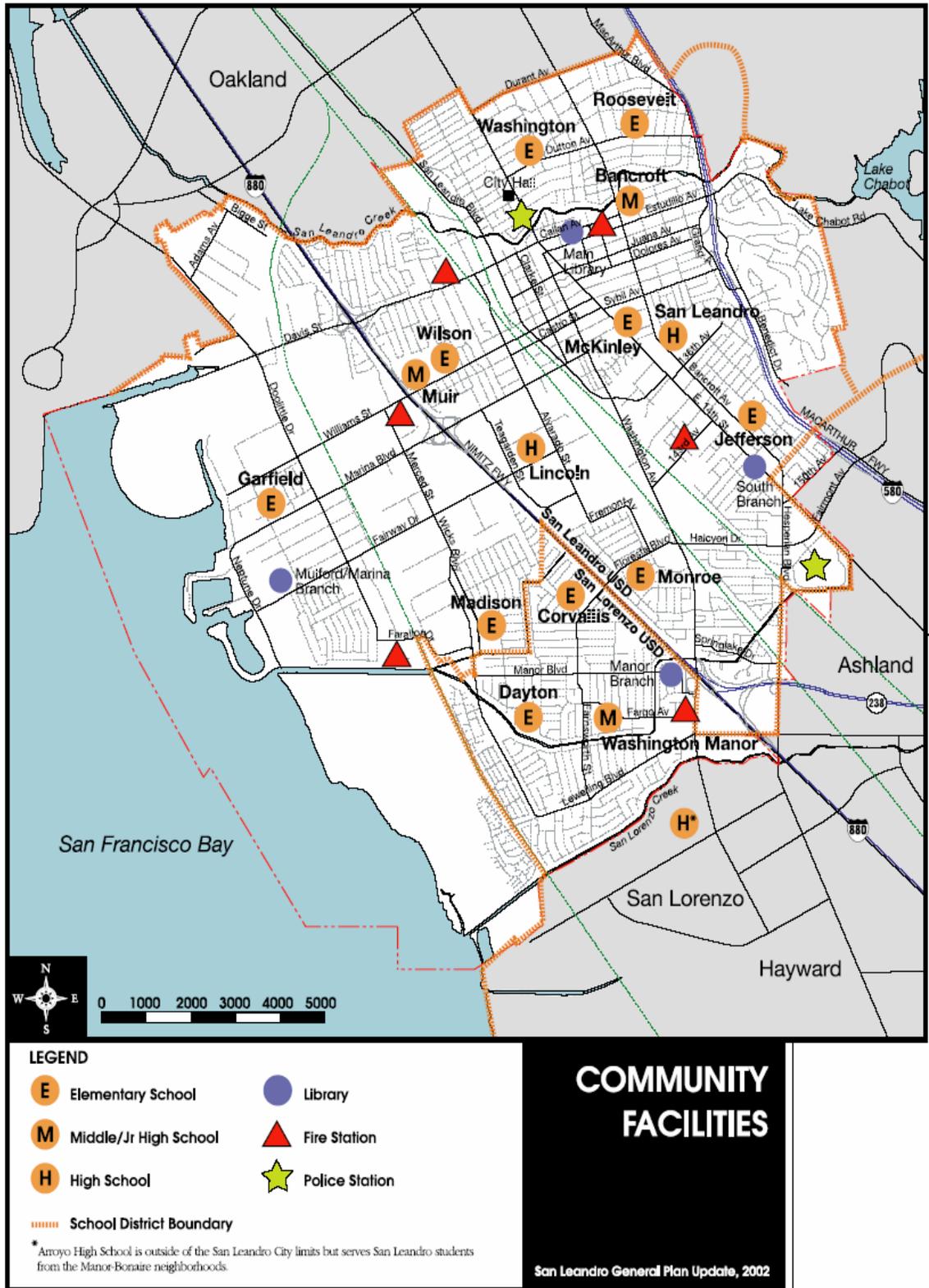
Orchard Supply Hardware

United States Geological Survey



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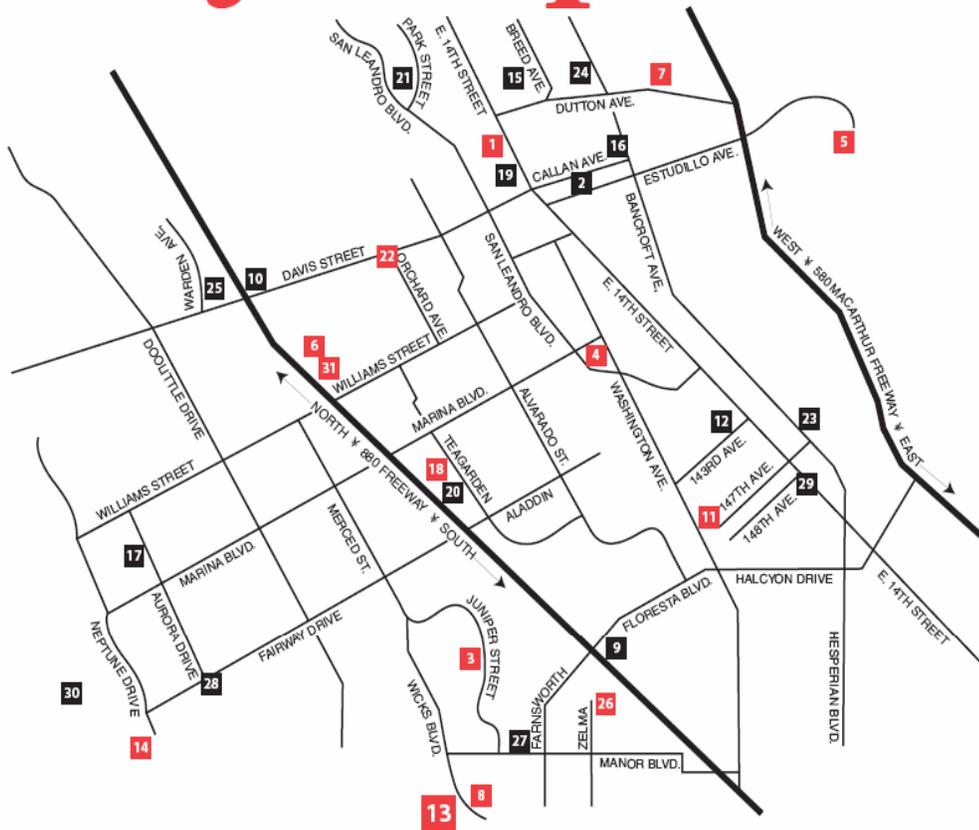
Section II: City of San Leandro's Assets





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City Map



- | | | | |
|--|---|---|--|
| 1 Civic Center/City Hall
835 E. 14th Street | 9 Floresta Park
3750 Monterey Blvd. | 17 Mulford Park
13051 Aurora Dr. | 25 Warden Ave. Park
Warden Ave. & Tudor Rd. |
| 2 Main Library
300 Estudillo Ave. | 10 Grover Cleveland Park
O'Donnell & Wrin | 18 Pacific Recreation Complex
Teagarden & Marina Blvd. | 26 Washington Manor Park & Pool
14900 Zelma |
| 3 Bonaire Park
Juniper & Sagewood | 11 Halcyon Park
1245 147th Ave. | 19 Root Park
East 14th & Hays St. | 27 Manor Branch Library
1307 Manor Blvd. |
| 4 Boys & Girls Club Pool
401 Marina Blvd. | 12 Heath Park
1220 143rd Ave. at Rose | 20 San Leandro Ball Park
Teagarden & Marina Blvd. | 28 Mulford Marina Branch Library
13699 Aurora Drive |
| 5 Chabot Park
1698 Estudillo Ave. | 13 Marina Community Center
15301 Wicks Blvd. | 21 Siempre Verde Park
Park St. & San Leandro Blvd. | 29 South Branch Library
14799 E. 14th Street |
| 6 Cherry Grove Park
Leonard Dr. at Williams St. | 14 Marina Park
13801 Neptune Dr. | 22 Thrasher Park
1300 Davis St. | 30 San Leandro Marina Office
40 San Leandro Marina |
| 7 Farrelly Pool
864 Dutton Ave. | 15 McCartney Park
Breed Ave. & Sunnyside | 23 Toyon Park
1500 Bancroft Ave. | 31 Muir Soccer Field
Leonard Dr. at Williams St. |
| 8 F.J. Stenzel Park
15300 Wicks Blvd. | 16 Memorial Park
Bancroft & Callan | 24 Victoria Park
Victoria & Bancroft | 32 Girls Inc.
13666 E. 14th St. |



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Critical Facilities

<u>Building</u>	<u>Address</u>	<u>Built</u>	<u>Type of Construction</u>	<u>Building</u>	<u>Contents</u>	<u>Assessed Value</u>
City Hall	835 E. 14 th	1997	Reinforced Concrete	\$ 11,979,143	1,905,174	\$13,884,317
EOC – Public Works Office	14200 Chapman	1983	Steel Frame	133,521	29,115	162,655
Fire Station 9	450 Estudillo	1970	Joisted Masonry	1,115,012	6,298	1,121,310
Fire Station 10	2194 Williams	2003	Joisted Masonry	4,240,000	21,200	4,261,200
Fire Station 11	14903 Catalina	2002	Masonry-Non Combustible	3,057,040	218,360	3,275,400
Fire Station 12	1065 143 rd Ave.	1953	Joisted Masonry	1,298,972	6,298	1,298,972
Fire Station 13	637 Fargo Ave.	1954	Joisted Masonry	443,335	4,498	447,854
Police Dept.	901 E. 14th	1997	Joisted Masonry	3,537,015	820,604	4,357,619
Water Treatment	3000 Davis	Various	Several structures-Steel Frame and Reinforced Concrete	11,503,347	4,599,455	16,102,802
Main Library	300 Estudillo	1999	Joisted Masonry	17,992,864	5,622,770	23,615,634
		1999	Joisted Masonry	2,249,108	1,124,554	3,373,662
Marina Community Center	15301 Wicks	1962	Wood Frame	3,409,961	65,280	3,594,918



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Other critical facilities identified by the Hazard Mitigation Planning Committee are the San Leandro Marina for use as a staging area during recent air disaster exercises and for potential emergency events, and school sites utilized as emergency shelters in the event of emergencies and disasters. Below is the list of school shelter sites:

San Leandro Unified School District: Bancroft Middle School and Garfield Elementary School

San Lorenzo Unified School District: Corvallis Elementary School

Critical Infrastructure

Water

Water service to San Leandro is provided by the East Bay Municipal Utility District (EBMUD), a publicly-owned utility. San Leandro comprises about 6 percent of EBMUD's customer base and uses about 5 percent of its water. About 95 percent of the EBMUD water supply originates from the melting snowpack of the Sierra Nevada, with the remaining five percent coming from reservoirs in the East Bay Hills. There are also about 800 private wells in San Leandro, many of which were originally used for agriculture. Most of these wells are dormant, and those that are still active are used for landscape irrigation and industry.

EBMUD distributes its water through a system of pipeline, storage reservoirs and pumping plants. The utility operates and maintains all storage, pumping and distribution facilities within its service area and is responsible for all facilities up to the location of the water meter. In 1999, San Leandro's metered water demand was 12.0 million gallons per day.

Although there are no major water service constraints in the city, regular maintenance and upgrading of the water delivery system is essential to provide adequate firefighting capacity and ensure reliable service delivery. The water system remains vulnerable to disruption in an earthquake. EBMUD's pipelines cross active earthquake faults at 200 locations within the service area. The utility is in the midst of a major seismic improvement program, including upgrades to reservoirs, anchoring of equipment, improvements to water treatment and pumping plants, and retrofitting of pipelines at fault line crossings.

The City of San Leandro and EBMUD have undertaken a number of programs to conserve water and reduce the need for developing new supplies.

Wastewater

San Leandro is served by two different sanitary sewer systems. About two-thirds of the city, including most of northern and central San Leandro, is served by a City-owned and operated system. The remainder of the city, including Washington Manor and most of southern San Leandro, is served by the Oro Loma Sanitary District. The Oro Loma District also includes a large portion of unincorporated Alameda County encompassing Ashland, Cherryland, and San Lorenzo. Most of San Leandro's commercial and industrial land uses are served by the City of San Leandro system.



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City of San Leandro System

The City of San Leandro constructed its initial wastewater treatment plant at the west end of Davis Street in 1939. The plant has been upgraded substantially over the last 60 years in response to changes in demand and more stringent state and federal water quality standards. Today, the plant has a dry weather capacity of about 7.9 million gallons per day and treats about 5.2 million gallons per day. Flows sometimes exceed capacity during major winter storms, in part due to the infiltration of winter storm run off into the 130 miles of pipes that comprise the collection system. The City is presently undertaking an extensive program to reduce wet weather infiltration problems by replacing deficient links in the collection system.

Once at the plant, wastewater is treated and dechlorinated. Most of the effluent is discharged to San Francisco Bay through an outfall pipe shared by other communities in Alameda County. Some of the effluent is directed to a recycled water system owned by EBMUD and is used to irrigate golf courses in Oakland and Alameda. Sludge from the treatment plant is used as an agricultural soil conditioner. The treatment system is enhanced by an aggressive industrial waste pre-treatment program serving industrial customers.

The City is in the process of undertaking significant capital improvements to the wastewater system, including the replacement of undersized pipes beneath the I-880 Freeway. Future improvements could include the expansion of the recycled water system to serve the City's Monarch Bay Golf Course. Administrative changes, including the possible transfer of wastewater services to EBMUD or another agency, also have been discussed as a means of achieving greater economies of scale and adding wet-weather capacity to the treatment system.

Oro Loma Sanitary District

The Oro Loma Sanitary District was formed in 1911 and today provides wastewater collection and treatment services, garbage collection, and recycling services for the 44,000 customers within its 13 square mile service area. Approximately 20 percent of the District's customers are located within the city of San Leandro. Oro Loma treats approximately 15 million gallons of sewage per day, including flow from the Castro Valley Sanitary District. The District's treatment plant is located at the end of Grant Avenue in San Lorenzo, just south of the San Leandro city limits.

As at the San Leandro plant, wastewater is treated to a secondary level through an activated sludge process. Treated effluent is disposed to the deep waters of San Francisco Bay through the collectively owned East Bay Dischargers Authority pipeline. An average of 230,000 gallons a day of treated effluent is reused for irrigation on the Skywest Golf Course in Hayward. The District has a Renewal & Replacement and Capital spending program which covers ongoing repair and replacement of system components. Revenues for this program are generated through sewer connection fees and user fees.

Drainage

The City of San Leandro Department of Public Works owns and maintains 175 miles of storm drainage conduits. The City's storm drain system feeds into a larger system owned and operated by the Alameda County Flood Control and Water Conservation District (ACFCWCD). This system includes the lower reaches of San Leandro and San Lorenzo Creeks, as well as a number of channels extending into San Leandro neighborhoods west of I-880. The District's drainage facilities include levees, pump stations, erosion control devices, and culverts.



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Section III: Local Capabilities Assessment

The City of San Leandro conducted an extensive analysis of its hazards and developed a hazard mitigation master plan which is located in Chapter IV: Mitigation Strategies. To address existing local capabilities to aid in mitigation of natural and man-made hazards of non-emergency and emergency situations, the following capabilities and services exist:

Codes, Laws and Ordinances

The building codes of San Leandro are contained in the San Leandro Municipal Code. The codes that are currently in effect were formally adopted and went into effect on November 5, 2002. The City's Building Division has additional details on the current status of each code.

These codes are modeled after the:

2001 California Building Code (1997 UBC
and as amended by City Ordinance)

2001 California Fire Code (2000 UFC)

2001 California Mechanical Code (2000
UMC)

2001 California Plumbing Code (2000 UPC)

2001 California Electrical Code (1999 NEC)

2001 California Housing Code (2000 UHC)

It should be noted that these model codes are amended by the State of California and the City of San Leandro to include various additional requirements. For instance, the plumbing code is amended to prohibit the use of plastic pipe within the drain, waste and vent system of a building.

The best place to view these codes is the San Leandro Permit Center or the Library. Because of the vast amount of information contained in these codes and their technical nature, they can be difficult to navigate. Standard questions can be answered by the City of San Leandro permit center staff. However, more complex design issues should be referred to a design professional such as an architect or engineer.



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Environmental Services

The City of San Leandro's Environmental Services Division is a full service environmental agency serving the community of San Leandro. The division is one of a handful of agencies in California to oversee such a broad range of environmental programs at the local level. The Environmental Services Division takes pride in serving as a one-stop environmental contact point for the city's residents and businesses.



The Environmental Division is responsible for

- Contaminated Site Cleanup - overseeing the cleanup and remediation of contaminated sites within San Leandro.
- Hazardous Materials - regulating the storage, use and disposal of hazardous materials and hazardous wastes above and below ground.
- Recycling - promoting recycling, pollution prevention and waste reduction programs.
- Refuse - overseeing the city's refuse collection program.
- Sewer/Pretreatment - monitoring and regulating discharges of wastewater into the City's sanitary sewer system.
- Site Information & Review - maintaining and making available files and information about businesses that handle hazardous materials and contaminated sites.
- Storm Water Program - safeguarding the City's storm water system through regular inspections, and responding to reports of spills and illegal discharges of hazardous materials or other potentially harmful substances.

Earthquake Retrofit Programs

The City of San Leandro includes earthquake safety as one of the top priorities in its public safety mission. There are currently two retrofit programs in effect within the city. One program addresses the seismic strengthening of older unreinforced masonry buildings, while the other program addresses the strengthening of older wood-frame homes.

The retrofitting of unreinforced masonry buildings throughout the city is nearly complete thanks to the diligence and commitment of the building owners. This retrofit work has improved the earthquake resistance of these buildings, thus enhancing the safety of the occupants. The owners are to be commended for their efforts.



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The seismic strengthening of older wood-frame homes throughout the city is progressing with the help of the HOME EARTHQUAKE STRENGTHENING PROGRAM. This is a comprehensive residential seismic strengthening program that provides property owners with simple and cost-effective methods for strengthening their wood-frame houses for earthquake survival. San Leandro's Home Earthquake Strengthening Program includes six fundamental elements, each of which is described below.

Earthquake Strengthening Workshops - This popular workshop series, provided to homeowners on a quarterly basis, reviews common residential construction weaknesses and introduces the average citizen to basic repair techniques that can significantly improve a home's performance in earthquakes. The course is offered through the City's Building Division and consists of four evening sessions for homeowners who wish to learn how to "do-it-yourself" or learn how to get the best service if they hire a contractor.

The City also offers similar classes for contractors. A major obstacle to homeowner participation in earthquake strengthening is the difficulty in hiring qualified retrofit contractors. To increase homeowner confidence in finding a qualified retrofit professional, another element of San Leandro's Home Earthquake Strengthening Program is the Contractor Workshop. This quarterly 8-hour course is aimed at optimizing and regulating the quality of services that retrofit contractors provide to San Leandro homeowners.

The San Leandro Earthquake Handbook - This is a high-impact, full-color, 16-page booklet that provides residents with a plain-English explanation about earthquake risks in the community. It contains easy-to-follow illustrations and step-by-step instructions for evaluating and strengthening a wood-frame house against earthquakes (anchor-bolting, plywood shear-paneling, nailing, blocking, etc.), guidance for strapping a water heater, as well as preventing the collapse of a brick chimney. It also contains information about the City's over-the-counter permit for home-earthquake strengthening, references to other resources in the community, and frequently asked questions and answers.

A Prescribed Retrofit Standard & Free Plan Set - Improving upon a concept that originated with the City of Santa Barbara, San Leandro developed a recommended standard for regulating the quality of home retrofit procedures undertaken in the San Leandro community. This standard, published as a Prescriptive Plan Set for Strengthening Wood-frame Houses for Earthquakes, provides San Leandro homeowners or their contractors with a simple and rapid procedure for obtaining a permit to bolt and brace a typical home foundation system. The Prescriptive Standards are similar to those published in the Uniform Code for Building Conservation and are based on standards which were developed by the "Residential Retrofit and Repair Committee" of the California Building Officials. This committee consisted of structural engineers, building officials and architects, and was organized and supported by both the California Seismic Safety Commission and the California Governor's Office of Emergency Services. The Prescriptive Plan Set - free to any San Leandro resident - is actually a blueprint showing the seismic retrofit details needed for typical wood-frame houses in San Leandro neighborhoods. Once the easy-to-use Plan Set is filled out, the homeowner can take it to the City's "one-stop" permit center, get a few tips from the plan-check engineer (if appropriate), pay a fixed home-retrofit permit fee, and be out the door ready to start work.



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Homeowner's List of Earthquake Contractors - Because of potential liability, municipal agencies generally will not certify or recommend private contractors for residents. For homeowners concerned about earthquakes, however, this lack of local guidance adds yet another obstacle in the way of home strengthening. In San Leandro, residents interested in finding qualified contractors to bid on their home-retrofit job can obtain the Homeowner's List of Earthquake Contractors. This is a reference file, maintained by the City's Building Regulations Division, that lists general contractors who have "successfully completed" the City's home-retrofit Contractor Workshop. Homeowners who would like to hire a contractor to perform their seismic upgrades now have ready access to detailed references and background information about contractors which simplifies the hiring process. Contractors must maintain top quality standards in order to remain on file with the City. The Association of Bay Area Government (ABAG) also maintains a list of contractors that have attended the ABAG One Day Workshop on Seismic Retrofit of Wood-Frame Buildings.

Tool-Lending Library - As an incentive to "do-it-yourselfers" who want to strengthen their own homes - but who lack the necessary tools - the City maintains a Tool Lending Library. This resource, administered by the City's Building Regulations Division, allows residents who use the Prescriptive Home-Strengthening Plan Set to borrow, free of charge, most of the tools they may need to complete the retrofit job.

Limited Financial Assistance Available - Strengthening single-family homes is a "private property issue" that cannot easily be paid for through local tax measures or encouraged through penalties. At the present time, the City is exploring options for a community-wide financial incentive program to encourage home earthquake strengthening. In the meantime, low-income residents are already benefiting from a financial assistance program. The City's Housing Division has set aside a portion of its block-grant funding from the U.S. Department of Housing and Urban Development for grants and low-interest loans to low-income homeowners specifically for home earthquake strengthening. For San Leandro homeowners in the Earthquake Strengthening Workshop, materials used for retrofitting are provided for a number of lucky homeowners chosen through a drawing.

By taking similar steps, communities across the country are duplicating San Leandro's efforts to establish their own community-based, home seismic retrofitting programs. San Leandro's program is one of the most extensive of its kind ever developed. With the help of private industry, it encourages all homeowners to protect their investment, protect their family and protect their future as quickly and efficiently as possible.

Emergency Operations Plan

In compliance with the State of California Emergency Services Act, Chapter 7 of Division 1 of Title 2 of the Government Code, the City of San Leandro has a emergency plan that is based on the State Emergency Management System and addresses all of the requirements of the law to safely respond to emergencies and to protect life, property and the environment.



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Hazardous Materials Area Plan

The City of San Leandro is the administering agency for Health and Safety Code Division 20, Chapter 6.95, Article 1 which mandates that the administering agency develop and maintain an Area Plan which describes the jurisdiction's plan for the prevention of, preparation for and response to hazardous materials incidents and threatened incidents.

The City entered into a contract with the Alameda County Fire Department (ACFD) for fire and hazardous materials services on July 1, 1995 and is the primary and firm emergency responder for the control of hazardous materials incidents in the city of San Leandro.

The area plan and its components were based upon the nature of the community, the businesses located in it, the transportation routes traversing it, and the resources available for addressing hazardous materials issues. The information contained in the Hazardous Materials Business Plans and the Risk Management Plans was utilized in this process.

The plan contains the following sections: purpose and objectives, administration, agency coordination and other plans, planning and the community right to know, reporting and notification, finance and cost recovery, communication, training, supplies and equipment, emergency response procedures, post incident analysis and follow-up, incident investigation, medial interface, and baseline medical monitoring.



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Chapter 4 Hazard Analysis, Risk and Vulnerability Assessment

Section I: Hazard Mitigation Steering Committee Hazard Rating

These Ratings, when applied to a risk by the committee, do not indicate that hazard events will or will not occur in the city of San Leandro but, should the hazard event occur, that event will have the potential magnitude to go beyond the City of San Leandro's available resources and ability to respond.

High Risk Hazard. Has most likely occurred in the past and is likely to occur in the future. Of substantial magnitude, loss and financial impact to the city to be considered beyond the City's available resources ability to respond, and declared a disaster event.

Moderate Risk Hazard. Has most likely occurred in the past and is likely to occur in the future. Of a moderate magnitude, which may or may not be considered beyond the City's available resources and ability to respond, and declared a disaster event.

Low Risk Hazard. Very low occurrence rating and not likely to cause major damage to lives or property. Will not be likely to exceed the City's available resources or ability to respond.

No Substantial Risk Hazard. Event would be considered a local emergency incident within the jurisdiction's response capability and needing no additional resources to respond.

The hazard analysis rating to each of the identified hazards has been determined by application of the criteria described below. In addition, the following hazard effects were considered to be of significant consideration by the Hazard Mitigation Steering Committee when prioritizing the identified risks and potential hazards for the city of San Leandro:

Magnitude

Magnitude refers to the physical and economic greatness of the event. Factors to consider:

- Size of event
- Threat to life
- Threat to economic viability
- Threat to property
- Individuals
- Public Sector
- Private Sector
- Business and Manufacturing
- Tourism



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Duration

Duration refers to the length of time the disaster and the effects of the disaster act upon the City of San Leandro and its citizens. Some disaster incidents have far reaching impact beyond the actual event occurrence, such as the September 11, 2001 event.

Factors to consider:

- Length of physical duration during emergency phase
- Length of threat to life and property
- Length of physical duration during recovery phase
- Length of time affecting individual citizens and community recovery
- Length of time affecting economic recovery, tax base, business and manufacturing recovery, tourism, threat to tax base, and threat to employment

Distribution

Distribution of the event refers to the depth of the effects among all sectors of the community and State, including the geographic area as well as distribution of damage and recovery of the economy, health and welfare, as well as the State/community infrastructure.

Factors to consider:

- How wide spread across the state are the effects of the disaster?
- Are all sectors of the community affected equally or disproportionately?
- How will the distribution of the effects prolong recovery from the disaster event?

Area Affected

Area affected refers to how much area is physically threatened and potentially impaired by a disaster risk.

Factors to Consider:

- Geographic area affected by primary event
- Geographic, physical and economic areas affected by primary risk and the potential secondary effects



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Frequency

The frequency of the risk refers to the historic and predicted rate of recurrence of a risk caused event (generally expressed in years, such as the 100 year flood).

Degree of Vulnerability

The degree of vulnerability refers to how susceptible the population, community infrastructure and state resources are to the effects of the risk.

Factors to Consider:

- History of the impact of similar events
- Mitigation steps taken to lessen impact
- Community and State preparedness to respond to and recover from the event

State and Community Priorities

State and community priorities refer to the importance placed on a particular risk by the citizens and their elected officials.

Factors to consider:

- Long-term economic impact on portions of the State or community
- Willingness to prepare for and respond to a particular risk
- More widespread concerns over a particular risk than other risks
- Cultural significance of the threat associated to a risk
- Potential for long-term community or cultural disruption presented by the hazard



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Matrix Prioritization of Hazards Results

The Hazard Mitigation Planning Committee applied and rated (on scale of 1 to 3, with 1 being the least risk impact and 3 being the highest risk impact) each of the city of San Leandro identified hazards utilizing a risk rating matrix. The results of the matrix are shown in the appendix of this plan. The risks falling into each of the priority ratings were then considered to be of equal significance as shown below. The Hazard Mitigation Planning Committee voted to profile and address the high risk hazards in this plan.

High Risk

Earthquake

Weapons of Mass Destruction/Terrorism

Wildland/Urban Conflagration

Moderate Risk

Hazardous Materials

Radiological Incidents - High and Low

Transportation Accidents/Underground Pipelines

Floods

Explosions (Accidental)

Data/Telecommunications

Water/Dam Failure

Naturally Occurring Pandemic Diseases

Low Risk

Waste

Severe Weather/Winds

Radiological Incidents/Transuranic Nuclear Waste

Special Events

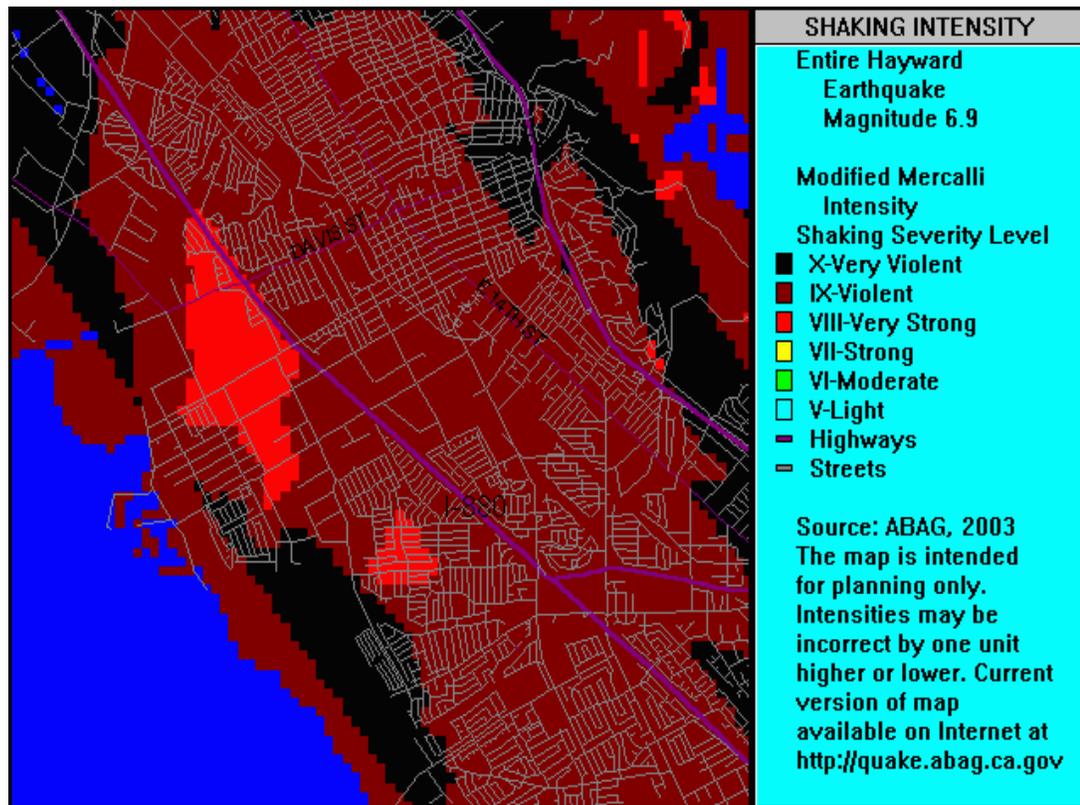


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Section II: Hazard Identification and Loss Estimates – High Priority

Earthquakes

Seismic Conditions. Earthquakes are the most pervasive safety hazard in San Leandro. The eastern edge of the city is crossed by the Hayward Fault, creating the potential for serious and widespread damage. The last great quake on the Hayward Fault – a magnitude 7.0 temblor in 1868 – destroyed many buildings in San Leandro and literally changes the course of the city’s history.



Source: Association of Bay Area Governments (2004)

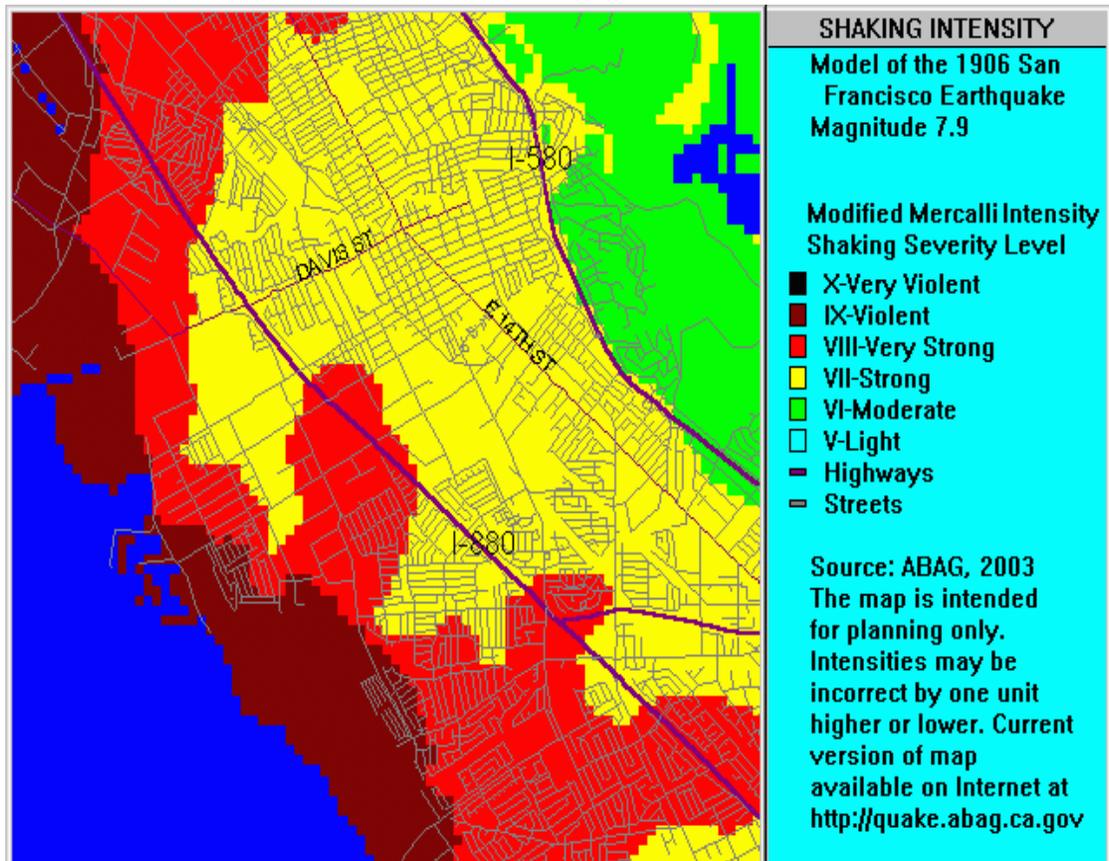
A 1999 Association of Bay Area Governments (ABAG) study of earthquake probabilities estimated that there is a 32 percent chance of a magnitude 6.7 or greater quake on the Hayward Fault during the next 30 years. Such a quake could topple buildings, disrupt infrastructure, cripple the transportation system, and trigger landslides throughout the San Leandro hills.



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The City is also vulnerable to damage from earthquakes on the San Andreas Fault, located 10 miles to the west, and the Calaveras Fault, located 10 miles to the east.

San Andreas Fault Earthquake Effects on the City of San Leandro

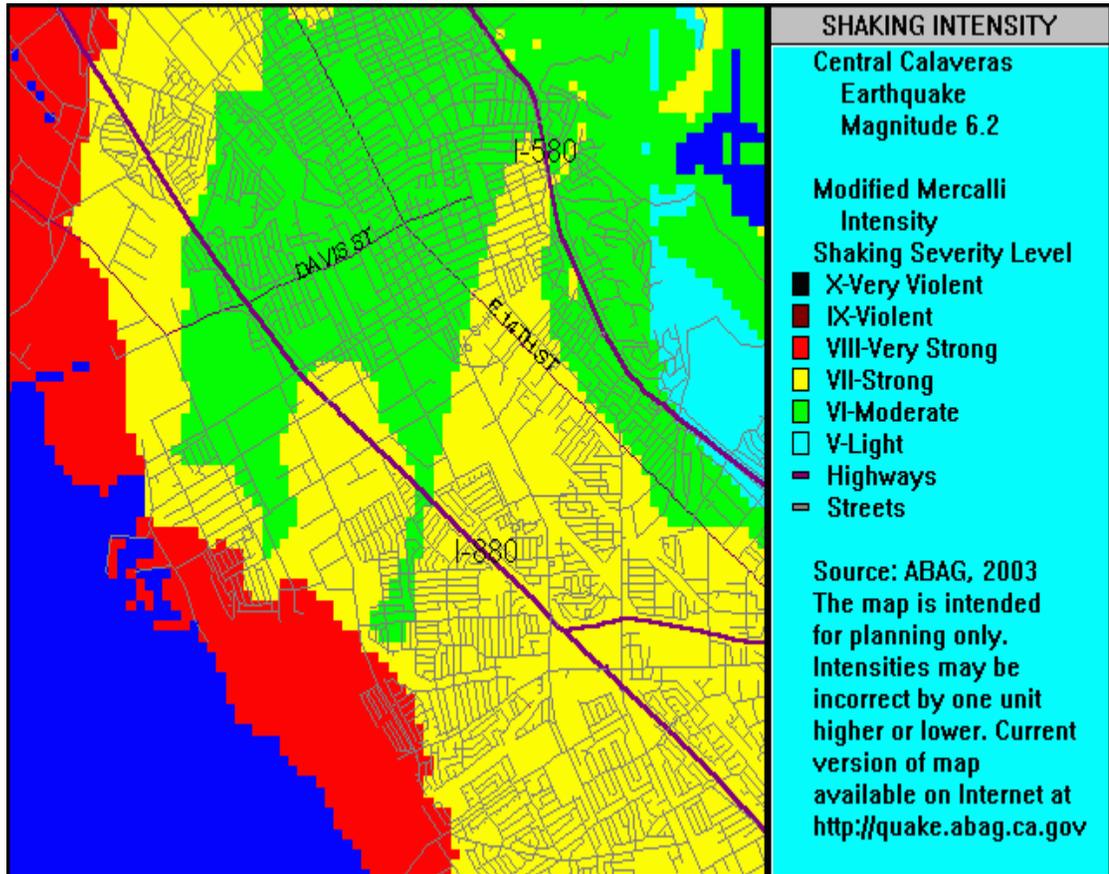


Source: Association of Bay Area Governments



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Central Calaveras Earthquake Effects on the City of San Leandro

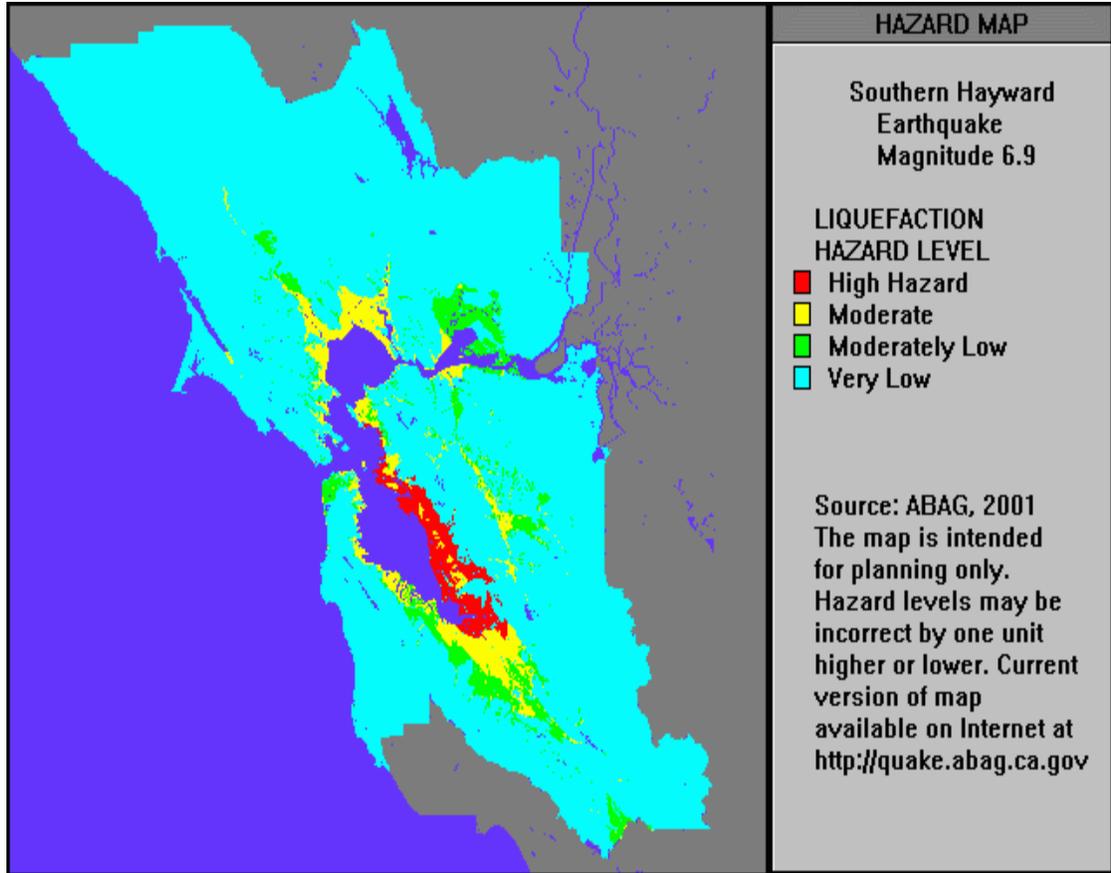


Source: Association of Bay Area Governments (2004)



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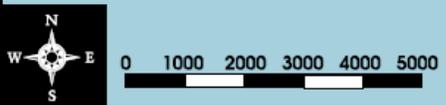
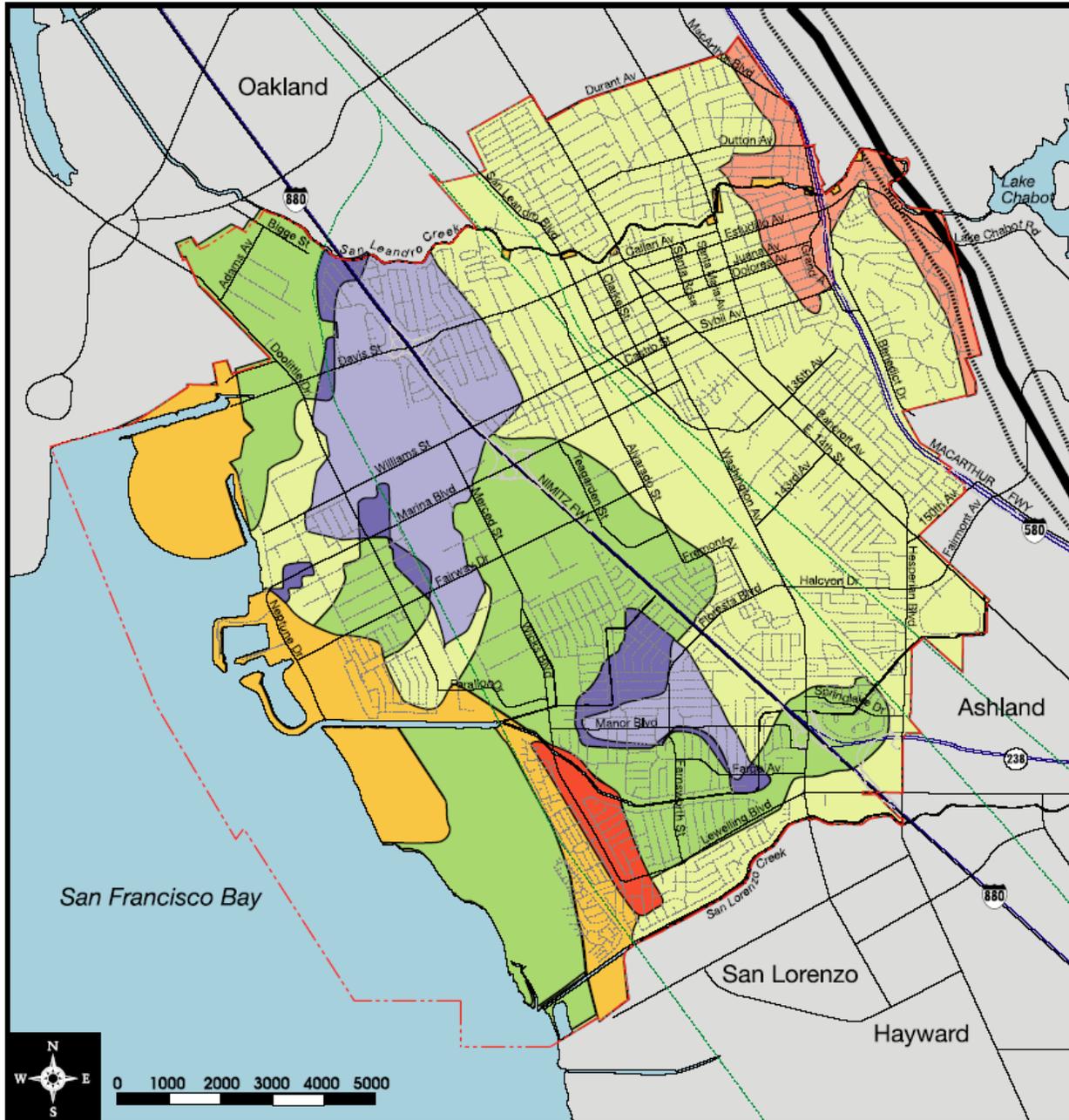
Liquefaction Hazard



Source: Association of Bay Area Governments



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LEGEND

Very Violent Groundshaking Very High Liquefaction Risk	Violent Groundshaking Very Low to Moderate Liquefaction Risk
Very Violent Groundshaking Low to Moderate Liquefaction Risk	Very Strong Groundshaking High Liquefaction Risk
Violent Groundshaking Very High Liquefaction Risk	Very Strong Groundshaking Low/Moderate Liquefaction Risk
Violent Groundshaking High Liquefaction Risk	Hayward Fault
	Limits of Alquist-Priolo Special Studies Zone

This map has been derived from ABAG data indicating probable groundshaking severity (Modified Mercalli Scale) and liquefaction hazards in the event of a 6.9 Earthquake on the Southern Hayward Fault. Source: ABAG, 1999. Map intended for planning only.

**EARTHQUAKE
HAZARDS**

San Leandro General Plan Update, 2002



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Earthquake-Related Hazards

The major earthquake-related hazards are ground shaking and ground failure. Both hazards tend to be amplified on artificial fill and on deep alluvial soils like those found along the Bay and old streambeds. As the 1989 Loma Prieta Earthquake illustrated, serious damage may occur on such soils even if they are 70 or 80 miles away from the epicenter of the quake. Earthquake hazard maps prepared by the Association of Bay Area Governments (ABAG) indicate that a large Hayward Fault quake would trigger very violent shaking close to the Fault in the northeastern part of the city, and a high risk of liquefaction in the Marina Faire/Mulford Gardens and Washington Manor/Bonaire neighborhoods.

The State Division of Mines and Geology has designated the area immediately adjacent to the Hayward Fault as a "Special Studies Zone". Before any development may occur within this zone, geologic studies are required to determine the precise location of active fault traces and evaluate the feasibility of construction. Structures must be set back at least 50 feet from any fault trace and must be engineered to reduce the potential for earthquake damage. Elsewhere in the city, the Uniform Building Code includes a number of provisions to reduce the potential for quake damage.

Structural Hazards

Enforcement of the Uniform Building Code (UBC) by the San Leandro Building Division helps ensure that new construction will withstand the forces associated with a major earthquake. However, many of the buildings in San Leandro pre-date the modern UBC and are susceptible to damage. The City is nearing completion of a multi-year program to retrofit unreinforced masonry buildings (URMBs), most of which are located in and around downtown.

Several other building types have been identified as vulnerable and have been targeted for future retrofit programs. These include:

- *Concrete tilt-up structures.* About 320 tilt-ups have been identified in San Leandro, with about 50 retrofitted to date. Many of these structures require additional roof-to-wall connections to avoid their collapse during an earthquake.
- *Soft-story buildings.* These are multi-story structures with little or no first floor bracing – 368 soft-story buildings have been identified in San Leandro. Most are two- and three-story apartments or offices constructed over ground-level parking.
- *Older single family homes.* Many older homes in San Leandro have not been bolted to their foundations and would benefit from additional underfloor bracing.

Seismic retrofitting can be expensive. The City provides assistance to property owners in the form of classes and seminars, tool lending and guidelines for do-it-yourself retrofit projects. In the past, the City has helped property owners by providing grants, financing support and underwriting of permit fees. Additional assistance programs will be explored in the future.

The City has completed the retrofitting of most public facilities, including City Hall, the Police Station, the Main Library, and all fire stations. Both the San Leandro and San Lorenzo Unified School Districts have also undertaken major seismic retrofit programs during the past few years. Retrofit work by Caltrans and the Bay Area Rapid Transit District (BART) is ongoing, while the East



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Bay Municipal Utilities District (EBMUD) is in the midst of a \$189 million program to reinforce its reservoirs and major water lines. Some of the freeway overpasses in San Leandro remain vulnerable and will require further strengthening in the coming years.

Costs incurred by the City from previous earthquakes are an estimated \$65,000 in emergency response costs. Fortunately, City buildings were not dramatically impacted. However, homeowners sustained damage such as wall cracks and cracked windows during the 1989 Loma Prieta Earthquake.



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San Leandro URMBS Status

URMBs Under Construction

			Date	Date	Ordinance	Assessment
			Pre-Const	Last Recd	Effective	District
Permit #	Type	Address	Inspection	Inspection	Date	Date
BURM0012	Repair	571 Bancroft	11/23/92	11/23/92	11/23/95	11/23/96
BURM0014	Repair	14621 E. 14 th	11/27/95	11/27/95	11/27/98	11/27/99
BURM0006	Repair	497 E. 14 th	5/5/95	1/2/96	5/5/98	5/5/99
BURM0020	Repair	1746 Washington	11/30/95	11/30/95	11/30/98	11/30/99

URMB's Finaled

Permit #	Type	Address	Date Permit Finaled	Date Comp Ltr Sent	Date Cert Comp Recorded	Comments
BURM0015	Repair	401 Bancroft	12/18/96	2/5/97	3/25/97	
BURM0011	Repair	577 Bancroft	1/31/94	2/25/97	3/23/93	
BURM0024	Repair	240 Castro	5/19/98	9/16/98	9/21/98	
BA201244	Demo	350 Davis	5/19/98	9/16/98	9/21/98	
BURM0013	Repair	566 Dutton	9/1/99	10/27/99	11/9/99	
BURM0030	Repair	572 Dutton	10/28/93	11/1/94	1/10/95	
920461	Repair	110 E. 14 th	10/22/92	2/25/94	3/23/93	
BURM0016	Repair	445 E. 14 th	2/9/93	9/30/93	10/12/93	
BURM0001	Repair	471 E. 14 th	11/28/95	11/28/95	1/3/96	
BURM0032	Repair	577 E. 14 th	5/23/95	6/2/95	6/6/95	
BURM0005	Repair	601 E. 14 th	6/28/93	3/21/94	3/23/93	
921164	Repair	688 E. 14 th	1/7/92	3/21/94	3/23/93	
BURM0004	Repair	689 E. 14 th	12/25/93	3/21/94	3/23/93	
BURM0010	Repair	770 E. 14 th	11/2/98	3/16/01	4/31/01	
BURM0033	Demo	1010 E. 14 th	5/19/98	9/16/98	9/21/98	
BURM0002	Repair	1032 E. 14 th	6/19/98	9/16/98	9/21/98	
921255	Repair	1443 E. 14 th	3/25/93	9/30/93	11/10/93	
BURM0017	Repair	1480 E. 14 th	10/8/96	10/31/96	11/26/96	
BURM0027	Repair	1654 E. 14 th	8/26/99	10/15/99	11/2/99	
BURM0018	Repair	1672 E. 14 th	7/25/93	9/30/93	10/12/93	
913208	Repair	14818 E. 14 th	9/18/92	2/25/94	3/23/93	
BURM0034	Repair	227 E. 14 th	5/19/97	6/18/97	7/30/97	
BURM0023	Repair	160 Estudillo	3/20/93	3/21/94	3/23/93	
BURM0007	Repair	201 Foothill	5/24/94	12/8/94	12/29/94	
BURM0008	Demo	400 Hudson	2/23/01	3/16/01	4/31/01	Under Permit
BURM0009	Demo	400 Hudson	2/23/01	3/16/01	4/31/01	BLD2000-00346
BURM0019	Demo	400 Hudson	6/18/97	3/16/01	4/31/01	Demolished
BURM0021	Repair	561 Lafayette	6/7/97	3/16/01	4/31/01	
BURM0028	Demo	340 MacArthur	9/8/94	10/21/94	11/10/94	
BURM0026	Repair	397 MacArthur	12/28/94	7/25/95	7/27/95	
913033	Demo	709 MacArthur	11/2/93	12/16/94	12/29/94	



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Permit #	Type	Address	Date Permit Finaled	Date Comp Ltr Sent	Date Cert Comp Recorded	Comments
BURM0003	Demo	1855 Washington	12/23/96	10/9/01		
912911	Demo	1693 Washington Av	11/12/92	2/15/94	3/23/93	
BA200372	Repair	1850 Williams	4/13/00	4/18/00	5/5/00	
BURM0029	Demo	1057 MacArthur	11/14/95	1/2/96	11/14/98	11/14/99
912516	Repair	421 E. 14 th	3/18/93	3/18/93	3/18/96	Will Demo



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City of San Leandro – Tilt-up Buildings

111	SAN LEANDRO BL	14336	WASHINGTON AV	2150	WILLIAMS ST
2040	WILLIAMS ST	427	HESTER ST	2085	WEST AV 140TH
2050	WILLIAMS ST	400	HESTER ST	2100	WILLIAMS ST
2040	WILLIAMS ST	1840	WILLIAMS ST	2065	WEST AV 140TH
100	HALCYON DR	414	HESTER ST	751	143RD AV
1000	MONTAGUE AV	14332	WASHINGTON AV	1661	DOOLITTLE DR
2661	ALVARADO ST	1520	DOOLITTLE DR	377	PEDA ST
1111	MARINA BL	2002	DAVIS ST	2799	MILLER ST
14000	WASHINGTON AV	2360	TEAGARDEN ST	1785	TIMOTHY DR
785	MONTAGUE AV	1000	MONTAGUE AV	2073	WEST AV 140TH
1951	FAIRWAY DR	1959	WEST AV 140TH	444	DOOLITTLE DR
1933	WILLIAMS ST	1980	WEST AV 140TH	1465	FACTOR AV
797	MONTAGUE AV	1456	136TH AV	640	143RD AV
1786	TIMOTHY DR	2366	ALVARADO ST	777	139TH AV
1951	WILLIAMS ST	72	98TH AV	680	MARINA BL
795	ALADDIN AV	1501	DOOLITTLE DR	534	LEWELLING BL
1890	WILLIAMS ST	997	MONTAGUE AV	620	MARINA BL
1113	ALADDIN AV	538	LEWELLING BL	1700	FAIRWAY DR
1532	DOOLITTLE DR	552	LEWELLING BL	2613	ALVARADO ST
830	CASTRO ST	459	HESTER ST	631	MONTAGUE AV
699	CASTRO ST	887	MANOR BL	2460	TEAGARDEN ST
792	MONTAGUE AV	1981	WEST AV 140TH	640	MARINA BL
1035	WILLIAMS ST	440	HESTER ST	2096	MERCED ST
13666	EAST 14TH ST	14160	WASHINGTON AV	2003	WEST AV 140TH
1500	DOOLITTLE DR	2057	WEST AV 140TH	2071	WEST AV 140TH
1717	DOOLITTLE DR	14110	WASHINGTON AV	1914	REPUBLIC AV
2428	MERCED ST	1960	LEWELLING BL	1588	DOOLITTLE DR
399	PEDA ST	1975	WEST AV 140TH	3018	ALVARADO ST
591	MONTAGUE AV	1941	WEST AV 140TH	1345	DOOLITTLE DR
833	MONTAGUE AV	1941	WEST AV 140TH	2950	ALVARADO ST
2001	WAYNE AV	2041	WEST AV 140TH	2311	MERCED ST
1815	WILLIAMS ST	2450	DAVIS ST	2175	ADAMS AV
828	MONTAGUE AV	2650	ALVARADO ST	534	LEWELLING BL
1144	MONTAGUE AV	2062	WEST AV 140TH	1111	139TH AV
14334	WASHINGTON AV	700	MONTAGUE AV	1940	FAIRWAY DR
990	BEECHER ST	426	HESTER ST	1651	ABRAM CT
2595	ALVARADO ST	14680	WASHINGTON AV	2303	MERCED ST
2133	ADAMS AV	555	MONTAGUE AV	3011	ALVARADO ST
1188	MONTAGUE AV	2192	EAST 14TH ST	2960	ALVARADO ST
901	MONTAGUE AV	1155	BEECHER ST	1689	ABRAM CT
855	MONTAGUE AV	2756	ALVARADO ST	1366	DOOLITTLE DR
401	PEDA ST	820	143RD AV	2992	ALVARADO ST
2960	MERCED ST	1470	DOOLITTLE DR	1992	REPUBLIC AV
2500	TEAGARDEN ST	999	BEECHER ST	2410	TEAGARDEN ST
1055	MONTAGUE AV	2700	MERCED ST	701	FREMONT AV
1800	MERCED ST	555	FLORESTA BL	2855	MILLER ST
2502	WILLIAMS ST	495	HESTER ST	3004	ALVARADO ST
1777	TIMOTHY DR	835	FREMONT AV	661	ALADDIN AV
1251	DOOLITTLE DR	2800	ALVARADO ST	2580	NICHOLSON ST
150	DOOLITTLE DR	539	LEWELLING BL	14845	EAST 14TH ST
635	143RD AV	595	MONTAGUE AV	1720	MARINA BL
635	MARINA BL	2015	WEST AV 140TH	2031	BURROUGHS AV



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List of Tilt-Up Buildings (Continued)

401	MARINA BL	561	WHITNEY ST	13756	DOOLITTLE DR
820	ALADDIN AV	1968	WILLIAMS ST	14025	CATALINA ST
15555	HESPERIAN BL	1976	WILLIAMS ST	14680	DOOLITTLE DR
1950	BURROUGHS AV	14496	WICKS BL	14570	DOOLITTLE DR
2553	NICHOLSON ST	693	WHITNEY ST	1132	BEECHER ST
1750	ABRAM CT	14493	WICKS BL	14660	DOOLITTLE DR
2080	PIKE AV	14622	WICKS BL	2781	TEAGARDEN ST
2031	BURROUGHS AV	14692	WICKS BL	2761	TEAGARDEN ST
1777	ABRAM CT	14072	DOOLITTLE DR	2953	TEAGARDEN ST
1600	FACTOR AV	2077	EDISON AV	2971	TEAGARDEN ST
1699	EAST 14TH ST	14066	DOOLITTLE DR	2993	TEAGARDEN ST
2054	BURROUGHS AV	1618	DOOLITTLE DR	537	ESTABROOK ST
1947	REPUBLIC AV	1605	ABRAM CT	1444	FACTOR AV
2950	MERCED ST	1550	FACTOR AV	1990	REPUBLIC AV
2550	MERCED ST BLDG 9	1066	BEECHER ST	3051	TEAGARDEN ST
1959	REPUBLIC AV	2081	ADAMS AV	2435	POLVOROSA AV
2950	MERCED ST	2085	BURROUGHS AV	14514	WICKS BL
1999	PIKE AV	2020	FARALLON DR	1651	AURORA DR
2077	PIKE AV	1599	FACTOR AV	2950	TEAGARDEN ST
1991	REPUBLIC AV	2550	MERCED ST BLDG 8	3063	ALVARADO ST
2025	PIKE AV	1701	MARINA BL BLDG 13	2551	MERCED ST
1915	REPUBLIC AV	1701	MARINA BL	2109	ADAMS AV
1950	WILLIAMS ST	667	MCCORMICK ST	2300	POLVOROSA AV
1954	WILLIAMS ST	2177	FARALLON DR	1977	ADAMS AV
829	ALVARADO ST	2000	MERCED ST	2955	MERCED ST
2370	DAVIS ST	2550	MERCED ST BLDG 10	761	MONTAGUE AV
2088	BURROUGHS AV	483	MCCORMICK ST	2021	FARALLON DR
1919	REPUBLIC AV	555	MCCORMICK ST	2462	POLVOROSA AV
14295	WICKS BL	14422	WICKS BL	3081	TEAGARDEN ST
1919	WILLIAMS ST	14855	WICKS BL ***	2108	EDISON AV
2059	WILLIAMS ST	14710	WICKS BL	2505	GRANT AV
14472	WICKS BL	14300	WICKS BL	2721	TEAGARDEN ST
900	ALADDIN AV	15555	EAST 14TH ST	642	MCCORMICK ST
2035	EDISON AV	2054	BURROUGHS AV	2194	EDISON AV
1021	ESTUDILLO AV	1145	ALADDIN AV	3073	TEAGARDEN ST
3199	ALVARADO ST	14708	DOOLITTLE DR	2434	POLVOROSA AV
2851	ALVARADO ST	2933	ALVARADO ST	14680	WICKS BL
1088	BEECHER ST	950	ALADDIN AV	1960	WILLIAMS ST
14275	CATALINA ST	2099	EDISON AV	3041	TEAGARDEN ST
2091	FARALLON DR	2811	TEAGARDEN ST	14077	CATALINA ST
1688	ABRAM CT	1000	ALADDIN AV	2475	POLVOROSA AV
2091	FARALLON DR	1400	FACTOR AV	524	MCCORMICK ST
512	MARINA BL	2023	ALVARADO ST	466	MCCORMICK ST
14444	GRIFFITH ST	2050	FARALLON DR	600	MCCORMICK ST
663	MONTAGUE AV	13700	CATALINA ST	14355	CATALINA ST
14487	GRIFFITH ST	1970	REPUBLIC AV	2451	POLVOROSA AV
2596	NICHOLSON ST	1970	REPUBLIC AV	14655	WICKS BL
14529	GRIFFITH ST	1930	FAIRWAY DR	2091	BURROUGHS AV
14447	GRIFFITH ST	1970	REPUBLIC AV	2002	EDISON AV
629	WHITNEY ST	14750	WICKS BL	2090	EDISON AV
14100	DOOLITTLE DR	665	WHITNEY ST	2701	MERCED ST
1033	MONTAGUE AV	14820	WICKS BL	1899	MARINA BL
14465	GRIFFITH ST	14850	WICKS BL	2300	MERCED ST
14550	GRIFFITH ST	14725	WICKS BL	2300	MERCED ST
2624	NICHOLSON ST	555	BANCROFT AV	2831	MERCED ST



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List of Tilt-Up Buildings (Continued)

2300 MERCED ST
2040 FARALLON DR
2300 MERCED ST
1906 REPUBLIC AV
14358 WICKS BL
3007 TEAGARDEN ST
2091 WEST AV 140TH
701 WHITNEY ST
700 WHITNEY ST
730 WHITNEY ST
2000 ADAMS AV
14054 CATALINA ST
2000 ADAMS AV
2000 ADAMS AV
2591 NICHOLSON ST
14275 WICKS BL
519 WHITNEY ST



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Weapons of Mass Destruction/Terrorism

In 2004, the Terrorism Annex to the City of San Leandro's Emergency Plan was developed which identified potential terrorism targets. The City is traversed by railway lines, a rapid transit system, interstate highways, and flight paths to and from the Oakland International Airport and the San Francisco International Airport. In addition, locations that draw crowds to an event were considered such as the McAfee Coliseum in neighboring Oakland. As acts against innocent populations increase worldwide, we are cognizant of the potential of such events within our community.

The WMD/Terrorism Sub-committee meeting objectives were to bring to the forefront those mitigation activities related to WMD/Terrorism that are already in place within the City of San Leandro; to determine what shall be categorized in reactive and proactive activities; and to identify gaps.

Working relationships with other agencies and resources are in place when the City of San Leandro's emergency operations center is activated. There exists an avenue to exchange intelligence and information. Working groups are in place on the federal, state, regional, county, and local levels and internally. On the State level, the California Intelligence Terrorism Center (CITIC) is available. On the regional level, the Bay Area Terrorism Working Group (BATWING) in association with the Federal Bureau of Investigation exists, along with the NEPTUNE Coalition and the Urban Area Security Initiative. The Urban Area Security Initiative involves collaboration between adjoining jurisdictions to arrive at regional solutions to plan and prepared for acts of terrorism.

On the County level, the City of San Leandro is active in numerous working groups listed below to strengthen coordination between agencies:

- Terrorism Working Group
- County OES advisories
- Hazardous Materials working group
- Alameda County Terrorism Working Group
- ALCO-Communications Working Group (Interoperability)
- ALCO-Operational Area Council (makes policies that support WMD response) directs federal funding
- ALCO-CERT

On the local level, the City of San Leandro convenes its Terrorism Working Group and Disaster Council to address local emergency issues with the intent of developing plans and procedures to address the potential for acts of terrorism. Also, the City has a Neighborhood Watch program established in the 1980s which provides communities with the ability to maintain a safe living environment.



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The City of San Leandro has strengthened its ability to respond to WMD/Terrorism incidents by implementing the following:

- Hardening of Critical Facilities
- Public Education via media and Public Information Officer
- Alert & Warning/Advisory System
- Specialized Training
 - SWAT for WMD incidents
- Assessments and Planning as outlined in the City of San Leandro's Terrorism Annex
- Equipment
- Exercises performed with a regional approach (Operation Splashdown) incorporating the TSA and mass casualty incident procedures

After careful assessment gaps were identified that, when addressed, can further strengthen the City of San Leandro's ability to respond effectively and swiftly. The identified gaps and/or constraints are:

- Interoperability/Communications.
- Regional Training. Need to train with other response agencies to improve coordination (i.e. fire department, police department, Alameda County Public Health)
- Multi-discipline response team comprised of police, fire, emergency medical services to shorten the response time to an incident. Create an Alameda County terrorism response team.
- Specialized WMD funding to do what needs to be done. Initial & ongoing funding.
- Building Access Accountability/Hardening. Security, badging of City Staff and Accessibility to Public Facilities.
 - Police Department accessibility.
 - City Hall
 - Emergency Operations Center
- Economic Recovery Plan.
- Budget.
- Personal Protection for Police Department. Currently, the police force only has gas masks and bullet-proof vests.
- Force Protective Training for Police Dept.
- Critical Response Partnerships (i.e. Public Health, TSA, Levels of Quarantine)
- Security Advisory.



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Terrorism Assessment Priority List

Category 1: Continuity of Government	City Hall Public Works Center
Category 2: Information & Communications	Police Station
Category 3: Emergency Services	Fire Stations Police Station EOC Ambulance Services
Category 4: Institutions	Public and Private Schools Faith-based Organizations
Category 5: Commercial/Industrial Facilities	Food Distribution Center Food Packaging Plant Beverage Bottling Center Chemical Storage Nuclear Research Lab
Category 6: Transportation	BART Stations & Rail Systems Railroad Corridors Transportation Corridors Marina Airport Flight Path
Category 7: Water Supply	Nearby Lake & Dam Municipal Water Systems
Category 8: Banking	None
Category 9: Public Health	Hospitals
Category 10: Recreational Facilities	Marina Community Center City Parks High School Library
Category 11: Miscellaneous	Shopping Mall Sewage Treatment Plant
Category 12: Electric, Power, Oil/Gas Storage	Electrical Plant



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Wildland/Urban Conflagration

The risk of urban wildfire in California has increased dramatically as a result of population growth on fire prone hillsides. The danger is not just limited to rural areas. In fact, one of the costliest wildfires in U.S. history took place just eight miles north of San Leandro in 1991. That fire caused \$3 billion in property damage, caused 25 deaths, and resulting in the lost of some 3,000 homes in the Oakland and Berkeley Hills.

Fortunately, the risks are less severe in the San Leandro hills. Within the San Leandro hill area are approximately 1,500 homes valued between \$700,000 and over \$1,000,000. The area east of I-580 is classified as a "moderate" fire hazard by the California Department of Forestry. The lack of a dense tree canopy is a mitigating factor as are the relatively wide streets, gentle slopes and grassland vegetation. Nonetheless, the city lies adjacent to thousands of acres of potentially flammable coastal scrub and forested open space. There are also a number of locations in the city, particularly along San Leandro Creek, with large eucalyptus trees and other highly flammable vegetation and combustible litter. The Uniform Fire Code specifies additional requirements that are enforced by the City's Building Division. The City also requires fire-resistant roofing materials in new construction and major remodeling projects.

The City of San Leandro Wildland/Urban Conflagration sub-committee convened to bring to the forefront those mitigation activities related to Wildland/Urban Conflagration that are already in place within the City of San Leandro; to determine what shall be categorized in reactive and proactive activities; and to identify gaps.

Reactive

- EOC resource (have contacts)
- Fire Dept.-minimum staff
- Trained Personnel
- Equipment
- Mutual Aid
- Police Response
 - Security
 - Evacuation
 - Investigation to assist if it is a crime scene
- Care & Shelter

Proactive

- Surveillance
- Police Protection
- Mutual Aid
- Law Enforcement

Gaps

- Communication
- Regional Training
- Economic Recovery Plan
- Fire/Police Coordination & Training



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Section III: Hazard Identification and Loss Estimates – Moderate Priority

Hazardous Materials

Radiological Incidents - High and Low

Radiological events may occur in the industrial area of San Leandro as well as along the interstate freeways and railway that course through the city. The maps of San Leandro in the following pages reflect where these incidents may occur. These incidents tend to be accidents. When these accidents occur, the City's Hazardous Materials Area Plan is activated to respond involving the Alameda County Fire Department.

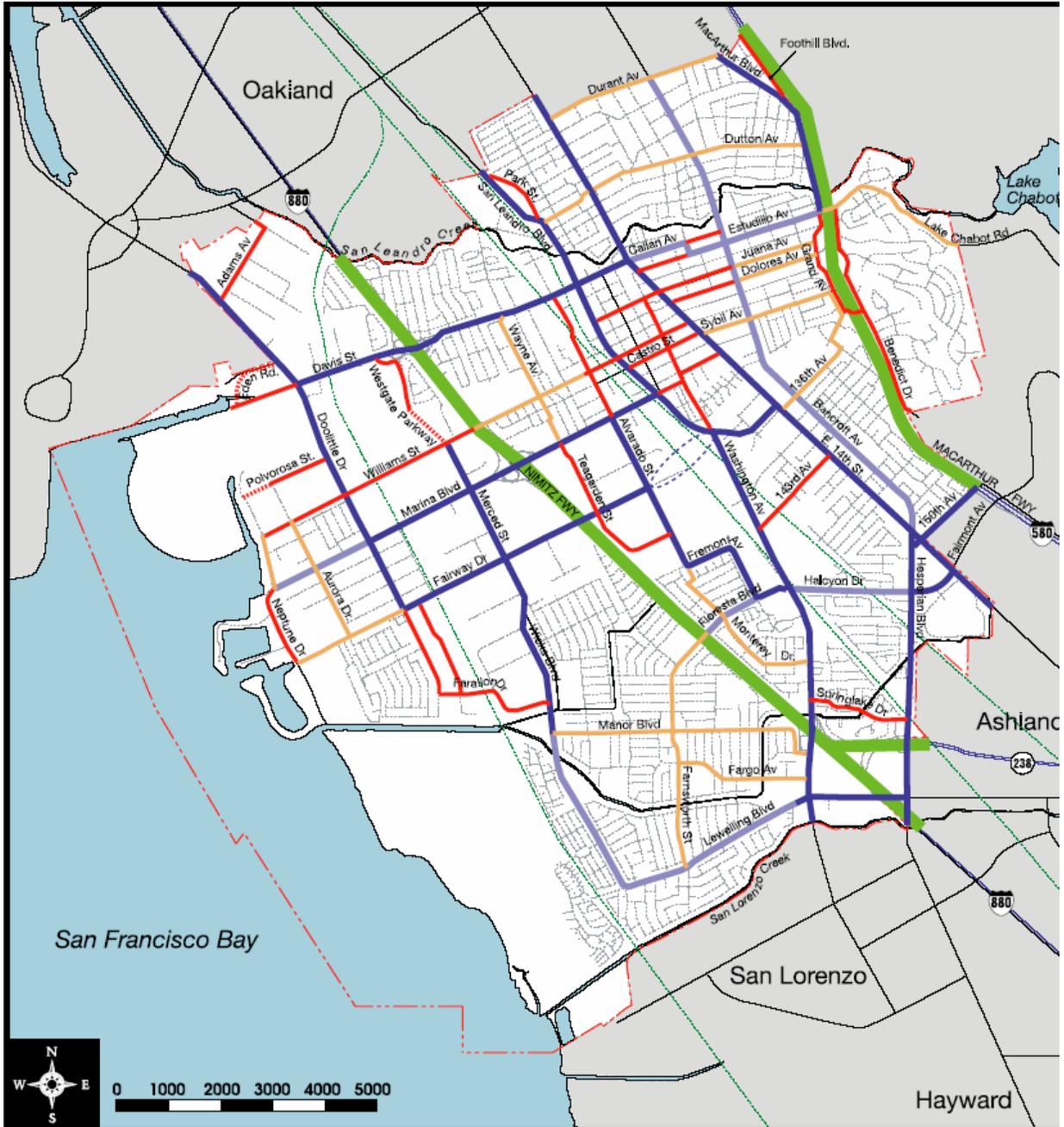
Transportation Accidents/Underground Pipelines

Transportation accidents involving hazardous materials can occur during transportation of explosive materials along freeways and railways. These incidents are very few. If an incident does occur, the Hazardous Materials Area Plan will be activated to respond.

The underground pipelines along railway lines may rupture causing a hazardous material incident. The maps on pages 4-24 and 4-25 display the location of pipelines. Generally, pipelines are located along railway right-of-ways. Should a rupture occur, the Hazardous Materials Plan will be activated to initiate any emergency response.



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LEGEND

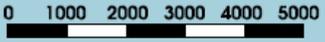
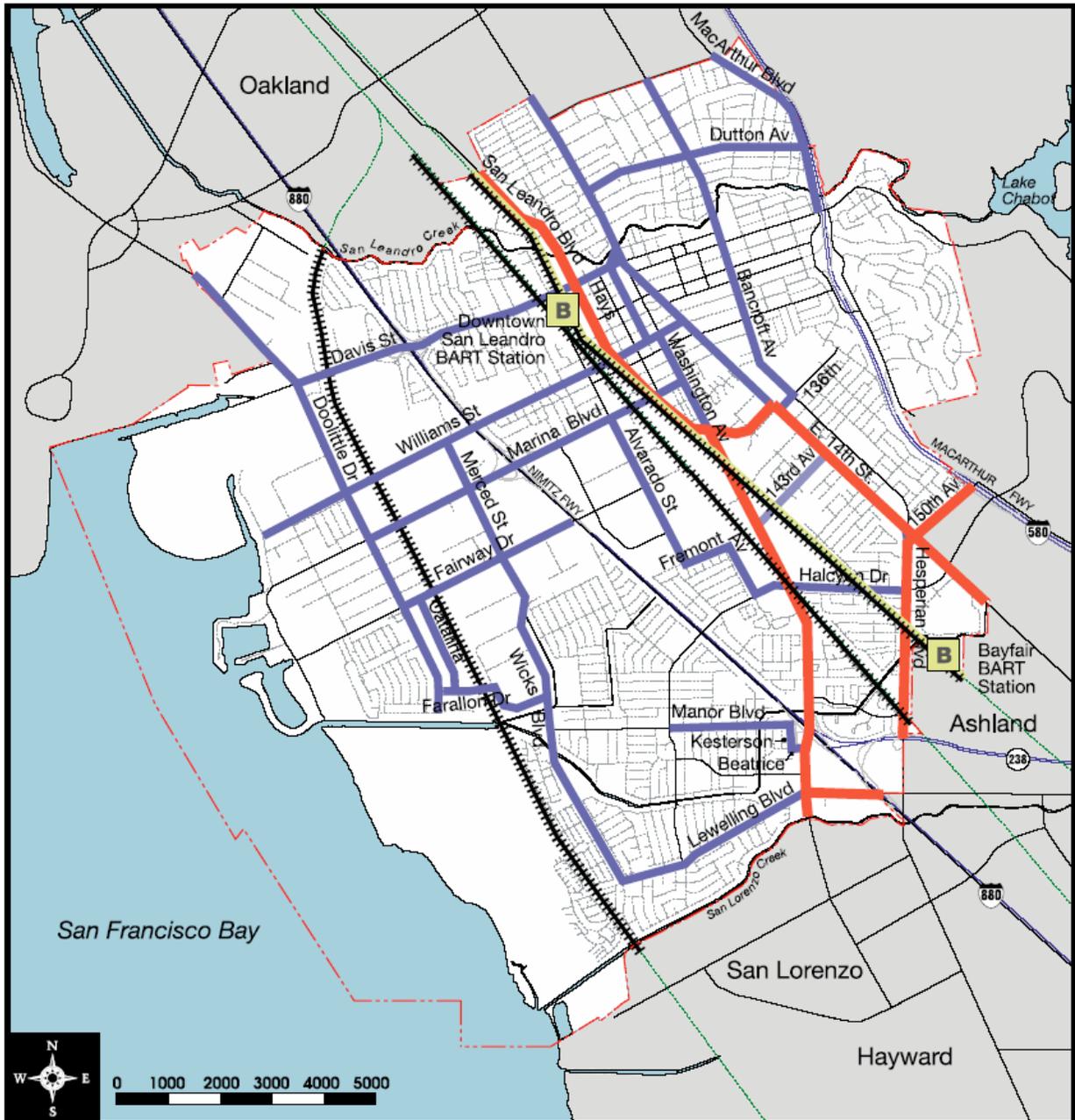
	Freeway		Residential Collector
	Arterial		Proposed Roadway (conceptual alignments only)
	Residential Arterial		Corridor for future study
	Collector		

MASTER ROADWAY PLAN

San Leandro General Plan Update, 2002



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LEGEND

- Through Truck Routes
- Local Truck Routes
- Railroads
- BART station
- BART line

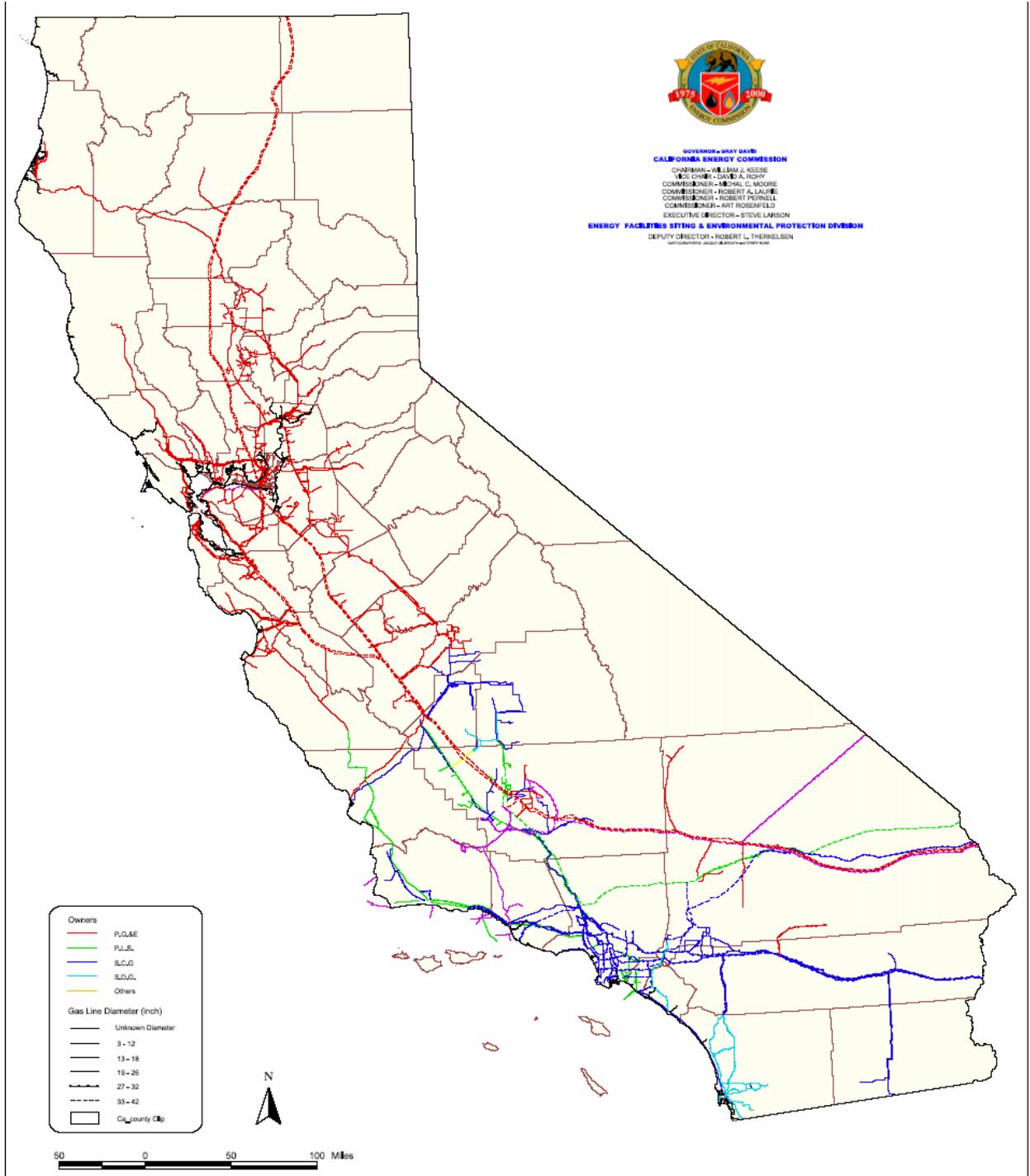
**TRUCK ROUTES/
RAILROADS**

San Leandro General Plan Update, 2002



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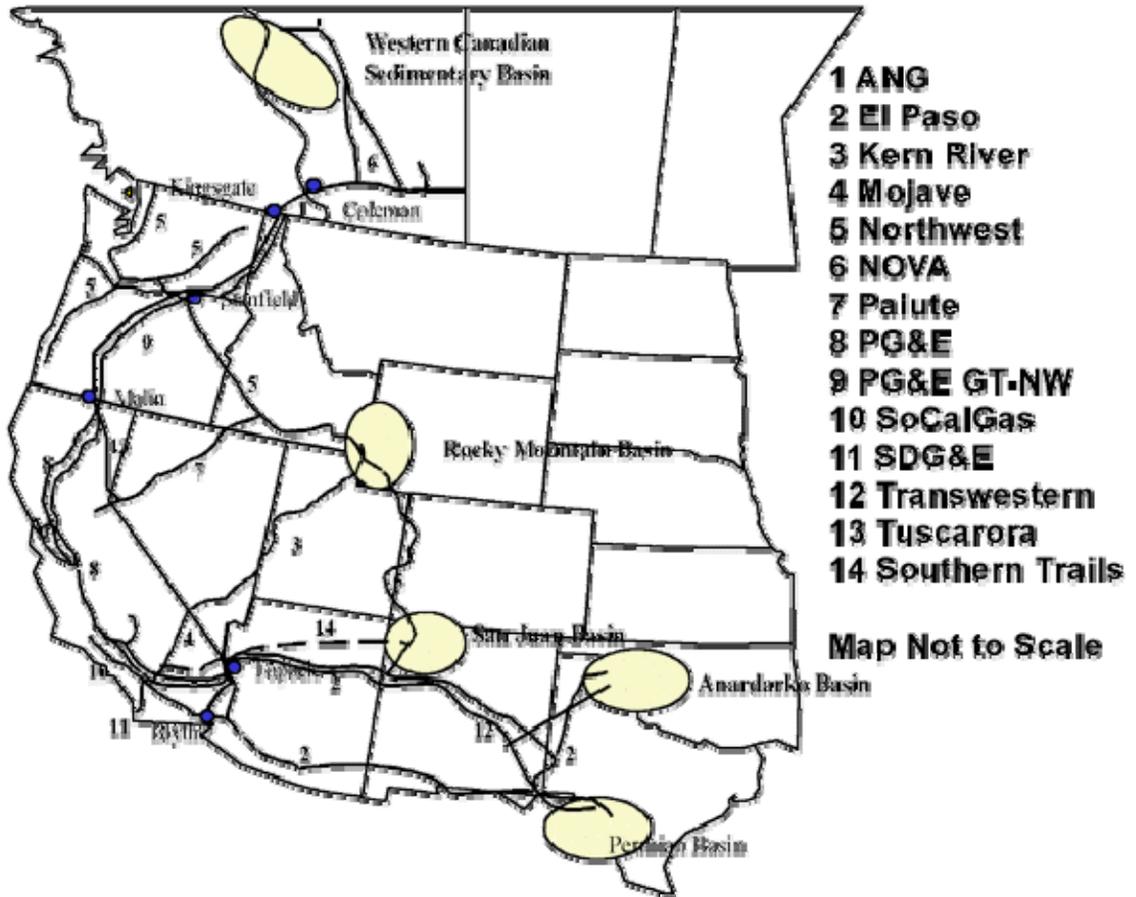
Pipelines





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Pipelines - Western United States





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Flooding

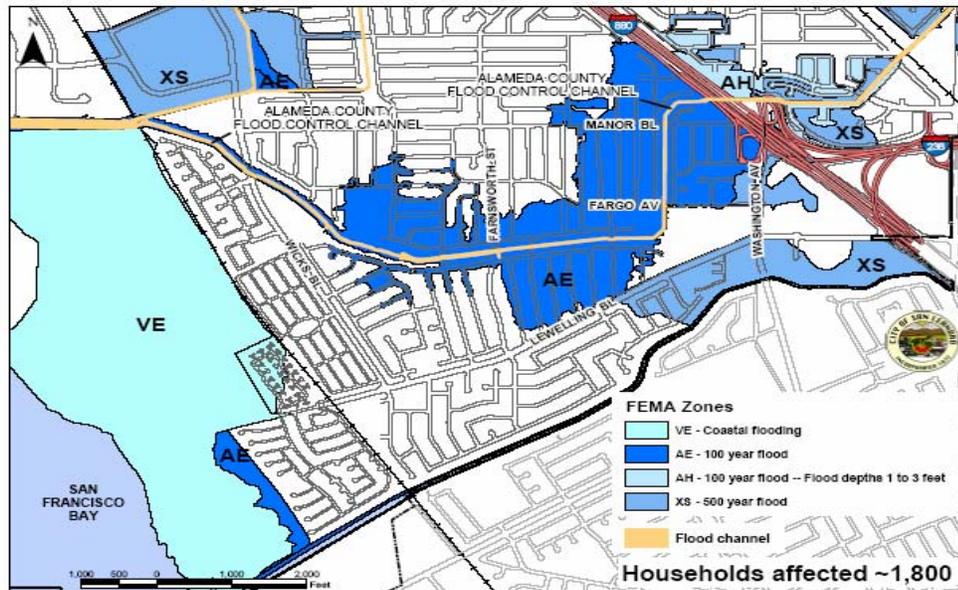
Flood hazards in San Leandro are associated with overbank flooding of creeks and drainage canals, dam failure, tsunamis, and rising sea level.

Overbank Flooding

At one time, flooding along creeks and streams was relatively common in San Leandro. These hazards were greatly reduced during the 1960s and 1970s when the Alameda County Flood Control and Water Conservation District (ACFCWCD) channelized the lower portions of San Leandro Creek and constructed flood control ditches in the southern part of the City.

Although the flood control channels were effective, they did not eliminate flood hazards entirely. During the last 40 years, urbanization in the watersheds has increased impervious surface area, which has resulted in faster rates of runoff and higher volumes of stormwater in the channels. Recent maps published by the Federal Emergency Management Agency (FEMA) indicate that a 100-year storm (e.g., a storm that has a one percent chance of occurring in any given year) could cause shallow flooding in parts of southwest San Leandro.

In 1999, the City appealed the flood zone boundaries established by FEMA, believing that the number of flood prone properties had been overestimated. Revised maps became effective in February 2000. Although the revised maps show fewer properties in the flood zone than the 1999 maps did, the zones may still be overstated. According to FEMA, there are still 1,870 homes in the Manor, Floresta and Springlake neighborhoods within the 100-year floodplain. Flood insurance costs for these residents amounts to over one million dollars a year. The City is presently working with impacted homeowners to verify the elevations of their homes, possibly enabling some residents to have their properties removed from the floodplain boundary. Additional appeals of the boundaries have been filed.



Flooding risk in southern San Leandro



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The principal consequence of a property's designation within the 100-year flood zone is that flood insurance is required for federally insured mortgage loans. Insurance also may be required by other mortgage lenders. Moreover, the City's Floodplain Management Ordinance requires that new construction, additions and major home improvement projects are raised at least one foot above the base flood elevation — this can be a significant expense for homeowners making alterations to existing structures.

While the City works with FEMA to improve the accuracy of the flood zone maps, it is also working with the ACFCWCD to increase the carrying capacity of the channels. Measures being pursued include redesign of the channels, replacing undersized culverts, and keeping the channels well-maintained and free of debris. Steps should be taken to identify additional funding sources and expedite the reconstruction of the channels.

Other Flood Hazards

Dam Failure. Most of San Leandro would be flooded in the event of dam failure at the Lake Chabot or Upper San Leandro Reservoirs. Such a flood could produce catastrophic damage and casualties in the city. The dams at both reservoirs have been seismically strengthened during the last 30 years, making the risk of failure extremely low. Continued maintenance and seismic reinforcement will take place in the future.

Tsunamis. Tsunamis are long-period waves usually caused by off-shore earthquakes or landslides. Because the San Leandro shoreline does not face the open ocean, the risk is very low. A 100-year frequency tsunami would generate a wave run-up of 4.4 feet at the San Leandro shoreline. Most of the shoreline is protected by rip-rap (boulders) and would not be seriously affected.

Rising Sea Level. Rising sea level is a global issue that could affect San Leandro later in the 21st century. Environmental studies indicate that global warming could lead to a sea level rise of one to eleven feet during the next 100 years. This could have significant effects on the ecology of San Leandro's Shoreline Marshlands. It could also increase erosion along the waterfront and raise the hazard of tidal flooding along Neptune Drive and nearby streets. The City will remain involved in state and regional discussions about this issue and the ways to mitigate its effects on the Bay shoreline.

Explosions (Accidental)

Explosions can occur during transportation of explosive materials along freeways, railways and in the industrial area where there are CO₂ tanks. These incidents are very few. If an incident does occur the Hazardous Materials Area Plan is activated to respond.



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Data/Telecommunications

(Section under development – Technology Dept.

Need:

Potential for occurrence

Probable location of occurrence

Extent of occurrence

Previous occurrences

Probability of future occurrences)

Water/Dam Failure

(Section under development-East Bay MUD

Need:

Potential for occurrence

Probable location of occurrence

Extent of occurrence

Previous occurrences

Probability of future occurrences)

Natural Occurring Pandemic Diseases

(Section under development-Awaiting data from ALCO Public Health

Need:

Potential for occurrence

Probable location of occurrence

Extent of occurrence

Previous occurrences

Probability of future occurrences)



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Chapter 5 Mitigation Strategies

Section I: Prioritizing Mitigation Strategies

The City of San Leandro Hazard Mitigation Planning Team determined that the most prominent hazard of which the city is vulnerable are earthquakes. Consideration of the impact of economic loss to the city and its citizens were evaluated. In addition, loss of use of property, both commercially and residentially, were considered in this determination. Therefore, the mitigation strategies identified herewith are first and foremost in prioritizing how the city can and has greatly benefited from the actions described. Additionally, each strategy's cost-benefit was considered before arriving at the decision to pursue the actions described. In each case, the strategy demonstrated that it would benefit the citizens of San Leandro by protecting their health, safety and well-being.

Section II: Current City of San Leandro Hazard Mitigation Master Plan

Hazard mitigation and emergency preparedness have become part of the San Leandro culture and an important aspect of our daily lives. The City's commitment to the health and safety of the community has been a leading priority during the last several years. A Hazard Mitigation Master Plan (Master Plan) was created in 1999 which demonstrates this commitment. The Master Plan has been a vision of the Disaster Preparedness Council Subcommittee, the Disaster Preparedness Citizen's Advisory Committee, and the Master Plan Committee, and with the support and leadership of the City Council, City Manager's Office and the entire San Leandro community . . . the Master Plan has become a reality. The strategies outlined in this section are directly from the City of San Leandro's Hazard Mitigation Master Plan.

The Master Plan is a document that prepares the community and future generations for the potential life threatening emergencies that are prevalent in any community and particularly in the Bay Area. This "road map" is a dynamic plan that becomes the City's action plan involving the hazard mitigation and emergency preparedness process. These efforts contribute to creating a Disaster Resistant Community.

The City Council and City government, in partnership with its community, will continue its proactive mitigation, preparedness, response, and recovery efforts. The City's Partnership for Preparedness Program and the long-range hazard reduction plan constitute San Leandro's Hazard Mitigation Master Plan. The elements in this strategy are outlined in the following sections.

Disaster Council Members

Shelia Young, Mayor (chair)
Orval Badger, Vice Mayor
John Jermanis, City Manager
Steve Hollister, Assistant City Manager
Joseph Kitchen, Chief of Police
Michael Bakaldin, Interim Public Works Dir.

William J. McCammon, Fire Chief
Dale Attarian, Police Captain
William Schock, Chief Building Official
Karen Langmaid, San Lorenzo USD
Ana Marie Jones, CARD



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Citizen Vision Task Force

John Bailey

Bob Berger

Kim Brockman

Don Carlson

Joe Cramer

Sandy Forese

Carolyn Green

Sam Holcomb

Dave Jorgensen

Howard Kerr

Jeff McGallian

Mike Munoz

Bill Perras

Marion Pryfogle

Susan Reisz

Al Rosenga

Caryl Ann Symons

Trink Tran



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Long Range Earthquake Hazard Reduction Plan

After witnessing the extent of structural damage and financial impact caused by the Northridge Earthquake to the community, the City of San Leandro City Council members recognized the consequences their city would face if mitigation measures were not set into place. In 1994, a long-range earthquake hazard reduction plan was drafted for the purpose of:

1. Developing a procedure for assessing the seismic vulnerability of the community's private buildings;
2. Prioritizing the community's need to strengthen these buildings;
3. Developing programs to assist building owners in strengthening these buildings to survive earthquakes with minimal damage; and
4. Identifying funding alternatives to get the job done before our rising earthquake probabilities become certainties.

Hazard Mitigation Strategy Elements

Vulnerable Private Structures

There are certain types of structures that are known to perform poorly during earthquakes. After every significant earthquake, the following types of structures have failed:

1. Unreinforced masonry wall buildings have collapsed or showered bricks onto sidewalks, damaging private and public property, inflicting injury and causing death and destruction.
2. Homes with inadequate under-floor bracing and foundation bolting, particularly those built after World War II, have been jerked off their foundations, leaving their owners homeless and neighborhoods vacant for years.
3. Concrete tilt-up structures with inadequate roof-to-wall connections collapse damaging their precious contents, often bankrupting unsuspecting businesses, forcing their owners to look for safer new buildings.
4. Manufactured or mobile homes typically not anchored to resist the force of an earthquake, are left resting on the ground, their contents strewn about, and ruptured gas lines waiting to ignite.
5. Soft-story buildings with little or no first floor bracing collapse on their first floor contents, altering forever the landscape and lives of their inhabitants and owners.



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Development of Appropriate Codes and Standards

Before structural analysis and retrofit plans can be prepared, consensus must be reached on the nature of the problem and the standards for design. After a general consensus is achieved, it typically takes three years to revise the building code. The process starts with identification of the problem, then investigation and research into the nature and cause, followed by proposals to rectify the deficiencies. The proposals are subject to peer review and submitted to the International Conference of Building Officials for consideration as changes to the uniform building codes. The proposed changes are first published and distributed for comment and challenge before a code development committee at a public hearing. Subsequently, the committee takes an action to approve, reject or amend the proposals. The results of the committee hearings are published for public review and challenged at the annual education and code development hearing where final action is voted on. Any revisions are incorporated into the building code which is published on a three-year cycle. In California, the Uniform Building Code is required to be enforced locally within 180 days of publication by the State Building Standards Commission. Cities may make further amendments based on local geography, climate or topographic conditions.

Currently, codes and standards have been developed for the following types of structures: retrofitting and analyzing unreinforced masonry buildings, wood frame homes with inadequate under-floor bracing, concrete tilt-up structures with inadequate bracing, and a State approved system for bracing manufactured homes. Retrofit standards for soft-story structures are in the investigation and research phase.

Unreinforced Masonry Buildings

Unreinforced masonry buildings (URMB) have long been recognized as a class of buildings expected to perform poorly in earthquakes. In fact, there is almost universal agreement regarding the hazard. The risk associated with unreinforced masonry in buildings (including masonry infill) and the potential for loss of life in the event of an earthquake was recognized by the State legislators. In 1986 after public debate and testimony, including vigorous support by the State's Seismic Safety Commission, the State legislature adopted Senate Bill 547. SB547 required that by January 1, 1990, every city and county in the State identify all unreinforced masonry buildings within the jurisdiction and adopt appropriate mitigation programs.

Implementation

In response to the State mandate for a mitigation program, the City Council, after extensive public review and participation, adopted a plan on February 20, 1990. The City implemented a mandatory seismic retrofitting program that requires owners to demolish or retrofit URMB buildings. All identified URMB structures were to be retrofitted by 1999. The ordinance passed by the City Council is intended to promote public safety and welfare by establishing minimum standards for structural seismic resistance in unreinforced masonry wall buildings. The ordinance requires that owners of such buildings take appropriate measures to mitigate the potential hazards inherent in unreinforced masonry buildings. After adoption of the ordinance, the City Council delayed implementation of the ordinance for six months while a citizen's advisory committee participated in workshops and staff meetings to develop an assistance plan.



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Financing and Assistance

The City retained an engineering firm to provide preliminary plans and cost estimates for the buildings.

The City provided financial assistance ranging from grants to assistance in obtaining financing for structural repairs. A few owners obtained grants for façade improvements which could be accomplished in conjunction with the seismic upgrade. The City underwrote fees associated with obtaining permits and reimbursed owners ten percent of their engineering costs. For commercial buildings, the City formed a voluntary seismic assessment district to provide below market rate financing.

The Alta Mira Clubhouse, a historical building, received assistance in the form of a matching grant and project management services. The Mission Bell apartment building received a grant for the retrofitting from the Redevelopment Agency in exchange for setting aside housing units for low and moderate incomes.

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Ongoing

Wood Frame Homes Constructed With Inadequate Under-Floor Bracing and Bolting

History has shown that light wood frame homes constructed without adequate under floor bracing are particularly susceptible to the forces generated by an earthquake. The average cost to repair a home damaged by the Loma Prieta earthquake was between \$25,000 and \$35,000. After the Northridge earthquake, the California Building Officials and Structural Engineers Association of California formed task groups to investigate the structural deficiencies which contributed to the enormous amount of damage. Their task was to develop revised standards to the building codes along with a prescriptive standard that contractors and homeowners could use. The result of that effort was a new chapter (Prescriptive Provisions for Seismic Strengthening of Light, Wood-Framed, and Residential Buildings) in the Uniform Code for Building Conservation. The City actively participated in the process. In fact, many of the provisions were a direct result of experience gained from the City's homeowners and contractors retrofit classes. The average contractor's cost to retrofit a 1200 square-foot residence runs about \$2,800, far less than the cost to repair damage after an earthquake.



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Implementation

The City has initially focused on a voluntary program aimed at education and training. The strategy is to increase awareness, remove obstacles and make it easy to do the work. The City developed a multifaceted approach to implementing this voluntary program – starting with a high-impact, full-color, 16-page booklet that provides residents with a clear explanation about earthquake risks in the community, with easy-to-follow illustrations and step-by-step instructions for evaluating and strengthening their homes. The City offers a class for homeowners on retrofitting. Participants learn the basic principles behind retrofitting and how to actually do the retrofit work themselves. They are also trained on how to evaluate the work of their contractor. The final product from the class is a blueprint tailored for their home. Standard plans and details are available at the City's building permit counter.

Assistance

As an incentive to “do-it-yourselfers” who want to strengthen their homes but lack the necessary tools, there is a free tool-lending library located at the building permit counter. The City has set aside a portion of its block grant funding for low-interest loans to low-income homeowners specifically for home earthquake strengthening.

Hazard Mitigation Goal Addressed

Develop and implement a public education and outreach program.

Time Line: Ongoing

Concrete Tilt-Up Structures with Inadequate Roof-to-Wall Ties

The seismic hazard of weakly tied pre-cast walls to roofs in tilt-up buildings has been known for decades. Those designed to codes prior to 1976 are most vulnerable, especially on soils where earthquake shaking is amplified. Because their risks have been recognized for so long, without voluntary strengthening by most owners, some cities have enacted ordinances to require seismic strengthening of tilt-ups.

Concrete tilt-up buildings are one of the most economical forms of construction, having evolved over the last 40 years. They are designed to reduce construction costs both in materials and time to complete. The term “tilt-up” comes from the method of construction. Concrete slabs are cast on the ground and, after hardening, are lifted or “tilted up” into place to form the building's walls. The typical roof is constructed from framed plywood panels that are dropped into place between support beams. The lateral support for the walls is provided by the plywood roof. This is accomplished by nailing the edge of the plywood roof to a wooden ledger on the walls.



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The concrete panels are joined together by welding reinforcing steel at the roof line or concrete closure strips between panels. Although the design of tilt-ups has been evolving and improving, older existing tilt-ups still remain a seismic hazard to life and property. Tilt-up buildings have proven to be extremely vulnerable to earthquake damage. The first recorded collapse of tilt-ups was in the 1974 Good Friday Alaska earthquake. At that time, the vulnerability of tilt-ups was not clearly demonstrated or understood. It wasn't until the 1971 San Fernando earthquake (lasting 10 seconds) in which many tilt-up buildings collapsed. In the years following, there were a number of changes to buildings codes in an attempt to improve their performance. A major change was to the method of attachment of the roof to the walls. The perimeter plywood to ledger nailing was no longer permitted by the building code. Additional steel reinforcing was required at the tops of wall columns supporting roof beams. The next test of tilt-up performance was in the 1987 Whittier Narrows earthquake (a much shorter duration of ground movement; five seconds) when tilt-ups again suffered significant damage and roof collapses. These failures were attributed to the same inadequate connections, poor detailing of connections, and a previously-unnoticed phenomena that flexible roofs distribute greater forces in the middle of the building than to the walls. After the Northridge earthquake, a number of committees were formed to study and test the various aspects of tilt-ups and associated construction failures. Tests of materials and components were conducted at universities and labs throughout the country in an effort to understand the reasons for the failures. Out of that research and investigation came revised building code requirements for new tilt-up buildings and a standard for retrofitting existing buildings.

Implementation

A new chapter (Earthquake Hazard Reduction in Existing Tilt-up Concrete Buildings) has been added to the Uniform Code for Building Conservation. The City has been an active participant in developing the new standards. There are further revisions to the code which were published in March of 1997. The City has been active in an ad hoc committee of the Structural Engineers Association of California, drafting guidelines for engineers to use when evaluating tilt-up structures. The City has assessed the scope of hazard presented by these buildings and developed seismic retrofit standards.

There is no formal program to date. Engineers and building owners are strongly encouraged to evaluate tilt-up structures when the buildings change owners or undergo renovations.

Financing and Assistance

None to date. The City has compiled a draft inventory of concrete "tilt-up" structures.

Hazard Mitigation Goal Addressed

Continue to identify vulnerabilities of the city.

Time Line: Completed



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Manufactured Homes/Mobile Homes

Implementation

Mobile home parks and manufactured homes are regulated by the State and not subject to local jurisdiction. The State has approved seismic anchorage systems and implemented a mandatory compliance program for new or relocated structures. The City does conduct educational programs on the benefits of seismic bracing.

Assistance

The City has set aside a portion of its block grant funding for low-interest loans to low-income owners specifically for home earthquake strengthening.

The City is evaluating a partnership with mobile home parks by providing seismic shut-off valves; the City will provide the funding and technical assistance to facilitate the installation.

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Ongoing

Soft-Story Buildings

The Northridge earthquake revealed that multi-story buildings with ground-floor parking garages, or "soft-stories", are especially vulnerable to earthquakes. They are typically apartments or commercial buildings constructed with inadequate first-floor bracing. The apartment, condominium and commercial buildings in San Leandro that are found to be at risk should be strengthened as soon as possible to minimize the loss of lives and housing.

Implementation

Currently, there has been no consensus or new code provisions established specifically dealing with retrofitting soft-story structures. The City has conducted workshops aimed at promoting awareness of the problem and advising building owners to seek professional evaluations by qualified engineers.

The City has compiled a draft inventory of "soft-story" structures.



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The City will form and facilitate a task force comprised of community members (Stakeholders) to address the “soft-story” structural issues and develop an implementation strategy.

Financing

None to date.

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Ongoing

Vulnerable City Facilities

Strengthening essential City buildings and their contents is critical for disaster response and recovery.

In June 1990, the voters of California approved Proposition 122 (SB1250), the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990. The proposition provided \$250 million in general obligation bonds for program administration and for retrofitting or replacing State owned buildings, and \$50 million in general obligation bonds for program administration and for retrofitting or replacing local government essential service and public safety owned buildings. This State program would provide a 75% cost share for approved local government projects.

In 1991, the State announced its intention to implement a competitive grant program for local governments through which to distribute the local seismic retrofit money. The State’s criteria for grant eligibility under the seismic retrofit program was determined to be those essential service facilities which were not expected to be operational after a major earthquake and which were critical to carrying out the local emergency plan.

In early 1993, the formal competition for the seismic retrofit money began. The Emergency Services Manager for the City prepared and submitted eight applications for the following City facilities: (1) five fire stations, (2) the Public Safety Building, (3) City Hall, and (4) the Emergency Operations Center (EOC).



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In mid-1994, the State Architect informed the City that seven of the eight proposals were approved for the full 75% State funding match requested. The only City proposal denied funding was the EOC. Collectively, the total amount of State funding approved for San Leandro was \$1.69 million. The City Council approved \$18 million in local bonds to retrofit the original eight facilities and other City facilities, hence the required local match (25%) proved to be no problem.

All awarded grants had to be spent within three years of the State's commencement letter (August 11, 1994), which included construction time. Construction began in 1994 involving four phases and is completed.

Phase I: Retrofit and Rehabilitation of Fire Stations 9, 13, and 14 (completed).

Phase II: Retrofit and Rehabilitation of Public Safety Building and City Hall (completed).

Phase III: Retrofit and Rehabilitation of Library, Public Works Service Center, Water Pollution Control Plant (completed).

Phase IV: Retrofit Fire Stations 10 and 11 (Two new fire stations have been built. The prior fire stations 10 and 11 are no longer used as essential public facilities.)

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Completed in 2002

Hazard Mitigation Partnership between the City and the San Leandro and San Lorenzo School Districts

After a major earthquake or other disaster, the City recognizes that care and shelter sites will be critical resources for its homeless population. The City has undertaken the task of reviewing and evaluating these potential sites as primary shelters for mass care and feeding. Several of the sites identified are schools.

In order to expedite the required post-earthquake evaluation of potential mass care facilities for occupancy and use, the City contracted with structural engineering firms to conduct evaluations of the buildings at each site in the context of their use as mass care facilities.



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The evaluations include recommendations for post-quake evaluations of each building, with key plans and text, providing guidelines for damage assessments, and acceptance criteria. Included in the scope of services is arrangement for post-earthquake inspection services within 8 hours of a major event to determine the building's adequacy to function as a mass care shelter. A detailed assessment of damage and Applied Technology Council (ATC) 20 safety assessment will be performed.

The City has funded the engineering, project management and associated costs for the evaluation and structural pre-disaster reports for identified buildings designated for mass care use at the various school sites.

Hazard Mitigation Goal Addressed

Maintain and enhance the ability to provide emergency response services.

Time Line: Ongoing

Miscellaneous

Computerized Data Base and Mapping

Compilation and mapping of essential data for use by City officials in community planning and emergency response.

Mapping of geo-technical data, soils profile, faults, floodplains, transportation routes, hazardous material sites and essential facility sites.

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Ongoing



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Current Legislation

The City's mandatory Unreinforced Masonry Building Ordinance was passed in 1990. Revisions to the Building Code were adopted in 1995, and effective December 28, 1995.

The City's requirements for masonry chimneys to be specifically designated to resist horizontal forces are inspected during construction by an approved third party inspector.

The City has adopted requirements for structural repair and reconstruction of buildings damaged in a declared natural disaster; "required" structural upgrading of a building would then be eligible for federal assistance.

The City has adopted a new standard for posting placards indicating the condition of a structure for occupancy after a disaster. It would be a violation to remove, alter or cover a placard without proper authorization. In previous declared disasters, placards became a commodity that was frequently misused. Placards were traded, sold and modified by building owners or tenants. Some buildings that were unsafe to enter had counterfeit placards indicating that they were safe for continued occupancy. Other buildings that were safe had placards altered to indicate that they were unsafe to occupy.

Hazard Mitigation Goal Addressed

Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.

Time Line: Completed in 2002

Public Policy Study

City officials are continually reviewing and investigating the need and options for retrofit ordinances associated with at-risk buildings.

City officials are identifying and exploring legislation policies that would mandate seismic retrofitting of buildings in the community.

Hazard Mitigation Goal Addressed

Continue to identify vulnerabilities of the city.

Time Line: Ongoing



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Collaboration with California Earthquake Authority

The City of San Leandro's Community Development Department and Office of Emergency Management have been working with the California Earthquake Authority in developing a model mitigation program that can be applied to residents throughout the State of California. This program would be a turn-key system which would include mitigation measures the City is currently promoting to its residents as described earlier under Chapter 3, Section III Earthquake Retrofit Workshops. It is estimated that there are at least 7,500 homes in the city of San Leandro that can benefit from this program. This program will be initiated in the most vulnerable areas first. The program would provide the homeowner with retrofit classes and will actually fund the work for the homeowner. It is estimated that the cost to retrofit a home under this program would be capped at \$6,000.

Implementation

Upon receipt of funding, the program will need a six month time period to ramp up the program. The City would manage the program through Community Development's Building Official. A half-time administrative assistant will be needed to process homeowners' applications for the program to include recording, title search, documentation, and reconveyance documents. It is anticipated that this program may take from ten to twenty years.

Funding

It is anticipated that the entire program may cost an estimated \$45,000,000 over twenty years. Grant funding from Federal Emergency Management Agency has been requested.

Program/Project	Collaboration with California Earthquake Authority in developing and delivering homeowner retrofit classes and assist in funding retrofit work.
Cost	\$6,000 per homeowner
Timeline	To be determined.
Department	Community Development Department
Financing	Pre-Disaster Mitigation Program
Goal Addressed	Develop and implement a public education and outreach program. Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.
Related Hazard Priority	Earthquake and Wildland/Urban Conflagration 1



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Section III: Weapons of Mass Destruction/Terrorism Mitigation Strategies

Program/Project Enhance interoperability/communications
Cost \$500,000 - \$1,500,000 (Estimated)
Timeline 6 months to 2 years (As determined by the Alameda County Interoperability Fund)
Department Police Department, Alameda County Sheriff's Office and Fire Department
Financing General Fund & Office of Domestic Preparedness Grant
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard All Hazards
Priority Very High

Program/Project Regional training with other response agencies to improve coordination
Cost \$100,000 Annually
Timeline Ongoing
Department Police Department and Alameda County Fire Department
Financing General Fund
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard All Hazards
Priority High

Program/Project Create an Alameda County Terrorism Response Team (SWAT)
Cost \$250,000 (Estimated)
Timeline 2 to 5 years (Estimated)
Department Police Department and Alameda County Fire Department
Financing General Fund & Office of Domestic Preparedness Grant
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard Terrorism
Priority Moderate

Program/Project Building access accountability/hardening: Police Dept., City Hall & Emergency Operations Center
Cost \$150,000 (Estimated)
Timeline 1 to 5 years (Depending upon urgency)
Department City Manager's Office and Police Department
Financing General Fund & Special Grants
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard Terrorism
Priority Moderate (Dependent upon changing risks and vulnerability)



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Program/Project Develop economic recovery plan.
Cost To be determined
Timeline 1 to 5 years
Department City Manager's Office, Finance Department
Financing General Fund
Goal Addressed Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.
Related Hazard All Hazards
Priority Moderate to High

Program/Project Personal protection for Police Department
Cost \$45,000 (Estimated)
Timeline Ongoing
Department Police Department
Financing General Fund, Office of Domestic Preparedness and POST Training
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard Terrorism and Hazardous Materials Incidents
Priority Very High

Program/Project Force protective training for Police Department
Cost \$75,000 (Estimated)
Timeline Present to 2 years
Department Police Department and Alameda County Fire Department
Financing General Fund, Office of Domestic Preparedness, Urban Area Security Initiative, POST Training
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard WMD and All Hazards
Priority Very High

Program/Project Develop critical response partnerships with Alameda County Public Health, Transportation Security Administration with levels of quarantine
Cost TBD
Timeline Ongoing
Department Police Department and Alameda County Fire Department
Financing General Fund, Alameda County General Fund
Goal Addressed Maintain and enhance the ability to provide emergency response services
Related Hazard Pandemic, WMD/Terrorism, Earthquake, Flooding
Priority High

Program/Project Improve security color advisory system
Cost \$10,000 total annual
Timeline 6 months to 2 years (Based upon urgency)
Department City Manager's Office, Police Department and Alameda County Fire Department
Financing General Fund, Grant Funds, Federal Funding
Goal Addressed Maintain and enhance the ability to provide emergency response services to educate the public identify means to disseminate information
Related Hazard WMD/Terrorism
Priority Moderate to High



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Section IV: Wildland/Urban Conflagration Mitigation Strategies

Program/Project	Enhance interoperability/communications
Cost	\$500,000 - \$1,500,000 (Estimated)
Timeline	6 months to 2 years (As determined by the Alameda County Interoperability Fund)
Department	Police Department, Alameda County Sheriff's Office and Fire Department
Financing	General Fund & Office of Domestic Preparedness Grant
Goal Addressed	Maintain and enhance the ability to provide emergency response services
Related Hazard	All Hazards
Priority	Very High
Program/Project	Wildland Interagency Regional Training
Cost	\$100,000 Annually (County-wide)
Timeline	Ongoing
Department	Alameda County Fire Department, Alameda County Fire Chiefs Association
Financing	General Fund, Fire Services Grants, Individual Departments throughout County
Goal Addressed	Maintain and enhance the ability to provide emergency response services
Related Hazard	Fire
Priority	High
Program/Project	Develop economic recovery plan
Cost	To be determined
Timeline	Ongoing with Fire Prevention Programs
Department	City Manager's Office
Financing	General Fund, Special Educational Grants, Fire Services Grants
Goal Addressed	Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.
Related Hazard	Wildland Conflagration
Priority	High
Program/Project	Develop coordination and training of fire and police
Cost	\$50,000 to \$100,000 Annually
Timeline	1 to 5 years
Department	City Manager's Office, Police Department, Alameda County Fire Department
Financing	General Fund, Special Federal Grants
Goal Addressed	Maintain and enhance the ability to provide emergency response services
Related Hazard	All Hazards
Priority	High



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Section V: Local Capabilities Assessment

The City of San Leandro Hazard Mitigation Planning Committee identified current capabilities available for implementing hazard mitigation activities. The Capability Assessment portion of the mitigation plan identifies administrative, technical, legal, and fiscal capabilities. This includes a summary of departments and their responsibilities associated to hazard mitigation planning as well as codes, ordinances, and plans already in place associated to hazard mitigation planning. The second part of the Assessment provides the City of San Leandro's fiscal capabilities that may be applicable to providing financial resources to implement identified mitigation action items.

Existing Institutions, Plans, Policies and Ordinances

The following is (1) a summary of existing positions and their responsibilities related to hazard mitigation planning and implementation; and (2) a list of existing planning documents and regulations related to mitigation efforts within the City of San Leandro. The administrative and technical capabilities of each jurisdiction, as shown in the table below, provides an identification of the staff, personnel and department resources available to implement the actions identified in the mitigation section of the Plan. Specific resources reviewed include those involving technical personnel such as planners and engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or human-caused hazards, floodplain managers, surveyors and personnel with GIS skill.

Administrative & Technical Capacity

Position	✓	Department/Agency
Planner(s) or engineer(s) with knowledge of land development and land management practices	✓	Engineering, Planning, Redevelopment
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	✓	Building Department
Planners or Engineer(s) with an understanding of natural and/or human-caused hazards	✓	Engineering, Planning, Fire Marshals
Floodplain manager	✓	Engineering, Public Works
Surveyors	✓	Engineering
Staff with education or expertise to assess the community's vulnerability to hazards	✓	Building, Fire, Engineering, Public Works
Personnel skilled in GIS and/or HAZUS	✓	GIS Staff in Planning, GIS, Public Works
Emergency manager	✓	Police Department (EOC Director or Designee)
Grant writers	✓	Various Departments throughout City of San Leandro



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Regulatory Tools

The legal and regulatory capabilities are shown in the table below, which presents the existing ordinances and codes that affect the physical or built environment of this local jurisdiction. Examples of legal and/or regulatory capabilities can include: a City’s building codes, zoning ordinances, subdivision ordinances, special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

The high priority mitigation strategies identified earlier in this chapter have either been or can be incorporated in the following local planning mechanisms available for incorporating the requirements of the mitigation plan.

Regulatory Tools (ordinances, codes, plans)	✓
Building code	✓
Zoning code	✓
Subdivision ordinance or regulations	✓
Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	✓
Growth management ordinances (also called “smart growth” or anti-sprawl programs)	✓
Site plan review requirements	✓
General or comprehensive plan	✓
A capital improvements plan	✓
An economic development plan	✓
An emergency response plan	✓
A post-disaster recovery plan	✓
A post-disaster recovery ordinance	✓
Real estate disclosure requirements	✓
Habitat Management Plan	✓
Master Drainage, Sewer, Water, & Reclaimed Water Plans	✓
Redevelopment Master Plan	✓



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Fiscal Resources

The table below shows specific financial and budgetary tools available to the jurisdiction such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water, sewer, gas, or electric services; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

Financial Resources	
Community Development Block Grants	✓
Capital improvement project funding	✓
Authority to levy taxes for specific purposes	✓
Fees for water, sewer, gas, or electric service	✓
Impact fees for homebuyers or developers for new developments/homes	✓
Incur debt through general obligation bonds	✓
Incur debt through special tax and revenue bonds	✓
Incur debt through private activity bonds	✓
Withhold spending in hazard-prone areas	✓



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Existing Planning Mechanisms for Implementing Mitigation Strategies

Hazard	Mitigation Strategy	Planning Mechanism	Completed
Earthquake	Seismic Retrofitting of Unreinforced Masonry Buildings	City Ordinance 1990	Ongoing
	Educating and Training Homeowners in Seismically Strengthening Their Homes	Uniform Building Code for Building Conservation	Ongoing
	Evaluate Existing Tilt-up Concrete Buildings	Uniform Building Code for Building Conservation 1997	Completed
	Seismic Anchoring of Manufactured Homes and Mobile Homes	State of California	Ongoing
	Retrofitting Soft-Story Structures Workshop	City of San Leandro Outreach Program	Ongoing
	Seismically Strengthening Vulnerable City Facilities – Fire Stations, Public Safety Building, City Hall, Library, Public Works Service Center, Water Pollution Control Plant	State of California SB 1250, Earthquake Safety & Public Buildings Rehabilitation Bond Act of 1990	Completed 2002
		County of Alameda Hazard Mitigation Plan	Ongoing
	Hazard Mitigation Partnerships between the City and the San Leandro and San Lorenzo Unified School Districts	City of San Leandro Emergency Plan	Ongoing
Alameda County Safe Schools Program		Ongoing	
Computerized Database and Mapping	City of San Leandro Community Planning & Emergency Plan	Ongoing	



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Hazard	Mitigation Strategy	Planning Mechanism	Completed
Earthquake	Seismically Strengthening Unreinforced Masonry Buildings	City of San Leandro Ordinance 1990 & Building Code 1995	Completed 2002
	Review and Investigate Need and Options for Retrofit Ordinances Associated with At-Risk Buildings	Chief Building Official	Ongoing
	Earthquake Retrofit Workshops for Homeowners	California Earthquake Authority ABAG Hazard Mitigation Planning	To Be Determined Currently being administered.



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Hazard	Mitigation Strategy	Planning Mechanism	Completed
Weapons of Mass Destruction/ Terrorism	Enhance interoperability/Communications	City of San Leandro Emergency Plan – Terrorism Annex UASI and Regional Area Grant Process	To Be Determined Ongoing
	Regional training with other response agencies to improve coordination	City of San Leandro Emergency Plan – Terrorism Annex & County of Alameda Terrorism Plan	Ongoing
	Create an Alameda County Terrorism Response Team (SWAT)	City of San Leandro Emergency Plan – Terrorism Annex & County of Alameda Terrorism Plan	To Be Determined
	Building access accountability/hardening: Police Dept., City Hall & Emergency Operations Center	City of San Leandro Emergency Plan – Terrorism Annex	To Be Determined
	Develop economic recovery plan	ABAG	Ongoing To Be Determined
	Personal protection for Police Department	City of San Leandro Emergency Plan	To Be Determined
	Force protective training for Police Department	City of San Leandro Emergency Plan	To Be Determined
	Develop critical response partnerships with Alameda County Public Health, Transportation Security Administration with levels of quarantine	Urban Area Security Initiative Bio-Terrorism Response Plan	Ongoing Ongoing
	Improve security color advisory system	City of San Leandro Emergency Plan	To Be Determined



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Hazard	Mitigation Strategy	Planning Mechanism	Completed
Wildland/Urban Conflagration	Enhance interoperability/communications	County of Alameda Sheriff's Office and Fire Department Emergency Preparedness Plan Urban Area Security Initiative	To Be Determined Ongoing
	Wildland Interagency Regional Training	Annual Regional Training at Camp Parks, Alameda County and Contra Costa County Training Officers	Ongoing
	Develop economic recovery plan	County Fire Prevention Programs	Ongoing
	Develop coordination and training of fire and police	Alameda County Fire Chiefs Training Officers Section, Alameda County Fire Chiefs Hazardous Materials Working Group	Ongoing



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Chapter 6 Plan Maintenance Procedures

The City of San Leandro Hazard Mitigation Plan and Identified Hazard Mitigation Program Strategies establishes the framework within which the post-disaster and day-to-day mitigation activities of the State and local governments may be carried out on a prioritized and regional basis.

The Plan is based upon the experience of the region through the input of the Hazard Mitigation Planning Committee members and adjunct member contributors.

The plan recognizes the varied conditions that exist and can be found throughout the city of San Leandro. No single mitigation strategy will effectively meet the needs of all of the communities. However, by embracing the regional coordinated approach and objectives found in this plan, the City of San Leandro can take significant strides toward the efficient and effective use of its resources to resolve and mitigate the community's identified hazards.

One of the most important accomplishments of the Hazard Mitigation planning project was the process itself, where the participants shared information, resources, and methodologies community wide, for the benefit of reducing or eliminating risk to Critical Areas.

City of San Leandro Hazard Mitigation Planning Committee

The City of San Leandro Hazard Mitigation Planning Committee will review the Recommendations.

This Committee will support the recommendations adopted by the City Council for implementation and coordination on a local and regional basis.

The Planning Committee will review and adopt, as necessary, the work of the this Committee on an annual basis.

The Planning Committee shall review the quarterly progress reports on the implementation of the adopted Hazard Mitigation Strategies brought forth by the City of San Leandro Hazard Mitigation Planning Committee.

The City of San Leandro Hazard Mitigation Planning Committee will meet on an annual basis to review the progress made on the identification of resources and implementation of the Hazard Mitigation strategies. It shall also seek input on future unidentified Hazard Mitigation programs and strategies.

- Contact and work with each Hazard Mitigation Strategy's Lead Agency for an annual progress report on funding and implementation of the program recommended.
- Submit an annual report to the State of California Office of Emergency Services on the status of the strategies adopted and implemented.



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- Meet annually with each political subdivision to identify new Hazard Mitigation strategies to be pursued on a Regional Basis and review the progress and implementation of those programs already identified.
- Meet annually with community members to review the progress of the Hazard Mitigation program and bring forth community input on new strategies.
- Coordinate with and support the Office of Emergency Management's efforts to promote and identify resources and grant money for implementation of the recommended Hazard Mitigation Strategies.



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Long Term Goals and Strategies

Goal 1: Eliminate or reduce the long-term risk to human life and property from identified hazards.

Goal 2: Aid both the private and public sectors in understanding the risks they may be exposed to and finding mitigation strategies to reduce those risks.

Goal 3: Avoid risk of exposure to identified hazards.

Goal 4: Minimize the impacts of those risks when they cannot be avoided.

Goal 5: Mitigate the impacts of damage as a result of identified hazards.

Goal 6: Accomplish mitigation strategies in such a way that negative environmental impacts are minimized.

Goal 7: Distill local planning efforts and existing interagency group efforts into a comprehensive set of recommendations for the City of San Leandro's long-term regional mitigation strategy. Mitigation is most successful when it grows from local and regional planning activities.

Goal 8: Provide a basis for funding priorities for the Hazard Mitigation strategies developed.

Goal 9: Establish a framework and database that the State and its political subdivisions may use to apply for State and Federal Hazard Mitigation Grants.

Goal 10: Establish an ongoing process to accomplish Hazard Mitigation Strategy identification on an annual basis. To be effective, mitigation must be a continuing activity.

Goal 11: Establish a regional platform to enable the community to take advantage of shared goals and resources and the availability of outside resources for minimizing vulnerability analysis and critical area risks.



GLOSSARY OF TERMS

Critical Areas	Environmentally sensitive areas, which include: wetlands fish and wildlife habitat conservation areas; geologically hazardous areas; areas with a critical recharging effect on aquifers used for potable water; and frequently flooded areas. Critical areas have measurable characteristics which, when combined, create a value for or potential risk to public health, safety and welfare.
Erosion	The process whereby the land surface is worn away by the action of water, wind, ice, or other processes, and by geologic events such as gravitational creep or landslides.
Federal Emergency Management Agency Hazard Mitigation Grant Program	Authorized Under Section 404 of the Stafford Act. Provides funding for Hazard Mitigation projects that are cost-effective and comply with existing post-disaster mitigation programs and activities. These projects cannot be funded through other programs to be eligible
Floodplain	Areas inundated with water that are typically adjacent to streams, rivers, lakes, and coastlines and are susceptible to strong winds.
Floodplain (100 Year)	Floodplains that have the potential to flood once every 100 years, or that have a one percent chance of flooding equal to or in excess of that in any given year.
Flood Way	An area of land immediately adjacent to a stream or river channel that, in times of flooding, becomes an enlarged stream or river channel and carries the floodwater with the highest velocity.
Hazard Mitigation	Any action taken to reduce or permanently eliminate the long-term risk to human life and property and the environment posed by a hazard.
Hazard Mitigation Plan	The plan resulting from a systematic evaluation of the nature and extent of vulnerabilities posed by a hazard present in society that includes the strategies needed to minimize future vulnerability to hazards.



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Landslide Hazard Areas	Areas potentially subject to landslides, based on a combination of geologic, topographic, and hydrologic factors. This includes areas with any combination of bedrock, soil, slope, structure, and hydrology.
Light Detection and Ranging Airborne Laser Mapping (LIDAR)	LIDAR compliments other remote sensing such as orthophotography and traditional topographic mapping. LIDAR is able to sense through vegetation (remove the trees) and produce a map of the actual topography.
Liquefaction	Liquefaction occurs in areas that have certain soils which lack cohesion and where the water table is close to the surface. Such soils can lose shear strength and flow like a liquid even during earthquakes originating beyond the City of San Leandro.
Seismic Hazard Areas	Areas subject to severe risk of damage because of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. Settlement can occur in areas with loose, unconsolidated soil, which can either slide or suddenly drop when shaken.
Wildfire Urban Interface	Wildland vegetation and forest areas adjacent to or intermingled with residential developments.

Appendices

Appendix A Adoption Resolution

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 2005-100

(3064)

RESOLUTION ADOPTING THE CITY OF SAN LEANDRO
MULTI-HAZARD MITIGATION PLAN

WHEREAS, the federal Disaster Mitigation Act of 2000 mandates local governments to undertake mitigation planning in order to be eligible to receive post-disaster funding; and

WHEREAS, the Federal Emergency Management Agency (FEMA) requires local governments to establish a Multi-Hazard Mitigation Plan to comply with the requirements of the Disaster Mitigation Act of 2000; and

WHEREAS, the City of San Leandro has undertaken a comprehensive assessment of the hazards, risks and vulnerabilities of the community of San Leandro, identified mitigation strategies and incorporated planning strategies into a "City of San Leandro Multi-Hazard Mitigation Plan" which has been reviewed by FEMA and the California Governor's Offices of Emergency Services; and

WHEREAS, the "City of San Leandro Multi-Hazard Mitigation Plan" is a living document and may be updated once every five years or as deemed necessary.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE to adopt the "City of San Leandro Multi-Hazard Mitigation Plan" as the City's blueprint for reducing potential losses from disasters.

Introduced by Councilmember Santos and passed and adopted this 5th day of July, 2005 by the following called vote:

Members of the Council:

AYES: Councilmembers Badger, Grant, Nardine, Santos, Starosciak; Mayor Young (6)

NOES: None (0)

ABSENT: Councilmember Stephens (1)

ATTEST: Marian Handa
Marian Handa, City Clerk



City of San Leandro
Hazard Mitigation Planning Meeting
Wednesday, October 8, 2003
10 a.m. to 11 a.m.

Meeting Minutes

Attendees:	Mike Bakaldin Dan Lunsford William Schock Ian Willis	Manager, Environmental Services Emergency Services Manager Building Official Lieutenant, Police Department
Consultant:	Genevieve Pastor-Cohen	Dimensions Unlimited, Inc.

1. **Welcome.** The meeting commenced at 10:05 a.m. with Genevieve Pastor-Cohen, consultant, welcoming attendees.
2. **Introduction of Steering Committee.** All members of the committee are acquainted with each other. No formal introductions needed.
3. **Description of the Grant and Funding Requirements.** Pastor-Cohen provided the grant administration background and Dan Lunsford provided input concerning program requirements and City of San Leandro issues.
4. **DMA 2000 HM Project.** Discussion and clarification regarding the program occurred.
5. **Developing the Mission Statement.** Discussion regarding the sample mission statements occurred. Suggestions were to review the second mission statement and insert "and man-made" after "natural". Discussion regarding "sustainable" and "hazard risk assessments and resources". Suggestion for the second sentence may read: "This can be achieved by increasing public awareness and partnerships, document the resources for loss-reduction. . ." Discussion regarding documenting resources for mitigation, risk reduction/loss-prevention. A mitigation strategy can cover emergency resources for water since Coca Cola has 20K gallons of water on site for emergency water. Regarding formulating a draft mission statement, William Schock suggested keeping it as is. Suggestion to add "necessary" in second sentence before "resources". Suggestion to add "and its citizens" in the second sentence after "city". Suggestion to add "public and" before private in the first sentence. Lunsford suggested incorporating "reduces potential consequences" into the mission statement.

Draft mission statement:

"To promote sound public policy designed to protect citizens, critical facilities, infrastructure, *public and* private property, and the environment from natural *and man-made* hazards. This can be achieved by increasing public awareness *and partnerships*, documenting the *necessary* resources for risk reduction and loss-prevention, and identifying activities to guide the city *and its citizens* towards building a safe, more sustainable community."

6. **Vision Statement.** Suggested change: “Institutionalize a *community*-wide hazard mitigation commitment. . .” It was agreed that further discussion is needed.
7. **Goals & Objectives.** It was agreed that the goals & objectives provided will be reviewed at the next meeting.
8. **Hazard Matrix.** Ian Willis and Mike Bakaldin submitted their hazard matrixes. It was agreed that the remaining input would be submitted to Lunsford before the next meeting.

Meeting adjourned at 11 a.m. Next meeting is scheduled for Thursday, November 13, 2003 from 10 a.m. to 11 a.m. in Suite 108.

/gpc



City of San Leandro
Hazard Mitigation Planning
Steering Committee Meeting Minutes
November 13, 2003

Attendees:	Dan Lunsford	Emergency Services Manager/CMO
	Mike Bakaldin	Environmental Services Manager
	Matt Tomas	Planning Department/CDD
	Ian Willis	Lieutenant/Police
	Genevieve Pastor-Cohen	Consultant, Dimensions Unlimited, Inc

1. **Welcome.** Meeting commenced at 10:15 a.m. with Dan Lunsford serving as chair.
2. **Minutes of 10/8/03 Meeting.** Minutes were reviewed by attendees present. Approved as read. Dan 1st Ian 2nd.
3. **Mission Statement.** Change “form” to “from”. Discussion regarding “infrastructure” and how it is defined by a layman, (power, utilities, roads). Approved.

“To promote sound public policy designed to protect citizens, critical facilities, infrastructure, *public and* private property, and the environment from natural *and man-made* hazards. This can be achieved by increasing public awareness *and partnerships*, documenting the *necessary* resources for risk reduction and loss-prevention, and identifying activities to guide the city *and its citizens* towards building a safe, more sustainable community.”

4. **Vision Statement.** “Institutionalize a community-wide hazard mitigation commitment resulting in reducing potential consequences through public awareness and partnerships.” Discussion about existing policy statement. Accepted.
5. **Goals & Objectives:**
 - a. First Goal. “Protection of life, property and environment before, during and after the occurrence of emergencies and disasters.”
 - b. Second Goal. “Continue to identify vulnerabilities of the city.”
 - c. Third Goal. “Develop & implement a public education and outreach program”. Discussion occurred regarding involving the community, homeowners, residents, business leaders, schools, and community-based organizations. In the process. Part of the goal. Discussion regarding Peterson Tractor, seller of generators, which can be used in the event of a disaster.
 - d. Discussion regarding whether this is a plan for action. It’s a combination of plans and implementation to limit loss. The document is developed for future funding.
 - e. Fourth Goal. “Maintain and enhance the ability to provide emergency response services.”

- f. Objectives. Dan asked that committee members review the sample objectives and discuss changes at next meeting.
 - g. Meetings. Every 2nd Thursday of the month.
6. **Information Gathering.**
- a. Seismic Ratings for City Owned Properties/Buildings. Check with Michael, Keith Cook in Engineering will have seismic ratings. General Plan has community facilities, map schools (check with school district)
 - b. Previous and On-going Hazard Mitigation Projects. Check with William for hazard mitigation projects, EBMUD, Ora Loma Sanitary District

Meeting adjourned at 11 a.m. Next meeting is scheduled for Thursday, December 11, 2003, City Hall, Suite 108 or Gallery Room.

/gpc



City of San Leandro
Hazard Mitigation Planning
Steering Committee Meeting Minutes
December 11, 2003

Attendees:

William Schock	Building Official CD
Matt Tomas	Planning Department/CDD
Ian Willis	Lieutenant/Police
Genevieve Pastor-Cohen	Consultant, Dimensions Unlimited, Inc

Meeting Commenced at 10:05 a.m.

1. **Minutes of last meeting.** Approved as read.
2. **Hazard Matrix Results and Rankings.**
 - a. Earthquake, Water/Wastewater Disruption/Utility Loss, Transportation, Dam Failure (talk to EDMUD for seismic rating) ranked high priority.
 - b. Move wildland fires into moderate (Fire Marshall knows that San Leandro does not have urban interface.) There is still a possibility of fire. Keep in moderate
 - c. Titan Co. designs, manufactures and tests at San Leandro company site
 - d. WMD raised to high
3. **Hazard Mitigation Projects: Previous and On-Going.**
 - a. City Facilities for earthquake. There was a program to retrofit all fire stations, police stations & city facilities. Upgraded library.
 - b. Dams were retrofitted. See General Plan.
 - c. William asked if I had seen the 15-year plan. Return document to William
 - d. Study of vulnerable soft story structures available at City Hall
4. **Public Input.**
 - a. Matt has a mailing list of business, homeowners associations, civic groups, Disaster Council (members are City Council members, schools, CARD, ALCO-OES, Red Cross, staff). Matt will email list to Genevieve.
5. **Next Meeting.** Will be on January 15, 2004 at 10 a.m. in Dan's office

Meeting adjourned at 11 a.m. Next meeting is scheduled for Thursday, January 15, 2004, Suite 108.

/gpc



CITY OF SAN LEANDRO DMA 2000
Hazard Mitigation Steering Committee Meeting
Thursday, January 15, 2005
10 a.m. to 11 a.m.

AGENDA

Attendees:	Dan Lunsford	Emergency Management
	Mike Bakaldin	Environmental Services Mgr. Community Development
	Rich Brown	Alameda County Fire
	Jim Richardson	Plan Review Permit Coordinator
	Genevieve Pastor-Cohen	Consultant, Dimensions Unlimited, Inc.

1. **Welcome.** Meeting commenced at 10:15 a.m. with Dan Lunsford chairing the committee.
2. **Minutes.** Minutes of last meeting approved with changes. Further discussions regarding the following:
 - a. EBMUD – Dan will provide consultant with phone number of person who has the dam seismic rating.
 - b. Seismic Bond of 1990 (State bond) funded the retrofit of Police Stations.
 - c. Study of vulnerable soft story structures at City Hall (in progress-addresses land-filled areas, URM, tilt ups, soft story.) It was suggested that William has this information and can develop a synopsis of current activities of good mitigation practices.
3. **Risk Ranking.**
 - a. Attendees agreed to rankings. Discussion regarding whether each risk can stand alone, disaster and mutual aid systems and adding a public education component. It was recommended by the steering committee to address high priority risks in plan and address moderate priority risks in the plan update in five years. The following was discussed, voted upon and steering committee members were assigned to develop mitigation strategies for the identified high risks. Mitigation strategy needs to include:
 - i. Local impact of identified high priority risk
 - ii. Mitigation Strategy
 - iii. Lead agency
 - iv. How the project will be financed
 - v. Identify alternative measures
 - b. Earthquake: William & Dan will team on this. Include the following risk subsets
 - i. Have mutual aid with other cities.
 - ii. Overpasses have been retrofitted.
 - iii. EBMUD water lines
 - iv. Economic Disruption
 - v. Utility Loss
 - vi. Transportation
 - vii. Dam Failure
 - c. WMD (Dan, Ian and Rich) with the following risk subsets
 - i. Economic Disruption
 - ii. Transportation
 - iii. Utility Loss
 - iv. Transportation
 - v. Dam Failure

- d. Wildland/Urban Conflagration (Rich & Dan)
 - e. Water/Dam Failure-retrofitted (Dick Stein)/Utility Failure/Transportation move to moderate as stand alones
 - i. Public Education
4. **Public Input.**
- a. Recommendation for consultant to see Matt Tomas for the database to invite for this component. It was suggested to invite the group that reviewed General Plan. Also, include a newspaper ad.
 - b. PIO Jane McCray discussion regarding how to advertise and how many times. Need to select day/time/location
5. **DMA for Special Districts.** Consultant provided information regarding special districts and their need to generate their own DMA 2000 compliant plan.

Meeting adjourned 11:20 a.m. Next meeting is on Tuesday, Feb. 10, 2004 @ 10 a.m. in Dan's office.

/gpc



City of San Leandro -DMA 2000
Hazard Mitigation Steering Committee Meeting
Tuesday, February 17, 2004
1 p.m. to 2 p.m.

Meeting Minutes

Attendees: Dan Lunsford Emergency Management, City of San Leandro
Rich Brown Alameda County Fire
Genevieve Pastor-Cohen Consultant, Dimensions Unlimited, Inc.

Meeting commenced @ 2 p.m.

Meeting schedule: 2nd Thurs. until done

1. **Review minutes.** Approved with changes.
2. **Hazards Discussion.**
 - a. Landslides and flooding to be categorized under moderate.
 - b. EBMUD. There is a .pdf file showing the redundant pipe system. Include this in plan. Also, Chabot Dam was retrofitted. Obtain information from EBMUD representative.
 - c. Discussion of 1998 storms caused landslide & major sewage line breakage.
 - d. Water Issue. When earthquakes occur water delivery systems can become an issue, therefore, include EBMUD bypass information.
 - e. Integrating various disciplines into the hazard mitigation plan which benefits community.
 - f. Review of High Risk Hazard Definition.
 - i. ADD – Pandemic to moderate category: Natural occurring. Mitigation strategies can include public education, pre-organize with county health department.
3. **Public Hearing.**
 - a. Date: March 25, 2004
 - b. Time: 7:30 p.m. to 8:30 p.m.
 - c. Location: City Hall, Gallery Room

Meeting adjourned 3 p.m.

Next Meeting 2nd Thursday of the month



CITY OF SAN LEANDRO DMA 2000
Hazard Mitigation Steering Committee Meeting
Thursday, March 11, 2004
12:30 p.m. to 1:30 p.m.

Meeting Minutes

Attendees: D. Lunsford, R. Thissen, M. Tomas, I. Willis, G. Pastor-Cohen (consultant)

- 1) **Public Input Meeting Details.** A flyer will be sent to those interested parties who participated in the General Plan public input session. M. Tomas will provide addressees in label format. M. Tomas provided a copy of the flyer. Dan will ask Jane McCrea, Public Information, to create a press release welcoming residents to attend and provide input. Dan and G. Pastor-Cohen will meet separately to create the electronic presentation. Meeting details are: March 25, 2004, 7:30 p.m. to 9 p.m., City Hall, Gallery Room
- 2) **Status of Mitigation Strategies from Steering Committee Members as follows:**
 - a) Earthquake: William & Dan will team on this and will include the risk subsets
 - i) Have mutual aid with other cities.
 - ii) Overpasses have been retrofitted.
 - iii) EBMUD water lines
 - iv) Economic Disruption
 - v) Utility Loss
 - vi) Transportation
 - vii) Dam Failure
 - b) **WMD (Dan, Ian and Rich) with the following risk subsets.**
 - i) Economic Disruption
 - ii) Transportation
 - iii) Utility Loss
 - iv) Transportation
 - v) Dam Failure
 - c) **Wild/Urban Conflagration (Rich & Dan).**
- 3) **Input on Current Plan format.** Members will review plan format and provide input at next meeting.

Meeting adjourned at 1:30 p.m.

/gpc

Appendix C Hazard Matrix

Hazard	Magnitude	Duration	Distribution	Area Affected	Frequency	Probability	Degree of Vulnerability	Community Priority	Value
Aviation Disasters									43
Earthquake									81
Explosions									37
Floods									44
Mining Related Hazards									0
Severe Weather									32
Sinkholes									35
Special Events									8
Substations									0
Transportation									58
Volcanic									0
Waste									36
Wildland/Urban Interface Fires									53
Winds									8

Hazard	Magnitude	Duration	Distribution	Area Affected	Frequency	Probability	Degree of Vulnerability	Community Priority	Value
Biological/Health, i.e. Small Pox, SARS Disease clusters									46
Biological Agriculture Both plant and animal									15
Dam Failure									54
Data/Telecommunications Losses									36
Economic Disruption									52
Mine Safety Issues									2
Radiological Incidences a) High Level									51
b) Low Level									49
c) Transuranic Nuclear waste									26
Transportation Accident Incidents, Pipelines									48
Utility Loss									62
Water, Wastewater Disruption									63
WMD/Terrorism									46

Appendix D Property Values

Please see the following pages for a summary of property values for City of San Leandro for the Year 2004-2005.

SITE NUMBER: 001 - CIVIC CENTER	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$11,979,143
001-001 CITY HALL	ENTRY ALARM: N FIRE ALARM: Y	CONTENTS:	\$1,905,174
835 E. FOURTEENTH STREET	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 3 # OF SQUARE FEET: 73,333	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1938 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$13,884,317
<hr/>			
SITE NUMBER: 001 - CIVIC CENTER	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$3,537,015
001-002 POLICE BUILDING	ENTRY ALARM: Y FIRE ALARM: Y	CONTENTS:	\$820,604
901 E. FOURTEENTH STREET	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 3 # OF SQUARE FEET: 20,645	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1965 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$4,357,619
<hr/>			
SITE NUMBER: 001 - CIVIC CENTER	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$1,058,711
001-003 SOUTH OFFICE BUILDING	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$68,024
999 E. FOURTEENTH STREET	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 7,815	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1965 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$1,126,736
<hr/>			
SITE NUMBER: 001 - CIVIC CENTER	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$62,724
001-004 MOTORCYCLE BARN	ENTRY ALARM: Y FIRE ALARM: Y	CONTENTS:	\$5,527
901 E. FOURTEENTH STREET	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 1,012	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1996 DATE ADDED: 11/21/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$68,251

SITE NUMBER: 001 - CIVIC CENTER	CONSTRUCTION TYPE:	BUILDINGS:	\$0
001-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$251,900
CIVIC CENTER	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1997 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$251,900
TOTAL VALUES FOR SITE NUMBER: 001 - CIVIC CENTER		BUILDINGS:	\$16,637,593
		CONTENTS:	\$3,051,230
		FINE ARTS:	\$0
		PROPERTY IN THE OPEN:	\$0
		CONTRACTORS EQUIPMENT:	\$0
		TOTAL VALUE:	\$19,688,823
SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$232,489
002-001 BATH HOUSE	ENTRY ALARM: N FIRE ALARM: Y	CONTENTS:	\$3,374
ZELMA & MANOR	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 2,500	PROPERTY IN THE OPEN:	\$0
94579	YEAR BUILT: 1957 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$235,863
SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$40,686
002-002 RESTROOM #2	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
ZELMA & MANOR	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 305	PROPERTY IN THE OPEN:	\$0
94579	YEAR BUILT: 1957 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$40,686
SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$24,465

002-003 STORAGE #1	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$5,623
ZELMA & MANOR	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 400	PROPERTY IN THE OPEN:	\$0
94579	YEAR BUILT: 1957	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$30,087

SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$17,709	
002-004 WELL ENCLOSURE	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$2,314
ZELMA & MANOR	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 306	PROPERTY IN THE OPEN:	\$0
94579	YEAR BUILT: 1957	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$20,024

SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$155,976	
002-005 RECREATION BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
14900 ZELMA	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 17,064	PROPERTY IN THE OPEN:	\$0
94579	YEAR BUILT: 1957	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$155,976

SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$130,111	
002-006 POOL	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
14800 ZELMA	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1989	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS: SWIMMING POOL - 140,000 GALLONS		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$130,111

SITE NUMBER: 002 - WASHINGTON MANOR PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$130,662	
002-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$12,932

MANOR PARK	% SPRINKLER EQPT:	0		FINE ARTS:	\$0	
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$322,919
94577	YEAR BUILT:	1957	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$466,513

TOTAL VALUES FOR SITE NUMBER: 002 - WASHINGTON MANOR PARK					BUILDINGS:	\$732,098
					CONTENTS:	\$24,243
					FINE ARTS:	\$0
					PROPERTY IN THE OPEN:	\$322,919
					CONTRACTORS EQUIPMENT:	\$0
					TOTAL VALUE:	\$1,079,260

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE:	STEEL FRAME		BUILDINGS:	\$283,000	
003-001 SHOP BUILDING SANITATION	ENTRY ALARM:	Y	FIRE ALARM:	Y	CONTENTS:	\$21,085
14200 CHAPMAN ROAD	% SPRINKLER EQPT:	0		FINE ARTS:	\$0	
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	6,000	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1983	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$304,085

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE:	STEEL FRAME		BUILDINGS:	\$238,237	
003-002 SHOP BUILDING #1- PARK-SIGN	ENTRY ALARM:	Y	FIRE ALARM:	Y	CONTENTS:	\$35,131
14200 CHAPMAN ROAD	% SPRINKLER EQPT:	0		FINE ARTS:	\$0	
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	4,320	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1983	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$273,368

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE:	STEEL FRAME		BUILDINGS:	\$259,924	
003-003 SHOP BUILDING #3-VEHICLE STORAGE	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$148,936
14200 CHAPMAN ROAD	% SPRINKLER EQPT:	0		FINE ARTS:	\$0	

SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 7,000	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$408,860

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$560,871
003-004 GARAGE & MATERIAL STORAGE	ENTRY ALARM: Y	FIRE ALARM: Y	CONTENTS: \$20,017
14200 CHAPMAN ROAD	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 9,962	PROPERTY IN THE OPEN: \$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE: \$580,888

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$679,349
003-005 OFFICE BUILDING	ENTRY ALARM: Y	FIRE ALARM: Y	CONTENTS: \$93,259
14200 CHAPMAN ROAD	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 6,466	PROPERTY IN THE OPEN: \$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE: \$772,608

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$133,541
003-007 SHOP STORAGE-ELECTRICAL-SIGNAL	ENTRY ALARM: Y	FIRE ALARM: Y	CONTENTS: \$29,115
14200 CHAPMAN ROAD	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 2,700	PROPERTY IN THE OPEN: \$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE: \$162,655

SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$140,378
003-008 VEHICLE STORAGE BLDG.	ENTRY ALARM: N	FIRE ALARM: Y	CONTENTS: \$0
14200 CHAPMAN ROAD	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 6,100	PROPERTY IN THE OPEN: \$0

94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$140,378
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SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE: STEEL FRAME		BUILDINGS:	\$16,868
003-009 ELECTRICAL SHED	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
14200 CHAPMAN ROAD	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 540	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1997	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$16,868
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SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER	CONSTRUCTION TYPE:		BUILDINGS:	\$0
003-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
PUBLIC WORKS SERVICE CENTER	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$77,924
94577	YEAR BUILT: 1983	DATE ADDED: 1/12/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$77,924
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TOTAL VALUES FOR SITE NUMBER: 003 - PUBLIC WORKS SERVICE CENTER			<u>BUILDINGS:</u>	\$2,312,167
			CONTENTS:	\$347,543
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$77,924
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$2,737,634
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SITE NUMBER: 004 - COMMUNITY LIBRARY	CONSTRUCTION TYPE: JOISTED MASONRY		BUILDINGS:	\$17,992,864
004-001 LIBRARY-MAIN	ENTRY ALARM: Y	FIRE ALARM: Y	CONTENTS:	\$5,622,770
300 ESTUDILLO AVENUE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 2	# OF SQUARE FEET: 58,896	PROPERTY IN THE OPEN:	\$16,868

94577	YEAR BUILT: 1999	DATE ADDED: 2/7/2001	CONTRACTORS EQUIPMENT:	\$0
COMMENTS: 1999 RETROFIT		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$23,632,502
<hr/>				
SITE NUMBER: 004 - COMMUNITY LIBRARY	CONSTRUCTION TYPE: JOISTED MASONRY		BUILDINGS:	\$2,249,108
004-002 COMMUNITY CENTER	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$1,124,554
300 ESTUDILLO AVENUE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 2	# OF SQUARE FEET: 7,840	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1999	DATE ADDED: 2/7/2001	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$3,373,662

TOTAL VALUES FOR SITE NUMBER: 004 - COMMUNITY LIBRARY			BUILDINGS:	\$20,241,972
			CONTENTS:	\$6,747,324
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$16,868
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$27,006,164

SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$46,094
005-001 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
WEST DIKE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 688	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$46,094

SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$65,078
005-002 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
WEST DIKE BERTHERS	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 688	PROPERTY IN THE OPEN:	\$0

94577	YEAR BUILT: 1962	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$65,078
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SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$113,075
005-003 HARBOR MASTER OFFICE	ENTRY ALARM: Y	FIRE ALARM: N	CONTENTS:	\$17,705
40 SAN LEANDRO MARINA	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 855	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1961	DATE ADDED: 1/1/1992	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$130,780
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SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$46,094
005-004 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
NORTH DIKE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 320	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$46,094
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SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$75,503
005-005 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
NORTH DIKE BERTHERS	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 240	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$75,503
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SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$51,514
005-006 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
BOAT LAUNCH	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 320	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$51,514	
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$26,403	
005-007 RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$2,199
	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	306	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	2/1/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$28,602	
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$32,487	
005-008 RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$2,662
	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	375	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	2/1/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$35,149	
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$2,660,497	
005-009 PROPERTY IN THE OPEN – BLUE DOLPHIN RESTURANT FOUNDATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
30 SAN LEANDRO MARINA	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	23,000	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1965	DATE ADDED:	8/25/1995	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$2,660,497	
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	MASONRY-NON COMBUSTIBLE		BUILDINGS:	\$53,873	
005-010 BLOCK HOUSE	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
NEPTUNE DRIVE	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	191	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	4/24/1996	CONTRACTORS EQUIPMENT:	\$0

COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$53,873
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$39,624
005-011 BIKE WORKS	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
MONARCH BAY DRIVE AT N. DIKE ROAD	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 583	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1970	DATE ADDED: 4/24/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$39,624
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$124,944
005-013 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
SOUTH DIKE BERTHERS	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 600	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1970	DATE ADDED: 3/19/1998	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$124,944
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$124,944
005-014 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
SOUTH DIKE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 600	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1970	DATE ADDED: 3/19/1998	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$124,944
SITE NUMBER: 005 - MARINA	CONSTRUCTION TYPE:		BUILDINGS:	\$6,108,352
005-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
MARINA	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$1,012,099
94577	YEAR BUILT: 1960	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$7,120,451

TOTAL VALUES FOR SITE NUMBER: 005 - MARINA

BUILDINGS:	\$9,568,481
CONTENTS:	\$22,565
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$1,012,099
CONTRACTORS EQUIPMENT:	\$0
TOTAL VALUE:	\$10,603,145

SITE NUMBER: 006 - MEMORIAL PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$103,769
006-001 RESTROOM	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
MEMORIAL PARK	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 720	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$103,769

SITE NUMBER: 006 - MEMORIAL PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$0
006-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
MEMORIAL PARK	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$34,524
94577	YEAR BUILT: 1963 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$34,524

TOTAL VALUES FOR SITE NUMBER: 006 - MEMORIAL PARK	BUILDINGS:	\$103,769
	CONTENTS:	\$0
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$34,524
	CONTRACTORS EQUIPMENT:	\$0

				TOTAL VALUE:	\$138,293
SITE NUMBER: 007 - FIREHOUSE #9	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:		\$1,115,012
007-001 FIRE STATION #9	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:		\$6,298
450 ESTUDILLO AVENUE	% SPRINKLER EQPT: 0		FINE ARTS:		\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 9,317	PROPERTY IN THE OPEN:		\$0
94577	YEAR BUILT: 1970	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:		\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:		\$1,121,310
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SITE NUMBER: 007 - FIREHOUSE #9	CONSTRUCTION TYPE:		BUILDINGS:		\$0
007-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:		\$0
FIREHOUSE 9	% SPRINKLER EQPT: 0		FINE ARTS:		\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:		\$15,332
94577	YEAR BUILT: 1970	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:		\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:		\$15,332
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TOTAL VALUES FOR SITE NUMBER: 007 - FIREHOUSE #9			BUILDINGS:		\$1,115,012
			CONTENTS:		\$6,298
			FINE ARTS:		\$0
			PROPERTY IN THE OPEN:		\$15,332
			CONTRACTORS EQUIPMENT:		\$0
			TOTAL VALUE:		\$1,136,642
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SITE NUMBER: 008 - LIBRARY SOUTH BRANCH	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:		\$9,027
008-001 SOUTH BRANCH STORAGE	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:		\$9,323
14799 E. FOURTEENTH STREET	% SPRINKLER EQPT: 0		FINE ARTS:		\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 197	PROPERTY IN THE OPEN:		\$0
94577	YEAR BUILT: 1949	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:		\$0

COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$18,349		
SITE NUMBER: 008 - LIBRARY SOUTH BRANCH	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:	\$111,640		
008-002 SOUTH BRANCH	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
14799 E. FOURTEENTH STREET	% SPRINKLER EQPT:	0	FINE ARTS:	\$0		
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	1,136	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1949	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$111,640		

SITE NUMBER: 008 - LIBRARY SOUTH BRANCH	CONSTRUCTION TYPE:		BUILDINGS:	\$0		
008-999 PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
LIBRARY SOUTH BRANCH	% SPRINKLER EQPT:	0	FINE ARTS:	\$0		
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1949	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$0		

TOTAL VALUES FOR SITE NUMBER: 008 - LIBRARY SOUTH BRANCH	BUILDINGS:	\$120,667
	CONTENTS:	\$9,323
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$0
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$129,989

SITE NUMBER: 009 -FIRE STATION #10	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:	\$4,240,000		
009-002 FIRE STATION #10	ENTRY ALARM:	Y	FIRE ALARM:	Y	CONTENTS:	\$21,200
2194 WILLIAMS ST	% SPRINKLER EQPT:	100	FINE ARTS:	\$0		
San Leandro	# OF FLOORS:	2	# OF SQUARE FEET:	9,950	PROPERTY IN THE OPEN:	\$0

94577	YEAR BUILT: 2003	DATE ADDED: 5/17/2003	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$4,261,200

SITE NUMBER: 009 -FIRE STATION #10	CONSTRUCTION TYPE:	BUILDINGS:	\$0
009-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
FIRE STATION #10	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$25,977
94577	YEAR BUILT: 2003 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$25,977

TOTAL VALUES FOR SITE NUMBER: 009 - FIRE STATION #10	BUILDINGS: CONTENTS: FINE ARTS:	\$4,240,000 \$21,200 \$0
	CONTRACTORS EQUIPMENT:	\$0 \$25,977
	PROPERTY IN THE OPEN: TOTAL VALUE:	\$4,287,177

SITE NUMBER: 010 - THRASHER PARK 010-001 RESTROOM	CONSTRUCTION TYPE: ENTRY ALARM: N	JOISTED MASONRY FIRE ALARM: N	BUILDINGS: CONTENTS:	\$144,217 \$281
THRASHER PARK SAN LEANDRO 94577 COMMENTS:	% SPRINKLER EQPT: # OF FLOORS: 2 YEAR BUILT: 1992	0 # OF SQUARE FEET: DATE ADDED: DATE CHANGED:	CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$0 \$0 \$144,498

933 7/1/1997
4/28/2004

SITE NUMBER: 010 - THRASHER PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$0
010-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0

THRASHER PARK SAN LEANDRO 94577 COMMENTS:	% SPRINKLER EQPT: # OF FLOORS: 0 YEAR BUILT: 1992	0 # OF SQUARE FEET: DATE ADDED: DATE CHANGED:	0 7/1/1997 4/28/2004	CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$0 \$341,499 \$341,499
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TOTAL VALUES FOR SITE NUMBER: 010 - THRASHER PARK				BUILDINGS: CONTENTS:	\$144,217 \$281
				FINE ARTS:	\$0
				CONTRACTORS EQUIPMENT: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$341,499 \$485,997

SITE NUMBER: 011 - CHABOT PARK 011-001 RESTROOM	CONSTRUCTION TYPE: ENTRY ALARM: N % SPRINKLER EQPT: # OF FLOORS: 1 YEAR BUILT: 2003	JOISTED MASONRY FIRE ALARM: N		BUILDINGS: CONTENTS:	\$40,282 \$0
CHABOT PARK SAN LEANDRO COMMENTS:		0 # OF SQUARE FEET: DATE ADDED: DATE CHANGED:	364 7/1/1997 4/28/2004	CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$0 \$0 \$40,282

SITE NUMBER: 011 - CHABOT PARK	CONSTRUCTION TYPE:			BUILDINGS:	\$0
011-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N		CONTENT:	\$0
CHABOT PARK	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 94,577		PROPERTY IN THE OPEN:	\$4,217
COMMENTS:	YEAR BUILT: 1950	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0
		DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$4,217

TOTAL VALUES FOR SITE NUMBER: 011 - CHABOT PARK				BUILDINGS:	\$40,282
				CONTENT:	\$0
				FINE ARTS:	\$0

				PROPERTY IN THE OPEN:	\$4,217	
				CONTRACTORS EQUIPMENT:	\$0	
				TOTAL VALUE:	\$44,499	
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SITE NUMBER: 012 - HALCYON PARK	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$40,585	
012-001 RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$2,811
1245 - 147TH AVENUE	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	374	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$43,397
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SITE NUMBER: 012 - HALCYON PARK	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$165,591	
012-002 OFFICE BUILDING	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
1245 - 147TH AVENUE	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$165,591
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SITE NUMBER: 012 - HALCYON PARK	CONSTRUCTION TYPE:			BUILDINGS:	\$0	
012-999 PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
HALCYON PARK	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	94,577	PROPERTY IN THE OPEN:	\$28,339
	YEAR BUILT:	1963	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$28,339

TOTAL VALUES FOR SITE NUMBER: 012 - HALCYON
PARK

BUILDINGS: \$206,176

				CONTENTS:	\$2,811
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$28,339
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$237,326
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SITE NUMBER: 013 - FIRE HOUSE #12	CONSTRUCTION TYPE:		JOISTED MASONRY	BUILDINGS:	\$1,292,675
013-001 FIRE STATION #12	ENTRY ALARM: N	FIRE ALARM: Y		CONTENTS:	\$6,298
1065 - 143 AVENUE	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 6,520		PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1953	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$1,298,972
<hr/>					
SITE NUMBER: 013 - FIRE HOUSE #12	CONSTRUCTION TYPE:			BUILDINGS:	\$0
013-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N		CONTENTS:	\$0
FIRE HOUSE #12	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 94,577		PROPERTY IN THE OPEN:	\$65,843
	YEAR BUILT: 1953	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$65,843
<hr/>					
TOTAL VALUES FOR SITE NUMBER: 013 - FIRE HOUSE #12				BUILDINGS:	\$1,292,675
				CONTENTS:	\$6,298
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$65,843
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$1,364,815
<hr/>					
SITE NUMBER: 014 - BONAIRE PARK	CONSTRUCTION TYPE:	WOOD FRAME		BUILDINGS:	\$40,990
014-001 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N		CONTENTS:	\$0
BONAIRE PARK	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 306		PROPERTY IN THE OPEN:	\$0

94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$40,990
<hr/>				
SITE NUMBER: 014 - BONAIRE PARK	CONSTRUCTION TYPE:		BUILDINGS:	\$0
014-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
BONAIRE PARK	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$43,633
94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$43,633
<hr/>				
TOTAL VALUES FOR SITE NUMBER: 014 - BONAIRE PARK			BUILDINGS:	\$40,990
			CONTENTS:	\$0
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$43,633
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$84,623
<hr/>				
SITE NUMBER: 015 - MULFORD MARINA LIBRARY	CONSTRUCTION TYPE: WOOD FRAME		BUILDINGS:	\$189,033
015-001 LIBRARY	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$5,775
13699 AURORA DRIVE	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 1,256	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1976	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$194,808
<hr/>				
SITE NUMBER: 015 - MULFORD MARINA LIBRARY	CONSTRUCTION TYPE:		BUILDINGS:	\$0
015-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
MULFORD MARINA LIBRARY	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$0

94577	YEAR BUILT: 1976	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$0

TOTAL VALUES FOR SITE NUMBER: 015 - MULFORD MARINA LIBRARY			BUILDINGS:	\$189,033
			CONTENTS:	\$5,775
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$194,808

SITE NUMBER: 016 -CHERRY GROVE PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$45,162
016-001 RESTROOM	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
LEONARD & WILLIAMS	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 300	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1958 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$45,162

SITE NUMBER: 016 -CHERRY GROVE PARK	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$35,536
016-002 WELL ENCLOSURE	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
LEONARD & WILLIAMS	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 216	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1958 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$35,536

SITE NUMBER: 016 -CHERRY GROVE PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$0
016-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
CHERRY GROVE PARK	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$28,001

94577	YEAR BUILT: 1958	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$28,001

TOTAL VALUES FOR SITE NUMBER: 016 - CHERRY GROVE PARK	BUILDINGS:	\$80,698
	CONTENTS:	\$0
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$28,001
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$108,699

SITE NUMBER: 017 – FORMER FIRE HOUSE #11	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$553,084
017-001 VACANT FIRE STATION	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$9,446
2101 MARINA BLVD.	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 4,394	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1958 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$562,530

SITE NUMBER: 017 - FORMER FIRE HOUSE #11	CONSTRUCTION TYPE:	BUILDINGS:	\$0
017-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
FIRE HOUSE #11	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$11,133
94577	YEAR BUILT: 1958 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$11,133

TOTAL VALUES FOR SITE NUMBER: 017 - FIRE HOUSE #11	BUILDINGS:	\$553,084
	CONTENTS:	\$9,446
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$11,133
	CONTRACTORS EQUIPMENT:	\$0

			TOTAL VALUE:	\$573,663
SITE NUMBER: 018 - SIEMPRE VERDE PARK	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$52,251
018-001 RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N
PARK & HAYES	% SPRINKLER EQPT:	0	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	530
94577	YEAR BUILT:	1961	DATE ADDED:	7/1/1997
COMMENTS:	DATE CHANGED:	4/28/2004	CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$52,251
SITE NUMBER: 018 - SIEMPRE VERDE PARK	CONSTRUCTION TYPE:		BUILDINGS:	\$0
018-999 PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N
SIEMPRE VERDE PARK	% SPRINKLER EQPT:	0	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	0
94577	YEAR BUILT:	1961	DATE ADDED:	7/1/1997
COMMENTS:	DATE CHANGED:	4/28/2004	CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$58,027
TOTAL VALUES FOR SITE NUMBER: 018 - SIEMPRE VERDE PARK			BUILDINGS:	\$52,251
			CONTENTS:	\$0
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$58,027
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$110,278

SITE NUMBER: 019 - MANOR LIBRARY	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:	\$259,603
019-001 LIBRARY	ENTRY ALARM:	N	FIRE ALARM:	N
1307 MANOR BLVD.	% SPRINKLER EQPT:	0	CONTENTS:	\$12,089
SAN LEANDRO	# OF FLOORS:	2	# OF SQUARE FEET:	3,320
94577	YEAR BUILT:	1952	DATE ADDED:	7/1/1997
			CONTRACTORS EQUIPMENT:	\$0

COMMENTS:	DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$271,692
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SITE NUMBER: 019 - MANOR LIBRARY	CONSTRUCTION TYPE:		BUILDINGS:	\$0
019-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
MANOR LIBRARY	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1952	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$0
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TOTAL VALUES FOR SITE NUMBER: 019 - MANOR LIBRARY			BUILDINGS:	\$259,603
			CONTENTS:	\$12,089
			FINE ARTS:	\$0
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$271,692
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SITE NUMBER: 020 -FIRE STATION #13	CONSTRUCTION TYPE: JOISTED MASONRY		BUILDINGS:	\$443,355
020-001 FIRE STATION #13	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$4,498
637 FARGO	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 3,425	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1954	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$447,854
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SITE NUMBER: 020 -FIRE STATION #13	CONSTRUCTION TYPE:		BUILDINGS:	\$41,496
020-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
FIRE STATION #5	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$5,567
94577	YEAR BUILT: 1954	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS: _____

DATE CHANGED: 4/28/2004

TOTAL VALUE: **\$47,063**

TOTAL VALUES FOR SITE NUMBER: 020 - FIRE STATION #13

BUILDINGS: CONTENTS: FINE ARTS: \$484,851
\$4,498 \$0

CONTRACTORS EQUIPMENT: \$0 \$5,567
PROPERTY IN THE OPEN: **TOTAL** **\$494,916**
VALUE:

SITE NUMBER: 021 - CASA PERALTA 021-001 CASA PERALTA

384 W. ESTUDILLO AVENUE SAN LEANDRO 94577
COMMENTS:

CONSTRUCTION TYPE: ENTRY ALARM: N

% SPRINKLER EQPT:
OF FLOORS: 2
YEAR BUILT: 1901

JOISTED MASONRY FIRE ALARM: N

0 # OF SQUARE FEET: DATE ADDED:
DATE CHANGED:

BUILDINGS: CONTENTS: \$1,265,123 \$0

CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: **TOTAL** **\$1,265,123**
VALUE:

7,609 7/1/1997
4/28/2004

SITE NUMBER: 021 - CASA PERALTA 021-002 STORAGE BUILDING

CASA PERALTA SAN LEANDRO 94577 COMMENTS:

CONSTRUCTION TYPE: ENTRY ALARM: N

% SPRINKLER EQPT:
OF FLOORS: 1
YEAR BUILT: 1901

FIRE ALARM: N

0 # OF SQUARE FEET: DATE ADDED:
DATE CHANGED: 0 7/1/1997
4/28/2004

BUILDINGS: CONTENTS: \$12,033 \$0

CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: **TOTAL** **\$12,033**
VALUE:

SITE NUMBER: 021 - CASA PERALTA

021-999 PROPERTY IN THE OPEN

CONSTRUCTION TYPE:

ENTRY ALARM: N FIRE ALARM: N

BUILDINGS: \$0

CONTENTS: \$0

CASA PERALTA SAN LEANDRO 94577 COMMENTS:	% SPRINKLER EQPT: # OF FLOORS: 0 YEAR BUILT: 1901	0 # OF SQUARE FEET: DATE ADDED: DATE CHANGED:	CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$0 \$55,665 \$55,665
				0 7/1/1997 4/28/2004

TOTAL VALUES FOR SITE NUMBER: 021 - CASA PERALTA		BUILDINGS: CONTENTS:	\$1,277,156 \$0
		FINE ARTS:	\$0
		CONTRACTORS EQUIPMENT: PROPERTY IN THE OPEN: TOTAL VALUE:	\$0 \$55,665 \$1,332,821

SITE NUMBER: 021 – SAN LEANDRO HISTORY MUSEUM AND ART GALLERY – 021-003 320 W. ESTUDILLO AVE.	CONSTRUCTION TYPE: ENTRY ALARM: Y	FIRE ALARM: Y	BUILDINGS: CONTENTS:	\$157,250
SAN LEANDRO HISTORY MUSEUM AND ART GALLERY SAN LEANDRO 94577 COMMENTS:	% SPRINKLER EQPT: 100 # OF FLOORS: 1 YEAR BUILT: 2004	# OF SQUARE FEET: DATE ADDED: DATE CHANGED:	CONTRACTORS EQUIPMENT: FINE ARTS: PROPERTY IN THE OPEN: TOTAL VALUE:	\$550,000
				4/28/2004

<u>SITE NUMBER: 022 - SHORELINE MAINTENANCE FACILITY</u>	CONSTRUCTION TYPE: JOISTED MASONRY	BUILDINGS:	\$411,840
022-001 SHORELINE MAINTENANCE FACILITY	ENTRY ALARM: N	CONTENTS:	\$0
2599 FAIRWAY DRIVE	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE ADDED: 7/1/1997	TOTAL VALUE:	\$411,840
	DATE CHANGED: 4/28/2004		

TOTAL VALUES FOR SITE NUMBER: 022 - SHORELINE MAINTENANCE FACILITY		<u>BUILDINGS:</u>	\$411,840
		CONTENTS:	\$0
		FINE ARTS:	\$0

PROPERTY IN THE OPEN: \$0
 CONTRACTORS EQUIPMENT: \$0
TOTAL VALUE: \$411,840

SITE NUMBER: 026 - SAN LEANDRO BALL PARK COMPLEX		CONSTRUCTION TYPE: REINFORCED CONCRETE		BUILDINGS:	\$267,082
026-001 BLEACHERS, PRESSBOX & SNACK BAR	ENTRY ALARM: N	FIRE ALARM: N		CONTENTS:	\$0
TEA GARDEN	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 2	# OF SQUARE FEET: 3,278		PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1968	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$267,082

SITE NUMBER: 026 - SAN LEANDRO BALL PARK COMPLEX		CONSTRUCTION TYPE:		BUILDINGS:	\$0
026-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N		CONTENTS:	\$0
SENIOR BALL FIELD	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0		PROPERTY IN THE OPEN:	\$99,523
94577	YEAR BUILT: 1968	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004		TOTAL VALUE:	\$99,523

TOTAL VALUES FOR SITE NUMBER: 026 - SAN LEANDRO BALL PARK COMPLEX				BUILDINGS:	\$267,082
				CONTENTS:	\$0
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$99,523
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$366,605

SITE NUMBER: 028 -FIRE TRAINING CENTER		CONSTRUCTION TYPE: JOISTED MASONRY		BUILDINGS:	\$17,509
028-001 STORAGE BUILDING	ENTRY ALARM: N	FIRE ALARM: N		CONTENTS:	\$0
890 LOLA	% SPRINKLER EQPT: 0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 99		PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1973	DATE ADDED: 7/1/1997		CONTRACTORS EQUIPMENT:	\$0

COMMENTS:

DATE CHANGED: 4/28/2004

TOTAL VALUE:

\$17,509

SITE NUMBER: 028 -FIRE TRAINING CENTER	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$337,057
028-002 FIRE TRAINING BUILDING	ENTRY ALARM: N FIRE ALARM: Y	CONTENTS:	\$0
890 LOLA	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 5 # OF SQUARE FEET: 2,398	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1972 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$337,057

SITE NUMBER: 028 -FIRE TRAINING CENTER	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$112,174
028-003 OFFICE - RESTROOM TRAILER	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
890 LOLA	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 716	PROPERTY IN THE OPEN:	\$16,868
94577	YEAR BUILT: 1968 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$129,043

TOTAL VALUES FOR SITE NUMBER: 028 - FIRE TRAINING CENTER	BUILDINGS:	\$466,741
	CONTENTS:	\$0
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$16,868
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$483,609

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$424,841
029-001 PRIMARY DIGESTER #1	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$220,975
3000 DAVIS STREET	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 2,830	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1947 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS:

DATE CHANGED: 4/28/2004

TOTAL VALUE:

\$645,816

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$694,291
029-002	SECONDARY DIGESTER #2 WITH CONTRO	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$2,092
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 2,830	PROPERTY IN THE OPEN: \$0
94552		YEAR BUILT: 1939	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$696,382

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$423,361
029-003	SECONDARY DIGESTER #3	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 2,830	PROPERTY IN THE OPEN: \$0
94552		YEAR BUILT: 1939	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$423,361

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$1,531,710
029-004	AERATION TANKS	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$647,181
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 25,200	PROPERTY IN THE OPEN: \$0
94552		YEAR BUILT: 1968	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$2,178,891

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$272,727
029-005	BIO FILTER LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$135,171
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	2,416
94552		YEAR BUILT:	1939	DATE ADDED:	7/1/1997
COMMENTS:				DATE CHANGED:	4/28/2004
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$0
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$407,898
SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$573,889
029-006	CONTROL BUILDING	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$335,432
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	4,060
94552		YEAR BUILT:	1968	DATE ADDED:	7/1/1997
COMMENTS:				DATE CHANGED:	4/28/2004
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$0
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$909,321
SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$42,962
029-007	POWER GENERATION STATION	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$64,999
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	283
94552		YEAR BUILT:	1979	DATE ADDED:	7/1/1997
COMMENTS:				DATE CHANGED:	4/28/2004
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$0
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$107,962

<u>SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT</u>		<u>CONSTRUCTION TYPE: REINFORCED CONCRETE</u>		<u>BUILDINGS:</u>	\$22,491
029-008	EFFLUENT PUMP STATION	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$224,911
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 800	PROPERTY IN THE OPEN:	\$0
94552		YEAR BUILT: 1972	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$247,402

<u>SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT</u>		<u>CONSTRUCTION TYPE: REINFORCED CONCRETE</u>		<u>BUILDINGS:</u>	\$126,850
029-009	SLUDGE CONTROL BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$153,164
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 2,356	PROPERTY IN THE OPEN:	\$0
94552		YEAR BUILT: 1947	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$280,014

<u>SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT</u>		<u>CONSTRUCTION TYPE: REINFORCED CONCRETE</u>		<u>BUILDINGS:</u>	\$528,304
029-010	HEADWORKS/PUMPING PLANT	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$381,449
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 2	# OF SQUARE FEET: 4,389	PROPERTY IN THE OPEN:	\$0
94552		YEAR BUILT: 1946	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$909,753

<u>SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT</u>		<u>CONSTRUCTION TYPE: STEEL FRAME</u>		<u>BUILDINGS:</u>	\$51,705
029-011	PLANT MAINTENANCE BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 1	# OF SQUARE FEET: 1,008	PROPERTY IN THE OPEN:	\$0

94552	YEAR BUILT: 1968	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$51,705
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$41,833
029-012 EQUIPMENT STORAGE BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 800	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1975	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$41,833
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$29,743
029-013 STORAGE SHED	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 540	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1981	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$29,743
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$108,542
029-014 CENTRIFUGE BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$45,095
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 1,617	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1972	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$153,637
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$828,434
029-016 PRIMARY DIGESTER #4	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$490,755
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 5,024	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1975	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$1,319,190	
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:	REINFORCED CONCRETE		BUILDINGS:	\$148,520	
029-017 FLAMMABLE STORAGE BUILDING	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$66,742
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	1,627	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1979	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$215,262	
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:	STEEL FRAME		BUILDINGS:	\$23,085	
029-018 EMERGENCY GENERATOR BUILDING	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$30,780
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	304	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1991	DATE ADDED:	4/20/1994	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$53,865	
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:	REINFORCED CONCRETE		BUILDINGS:	\$386,786	
029-019 PRIMARY CLARIFIER #1	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$247,065
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	3,320	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1939	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$633,850	
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SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:	REINFORCED CONCRETE		BUILDINGS:	\$403,488	
029-020 PRIMARY CLARIFIER #2	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$413,274
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	3,850	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1947	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$816,761	

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$967,757
029-021	FINAL CLARIFIER #3	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$389,883
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	9,498
94552		YEAR BUILT:	1959	DATE ADDED:	7/1/1997
COMMENTS:		DATE CHANGED:	4/28/2004	CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$1,357,640
SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$652,747
029-022	FINAL CLARIFIER #4	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$238,630
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	6,358
94552		YEAR BUILT:	1974	DATE ADDED:	7/1/1997
COMMENTS:		DATE CHANGED:	4/28/2004	CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$891,378
SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$220,000
029-023	CHLORINE CONTACT TANK	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$62,975
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	2,376
94552		YEAR BUILT:	1957	DATE ADDED:	7/1/1997
COMMENTS:		DATE CHANGED:	4/28/2004	CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$282,975
SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT		CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$1,191,119
029-024	FIXED FILM REACTOR	ENTRY ALARM:	N	FIRE ALARM:	N
3000 DAVIS STREET		% SPRINKLER EQPT:	0	CONTENTS:	\$2,924
SAN LEANDRO		# OF FLOORS:	1	# OF SQUARE FEET:	8,659
				PROPERTY IN THE OPEN:	\$0

94552	YEAR BUILT: 1947	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$1,194,042

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: STEEL FRAME		BUILDINGS:	\$91,437
029-025 CHLORINE HANDLING FACILITIES	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 2,016	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1957	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$91,437

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE		BUILDINGS:	\$171,256
029-026 SLUDGE REAREATION TANK	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$32,516
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 3,848	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1959	DATE ADDED: 4/20/1994	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$203,773

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE		BUILDINGS:	\$423,957
029-027 SLUDGE CONDITIONING TANK	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 3,848	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT: 1959	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$423,957

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE		BUILDINGS:	\$353,110
029-028 SLUDGE THICKENER	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 2,380	PROPERTY IN THE OPEN:	\$0

94552	YEAR BUILT: 1959	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$353,110

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$586,680
029-029 PRIMARY SETTLING BASINS	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$306,216
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 4,440	PROPERTY IN THE OPEN: \$0
94552	YEAR BUILT: 1947	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$892,896

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$0
029-030 POLYMER BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 150	PROPERTY IN THE OPEN: \$66,256
94552	YEAR BUILT: 1992	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$66,256

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: REINFORCED CONCRETE	BUILDINGS:	\$0
029-031 STEVE DRUM CONCENTRATOR	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 575	PROPERTY IN THE OPEN: \$182,452
94552	YEAR BUILT: 1991	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$182,452

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE: STEEL FRAME	BUILDINGS:	\$181,722
029-032 STORAGE GARAGE	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$107,226
3000 DAVIS STREET	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 3,600	PROPERTY IN THE OPEN: \$0

94552	YEAR BUILT:	1991	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$288,949

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:				BUILDINGS:	\$0
029-033 REDWOOD ODORIZER	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	11,868	PROPERTY IN THE OPEN:	\$53,416
94552	YEAR BUILT:	1991	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$53,416

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:				BUILDINGS:	\$0
029-034 SLUDGE DRYING BED	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	1,086	PROPERTY IN THE OPEN:	\$523,053
94552	YEAR BUILT:	1991	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$523,053

SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT	CONSTRUCTION TYPE:				BUILDINGS:	\$0
029-999 PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
3000 DAVIS STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$1,285,871
94552	YEAR BUILT:	1939	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$1,285,871

TOTAL VALUES FOR SITE NUMBER: 029 - WATER POLLUTION CONTROL PLANT					BUILDINGS:	\$11,503,347
					CONTENTS:	\$4,599,455
					FINE ARTS:	\$0
					PROPERTY IN THE OPEN:	\$2,111,049

CONTRACTORS EQUIPMENT: \$0
TOTAL VALUE: \$18,213,851

SITE NUMBER: 030 - FOOT BRIDGE	CONSTRUCTION TYPE:	BUILDINGS:	\$0
030-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
FOOT BRIDGE (HAAS/CARY)	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$75,008
COMMENTS:	YEAR BUILT: 1972 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$75,008

TOTAL VALUES FOR SITE NUMBER: 030 - FOOT BRIDGE	BUILDINGS:	\$0
	CONTENTS:	\$0
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$75,008
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$75,008

SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$916,472
031-033 MONARCH BAY CLUBHOUSE	ENTRY ALARM: Y FIRE ALARM: Y	CONTENTS:	\$0
13800 MONARCH BAY DRIVE	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 9,000	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1972 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$916,472

SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$13,776
031-098 SNACK BAR #1	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$1,505

MONARCH BAY GOLF COURSE	% SPRINKLER EQPT:	0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	120
94577	YEAR BUILT:	1983	DATE ADDED:	1/12/1996
COMMENTS:			DATE CHANGED:	4/28/2004
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$15,280
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SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$8,750
031-099 SNACK BAR #2	ENTRY ALARM:	N	FIRE ALARM:	N
MONARCH BAY GOLF COURSE	% SPRINKLER EQPT:	0	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	120
94577	YEAR BUILT:	1990	DATE ADDED:	7/1/1997
COMMENTS:			DATE CHANGED:	4/28/2004
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$8,750
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SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$18,808
031-100 RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N
MONARCH BAY GOLF COURSE	% SPRINKLER EQPT:	0	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	240
94577	YEAR BUILT:	1983	DATE ADDED:	7/1/1997
COMMENTS:			DATE CHANGED:	4/28/2004
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$18,808
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SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:	\$216,733
031-101 CART STORAGE BUILDING	ENTRY ALARM:	N	FIRE ALARM:	Y
13800 MONARCH BAY DRIVE	% SPRINKLER EQPT:	100	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	4,500
94577	YEAR BUILT:	1986	DATE ADDED:	7/1/1997
COMMENTS:			DATE CHANGED:	4/28/2004
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0
			TOTAL VALUE:	\$216,733
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SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE:	JOISTED MASONRY	BUILDINGS:	\$411,840
031-102 MAINTENANCE SHED	ENTRY ALARM:	N	FIRE ALARM:	N
MONARCH BAY GOLF COURSE	% SPRINKLER EQPT:	0	CONTENTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	6,330
94577	YEAR BUILT:	1983	DATE ADDED:	7/1/1997
			DATE CHANGED:	
			PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0

COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$411,840

SITE NUMBER: 031 - GOLF COURSES CONSTRUCTION TYPE: WOOD FRAME BUILDINGS: \$25,112
 031-103 RESTROOM - 9TH HOLE ENTRY ALARM: N FIRE ALARM: N CONTENTS: \$0
 MARINA GOLF COURSE % SPRINKLER EQPT: 0 FINE ARTS: \$0
 SAN LEANDRO # OF FLOORS: 1 # OF SQUARE FEET: 240 PROPERTY IN THE OPEN: \$0
 94577 YEAR BUILT: 1963 DATE ADDED: 7/1/1997 CONTRACTORS EQUIPMENT: \$0
 COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$25,112

SITE NUMBER: 031 - GOLF COURSES CONSTRUCTION TYPE: WOOD FRAME BUILDINGS: \$4,157
 031-104 STARTER SHACK ENTRY ALARM: N FIRE ALARM: N CONTENTS: \$0
 MARINA GOLF COURSE % SPRINKLER EQPT: 0 FINE ARTS: \$0
 SAN LEANDRO # OF FLOORS: 1 # OF SQUARE FEET: 54 PROPERTY IN THE OPEN: \$0
 94577 YEAR BUILT: 1963 DATE ADDED: 7/1/1997 CONTRACTORS EQUIPMENT: \$0
 COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$4,157

SITE NUMBER: 031 - GOLF COURSES CONSTRUCTION TYPE: STEEL FRAME BUILDINGS: \$199,611
 031-105 DRIVING RANGE SHED ENTRY ALARM: N FIRE ALARM: N CONTENTS: \$0
 MONARCH BAY GOLF COURSE % SPRINKLER EQPT: 0 FINE ARTS: \$0
 SAN LEANDRO # OF FLOORS: 1 # OF SQUARE FEET: 3,300 PROPERTY IN THE OPEN: \$0
 94577 YEAR BUILT: 1983 DATE ADDED: 1/12/1996 CONTRACTORS EQUIPMENT: \$0
 COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$199,611

SITE NUMBER: 031 - GOLF COURSES CONSTRUCTION TYPE: REINFORCED CONCRETE BUILDINGS: \$174,306
 031-106 BRIDGE ENTRY ALARM: N FIRE ALARM: N CONTENTS: \$0
 FLOOD CONTROL CHANNEL % SPRINKLER EQPT: 0 FINE ARTS: \$0
 SAN LEANDRO # OF FLOORS: 0 # OF SQUARE FEET: 0 PROPERTY IN THE OPEN: \$0
 94577 YEAR BUILT: 1983 DATE ADDED: 1/12/1996 CONTRACTORS EQUIPMENT: \$0

COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$174,306

SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$67,475
031-107 PUMP HOUSE	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
TONA LEMA GOLF COURSE	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 432	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1983 DATE ADDED: 4/24/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$67,475

SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$67,475
031-108 PUMP HOUSE	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
MARINA GOLF COURSE	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 300	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1963 DATE ADDED: 4/24/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$67,475

SITE NUMBER: 031 - GOLF COURSES	CONSTRUCTION TYPE:	BUILDINGS:	\$340,740
031-999 PROPERTY IN THE OPEN	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$0
GOLF COURSES	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0 # OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$99,776
94577	YEAR BUILT: 1963 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$440,516

TOTAL VALUES FOR SITE NUMBER: 031 - GOLF COURSES	BUILDINGS:	\$2,465,256
	CONTENTS:	\$1,505
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$99,776
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$2,566,537

SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$49,705		
032-001 CATALINA LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
CATALINA	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	100	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1979	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$49,705
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$40,934		
032-002 TEAGARDEN LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
TEAGARDEN	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	100	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1969	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$40,934
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:		BUILDINGS:	\$123,532		
032-003 LIFT STATION - SAN RAFAEL	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1952	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$123,532
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$123,532		
032-004 BENEDICT LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
BENEDICT STREET	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	64	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1962	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$123,532

SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$305,541		
032-005 MERCED LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
MERCED	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	264	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1959	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$305,541
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$528,484		
032-006 WICKS STREET LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
WICKS BLVD.	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	64	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1961	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$528,484
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$378,637		
032-007 NEPTUNE LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
NEPTUNE	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	1,125	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1960	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$378,637
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SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$123,532		
032-008 BLUE DOLPHIN LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
SAN LEANDRO MARINA	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	64	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1963	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$123,532

SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$546,027		
032-009 BERMUDA LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	64	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1966	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$546,027
<hr/>						
SITE NUMBER: 032 - LIFT STATION	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$40,934		
032-010 SYLVAN CIRCLE LIFT STATION	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	125	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT:	1966	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$40,934
<hr/>						
TOTAL VALUES FOR SITE NUMBER: 032 - LIFT STATION			BUILDINGS:	\$2,260,860	CONTENTS:	\$0
			FINE ARTS:	\$0	PROPERTY IN THE OPEN:	\$0
			CONTRACTORS EQUIPMENT:	\$0	TOTAL VALUE:	\$2,260,860
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SITE NUMBER: 033 - STENZEL PARK	CONSTRUCTION TYPE:	WOOD FRAME	BUILDINGS:	\$127,491		
033-001 STORAGE BUILDING/RESTROOM	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$14,057
WICKS & ELVINA	% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$38,122
94577	YEAR BUILT:	1964	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$179,670

TOTAL VALUES FOR SITE NUMBER: 033 - STENZEL PARK				BUILDINGS:	\$127,491
				CONTENTS:	\$14,057
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$38,122
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$179,670
SITE NUMBER: 035 - FAMILY SERVICES BUILDING				BUILDINGS:	\$160,249
CONSTRUCTION TYPE: WOOD FRAME				CONTENTS:	\$0
035-001 FAMILY SERVICES BUILDING	ENTRY ALARM: N	FIRE ALARM: N		FINE ARTS:	\$0
2208 SAN LEANDRO BLVD.	% SPRINKLER EQPT: 0			PROPERTY IN THE OPEN:	\$4,301
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 1,500		CONTRACTORS EQUIPMENT:	\$0
94577	YEAR BUILT: 1983	DATE ADDED: 7/1/1997		TOTAL VALUE:	\$164,550
COMMENTS:		DATE CHANGED: 4/28/2004			
TOTAL VALUES FOR SITE NUMBER: 035 - FAMILY SERVICES BUILDING				BUILDINGS:	\$160,249
				CONTENTS:	\$0
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$4,301
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$164,550
SITE NUMBER: 036 - TOYON PARK				BUILDINGS:	\$41,260
CONSTRUCTION TYPE: WOOD FRAME				CONTENTS:	\$0
036-001 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N		FINE ARTS:	\$0
TOYON PARK	% SPRINKLER EQPT: 0			PROPERTY IN THE OPEN:	\$0
SAN LEANDRO	# OF FLOORS: 1	# OF SQUARE FEET: 0		CONTRACTORS EQUIPMENT:	\$0
94577	YEAR BUILT: 1963	DATE ADDED: 7/1/1997		TOTAL VALUE:	\$41,260
COMMENTS:		DATE CHANGED: 4/28/2004			

SITE NUMBER: 036 - TOYON PARK		CONSTRUCTION TYPE:		BUILDINGS:	\$0		
036-999	PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$4,498
TOYON PARK		% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$11,358
94577		YEAR BUILT:	1963	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:				DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$15,856
TOTAL VALUES FOR SITE NUMBER: 036 - TOYON PARK				BUILDINGS:	\$41,260	CONTENTS:	\$4,498
				FINE ARTS:	\$0	PROPERTY IN THE OPEN:	\$11,358
				CONTRACTORS EQUIPMENT:	\$0	TOTAL VALUE:	\$57,116
SITE NUMBER: 038 - FOOT BRIDGE (ARROYO/CLARK)		CONSTRUCTION TYPE:		BUILDINGS:	\$0		
038-999	PROPERTY IN THE OPEN	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
ARROYO/CLARK		% SPRINKLER EQPT:	0			FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS:	0	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$46,557
94577		YEAR BUILT:	1957	DATE ADDED:	7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:				DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$46,557
TOTAL VALUES FOR SITE NUMBER: 038 - FOOT BRIDGE (ARROYO/CLARK)				BUILDINGS:	\$0	CONTENTS:	\$0
				FINE ARTS:	\$0	PROPERTY IN THE OPEN:	\$46,557
				CONTRACTORS EQUIPMENT:	\$0	TOTAL VALUE:	\$46,557

SITE NUMBER: 039 - MARINA COMMUNITY CENTER	CONSTRUCTION TYPE: WOOD FRAME	BUILDINGS:	\$3,407,961
039-001 MARINA COMMUNITY CENTER	ENTRY ALARM: Y FIRE ALARM: Y	CONTENTS:	\$65,280
15301 WICKS BLVD.	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 18,800	PROPERTY IN THE OPEN:	\$121,677
94577	YEAR BUILT: 1962 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$3,594,918

TOTAL VALUES FOR SITE NUMBER: 039 - MARINA COMMUNITY CENTER	BUILDINGS:	\$3,407,961
	CONTENTS:	\$65,280
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$121,677
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$3,594,918

SITE NUMBER: 040 - MARINA PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$98,983
040-001 RESTROOM, NORTH	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$2,811
MARINA PARK	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 300	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1998 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$101,795

SITE NUMBER: 040 - MARINA PARK	CONSTRUCTION TYPE:	BUILDINGS:	\$143,313
040-002 RESTROOM, SOUTH	ENTRY ALARM: N FIRE ALARM: N	CONTENTS:	\$16,306
MARINA PARK	% SPRINKLER EQPT: 0	FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 1 # OF SQUARE FEET: 300	PROPERTY IN THE OPEN:	\$0
94577	YEAR BUILT: 1998 DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0

COMMENTS: DATE CHANGED: 4/28/2004 TOTAL VALUE: \$159,619

SITE NUMBER: 040 - MARINA PARK	CONSTRUCTION TYPE:		BUILDINGS:	\$0
040-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$144,505
94577	YEAR BUILT: 1970	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$144,505

TOTAL VALUES FOR SITE NUMBER: 040 - MARINA PARK	BUILDINGS:	\$242,296
	CONTENTS:	\$19,117
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$144,505
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$405,919

SITE NUMBER: 041 - GROVER CLEVELAND PARK	CONSTRUCTION TYPE:		BUILDINGS:	\$0
041-999 GROVER CLEVELAND PARK	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$14,057
O'DONNELL & WRIN	% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$8,434
94577	YEAR BUILT: 1993	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:		DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$22,491

TOTAL VALUES FOR SITE NUMBER: 041 - GROVER CLEVELAND PARK	BUILDINGS:	\$0
	CONTENTS:	\$14,057
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$8,434
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$22,491

SITE NUMBER: 042 - VICTORIA CIRCLE	CONSTRUCTION TYPE:	BUILDINGS:	\$0
042-999 VICTORIA CIRCLE	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
VICTORIA & BANCROFT	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN: \$85,916
94577	YEAR BUILT: 1993	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$85,916
TOTAL VALUES FOR SITE NUMBER: 042 - VICTORIA CIRCLE		BUILDINGS:	\$0
		CONTENTS:	\$0
		FINE ARTS:	\$0
		PROPERTY IN THE OPEN:	\$85,916
		CONTRACTORS EQUIPMENT:	\$0
		TOTAL VALUE:	\$85,916
SITE NUMBER: 043 - PACIFIC RECREATION COMPLEX	CONSTRUCTION TYPE:	BUILDINGS:	\$97,870
043-001 RESTROOM	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
TEAGARDEN & MARINA	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN: \$0
94577	YEAR BUILT: 1961	DATE ADDED: 7/1/1997	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$97,870
SITE NUMBER: 043 - PACIFIC RECREATION COMPLEX	CONSTRUCTION TYPE:	BUILDINGS:	\$0
043-999 PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS: \$0
	% SPRINKLER EQPT: 0		FINE ARTS: \$0
SAN LEANDRO	# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN: \$122,824
94577	YEAR BUILT: 1961	DATE ADDED: 1/12/1996	CONTRACTORS EQUIPMENT: \$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$122,824

TOTAL VALUES FOR SITE NUMBER: 043 - PACIFIC RECREATION COMPLEX				BUILDINGS:	\$97,870
				CONTENTS:	\$0
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$122,824
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$220,694
SITE NUMBER: 044 - ROOT PARK				BUILDINGS:	\$0
044-001	PROPERTY IN THE OPEN	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$5,623
E. 14TH STREET & HAYS STREETS		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 0	# OF SQUARE FEET: 0	PROPERTY IN THE OPEN:	\$57,127
94577		YEAR BUILT: 1996	DATE ADDED: 1/12/1996	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$62,750
TOTAL VALUES FOR SITE NUMBER: 044 - ROOT PARK				BUILDINGS:	\$0
				CONTENTS:	\$5,623
				FINE ARTS:	\$0
				PROPERTY IN THE OPEN:	\$57,127
				CONTRACTORS EQUIPMENT:	\$0
				TOTAL VALUE:	\$62,750
SITE NUMBER: 045 - CROCKER BUILDING				BUILDINGS:	\$558,735
045-001	CROCKER BUILDING	ENTRY ALARM: N	FIRE ALARM: N	CONTENTS:	\$0
1598 WASHINGTON AVENUE		% SPRINKLER EQPT: 0		FINE ARTS:	\$0
SAN LEANDRO		# OF FLOORS: 2	# OF SQUARE FEET: 4,653	PROPERTY IN THE OPEN:	\$0
94577		YEAR BUILT: 1961	DATE ADDED: 1/14/1997	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$558,735

TOTAL VALUES FOR SITE NUMBER: 045 -CROCKER
BUILDING

BUILDINGS:	\$558,735
CONTENTS:	\$0
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$0
CONTRACTORS EQUIPMENT:	\$0
TOTAL VALUE:	\$558,735

SITE NUMBER: 046 - MANOR CENTER

046-001 MANOR CENTER

1241 MANOR BLVD.

SAN LEANDRO

94579

COMMENTS:

CONSTRUCTION
TYPE:

ENTRY
ALARM: N

% SPRINKLER
EQPT: 0

OF
FLOORS: 1

YEAR
BUILT: 1954

STEEL FRAME

FIRE ALARM: N

OF SQUARE FEET: 7,862

DATE ADDED: 2/26/1999

DATE CHANGED: 4/28/2004

BUILDINGS:	\$449,822
CONTENTS:	\$0
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$0
CONTRACTORS EQUIPMENT:	\$0
TOTAL VALUE:	\$449,822

TOTAL VALUES FOR SITE NUMBER: 046 - MANOR CENTER

BUILDINGS:	\$449,822
CONTENTS:	\$0
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$0
CONTRACTORS EQUIPMENT:	\$0
TOTAL VALUE:	\$449,822

SITE NUMBER: 047 - PARROT HOUSE

047-001 PARROT HOUSE

258 PARROT ST.

SAN LEANDRO

CONSTRUCTION
TYPE:

ENTRY
ALARM: N

% SPRINKLER
EQPT: 0

OF
FLOORS: 1

WOOD FRAME

FIRE ALARM: N

OF SQUARE FEET: 1,118

BUILDINGS:	\$140,569
CONTENTS:	\$0
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$0

94577	YEAR BUILT:	1923	DATE ADDED:	1/6/1999	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$140,569

TOTAL VALUES FOR SITE NUMBER: 047 - PARROT HOUSE					BUILDINGS:	\$140,569
					CONTENTS:	\$0
					FINE ARTS:	\$0
					PROPERTY IN THE OPEN:	\$0
					CONTRACTORS EQUIPMENT:	\$0
					TOTAL VALUE:	\$140,569

SITE NUMBER: 048 - FARRELLY POOL	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$396,619		
048-001 BATH HOUSE	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
864 DUTTON	% SPRINKLER EQPT:	0	FINE ARTS:	\$0		
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	4,610	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1970	DATE ADDED:	1/26/2000	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$396,619

SITE NUMBER: 048 - FARRELLY POOL	CONSTRUCTION TYPE:	REINFORCED CONCRETE	BUILDINGS:	\$182,740		
048-002 SWIMMING POOL	ENTRY ALARM:	N	FIRE ALARM:	N	CONTENTS:	\$0
864 DUTTON	% SPRINKLER EQPT:	0	FINE ARTS:	\$0		
SAN LEANDRO	# OF FLOORS:	1	# OF SQUARE FEET:	0	PROPERTY IN THE OPEN:	\$0
94552	YEAR BUILT:	1931	DATE ADDED:	1/26/2000	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:			DATE CHANGED:	4/28/2004	TOTAL VALUE:	\$182,740

TOTAL VALUES FOR SITE NUMBER: 048 - FARRELLY POOL					BUILDINGS:	\$579,359
					CONTENTS:	\$0
					FINE ARTS:	\$0
					PROPERTY IN THE OPEN:	\$0
					CONTRACTORS EQUIPMENT:	\$0
					TOTAL VALUE:	\$579,359

SITE NUMBER: 049 -FIRE STATION 11	CONSTRUCTION TYPE: MASONRY-NON COMBUSTIBLE	BUILDINGS:	\$3,057,040
049-001 FIRE STATION 11	ENTRY ALARM: N FIRE ALARM: Y	CONTENTS:	\$0
14903 CATALINA STREET	% SPRINKLER EQPT: 100	FINE ARTS:	\$0
San Leandro	# OF FLOORS: 1 # OF SQUARE FEET: 7,800	PROPERTY IN THE OPEN:	\$218,360
94577	YEAR BUILT: 2002 DATE ADDED: 11/1/2002	CONTRACTORS EQUIPMENT:	\$0
COMMENTS:	DATE CHANGED: 4/28/2004	TOTAL VALUE:	\$3,275,400

TOTAL VALUES FOR SITE NUMBER: 049 - FIRE STATION 11	BUILDINGS:	\$3,057,040
	CONTENTS:	\$0
	FINE ARTS:	\$0
	PROPERTY IN THE OPEN:	\$218,360
	CONTRACTORS EQUIPMENT:	\$0
	TOTAL VALUE:	\$3,275,400

TOTAL VALUES FOR San Leandro	
BUILDINGS:	\$85,930,553
CONTENTS:	\$14,994,516
FINE ARTS:	\$0
PROPERTY IN THE OPEN:	\$5,408,972
CONTRACTORS EQUIPMENT:	\$0
GRAND TOTALS:	\$106,334,041

The information contained herein has been reviewed and is being submitted by:

SIGNATURE AND TITLE

DATE