



City Manager's Weekly Update

September 30, 2016

UPCOMING MEETINGS

2016

- 10/3** City Council Meeting
7:00 PM, Council
Chambers
- 10/10** City Council Work
Session, 7:00 PM,
Council Chambers
- 10/17** City Council Meeting
7:00 PM, Council
Chambers
- 11/7** City Council Meeting
7:00 PM, Council
Chambers
- 11/8** Election Day
- 11/14** City Council Work
Session, 7:00 PM City
Council Chambers
- 11/21** YAC Mixer, 6:00 PM
Sister Cities Gallery
City Council Meeting
7:00 PM, Council
Chambers
- 12/5** Leadership Awards &
Reception. City Council
Meeting. City Council
Chambers
- 12/12** City Council Work
Session, 7:00 PM City
Council Chambers
- 12/19** City Council Meeting
7:00 PM City Council
Chambers

Holiday Closure

12/23/16 – 1/3/17

To: City Council
From: Chris Zapata, City Manager

Mark Your Calendar

Siempre Verde Park Grand Opening & Ribbon Cutting (Attached)

Sat. Oct. 1, 2016, 10:00 AM – 1:00 PM. Siempre Verde Park, 455 Park St.

The City of San Leandro is hosting a community event celebrating the grand opening of Siempre Verde Park. The event will feature free activities for the whole family and a ribbon cutting ceremony. For more information, contact Sbeydeh Viveros-Walton at swalton@sanleandro.org or 510-577-3372

Personal Emergency Preparedness Disaster Training (Attached)

Tues. Oct. 11, 2016 6:00 PM. Our Future Tots Pre-School, 2060 Marina Blvd.

The Alameda County Fire Department is hosting a personal emergency preparedness disaster training to help families minimize potential dangers in their homes, gather a disaster kit and create a communication plan. The training is free of charge but registration is required. You can register through AC Fire's [website](http://www.acfire.org) or call 925-833-3473 Ext. 1721.

Recycling Program Fall/Winter Events (Attached)

The City's Recycling Program released their Fall/Winter Calendar of Events for the upcoming months. The Recycling Program will host the Fall Leaf Bag Program, America Recycles Day, Holiday Lights Recycling Program, and the Holiday Tree Recycling Program. Outreach for these programs includes Alameda County Industries billing inserts, direct mail to homeowner's associations, newspaper advertisements and flyer distribution at City facilities and community events. For more information, contact Tonya Richardson at trichardson@sanleandro.org or 577-3452

"Wherever There's A Fight" Community Events (Attached)

The San Leandro Library is hosting an event series based on the "Wherever There's A Fight" civil rights exhibit. All events shown in the attached flyer are free of charge, with the exception of the Angel Island field trip. All events are open to the public on a first-come, first-served basis. For more information call 577-3970.

Council Information

Biennial Notice and Review of Conflict-of-Interest Code

A conflict-of-interest code tells public officials, governmental employees, and consultants what financial interests they must disclose on their Statement of Economic Interests (Form 700). The Political Reform Act requires every local government agency to review its conflict-of-interest code biennially by examining current programs to ensure that the City's code includes disclosure by City officials who make or participate in making governmental decisions.

This update serves as the 2016 Local Agency Biennial Notice that must be filed with the City Council as the City's code reviewing body. City staff has reviewed the current code and has determined that an amendment is required to include new designated positions, revise disclosure categories, revise titles of existing positions, and delete positions that no longer make or participate in making governmental decisions. City staff will submit proposed amendments to the City Council for the Council's review and authorization by December 19, 2016.

San Leandro's Floodplain Management Program Update (Attached)

The City of San Leandro met recently with FEMA's Regulations and Compliance National Flood Plain Insurance Program Manager to discuss the City's program. FEMA's evaluation indicated that the City is appropriately and effectively enforcing flood plain requirements. Currently, there are 1,040 active flood insurance policies on residential and commercial buildings representing \$240,357,600 in coverage. For detailed information about the evaluation, please see the attached document.

San Leandro Next

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing news and updates on economic development and innovation. The following stories were posted since last week:

[Truth Is Beauty Arrives This Saturday, October 1st!](#)

[Sausage & Suds Returns to Downtown on October 2nd](#)

[Don't Let It Bug You: Tiny Farms Delivers Crickets For Eating](#)

[Now Open: Gourmet Cellar- Craft Beer, Wine, and Specialty Food](#)

News from Other Agencies

Sausage & Suds Music Festival

The San Leandro Downtown Association is hosting the annual family-friendly, fun, and free musical event on Sunday October 2nd. To learn more about the event, please visit the event [website](#).



SIEMPRE VERDE PARK

SAN LEANDRO

GRAND OPENING & RIBBON CUTTING

DATE: SATURDAY, OCTOBER 1, 2016

TIME: 10:00 A.M. TO 1:00 P.M.

LOCATION: SIEMPRE VERDE PARK

455 PARK STREET

SAN LEANDRO, CA 94577

**FOOD & GAMES • ACTIVITIES FOR THE
WHOLE FAMILY!**





How Will You Respond to a Disaster?

ALAMEDA COUNTY FIRE DEPARTMENT
INVITES YOU TO ATTEND A

PERSONAL EMERGENCY PREPAREDNESS DISASTER TRAINING

FREE!

▶ **Personal Emergency Preparedness Training**

Helps individuals and families prepare themselves for a disaster by minimizing potential dangers in the home, preparing a disaster kit, and working out a communication plan.

▶ **Who Should Attend?**

Anyone who would like to be better prepared in the event of an emergency.

▶ **What To Expect**

During this training you will learn how to:

- Prepare your home for an emergency
- Make an emergency response kit
- Manage your utilities after an earthquake

▶ **Register via website**

Please visit our website at: www.acfdcert.eventbrite.com

For more information or to register by phone, call:

925-833-3473 x.1721

Tuesday, October 11, 2016 @ 6:00pm

Our Future Tots Pre-School

2060 Marina Blvd. San Leandro CA, 94577



你會怎樣應對 災難？

阿拉美達縣消防局 邀請你參加 個人緊急應變 災難訓練

免費!

▶ 個人緊急應變訓練班

協助個人和家庭在應對災難時，減低家裏的潛在危險、準備一個災難應急包、和建立一個聯絡計劃。

▶ 誰人應該參加？

任何人祇要你想對災難應急作出更好的準備

▶ 你可以期待：

在訓練班裏，你會學習怎樣：

- 為你家裏作出災難應急準備
- 準備一個災難應急包
- 在地震後，對各項公用事業設施的處理

▶ 在互聯網網站報名參加

請溜覽我們的網站：www.acfdcirt.eventbrite.com

如想致電查詢或報名，請聯絡：510-577-0437

訓練班日期：2016年10月6日（星期四）上午10時

地點：聖里安度市長者中心

San Leandro Senior Center

13909 E. 14th Street, San Leandro, CA 94577



City of San Leandro Recycling Program Fall/Winter Events 2016

www.RecycleSanLeandro.org • PHONE (510) 577-6026 • EMAIL Recycle@SanLeandro.org

October

Fall Leaf Bag Program

October 2, 2016 — January 13, 2017

Excess leaves fill sidewalks and streets, clog storm drains and harbor pests. Collect and recycle excess leaves that don't fit in your green waste cart. *Bags are collected curbside on your regular collection day through January 29, 2017.* Leaves placed in plastic garbage bags will not be collected. Maximum 15 bags per San Leandro household. Last day to pick up bags is January 13, 2017.

Pick up free bags at these locations. Call for hours of operation:

City Hall, 835 E. 14th Street, 577-3423

Alameda County Industries (ACI), 610 Aladdin Avenue, 357-7282

Public Works Service Center, 14200 Chapman Road, 577-3440

For more information visit www.RecycleSanLeandro.org or call 577-6026.



November

America Recycles Day

Tuesday, November 15 • 9:00am — 1:00pm
Marina Community Center, 15301 Wicks Blvd.



America Recycles Day
NOVEMBER 15

The City of San Leandro is hosting a recycling event in recognition of *America Recycles Day*. This year's theme is "Be Recycled". The event encourages residents to recycle unusual types of items, including pharmaceuticals, mercury thermometers and thermostats, fluorescent lightbulbs and tubes, incandescent bulbs and household batteries.

Residents who bring in a mercury thermometer will receive a free digital thermometer in exchange!

For more information visit www.RecycleSanLeandro.org or call 577-6026.

Holiday Lights Recycling Program

November 21, 2016 — January 13, 2017

City of San Leandro Public Works, 14200 Chapman Rd.



Don't throw out your holiday lights—**RECYCLE** them! Bring your light strands of all lengths and colors, from any holiday to the Public Works Service Center for recycling. Lights can be working or non-working. Please remove all packaging. No CFLs, pre-lit trees or lighted garland.

For more information visit www.RecycleSanLeandro.org or call 577-6026.



City of San Leandro Recycling Program Fall/Winter Events 2016

www.RecycleSanLeandro.org • PHONE (510) 577-6026 • EMAIL Recycle@SanLeandro.org

January

Holiday Tree Recycling Program

January 1, 2017 — January 13, 2017



Alameda County Industries (ACI) and Waste Management of Alameda County (WMAC) will collect your holiday tree, at no additional charge, for composting during the first two weeks of January. Place your tree on the curb on your scheduled collection day. Remove all decorations, lights and the stand. The tree should be cut in half, if it is taller than 6 feet. Flocked and artificial trees cannot be composted, place them in the garbage, or schedule a special collection with your provider.

For additional information contact your service provider:

Alameda County Industries	(510) 357-7282
Waste Management of Alameda County	(510) 613-8710

October – December

Sausage and Suds Music Festival

Sunday, October 2 • 10:00am — 6:00pm
Parrott St., between E. 14th St. & Washington Av.

The annual Sausage & Suds Music Festival is a FUN, FREE musical event. The event attracts over 8,000 people annually. The San Leandro Downtown Association will host a beer and wine garden, with a nice variety of wines, an extensive variety of micro brews, and food that pairs nicely (sausages among other choices).

For more information, visit www.SanLeandroDowntownAssociation.org.



It's a Wonderful Night

Friday, December 2 • 6:00pm — 9:00pm
Downtown San Leandro at Joaquin Plaza

The San Leandro Downtown Association invites you to take a little time out from holiday preparations to join the "It's a Wonderful Night" festivities. The sound of hooves will be heard as horse-drawn carriages transport passengers to another time through the streets historic downtown San Leandro. The evening includes free holiday entertainment, games, cookie decorating, make-and-take arts and crafts for children.

For more information, visit www.SanLeandroDowntownAssociation.org.



It's a Wonderful Night

WHEREVER THERE'S A FIGHT

A HISTORY OF
CIVIL LIBERTIES
IN CALIFORNIA



WHAT IF YOU COULD NOT...

VOTE



PRACTICE YOUR RELIGION

PROTEST

BE TREATED FAIRLY BY THE LAW

GET A GOOD EDUCATION

OWN PROPERTY



EXHIBIT AND COMMUNITY READ

SAN LEANDRO PUBLIC LIBRARY AUGUST 21 - OCTOBER 16, 2016

Pre-Exhibit Documentary at the Museum

Saturday, August 6 • 11:30am and again at 2:00pm
320 W. Estudillo Avenue

Unfinished Business is the story of three Japanese-American resisters—Gordon Hirabayashi, Fred Korematsu, and Minoru Yasui—who courageously defied the government order and refused to go to the internment camp, resulting in their conviction and imprisonment. (1986, 58 min., NR)

Exhibit Opening: *Wherever There's A Fight*

Conversation at the Library with authors Stan Yogi and Elaine Elinson
Saturday, August 27 • 3:00pm to 5:00pm
300 Estudillo Avenue

The authors will discuss this first-ever account of the struggles to develop and protect civil rights in California, showing slides from political and social movements that occurred right here in the Bay Area.

Civil Rights Film Festival at the Museum

Saturday, September 3 • 11:30am to 4:00pm
320 W. Estudillo Avenue

Into Forgetfulness, produced by the Port Chicago Naval Magazine National Park, tells the story of the 1944 explosion at the Concord Naval Weapons Depot that killed hundreds of Navy personnel. A ranger from the park will speak on the topic and introduce the film.

Screaming Queens: The Riot at Compton's Cafeteria documents the transgender women and drag queens who fought police harassment at Compton's Cafeteria in San Francisco's Tenderloin in 1966. (2005, 57 min., NR)

The Fight in the Fields: Cesar Chavez and the Farmworkers' Movement traces the history of the Chinese, Japanese, Filipino, Mexican and black workers who built an agribusiness empire with their back breaking labor. (2015, 1:56, NR)

Panel Discussion at The Library: Voting Rights

Thursday, September 8 • 6:30pm to 9:00pm
300 Estudillo Avenue

Jay Petersen, local attorney, will moderate a panel of civil rights activists in a discussion of issues presented in *Wherever There's A Fight* in the context of voting rights. A question and answer period will follow. The League of Women Voters will be in attendance to register voters.

Book Talk at the Library: *Enduring Conviction*

Saturday, September 17 • 2:00pm to 4:00pm
300 Estudillo Avenue

Author of *Enduring Conviction*, attorney, law professor and member of Fred T. Korematsu's legal team, Lorraine Bannai tells the story of the 22-year-old who refused to obey the Executive Order that culminated in the incarceration of over 110,000 Japanese Americans during World War II. Bannai will describe the challenges leading to overturning Korematsu's conviction. A book signing will follow the discussion.

Saturday Films at The Library

Saturday, September 24 • 2:00pm to 5:00pm
300 Estudillo Avenue

The Case Against 8 is a riveting, in-depth look at the historic federal lawsuit filed in an effort to overturn Prop 8, California's discriminatory ban on same-sex marriage. (2014, 1:49, NR)

Of Civil Wrongs and Rights recounts the events that led Fred T. Korematsu to defy the United States government during the Japanese Internment and wait almost 40 years to prove his innocence. (2000, 1:00, NR)

Documentaries at the Museum: Union Rights

Saturday, October 1 • 11:30am and again at 2:00pm
320 W. Estudillo

Harry Bridges: A Man and His Union chronicles the life of one of America's most important and controversial left wing labor leaders. Bridges headed the International Longshoremen and Warehouseman Union from the 1930's to the 1970's. (1992, 58 min., NR)

Book Discussion at the Museum: *Wherever There's A Fight*

Thursday, October 6 • 6:30pm to 7:30pm
320 W. Estudillo Avenue

Bring your book and join the community discussion.

Field Trip to Angel Island and Immigration Station

Saturday, October 8 • 8:30am to 5:00pm

We will meet at the Library then take a bus, the Tiburon ferry and park shuttle to explore the Island and go on a guided tour of the U.S. Immigration Station. From 1910 to 1940, the U.S. Immigration Station processed hundreds of thousands of immigrants, mostly Chinese. Park staff will provide a guided tour. Please note: walking is involved and the terrain is challenging. Bring your own lunch. \$35 per person - includes all transportation and tour fees. *Ticket sales begin Saturday, August 27 at the Exhibit Opening.*

Angel Island Poetry at The Museum

Thursday, October 13 • 7:00pm - 8:30pm
320 W. Estudillo Avenue

Jeff Leong of San Leandro will share original and translated versions of the wall poems at the Angel Island Immigration Station. He will talk about his family's immigration story and the experience of translating the poems.

All programs are free to the public and no prior registration required unless stated otherwise.

exhibit envoys

San Leandro Public Library
300 Estudillo Avenue
San Leandro, CA 94577
510-577-3970
www.sanleandrolibrary.org

U.S. Department of Homeland Security
1111 Broadway, Suite 1200
Oakland, CA 94607-4052



FEMA

August 23, 2016

Mr. Chris Zapata
City Manager, City of San Leandro, California
835 E. 14th Street
San Leandro, CA 94577

Dear Mr. Zapata:

Thank you for the courtesy extended by City staff during the recent Community Assistance Visit (CAV) on August 2, 2016. The purpose of the meeting was to provide your staff with the most current information on the National Flood Insurance Program (NFIP), give them an opportunity to discuss concerns they might have had, and assess the City's enforcement of the local floodplain management ordinance that was adopted to meet requirements of the NFIP.

Our evaluation of San Leandro's floodplain management program indicates that the City is appropriately and effectively enforcing floodplain requirements. The City's administrative practices and procedures should effectively ensure full compliance with NFIP construction standards. FEMA does recommend updating the flood prevention ordinance to be more in line with FEMA's standards and CA Building Codes. FEMA also highly recommends the City update its Hazard Mitigation Plan so it may take advantage of federal grant funding to complete a project that will remove many structures from the Special Flood Hazard Area (SFHA) before the flood zones change. Removal of these structures from the SFHA not only reduces the risk of damages from flooding but also relieves the homeowners of the mandatory purchase of flood insurance.

This letter also serves to notify you that the 2016 CAV for San Leandro is officially closed.

Currently 1,040 policies are in force for residential and commercial buildings in San Leandro representing \$240,357,600 in coverage. Loss payments of \$33,427.19 have been made on four flood claims. There are no substantially damaged or repetitive loss structures in the City.

It has been a pleasure working with San Leandro staff. FEMA appreciates the City's support of the NFIP. If you have any questions please call 510-627-7050.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Owen".

Sarah Owen
Regulations and Compliance
National Flood Insurance Program

Cc: Jerome Smith, Chief Building Official, City of San Leandro
Ray Lee, CA Department of Water Resources

**FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ASSISTANCE VISIT REPORT**

SECTION I

1. NAME OF COMMUNITY San Leandro	2. STATE CA	3. COMMUNITY ID NUMBER 060013	4. COUNTY Alameda
5. VISIT CONDUCTED BY Sarah Owen		6. AGENCY FEMA	7. DATE OF VISIT August 2, 2016

SECTION II

8. NAME OF LOCAL OFFICIAL Jerome Smith, Floodplain Administrator	9. TELEPHONE NUMBER 510-577-3422
10. ADDRESS OF LOCAL OFFICIAL 835 East 14 th Street, San Leandro, CA 94577	

SECTION III – FINDINGS

PART A

QUESTIONS – Select appropriate response	RESPONSE		
	Serious	Minor	None
1. Are there problems with the community's floodplain management regulations?		X	
2. Are there problems with the community's administrative/enforcement procedures?			X
3. Are there engineering or other problems with the maps or Flood Insurance Study?			X
4. Are there any other problems in the community's floodplain management program?			X
5. Are there any programmatic issues or problems identified?	___ YES	_X_ NO	
6. Are there any potential violations of the community's floodplain management regulations? ___ A potential violation or violations has/have been identified. _X_ No violations have been identified. ___ Actions are being taken on the part of the community to remedy the violation(s) identified during the CAV.			

LIST OF ATTENDEES

Sarah Owen – FEMA
Jerome Smith – Chief Building Official

BACKGROUND

San Leandro first entered the National Flood Insurance Program (NFIP) on May 30, 1975 through the Emergency Program, then on March 18, 1980 through the Regular Program, when the City's initial Flood Insurance Rate Maps (FIRMS) were issued. Currently, there are 1,040 flood insurance policies in effect in San Leandro, totaling \$240,357,600 in coverage. Since joining the NFIP, there have been four paid losses totaling \$33,427.19, no substantial damage claims or repetitive losses. Much of San Leandro's special flood hazard area (SFHA) has been built out.

FLOODPLAIN MANAGEMENT REGULATIONS

San Leandro's floodplain management ordinance regulations are found online in Title 7 Chapter 7-9 at <http://qcode.us/codes/sanleandro/>. There are a few minor deficiencies with this ordinance. Although it meets minimum NFIP requirements there are a few changes that FEMA highly recommends in order to make the ordinance more completely in line with NFIP regulations and to more thoroughly cover the City's potential liability. These are the deficiencies:

There is no Citation of Authority and no requirement to submit new technical data as per 44CFR 65.3. The definition of "violation" is missing. There is no 5/50 rule for A zones as per 44CFR 60.3b3. The CA Building Codes must be adopted and utilized starting January 2016. These codes include a one foot freeboard. It would be in the City's best interest to codify that in its flood prevention ordinance. Currently non-residential structures are to be flood proofed to the base flood elevation (BFE). It is advised to flood proof to one foot above the BFE for better insurance rates.

If these recommended changes are made and a new ordinance is adopted, please provide this office with a signed and dated copy.

ADMINISTRATIVE AND ENFORCEMENT PROCEDURES

Prior to development of single family homes or substantial improvement, the Planning Department reviews building applications to determine if the proposed location is in or adjacent to a SFHA by using San Leandro Asset Management (SLAM) software, which has APNs and SFHAs mapped. The Floodplain Administrator (FPA) then verifies the location and sets regulatory conditions like requiring pre and post development Elevation Certificates (ECs), calculating substantial improvement, inspecting flood openings, etc. All the other divisions simultaneously review the permit and any division can stop the permit process if its conditions aren't being met.

The Certificate of Occupancy is withheld until a completed, complaint EC based on final construction is provided. Though variances are properly addressed in the City's flood prevention ordinance, none have been issued.

Construction of new subdivisions in San Leandro's SFHA couldn't happen because the flood zones are already built out or reserved for non-development (like golf courses, etc.).

SLAM tags all improvement permits if they are in the SFHA. The FPA exams the applications if they get close to 50%, in which case he will ask more questions of the applicant to determine the exact nature of the improvements and their options. If the improvement costs are close to 50% he will ask for a contractor's estimate and compare it to cost tables to confirm the cost of the improvements and then compare it to the City's assessed value of the structure to make a final determination. The applicant is allowed to submit an appraisal to appeal a decision. Otherwise, the homeowner is told that the substantially improved structure will have to meet current flood codes or the project scope will have to be altered. The City has no cumulative substantial improvement clause in its floodplain ordinance. None of the substantial improvement procedure is codified.

FEMA highly recommends that the City write a standard operating procedure (SOP) for substantial improvement because there's no room in the City's floodplains for new development (even after the maps change and increase the size of the SFHA) therefore most development in SFHAs is expected to be improvements. A written SOP will help ensure procedures are applied and followed consistently, ensure a workable process is retained after institutional knowledge is gone, and protect the City in case an applicant questions the regulations, procedures or the City's authority to require them.

OTHER PROBLEMS WITH THE COMMUNITY'S PROGRAM

There are none.

PROGRAMMATIC ISSUES OR PROBLEMS IDENTIFIED

There are none.

FLOOD MITIGATION PROJECTS, ISSUES OR CONCERNS

A fill or sea wall-type mitigation project at Neptune Drive was discussed. That is the low point at the coast which is the source of flooding that will be depicted on the new maps. Currently this area is an X zone and in January, after the new maps become effective, many homes will go into an AE zone. This project is in the City's Hazard Mitigation Plan which was rejected by FEMA last month. Different City departments are trying to coordinate to update the plan, apply for FEMA grant funding, and permit the project before it goes into the AE zone. If this can happen before January then it will save the City and FEMA lots of money because the development standards in X zones are less involved than in AE zones. Also the homeowners would save money by never having to buy flood insurance. San Leandro is working with the State and FEMA to update the plan.

FIELD REVIEW

A drive of the SFHA in July 2016 produced no questions regarding structures built in the floodplain. A random review of permits issued in the SFHA since the last CAV was performed. The following addresses were reviewed:

1333 Glen Street appears to be a pre-FIRM, non-substantially improved residential structure in an X zone. It's unclear why an EC was needed. No further action needed.

516 Milstream Road appears to be a pre-FIRM, non-substantially improved residential structure with lowest floor below BFE. It's unclear why an EC was needed. No further action needed.

14319 Merced appears to be a pre-FIRM residential structure with a recently built addition. It did not meet the 50% threshold so it is not a substantial improvement. The EC shows the LAG is above BFE therefore they could apply for a LOMA. No further action needed.

ENGINEERING FLOOD MAPS AND STUDY

Flood Insurance Rate Maps were first issued on March 18, 1980; the current index is dated August 3, 2009. Mapping revisions were discussed with City staff. They are aware of the changes and scheduled effective dates. Outreach has been conducted. Mitigation projects have been planned to reduce the new SFHA in San Leandro.

COMMUNITY ACTION NEEDED

No required action. However FEMA highly recommends updating the City's Hazard Mitigation Plan as soon as possible to try to take advantage of possible grant funding and the time while the proposed location of the project at Neptune Drive is in the X zone. FEMA also recommends updating the flood prevention ordinance.

REQUESTED INFORMATION

It was requested during the CAV to get information on the City's Hazard Mitigation Plan to see if it would be possible to place fill and rip rap on the beach in what is currently an X zone. The point of the project would be to eliminate the flooding source which will put dozens of homes into the AE zone in November when the new FIRMs become effective. The consensus at FEMA is that this is a great project idea and the City may still be eligible for grant funding with which to complete this project. However it is unlikely to be permitted before the zone change. Any project taking place after the maps change will have to be in compliance with AE zone regulations. If any information is needed in regards to compliance with the NFIP, please contact Sarah Owen at (510) 627-7050. If any information is needed in regards to technical questions about mapping, please contact Eric Simmons at (510) 627-7029.