A. OVERVIEW

This Element of the General Plan addresses the provision of community services and public facilities. Although the Community Services Element is not explicitly required by State law, the topics addressed here are an integral part of the City’s overall planning strategy and a basic consideration in setting growth and development policy. Policies supporting quality schools and libraries, excellent police and fire services, and well-maintained infrastructure are essential to supporting the kind of growth envisioned by the General Plan.

San Leandro’s population is projected to increase by approximately 17 percent during the next 20 years. Continued investment in public facilities will be necessary to sustain existing services and respond to changing needs in the community. Services must be regularly adapted to respond to demographic changes, new technologies and communication methods, and evolving service models. Ultra-high speed internet may transform the way that local services are provided, and has the potential to improve performance and effectiveness. Ongoing investment in public facilities will also be needed to update or replace deteriorating facilities and ensure efficient operations.

The City is only one of the entities providing public services to San Leandro residents and businesses. San Leandro is also served by two school districts, a County Fire Department, two sanitary districts, a regional water agency, a County Flood Control agency, and a myriad of social service agencies, including public agencies, non-profit corporations, and private businesses. The City also has an active faith community, and a variety of fraternal and civic organizations that supplement public service delivery. Coordinating these agencies and
organizations is an important part of community building in San Leandro. The General Plan aims to build partnerships between the City, other agencies, and the private and non-profit sectors to reach the greatest number of persons possible.

This chapter divides community services into five major categories: public safety (law enforcement and fire), education, library and information services, recreation and human services (child care, youth, seniors, and cultural arts), and infrastructure (water, sanitary sewer, and drainage). The first part of the chapter profiles each service category and presents the major planning issues; the second part presents goals, policies, and actions.

Please consult Chapter 6 for a discussion of park and recreational services.

**B. PUBLIC SAFETY**

**Law Enforcement**

Law enforcement in San Leandro is provided by the City’s Police Department. The Department’s headquarters are located at 901 East 14th Street in the Civic Center complex. San Leandro is divided into seven “beats” for patrol functions. Each beat is patrolled by at least one officer on a 24-hour basis. In 2015, personnel included 137 employees, including one chief, two captains, 13 sergeants, and 71 officers. There are approximately 0.8 sworn officers per 1,000 residents, which is lower than the Department’s desired ratio of 1.04 per 1,000.

Crime in San Leandro has generally decreased since the 1990s, with recent year statistics showing relatively minor variations from year to year. Chart 9-1 indicates the “Part One” crime totals in the city from 1990 to 2015. Part One crimes include homicides, rape, robbery, aggravated and simple assault, burglary, larceny, stolen vehicles, and arson. The vast majority of reported crimes were crimes against property rather than individuals. During the last six years (2010-2015), some categories of crime have trended downward while others have trended upward. The number of calls for service has increased since 2010, with nearly 92,292 calls received in 2015 compared to 78,553 in 2010.
The high priority assigned to public safety in the community will require continued investment in police services in the coming years. The City is about to undertake a major remodel of the Department headquarters, creating additional office space and improving technology. Regular upgrading and replacement of outdated equipment, vehicles, and communication facilities will be needed as the city grows. Additional sworn officers will be needed as the city’s population increases, enabling the Department to continue its long-standing tradition of community policing. Partnerships between the Police Department, neighborhood groups, businesses, and schools are a critical part of maintaining a safe community.

San Leandro will continue to assist residents in organizing neighborhood watch and local crime prevention programs. The Department is currently leading efforts to improve the City’s emergency preparedness programs, including community-based programs. San Leandro will also continue to apply for youth program grants to fund school officers, gang intervention efforts, the Teen Academy, and other programs offering
outreach and assistance to local youth. Through participation in community events and liaison to local homeowners associations and civic groups, the Police Department will continue to work toward building a sense of safety and security in the city. It also strive to maintain high professional standards, promote diversity in recruitment, and undertake training and mentorship programs which maximize officer effectiveness.

Public information and media relations are an important part of this effort, both to advise the community about local resources and to address public concerns about crime. The Police Department implements community events such as National Night Out and Coffee with the Cops. It has an active social media presence, participates in programs to assist seniors and homeless residents, and partners with local organizations and employers to improve community safety. Many of the non-core services provided by the Department, such as the bicycle patrol program, the school crossing guard program, crime prevention training, and animal control are also an important part of this effort. These programs all contribute to the Department’s role as an integral part of the San Leandro community and create a stronger alliance between the Police Department and the public at large.
Fire Protection

The City of San Leandro Fire Department was consolidated with the Alameda County Fire Department in 1995. The County has a contractual agreement with the City to provide fire protection services, which includes fire suppression, hazardous materials mitigation, paramedic response, urban search and rescue, fire prevention, and public education. Alameda County Fire maintains offices at San Leandro City Hall and staffs fire stations at the following five locations in San Leandro:

- 450 Estudillo Avenue (Station 9)
- 2194 Williams Street (Station 10)
- 14903 Catalina Street (Station 11)
- 1065 143rd Avenue (Station 12)
- 637 Fargo Avenue (Station 13)

The location of these facilities is shown in Figure 9-1. In addition to its facilities in San Leandro, the County Fire Department has 24 other stations and also serves Dublin, Emeryville, Newark, Union City, unincorporated Alameda County, and the Lawrence Berkeley National Laboratory and Lawrence Livermore National Laboratory. The Department also maintains mutual aid agreements with the Oakland Fire Department and other fire departments in the County to provide assistance in the event of a major emergency.
Response time to calls is typically under five minutes and there are few fire-fighting constraints. This enables the City to maintain a favorable Insurance Service Office (ISO) rating. The Department has adopted a service standard indicating that the first unit will arrive within five minutes or less for 90 percent of all emergency incidents, excluding freeway responses, and within ten minutes or less for 90 percent of full first fire alarm assignments. During Fiscal Year 2014-15, fire stations in the City of San Leandro responded to 10,001 calls. Approximately 75 percent of these calls were for emergency medical service. Only 104 calls, or about one percent of the total, were for structure fires.

As a nearly built out City, San Leandro’s principal fire protection objective is to maintain and enhance the high level of service now provided to residents and businesses. This will require replacement of aging fire-fighting equipment, improvements to fire stations, and upgrades to the water supply and hydrant system in cooperation with the East Bay Municipal Utility District. Station 13 (in the Washington Manor neighborhood) will need to be updated to meet seismic standards. The other stations are relatively new or are in good condition. The Fire Department has developed a schedule for the retirement of specific pieces of equipment and regularly funds new vehicle acquisitions. Although there are no major water service constraints in the city, the Department’s goal is to ensure that water service is adequate for fire-fighting purposes wherever land is developed or redeveloped.

Like the City’s Police Department, Alameda County Fire recognizes the importance of building a close working relationship with the community. Fire Department personnel and equipment are a regular presence at community events and other public forums. The Department provides day-to-day contact with the public by maintaining active public education, CPR training, paramedic services, weed abatement, and emergency preparedness programs. The Department also works closely with City staff to review building permits and development applications, to ensure that adequate provisions are made for fire protection and emergency access before new projects are approved.
Community Facilities

* (1) Facility on 138th Ave serves 9th grade only. (2) Arroyo High School is outside of the San Leandro City Limits but serves San Leandro students from the Manor-Barona neighborhoods.

Source: San Leandro General Plan Update, 2002; PlaceWorks, 2016.
C. EDUCATION

San Leandro is served by two school districts. The San Leandro Unified School District serves about three-quarters of the City’s students, and the San Lorenzo Unified School District serves the remaining one-quarter. The boundaries of the two districts and locations of schools in San Leandro are shown in Figure 9-1. Most of the San Lorenzo Unified School District is beyond San Leandro’s boundaries, as that District also includes the unincorporated communities of San Lorenzo, Ashland, Cherryland, and parts of the City of Hayward.

Chart 9-2 shows total enrollment at the two school districts between 1996 and 2015.

**CHART 9-2: ENROLLMENT IN SAN LEANDRO AND SAN LORENZO UNIFIED SCHOOL DISTRICTS, 1996 TO 2015**

Source: California Department of Education DataQuest, 2016
San Leandro Unified School District (San Leandro USD)

The San Leandro USD operates eight elementary schools, two middle schools, and three high schools, as well as four other facilities that include administrative offices, a community education center, and an athletic field complex. The District also provides educational services to San Leandro residents through an independent study program for Grades 9-12 and a variety of adult education programs.

Enrollment at San Leandro USD schools declined steeply during the 1970s but began rising again in the mid-1980s. This trend mirrored nationwide trends and was the result of a number of factors, including a larger number of persons of childbearing age, an increasing birth rate, housing construction, and demographic changes within the community. The increase in enrollment was compounded by the closure (and sale) of several schools during the 1970s and 1980s followed by the construction of housing on these sites, leading to capacity constraints at a number of facilities by the late 1990s.

Enrollment in 2015-2016 was 8,560 students. This represents a decrease of 300 students from 2011-2012 and is virtually the same number of students that were enrolled 14 years ago in 2001-02. However, current enrollment is more than 45 percent higher than it was in the mid-1980s. While the District indicated a total capacity for 10,339 students in its most recent demographic study, the gap between capacity and
enrollment varies from school to school. Some facilities are at capacity while others have capacity remaining.

The District has undergone several major cycles of renovation and facility improvement. In 2006, San Leandro voters approved Measure B, allowing for expansion of San Leandro High School, improvements to Bancroft Middle School athletic fields, development of a Career Technical Education Center, modernization of elementary schools, and other improvements. In 2010, voters approved Measure M, the $50.1 million bond which enabled field improvements at Muir Middle School, renovation of Burrell Field, a par course at Bancroft Middle School, new athletic facilities at San Leandro High School, and additional elementary school renovations. The District is in the process of developing a Master Facility Plan to identify additional needs. Future bond measures will be considered to fund projects identified in this Plan. The focus will continue to be on rehabilitation, safety, modernization, technology, and energy efficiency.

The most recent five-year enrollment forecasts for the San Leandro Unified School District show slight growth (2 percent) at the elementary school level, and a slight decline (4 percent) at the middle and high school levels. Actual enrollment will depend on a number of factors, including the pace of housing construction in the City. The District anticipates 0.35 students per new housing unit, which suggests that the 20-year growth forecast for the General Plan could produce more than 1,800 new students. Additional classroom capacity, and potentially new school campuses, would be needed to meet that level of demand. Non-traditional classroom models such as public “magnet” schools and academies (focused on technology, medical sciences, hospitality, etc.) could be considered an alternative educational option as future school facility plans are prepared.
Under the Government Code, school districts are responsible for implementing the specific measures needed to mitigate school impacts. The Government Code also limits the amount of any fees that may be collected from developers to offset the cost of constructing new facilities. The San Leandro Unified School District currently collects development impact fees in the amount of $3.36 per square foot for residential development and $0.54 per square foot for commercial development. In other words, the developer of a new 2,000 square foot home would pay a one-time fee of roughly $6,700 toward school facility improvements. The City will work closely with the School District to address any funding gaps in the future, and will monitor changes in enrollment attributable to development, demographic changes, inter-district transfers, and other sources.

San Lorenzo Unified School District (San Lorenzo USD)

The San Lorenzo USD serves K-5 students at Corvallis and Dayton Elementary Schools and Grades 6-8 students at Washington Manor Middle School. The District also owns the former Lewelling Elementary School, which was leased to the privately-owned K-12 Chinese Christian School (CCS) until 2015. CCS has relocated its operations to Alameda and the Lewelling campus is now vacant and for lease. The District does not operate a high school within the San Leandro City limits; most 9-12 students attend Arroyo High School in San Lorenzo. Students in the southern part of the Bal District (near 150th Avenue) also are located within the San Lorenzo USD, attending Hillside Elementary School in the Ashland area.

Although the San Lorenzo Unified School District has a larger number of students than San Leandro Unified, San Leandro represents just one-quarter of the District’s population. Most of the District’s campuses are located in unincorporated Ashland and San Lorenzo. Overall enrollment in the San Lorenzo USD generally increased between 1996 and 2012, but has been declining since 2012. Data for the three San Leandro campuses indicates a total of about 1,970 students in 2015-16, which is virtually unchanged from 2010.

The San Lorenzo Unified School District’s enrollment forecasts indicate a slight decline during the next five years. The facilities serving San Leandro, including Arroyo High School in San Lorenzo and Hillside Elementary in Ashland, have sufficient capacity to absorb additional
growth. The portion of the District within San Leandro is mostly built out, with roughly 300 units of housing forecast during the next 20 years. The student generation rates used by San Lorenzo Unified suggest this development would produce fewer than 100 students.

Shared Issues and Concerns

Public education is a top priority in San Leandro. Although the School Districts are independently governed agencies, collaborative efforts between the City and the Districts are important to ensure that a quality educational system is sustained. Participation of residents and the business community is needed to fully realize the General Plan Vision of a “commitment to excellence in education.”

Looking ahead 20 years, the potential need for new facilities within the San Leandro Unified School District remains a concern shared by many residents. Capacity issues may be further complicated by class size reduction programs, which establish maximum numbers of students per classroom. Possible solutions are also complicated by the lack of potential school sites, limited funding, and State restrictions on development impact fees. Portable classrooms may be effective as a short-term solution but are not sustainable in the long-run. Reducing inter-district transfers (e.g., students in other cities attending San Leandro schools) could free up capacity at some schools. Increasing inter-district transfers to San Lorenzo Unified also could be explored. The City and School Board will continue to look for new funding sources and other ways to alleviate overcrowding, and will continue to lobby the State of California for additional support for local education.

The quality of education offered to San Leandro students is another issue of great importance and a key element of the City’s Economic Development Strategy. Policies and actions in this General Plan emphasize the value and importance of a great school system in attracting and retaining new businesses and
investment. Economic development programs, such as Lit San Leandro also create potential benefits for the City’s schools. The City and School Districts will continue to work with the private sector to advance the concept of “career pathways,” preparing students for careers in emerging sectors of the economy and creating local employment opportunities for youth. The City will also support partnerships with community colleges and local universities to create educational ladders for graduating students. Other types of partnerships, such as mentoring and internship programs, can help encourage investment in local schools and build the physical and social infrastructure necessary to improve student performance.

Physical plant issues also require ongoing communication between the City and the schools. Issues such as traffic and parking around school campuses, crossing guards and student safety, and the use of school fields for City recreation programs, require a close working relationship between City and School District staff. A Committee of City Council and School Board members exists to address these and other issues of mutual concern.

*Please consult the Open Space, Conservation, and Parks Element (Chapter 6) for a discussion of school recreational facilities and joint use agreements.*

**D. LIBRARY AND INFORMATION SERVICES**

San Leandro encourages the free exchange of ideas and information through its library system. The City has a long tradition of treating its libraries as neighborhood and community gathering places. The Main Library is the site of frequent open houses, fairs, performances, and community events. Its programs provide opportunities for life-long learning and skill development among all residents.

San Leandro’s 70,000 square foot Main Library is located at 300 Estudillo Avenue. The library is staffed by 17 full-time employees and 40 volunteers. In 2013, the Library reported nearly 800,000 visitors and 90,000 reference transactions. The facility has approximately 300,000 books, 27,000 audio and video materials, and 478 serial print subscriptions. San Leandro’s Main Library includes a History Room, a Children’s Area, an Electronic Learning Center, community meeting rooms, and two floors of books, sitting areas, and work stations. While the facility is relatively new, funding must continuously be secured for new technology and equipment.
The City’s three branch libraries are located at 1241 Manor Boulevard (Manor Branch), 13699 Aurora Drive (Mulford-Marina Branch), and 14799 East 14th Street (South Branch). The Manor Branch was reconstructed in 2006 and is a popular community facility. The Mulford-Marina Branch and the South Branch are both aging and undersized facilities in need of replacement. Both facilities are only open three days a week, creating a gap in service for nearby residents. Reconstruction of the Mulford-Marina Library is being considered as part of the Shoreline Development project. Although there are no plans to replace the South Branch Library, its location on a relatively large site along East 14th Street creates the opportunity for a public-private partnership to develop a new library. For example, a new library could be constructed on the ground floor of a future mixed use development on the site. The library could also be relocated to an area with higher pedestrian traffic such as Bayfair Center.

Technology is changing the role of libraries in the community, as well as their physical needs. With the ascendance of the internet, libraries have become places to access technology and increase digital literacy. Free access to computers and high-speed internet is as important as access to printed materials and books. With the advent of e-books and smartphones, library patrons may soon be able to download digital reading materials at kiosks on BART platforms or in shopping centers as well as in the library itself. Despite the decentralization of the library’s traditional functions, the buildings themselves remain essential institutions. Their role as a place to learn and participate in community life remains invaluable.
E. RECREATION AND HUMAN SERVICES

San Leandro’s Recreation and Human Services Department provides services to enrich the lives of San Leandro residents and to meet the special needs of children, youth, seniors, and lower-income households. The Department also assists non-profit organizations such as Girls Inc., the Boys and Girls Club, and the Davis Street Family Resource Center in meeting the needs of their clients, both through policy and program guidance and through the disbursal of local, state, and federal funds. Recreational services are discussed in Chapter 6 of the General Plan. The section below focuses on human services, including child care, youth services, senior services, and cultural arts. Future policy direction on these topics will be provided by several plans that were in progress at the time of General Plan adoption, including a gap analysis for human services and a Cultural Arts Master Plan.

Cultural competency is a major focus of the City’s Human Service Delivery system. In 2010, nearly half of the City’s residents spoke a language other than English in their homes. While Spanish and Chinese were the primary other languages spoken, the Census Bureau indicates that at least 30 other languages are spoken in the city. San Leandro’s diversity is one of its greatest strengths. This should be reflected in the way that staff communicates with the public and the way that human service programs are designed and delivered. The City is committed to working with local organizations and partners representing different cultures and communities, both in the delivery of services and in providing outreach to ensure that all voices may be heard and all needs addressed.
Child Care

The City recognizes child care not only as an essential social service, but as an important part of the local economy. Child care enables greater participation in the workforce by parents, and creates opportunities for career development and income advancement among young San Leandro families. Affordable, reliable child care is particularly important for single parent and lower income households.

San Leandro has a number of programs which assist parents with child care and after school care responsibilities. These include Library programs, a “Kids Club” program run in cooperation with the School District, “Kiddie Kollege” and “Tiny Tots” programs, Chabot Day Camp, and various child-focused recreation programs. The last comprehensive inventory of child care facilities in San Leandro by Alameda County indicated the city had capacity for 2,156 children in center-based child care facilities and 984 children in family (in-home) child care facilities. While most of the capacity is in center-based facilities (such as Montessori Schools), the small in-home facilities are far more numerous. The Alameda County Early Care and Education Planning Council indicates that San Leandro faces a significant gap in school-age child care and a notable gap in infant and toddler care.
In-home child care businesses are regulated by the State, in part to ensure that local zoning regulations do not preclude their development. In San Leandro, as in other cities throughout the state, facilities providing care for 8 children or less are allowed by right in residential areas. In-home facilities providing care for up to 14 children may be subject to conditional use permit requirements, but the approval considerations may relate to density, traffic control, parking, and noise control only.

The City’s policies establish a commitment to creating new opportunities for quality, licensed child care facilities in the City. The participation of the private sector in addressing this need is critical. Incentives to include on-site child care facilities in major employment centers should be continued, and private investment in child care services is encouraged. Marea Alta, a 200-unit housing development now under construction, provides a good example of such partnerships. The development includes a ground floor child care center across the street from the Downtown BART Station. Such collaborative initiatives can be repeated in similar developments elsewhere in the city.
Youth

The 2010 census reported that about 10,600 San Leandro residents, or 12.5 percent of the City’s population, is between the ages of 10 and 19. This is a 17 percent increase in just ten years, and more than double the growth rate for the population as a whole. The rise in youth population has created an increased demand for youth services and activities in the city. Many parents and younger participants in the 2035 General Plan Update expressed interest in creating more places where local youth were welcome, and could engage in fun, creative, and educational activities.

The Recreation and Human Services Department has a number of programs specifically oriented to pre-teens, teens, and young adults. These include sports, fitness, creative arts, environmental studies, personal enrichment, and other recreational activities. The City has worked to ensure that such activities are culturally appropriate and responsive to the diverse interests and backgrounds of all potential participants.

Looking to the future, new academic and job-training initiatives for young adults will be supported. Greater youth engagement in the City’s economic development and conservation initiatives can build self-worth, self-reliance, and a sense of civic responsibility. Youth input in local government is also encouraged, particularly in the shaping of programs and services targeted to teens. The City has established a Youth Advisory Commission (YAC) to provide policy direction and liaison to young people throughout San Leandro.
Seniors

San Leandro once had the highest median age of any city in Alameda County. Although the percentage of residents over 65 has declined since 1990, the City still has nearly 11,700 residents over 65. Moreover, there are at least 2,200 residents over 85, a 26 percent increase since 2000. The number of seniors is expected to increase dramatically in the next 20 years due to retiring baby boomers. ABAG projects that 22 percent of the region’s population will be over 65 by 2040, creating increased demand for senior services.

The City’s Recreation and Human Services Department coordinates senior programs and provides advocacy and technical assistance to senior service providers in the community. Many of the City’s recreational programs are specifically oriented toward seniors. An $11 million senior community center was opened in 2011, providing a central location for senior fitness programs, meal programs, computer classes, movies, and leisure activities. The City also provides funding and technical assistance to a number of non-profit agencies who offer direct assistance and services to seniors. It also coordinates senior transportation services, including a FLEX Shuttle service, East Bay Paratransit, and a taxi voucher program.
San Leandro can take other steps to meet the needs of seniors in the community. One step is to encourage private businesses and services that serve seniors, such as assisted living facilities, senior housing, and skilled nursing and medical care facilities. Another step is to encourage the active involvement of seniors in community life, including public affairs, senior activities and classes, and multi-generational activities involving youth and families. The City also provides technical and financial assistance to non-profits and social service agencies that are dedicated to meeting the needs of its senior residents, particularly those with limited income and mobility.

Other Special Needs Populations

The City of San Leandro provides federal Community Development Block Grant (CDBG) funding to non-profits offering social services to special needs groups and the lower income community at large. Each year, the City allocates a portion of its General Fund, as well as other available state and federal program funds, for this purpose. The City also is home to a number of organizations that are specifically oriented to persons with disabilities, working both as advocates and as service providers to San Leandro residents. Coordination among the many agencies and organizations serving special needs populations is critical to stretch limited financial resources as far as possible.

The Housing Element of the General Plan may be consulted for additional discussion of special needs populations in the city, including extremely low income households and persons experiencing or at risk of homelessness.

Cultural Arts

Cultural arts are an important aspect of the quality of life in San Leandro. They can enrich, educate, empower, enlighten, and entertain. The arts provide a way to share cultural histories, provide common ground, and provide an outlet for creative expression. Successful arts programs can also have significant economic and place-making benefits.

San Leandro has a vibrant and expanding arts community. The City itself operates cultural venues such as the Casa Peralta and San Leandro History Museum. Other cultural institutions include the San Leandro Performing Arts Center, and movie and special event venues such as the Bal Theatre. Organizations such as the Arts Council of San Leandro
provide advocacy and organize special events, exhibits, and performances. The City also has a growing community of artists, sculptors, wood and metal workers, and others in the “maker” industries, in some cases transforming older industrial buildings and adding a creative edge to the City’s employment districts.

Many of the City’s recreation programs are specifically oriented toward the cultural arts, including crafts, sculpture, ceramics, photography, dance, and painting. The City also has an Arts Commission which makes recommendations to the City Council on the development, promotion, and placement of visual and performing arts. As noted earlier, policy direction to expand the arts in San Leandro should be provided by a Cultural Arts Master Plan and a Public Arts Master Plan in the coming years. One likely area of focus is the need for additional arts and entertainment venues in the city, particularly in Downtown San Leandro.
F. INFRASTRUCTURE

Water

Water service to San Leandro is provided by the East Bay Municipal Utility District (EBMUD), a publicly-owned utility serving a 332 square mile area in Alameda and Contra Costa Counties. San Leandro comprises 6.6 percent of EBMUD’s customer base and uses about 5 percent of its water. About 90 percent of the EBMUD water supply originates in the Mokelumne River watershed, which is fed primarily from the melting snowpack of the Sierra Nevada. The remaining 10 percent comes from protected watershed lands and 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 has water rights that allow for delivery of a maximum of 325 million gallons per day from the Mokelumne River, subject to a variety of conditions including fishery flow requirements and the senior rights of other users. Drought conditions can trigger limits on the availability of this supply. As a result, EBMUD has obtained and continues to seek supplemental supplies, including water from the Sacramento River and groundwater. Mokelumne River water is stored in Pardee Reservoir in the Sierra foothills and is then transported to terminal reservoirs located in the East Bay Hills.

EBMUD distributes its water from the terminal reservoirs to customers using a system of pipelines, storage tanks, pumping plants, and distribution mains. There are more than 120 pressure zones in the service area, ranging in elevation from sea level to 1,450 feet. 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. Pipelines in San Leandro range from 4 to 36 inches in diameter.

Long-range water supply and demand management plans are laid out in EBMUD’s Urban Water Management Plan (UWMP). The Plan includes provisions for water rationing during drought periods, as well as aggressive measures for conservation and wastewater recycling. The UWMP also addresses system maintenance and replacement, including projects to protect the reliability of the water supply in the event of an
earthquake or fire. Among its upcoming seismic improvement projects is strengthening of the Lake Chabot Dam just east of San Leandro.

The City of San Leandro and EBMUD are jointly implementing a number of programs to conserve water and use water more efficiently. These programs are addressed in the Open Space, Parks, and Conservation chapter of the General Plan.

**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 southeastern 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.
City of San Leandro System

The City of San Leandro constructed its initial wastewater treatment plant—referred to as the Water Pollution Control Plant (WPCP)—at the west end of Davis Street in 1939. The plant has been upgraded substantially over the last 75 years in response to changes in demand and more stringent state and federal water quality standards. Wastewater is delivered to the plant via a collection system comprised of 13 sewage lift stations and 130 miles of sanitary sewers ranging in diameter from 4 to 33 inches.

The WPCP treats about 5 million gallons per day, with peak flows up to 23 million gallons per day during wet weather flow. The facility provides secondary treatment through physical, biological, and chemical processes. This includes grinding, grit removal, sedimentation, filtering, activated sludge, secondary clarification, and disinfection by sodium hypochlorite. Most of the treated effluent is transported to a large pipeline shared by multiple treatment plants in Alameda County and is then discharged approximately seven miles offshore. Sludge from the plant is treated and dried, and then disposed at an authorized site. Some of the effluent is directed to a recycled water system and is used to irrigate local golf courses.
Facilities and equipment at the WPCP are regularly upgraded to improve efficiency, increase services, and comply with state and federal regulations. A major rehabilitation of the plant was initiated in 2011. Replacement of many components has taken place to meet health and environmental goals, avoid future costly emergency repairs, improve operations, and add redundancy to improve safety and reliability. The City has also worked to improve the sewage collection system, replacing aging pipes in order to reduce infiltration and inflow into the system and avoid water pollution caused by leaking pipes.

Oro Loma Sanitary District

The Oro Loma Sanitary District was formed in 1911 and today provides wastewater collection and treatment services for a 13 square mile service area. Approximately 20 percent of the District’s customers are located within the City of San Leandro. The wastewater treatment plant is jointly owned by the Oro Loma and Castro Valley Sanitary Districts. It has an average dry weather flow of 12.2 million gallons per day, with a design flow of 20 million gallons per day. Wet weather flows may occasionally exceed design capacity due to infiltration and inflow along the collection system. The collection system consists of 273 miles of sanitary sewer lines, 6,015 manholes, 14 pump stations, and other components. 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. Most of the treated effluent is disposed to the deep waters of San Francisco Bay through the collectively owned East Bay Dischargers Authority pipeline. A portion of the treated effluent is used for irrigation on the Skywest Golf Course in Hayward. The District prepares a two-year Operating and Capital Budget which covers ongoing repair and replacement of system components. Revenues for this program are generated through sewer connection fees and user fees.

Please consult the Open Space, Parks, and Conservation Element for additional discussion of recycled water.

Storm 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.

The drainage improvements undertaken by the ACFCWCD were designed to reduce the threat of overbank flooding from streams in San Leandro. The County maintains these facilities to prevent unplanned and unauthorized obstructions of the channels. Their activities include fence repair, vegetation removal, preventive maintenance of pump stations, silt removal from channels, inspection of pipes, spill prevention and clean-up, and investigation of inquiries and clean water concerns.

City of San Leandro storm drains are maintained by the Department of Public Works. Catch basins and conduits are cleaned annually. Debris is removed from the tops of storm drain inlets and the insides of the basins are cleaned. Prior to winter rains, City crews inspect problem areas and clear debris to minimize storm drain blockages.

Major development proposals are reviewed to assess drainage impacts and determine mitigation measures. As appropriate, the City requires stormwater detention ponds or improvements to the City storm drain system. Additional measures help ensure that runoff from development sites does not degrade local creeks. These measures are related to the Alameda County Clean Water Program and are discussed in the Environmental Hazards Element of the General Plan.
G. GOALS, POLICIES, AND ACTIONS

POLICE AND FIRE

GOAL CSF-1 Provide and maintain high-quality police, fire, and emergency medical services.

Policy CSF-11 Levels of Service. Maintain high-quality police and fire protection services through the most efficient and effective possible means. The following minimum level of service standards for police and fire response time (exclusive of dispatch time) shall be maintained: (a) Police Services: 5 minute response time for 90 percent of all Priority One calls; (b) Fire Services: 5 minute response time for first due company for 90 percent of all emergency incidents, excluding freeway responses (3 firefighters including at least one paramedic); 10 minute response time for 90 percent for a full first alarm assignment response (17 firefighters).

Action CSF-11A Fire Station Renovations
Pursue the comprehensive renovation or upgrading of Fire Stations 9, 12, and 13 to respond to modern technology, energy efficiency, new equipment, administrative space, and gender-neutral facility needs, and to ensure the functionality of the facility following a natural disaster. Periodically evaluate the need to replace, renovate, or expand other fire protection facilities.

Action CSF-11B Water Service Improvements
Work with EBMUD to improve water service to those areas of the City which currently do not meet standard fire flow requirements. The City will evaluate the need for replacing aging water mains and other improvements that increase the volume and pressure of water that can be provided.
Action CSF-1.1C  Weed Abatement Programs  
Continue to implement weed abatement and vegetation management programs which reduce the risk of fire, including clearance of overgrowth along the railroads, San Leandro Creek, and in Very High Fire Hazard severity zones designated by the State of California.

Policy CSF-12  Community Policing.  Support a community-based approach to police and fire services. This approach should emphasize a high level of communication and interaction between officers, local residents, neighborhood groups, schools, and businesses.

Action CSF-1.2A  Bicycle Patrol Officers  
Continue to maintain a strong visible presence of bicycle patrol officers, particularly in the Downtown area. Ongoing funding for at least two bicycle patrol officers, plus Police Service Technicians, should be provided, with an emphasis on the Downtown Community Benefit District area.

Action CSF-1.2B  Community Safety Programs  
Implement community-oriented programs such as National Night Out, surveillance camera registration, the multi-family apartment safety program, the Safety Summit, the Citizen Police Academy, the Chief’s Advisory Board, and social media apps to support a safer community.

Policy CSF-13  Positive Public Image.  Promote a positive image of the local Police and Fire Departments through public information and outreach, effective media relations, and active participation of the Police and Fire departments in community events.

Action CSF-1.3A  Public Information Program  
Implement public information, education, and outreach programs to improve community safety and provide data on crime, including the Police Department’s United for Safety Program.
**Policy CSF-14**  
**Safe Environment for Youth.** Support the proactive involvement of the Police Department in creating a safe and healthy environment for youth in San Leandro. Partnerships between the Police Department, School Districts, and private schools should be maintained through such programs as the Teen Police Academy, the Ashland REACH Center, and the assignment of student school resource officers to the local high and middle Schools. Active participation by students and their parents in these programs will be strongly encouraged.

**Action CSF-14A: Youth Safety Programs**
Utilize grants for the implementation of such programs as Cal Grip (Gang Reduction Intervention and Prevention), GREAT (Gang Resistance Education and Training), Recess with the Cops, COPS grant for School Resource Officers, and efforts to reduce underage drinking. In the event that grants expire, seek funding through additional grant programs or other sources to carry out comparable future programs.

**Policy CSF-15**  
**Review of Development Plans.** Require Police and Fire Department review of proposed development plans to ensure that sufficient provisions for emergency access and response are made, fire code requirements are satisfied, and adequate levels of service can be provided.

**Policy CSF-16**  
**Crime Prevention Through Environmental Design.** Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of new development and City facilities. This includes the use of lighting, landscaping, site planning, and design features to reduce the potential for crime.

**Policy CSF-17**  
**Mutual Aid.** Maintain mutual aid agreements for police and fire service with other jurisdictions to ensure that the capacity exists to adequately respond to local emergencies.

**Policy CSF-18**  
**Staffing Diversity.** Strive to maintain Police and Fire Department staffing which ensures high quality service while reflecting the gender and ethnic diversity of the community.
**Policy CSF-19**

Paramedic Services. Continue to maintain a high level of emergency medical services within the local Fire Department.

**Policy CSF-110**

Neighborhood Watch. Promote a neighborhood-based approach to crime prevention and emergency preparedness, including the formation of neighborhood watch groups and neighborhood emergency response teams.

**Action CSF-110A: Neighborhood Watch Promotional Campaign**

Encourage residents and businesses to become involved in neighborhood/and business watch programs.

See the Environmental Hazards Element for policies on vegetation management, defensible space, and wildfire hazard reduction.

---

**SCHOOLS**

**GOAL CSF-2**

Encourage and support high-quality educational facilities and services in San Leandro.

**Policy CSF-21**

Partnerships. Promote coordination and partnerships between the City, the School Districts, and the business community which emphasize the importance of education to the social and economic vitality of the City.

**Action CSF-21A: Future Bond Measures**

Support School District bond initiatives to expand school capacity, modernize and renovate facilities, and provide additional facilities, including facilities with the potential to be jointly used by the City and School District.

**Policy CSF-22**

Mitigation of Development Impacts

When new residential development is approved, require mitigation of school impacts to the full extent permitted by law. Work collaboratively with the San Leandro and San Lorenzo Unified School Districts to ensure that appropriate fees are collected and other allowable mitigation measures are taken.
**Action CSF-2.2.A: New Revenue Sources**
Support School District and State of California initiatives aimed at generating additional revenue to meet public school demand and construction needs.

**Action CSF-2.2.B: New Facility Planning**
Support efforts by both School Districts to develop new facilities and/or expand existing facilities in response to increases in enrollment. Provide the necessary assistance in project planning and permitting for future projects, particularly if a new school site is proposed. The City and the School Districts will work together to conduct joint planning activities to meet anticipated needs.

See Goal LU-4 (Land Use Element) for additional policies on the mitigation of development impacts.

**Policy CSF-2.3: School Traffic and Parking Issues.** Encourage joint efforts between the City, parent organizations, and the School Districts to address circulation, traffic, and parking issues in the vicinity of school campuses, and to ensure the safety of students traveling to and from school.

**Action CSF-2.3.A: Safe Routes to School**
Work with the School Districts to develop and implement Safe Routes to School programs around local school campuses.

**Action CSF-2.3.B: AC Transit Coordination**
Work with AC Transit to promote transit service improvements between residential areas and local high and middle schools, and to provide suitable transit facilities such as bus shelters near school campuses.

**Policy CSF-2.4: Technology Advances.** Support the on-going application and use of new information technology by both School Districts. To the extent feasible, assist the Districts in obtaining the infrastructure needed to support such technology.

**Action CSF-2.4.A: Lit San Leandro**
Continue efforts to extend the Lit San Leandro fiber optics loop to school campuses throughout San Leandro.
**Policy CSF-2.5** Private Schools. Encourage the involvement of private schools and other learning institutions in City discussions relating to education and school facilities.

**Policy CSF-2.6** City-School Coordination. Promote coordination between City-sponsored recreational, educational, preschool, and after-school programs and similar programs sponsored by the School Districts.

**Action CSF-2.6.A: Shared Maintenance Facilities**
Explore the potential for the City and the San Leandro Unified School District to share maintenance facilities as a way to free up land for additional school or recreational facilities.

**Policy CSF-2.7** Academic Standards. Encourage both School Districts to implement programs which ensure that students meet and exceed state and national academic achievement standards.

See the Economic Development Element for additional programs on linking schools to the local economy, and providing career pathways for local students.

---

**Library Services**

**GOAL CSF-3** Sustain and expand a public library system that provides a destination for exploration and discovery, knowledge and information, leisure and cultural enrichment, and life-long learning opportunities for persons of all ages.

**Policy CSF-3.1** Library Expansion and Upgrades. Support the expansion and upgrading of public library facilities and services to keep pace with changes in information technology and community needs.

**Action CSF-3.1.A: Library Modernization**
Continue to pursue the modernization of San Leandro’s libraries to incorporate emerging technology and best practices in library design.
**Action CSF-3.1.B: Library Master Plan**
Consider the development of a Citywide Library System Master Plan.

**Action CSF-3.1.C: Equipment Acquisition**
On an ongoing basis, secure funding for technology improvements, hardware, building furnishings, and other upgrades to ensure that the City’s libraries remain cutting edge and responsive to public needs.

**Policy CSF-3.2: Library Innovation.** Consider innovative approaches to generating funds or space for new or upgraded library facilities, including public-private partnerships, co-location with other public facilities, and joint development.

**Action CSF-3.2.A: Mulford and South Branch Replacement**
Continue to explore options for replacing or modernizing the Mulford Branch and South Branch libraries. Opportunities to incorporate modern new branch library facilities as part of future mixed use development at the Shoreline and in the Bay Fair area should be encouraged and supported.

**Policy CSF-3.3: Adequate Funding.** Ensure that library funding remains adequate to sustain or increase existing service levels, including staffing, programming, and technology upgrades. Maintain or exceed American Library Association standards throughout the City’s library system.

**Action CSF-3.3.A: Use of New Technology**
Invest in new technology such as Radio Frequency Identification (RFID) and automated return sorters to improve service for patrons and encourage library use.

**Action CSF-3.3.B: Library Kiosks**
Explore electronic library kiosks with downloadable (“e-book”) materials in high-volume pedestrian areas such as the BART stations, Downtown, and Bay Fair Center, and in areas without easy access to the Main Library or branch libraries.
Policy CSF-34 Libraries as Neighborhood Centers. Promote programs and events that affirm the role of the City’s libraries as community and neighborhood gathering places and that reflect the City’s diverse population.

Policy CSF-35 Resources for Self-Improvement. Ensure that San Leandro’s libraries and other community institutions provide a setting for the open exchange of ideas and information and provide an opportunity for residents of all backgrounds to improve their skills and knowledge.

INFORMATION TECHNOLOGY

GOAL CSF-4 Maximize access to information and communication services for San Leandro residents and businesses.

Policy CSF-4.1 Telecommunications. Collaborate with telecommunication service providers, the business community, and investors to foster access to emerging information and communication technology.

Policy CSF-4.2 Information Technology. Encourage the use of the Internet, cable TV, and other forms of information and communication technology as a way to widely disburse information about City and community services, events, and resources.

Action CSF-4.2A: Web-Based Resources
Maintain and expand the City of San Leandro’s website and web-based communication platforms, including social media, streaming video, and two-way information channels. Technology should be used to provide outreach and education, and to engage the community in meaningful dialogue about key issues.

Policy CSF-4.3 Computer Training and Digital Literacy. Support continuing education and computer training programs to increase computer literacy and skill levels among San Leandro residents.
Policy CSF-4.4  **Fiber Optic Expansion.** Continue investment and expansion of the Lit San Leandro high-speed fiber optic network, and leverage this investment to create jobs, generate economic development and improve the quality of life for residents.

Policy CSF-4.5  **Language and Media Diversity.** Ensure access to information among those persons without easy access to electronic media, and those persons whose primary language is not English. Information on City facilities and activities, including sports, events, resources, and programs, should be provided in a variety of mediums and languages.

Policy CSF-4.6  **Neighborhood-Based Communication.** Support and encourage the development of neighborhood newsletters, websites, social media, and other forms of electronic and print media to inform residents of current issues and facilitate resident feedback to City officials and staff.

**Action CSF-4.6.A: Outreach Materials**
*Prepare and update printed and web-based materials that summarize City processes and procedures on a wide variety of topics, such as planning and building requirements, tree care, and emergency preparedness.*

**Recreation and Human Services**

**GOAL CSF-5**  Provide recreation and human service programs and activities commensurate with identified community needs.

Policy CSF-5.1  **Equitable and Affordable Access.** Work with appropriate agencies to provide equal and affordable access to recreation and human services. Programs should be flexible and responsive to the community’s changing needs.
**Action CSF-5.1.A: Community-Based Needs Assessment**
Engage the community in the assessment of recreation and human service program needs for programs that are funded by all sources, including the City, County, State, and federal governments, and donations from charitable organizations.

**Action CSF-5.1.B: Human Services Initiative**
Continue to fund San Leandro Human Services programs and implement the recommendations of future human services gap assessments.

**Policy CSF-5.2: Child and Family Services.** Support the development of child and family services and programs that encourage safe and healthy environments for children and families.

**Action CSF-5.2.A: Child Care Incentives**
Explore incentives to provide on-site child care in major employment centers.

**Action CSF-5.2.B: Coordination with Service Providers**
Work with social service agencies, non-profits, the School Districts, and businesses to pursue creative and effective solutions to address child care needs in the community.

**Policy CSF-5.3: Youth and Teen Services.** Support the development of services and programs that foster youth development and self-sufficiency, such as the Barbara Lee Wellness Center, REACH, and non-profits that serve San Leandrans.

**Action CSF-5.3.A: Youth Advisory Commission**
Create opportunities for youth participation in local government affairs, including a Youth Advisory Commission. Aspire to achieve a membership balance on City-sponsored youth organizations which mirrors the diverse social, economic, and cultural backgrounds of San Leandro’s youth.

**Policy CSF-5.4: Inclusive Approach.** Promote an inclusive approach to youth services, soliciting participation by individuals as well as the diverse range of organizations serving youth and young adults in the community.
**Policy CSF-5.5**  
**Youth-Oriented Business/ Facilities.** Encourage additional local businesses, services, public facilities, and entertainment places that are focused on San Leandro youth and consistent with the objective of providing a safe, positive environment for youth.

**Policy CSF-5.6**  
**Coordination with Schools.** Coordinate with the School Districts to provide and assist with meeting the recreational and human service needs of young people.

**Policy CSF-5.7**  
**Meeting Diverse Youth Needs.** Ensure that community recreation and human services programs respond to the diverse range of youth interests and are culturally competent.

**Action CSF-5.7.A: Awareness of Programs**  
Increase awareness of youth programs and activities among San Leandro youth. Provide outreach to youth through public and private schools.

See the Economic Development Element for policies and actions on technical education programs, career pathways, internships, mentorship programs, and partnerships with the business community, School Districts, and community colleges which create diverse career opportunities for San Leandro youth.

**Policy CSF-5.8**  
**Services for Older Adults.** Support the expansion of older adult services and programs to improve access to critical resources and maintain quality-of-life standards. Access to senior services should be improved through planning, advocacy, and the use of City and other resources to address identified needs.

**Action CSF-5.8.A: Senior Facilities**  
On an ongoing basis, evaluate the need for additional facilities serving seniors, and pursue opportunities to develop such facilities as they arise.

**Action CSF-5.8.B: Older Adult Activities and Programs**  
Continue to ensure that programming meets the needs of the growing number of older adults in the city.
**Action CSF-5.8.C: Public Information**

Develop resource guides, outreach materials, and web-based information on senior services.

**Policy CSF-5.9 Multi-Generational Activities.** Promote multi-generational activities to ensure that seniors remain an integral part of community life.

**Policy CSF-5.10 Non-Profit Entities Serving Older Adults.** Support and promote the efforts of non-profit groups and foundations to advocate on behalf of the City’s senior population and improve services for seniors in the community. Special emphasis should be placed on closing the gaps that currently exist in senior services, including legal assistance, case management, employment, homebound services, and housing.

**Policy CSF-5.11 Special Needs Services and Facilities.** Support special needs services that foster independence for older adults, people with disabilities and those facing physical or mental health challenges.

**Action CSF-5.11A: Adult Care Facilities**

Support the development of additional high-quality, affordable assisted living, nursing, adult day care, and other health care and special needs facilities in the city.

**Policy CSF-5.12 Outreach.** Continue broad-based public outreach activities that inform residents of all available recreation and human service programs.

**Action CSF-5.12A: Recreation and Human Services Outreach**

Develop and implement a comprehensive outreach plan to identify and inform targeted groups about all available recreation and human service programs in San Leandro.

**Action CSF-5.12B: Program Organization and Funding**

Continue organizing and funding City-sponsored recreation and human enrichment programs with particular attention being paid to the needs of youth and seniors.
**Action CSF-5.12.C: Faith Community Outreach**
Work with local non-profits and the faith community to maximize outreach to individuals or groups who may be unaware of City programs and services.

**Action CSF-5.12.D: Demographic Reports**
Collect and evaluate information regarding the demographic composition of San Leandro’s residents, including data from the U.S. Census, to improve the effectiveness of City programs and outreach efforts. The City should set a target of assessing this information at least once every five to ten years and should use the findings to make program changes and grant applications as needed.

**Policy CSF-5.13** Multi-Lingual Information and Cultural Competency.
Encourage public agencies to provide services, classes, outreach materials and information to San Leandro residents in multiple formats and languages. Cultural competency is equally important as language access.

**Policy CSF-5.14** Volunteers.
Support and encourage the active involvement of local residents as volunteers in the delivery of community services.

Continue to implement volunteer service programs through the Recreation and Human Services Department and other City departments.

**INFRASTRUCTURE**

**GOAL CSF-6** Ensure that local water, sewer, storm drainage, solid waste, energy, and telecommunication facilities are well maintained; improvements meet existing and future needs; and land use decisions are contingent on the adequacy and maintenance of such facilities.

**Policy CSF-6.1** Development Impacts.
Permit new development only when infrastructure and utilities can be provided to that development without diminishing the quality of service provided to the rest of the City.
**Policy CSF-6.2**  
**Fair Share Costs.** Require future development to pay its fair share of the cost of improving the water, sewer, storm drainage, and other infrastructure systems needed to serve that development. Development impact fees, development agreements, and other appropriate forms of mitigation should be used to cover the costs of upgrading or expanding public infrastructure.

**Action CSF-6.2A: Infrastructure Impact Fee and Rate Updates**
Regularly update fees and rates for sewer, solid waste, and other public services to ensure that revenues are sufficient to cover operating and maintenance costs.

**Policy CSF-6.3**  
**Coordination.** Coordinate local infrastructure planning with EBMUD, the Oro Loma Sanitary District, Alameda County, and other service providers to ensure that infrastructure remains adequate to serve existing and planned development.

**Policy CSF-6.4**  
**Wastewater Collection and Treatment.** Maintain efficient, environmentally sound, and cost-effective wastewater collection and treatment services in San Leandro.

**Action CSF-6.4A: Infiltration/Inflow Capital Improvements**
Continue improvements to the City’s wastewater collection system to correct infiltration and inflow problems and expand the reclaimed water delivery system. Ensure that high operating efficiency is retained in both the wastewater collection and treatment systems.

**Policy CSF-6.5**  
**Capacity.** Maintain adequate capacity at the San Leandro wastewater treatment plant to accommodate projected levels of growth within the service area and encourage the Oro Loma Sanitary District to do the same. Support efforts to maintain and/or improve the high quality of treated effluent at both plants and increase the feasibility and cost-effectiveness of using recycled wastewater for non-potable purposes.
Policy CSF-6.6  **Reclaimed Water System.** Continue the expansion of the reclaimed water system, and the delivery of high-quality reclaimed water for landscaping, industrial use, and other non-potable applications as they become financially feasible. Employ advanced technology so that reclaimed water can eventually be made available to all households.

*See the Open Space, Parks, and Conservation Element for additional policies on water conservation and reclaimed water use.*

Policy CSF-6.7  **Storm Drainage.** Require storm drainage improvements for new development which ensure that stormwater runoff is adequately handled both on-site and off-site. Such regulations should fully implement state and federal clean water requirements. The City will also support legislation to increase funding for local storm drainage improvements, including improvements aimed at water quality.

*See the Environmental Hazards Element for additional policies on water quality.*

Policy CSF-6.8  **Maintenance.** Ensure that sufficient funding is provided for the ongoing maintenance of City-owned facilities, including streets, street lights, traffic signals, landscaping, street trees, storm drains, public buildings and other infrastructure.

**Action CSF-6.8A: Financing and Assessment Districts**

Explore the use of special assessment districts, community benefit districts, enhanced infrastructure financing districts, and other financing tools to create reliable funding streams for the development, maintenance and operation of infrastructure in high growth areas of the city.