

EXHIBIT A TO RESOLUTION NO. 2019-

FINDINGS AND DETERMINATION THAT CHANGES OR MODIFICATIONS TO THE 2019 CALIFORNIA PLUMBING CODE, 2019 EDITION, PERTAINING TO THE ADDITION OF REQUIRING SEISMIC GAS SHUTOFFS UNDER SPECIFIC CRITERIA, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CONDITIONS

1. In connection with the adoption by reference of the California Plumbing Code, 2019 Edition in that document entitled “The California Building Standards Code,” it is hereby expressly found and determined that the following change to the 2019 California Plumbing Code is reasonably necessary because of local climatic, geological or topographical conditions:

Section 7-5-930: Shutoff Valves. Section 1208.10.1 shall be added to the California Plumbing Code as follows:

§1209.2 Earthquake-actuated Gas Shutoff Valves. Earthquake-actuated gas shutoff valves, certified conforming to California Referenced Standard 12-16-1, Shall be provided:

- a. On all new construction utilizing gas.
 - b. On any project utilizing gas, which the value of the project exceeds \$10,000.00.
2. The aforesaid local amendment is reasonably necessary in order to lessen the threat to life, safety and property represented by certain local climatic, geographical and topographical conditions existing in the City of San Leandro.
 3. The aforesaid local amendment is enacted pursuant to the authority of Section 17958.5 of the California Health and Safety Code, for the purpose of addressing the aforesaid conditions which are more specifically described as follows:
 - (a) The City of San Leandro lies in the near vicinity of the Hayward Fault and in fact, a substantial portion of the residential area of the City lies within the Alquist-Priolo Act Special Studies Zone, requiring special geologic studies prior to development. This increases the likelihood of seismic disturbances of substantial magnitude occurring and causing consequent damage. Such damage is often accompanied by structural fire.
 - (b) The travel time to a fire or other emergency within San Leandro may be

impeded by the following conditions:

- (1) Three major railway lines, the elevated BART line, three major freeways and a natural creek, divide the City into numerous sections, and equipment responding to emergencies face potential delays and obstruction of access in crossing these barriers.
- (2) San Leandro lies in the path of two major water reservoirs which, upon failure, would inundate a large portion of the City, further delaying the response to a fire or other emergency.
- (3) A growing community of single-family and multi-family dwellings presently exists on the easterly side of Highway 580, which is itself a potential physical barrier impeding response to a fire or other emergency.
- (4) The two major north-south emergency response routes aside from the freeways are dependent upon bridges spanning San Leandro Creek. Failure of these bridges would isolate a heavily populated section of the City north of the creek.

In an event, gas presents an extreme danger to life and property and could cause loss of life, damage to property and destruction of infrastructure.

- (c) A large area of potential residential development in the westerly portion of the City, adjacent to the Bay, is potentially subject to liquefaction which may cause a loss of lateral support for gas pipe, resulting in its failure. Liquefaction also often results in a greater degree and different form of differential movement than occurs elsewhere, which may cause excessive strain on gas pipe.
- (d) High wind conditions normally exist in the hillside, shoreline areas and the City, increasing the potential for fire spread if there is a gas pipe failure.