Memorandum of Agreement
Among
The United States Navy, The Advisory Council on Historic Preservation and The California State Historic Preservation Officer Regarding the Layaway, Caretaker Maintenance, Leasing, and Disposal of Historic Properties on the Former
Naval Air Station, Alameda, California

WHEREAS, the Department of the Navy (Navy) has been directed to close, layaway, place in caretaker maintenance, and subsequently lease, sell, transfer, or otherwise dispose of properties at the former Naval Air Station (NAS), Alameda by the Base Realignment and Closure Act, as amended in 1993, and this undertaking will affect buildings and structures within the NAS Alameda Historic District, a property eligible for inclusion in the National Register of Historic Places (Register); and

WHEREAS, the south jetty of the Oakland Inner Harbor Jetties and Federal Channel Historic District, a property determined to qualify for listing on the National Register by the Army Corps of Engineers in consultation with the California State Historic Preservation Officer (SHPO), is on land under the jurisdiction and control of the former NAS Alameda; and

WHEREAS, the NAS Alameda Historic District and the south jetty of the Oakland Inner Harbor Jetties and Federal Channel Historic District are historic properties located within the limits of the City of Alameda (City), a Certified Local Government under Section 101(c) of the National Historic Preservation Act (Act), as amended; and

WHEREAS, the Navy has consulted with the Advisory Council on Historic Preservation (Council) and the California SHPO pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470f); and

WHEREAS, upon disposal of the historic properties from the Navy to a non-federal entity, any Federal jurisdiction ceases and the jurisdiction of the historic property reverts exclusively to the City, and therefore, the City was invited to participate in the development of this agreement and has been invited to concur;

NOW, THEREFORE, the Navy, the Council and the California SHPO agree the layaway, caretaker maintenance, lease, sale, transfer, and disposal of the property included in the NAS Alameda Historic District and that portion of the Oakland Inner Harbor Jetties and Federal Channel Historic District shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The Navy will ensure that the following measures are carried out:

1. National Register Nomination.

The Navy shall prepare the National Register Nomination Form for the NAS Alameda Historic District and submit it to the Keeper of the National Register within one year from the date of execution of this agreement.

2. Historic Artifacts and Records.

a. The Navy has collected the items in the Naval Historical Center's (NHC) inventory of historic artifacts and other historically significant materials from the former NAS and Naval Air Depot, Alameda and secured them in temporary storage in Building 29 at NAS Alameda.

b. The items collected in 2.a. above that are listed on the NHC's inventory (APPENDIX A) will remain Navy property under the jurisdiction and control of the Director of the Naval Historical Center, Washington Naval Yard, District of Columbia, and will be placed either on permanent loan with a museum(s) on Alameda or in the greater San Francisco Bay area, or will be transported to other appropriate institutions where they will be permanently curated.

c. The Navy has coordinated the disposal of NAS Alameda's records, drawings, plans, and photographs with and transferred them to the National Archives Pacific-Sierra Region, San Bruno, CA.

3. Layaway and Caretaker Maintenance.

a. Prior to layaway and placement of historic properties into a caretaker maintenance status, the Navy shall follow the "Maintenance and Repair Guidelines for the NAS Alameda Historic District" (APPENDIX B) regarding routine repair and maintenance of historic properties within the NAS Alameda Historic District, and all actions taken in accordance with APPENDIX B may proceed without further consultation with SHPO or Council, except as specified in that document.

b. Until disposal or transfer, as the contributing historic properties are vacated, the Navy shall layaway and provide caretaker maintenance of the historic properties at the minimum levels described in APPENDIX C.

c. Prior to initiating any action which would irreversibly alter, damage or demolish a contributing historic building or structure which has been classified for Layaway Level 6 (No Reuse Likely) the Navy shall contact the Pacific-Great Basin Service Center, NPS, San Francisco, California to determine what level and kind of recordation is required for the property. Unless otherwise agreed to by NPS, the Navy shall ensure that all documentation is complete and accepted by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) prior to any irreversible alteration or demolition, and that copies of the documentation are provided to the California SHPO, the City and the Alameda library and historical museum(s).

4. Leasing of Historic Properties.

a. Prior to the transfer, sale or conveyance by some other means from the control and jurisdiction of the Navy, the Navy may enter into interim leases which will permit tenants to adaptively reuse contributing properties within the NAS Alameda Historic District, provided that the lease agreements require tenants to follow APPENDIX B in maintaining or adapting these historic properties for use.

b. The Navy shall inspect the leased contributing historic properties semi-annually to ensure that the conditions of APPENDIX B are followed in maintaining or adapting the historic property for other uses and shall take appropriate remedial action to assure compliance with APPENDIX B where deviations are observed. Appropriate remedial action shall include notification of SHPO and Council.

c. Where the City of Alameda requires modification to those buildings listed as contributing to the NAS Alameda Historic District to meet Fire-Safety or Americans with Disabilities Act requirements as a condition of occupancy, the Navy shall encourage the tenant or prospective subtenant to have the required modifications designed by an architect trained and experienced in the rehabilitation of historic buildings using the State Historical Building Code, Part 8, Title 24 of the California Code of Regulations.

d. To avoid intrusiveness and inappropriate signing within the Historic District tenants shall be required to follow the policy included in APPENDIX D governing the size, location, color, and lettering style of new signs to be installed within the Historic District.

5. Long Term Preservation Planning.

a. The Navy shall make an application to the City Council to place that portion of the Oakland Inner Harbor Jetties and Federal Channel Historic District on its "Historic Buildings Study List" and afford it the protection provided to listed properties.

b. The Navy has prepared a ***Guide to Preserving the Character of the Naval Air Station Alameda Historic District*** to assist the City and its Historical Advisory Board in administering the Historic District in accordance with the City's Building and Housing Ordinance Article VII, Historical Preservation, 13-21, "Preservation of Historical Monuments."

c. Within a calendar year from the execution of this agreement the City shall adopt an amendment to its Building and Housing Ordinance Article VII, Historical Preservation, 13-21, "Preservation of Historical Monuments" to include review of exterior modifications to historic structures consistent with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and shall designate the NAS Alameda Historic District a Historical Monument and afford it all the protection and privileges provided such designated properties pursuant to the City's historic preservation ordinance.

d. The City will ensure that the Alameda Historical Advisory Board shall continue in its present role as described in the Alameda Ordinance 13-21, Preservation of Historical Monuments, increasing its area of responsibility to include the NAS Alameda Historic District.

e. When title to property located within the NAS Alameda Historic District, and that on which the South Jetty of the Oakland Inner Harbor Jetties and Federal Channel Historic District is located, is transferred from the Navy to a non-federal entity all undertakings affecting these properties will be administered exclusively in accordance with City codes and ordinances.

f. The City shall apprise prospective Historic District tenants and property owners of the financial tools and economic incentives that are available, including but not limited to the State Historical Building Code and Federal and State tax incentives, for the preservation and adaptive rehabilitation of historic properties.

g. Within 30 calendar days of execution of this agreement City shall seek the assistance of the National Trust for Historic Preservation for guidance on marketing the historic properties in the NAS Alameda Historic District.

6. Document Review and Comment.

The California SHPO shall be afforded thirty (30) days after receipt to comment on any documentation submitted by the Navy as a result of consultation efforts or otherwise the result of implementation of this agreement. Should the California SHPO decline to participate or fail to respond within thirty (30) days to a written request for comments, the Navy shall continue to consult with the Council to complete its responsibilities for the specific action.

7. Annual Report and Review.

On or before December 15 of each year, until the terms of this agreement have been fulfilled, or title to the historic properties have been transferred to non-federal entities, the Navy shall provide an annual report to the Council, California SHPO, and City addressing following topics:

a. status of the curation of artifacts,

b. identification of historic properties leased, transferred or conveyed to others,

c. status of the City's efforts to market and preserve the historic properties, and

d. list and explain any problems or unexpected issues encountered during the previous year.

8. Resolving Objections.

a. Should any party to this agreement object to any action carried out or proposed by the Navy with respect to the implementation of this agreement, the Navy shall consult with the objecting party to resolve the objection. If, after entering into such consultation, the Navy determines that the objection cannot be resolved through consultation directly with the objecting party, the Navy shall forward all relevant documentation to the Council, including the Navy's proposed response to the objection. The Council shall exercise one of the following options within 30 calendar days of receipt of all pertinent documentation:

(1) advise the Navy in writing that the Council concurs with the Navy's proposed response and final decision, if so indicated, whereupon the Navy shall respond to the objecting party in writing; or

(2) provide the Navy with written recommendations and/or comments, which the Navy shall take into account in reaching its final decision regarding its response to the objection in accordance with 36 CFR 800.6; or

(3) notify the Navy in writing that the Council shall provide written comments within a specified time frame pursuant to 36 CFR 800.6. The resulting comments shall be taken into account by the Navy in accordance with 36 CFR 800.6(c).

Should the Council fail to exercise one of the above options within 30 calendar days after receipt of all pertinent documentation, the Navy may assume the Council concurrence in the Navy's proposed response. In considering any party's comments, the Navy shall take into account any recommendation or comment with reference only to the subject of the objection. The Navy's responsibility to carry out all actions under this agreement that are not the subject of the objection shall remain unchanged and shall be executed accordingly.

b. At any time during implementation of the stipulations of this agreement, should an objection(s) pertaining to this agreement be raised by a member of the public, the Navy shall notify in writing the signatory parties to this agreement and take the objection into account. The Navy shall consult with the objector and, if requested by the objector, consult with any or all of the signatory parties to this agreement with respect to the objection.

9. Amendments.

Any party to this agreement may propose, in writing, to the Navy that the terms and/or stipulations of this agreement be amended. The Navy shall consult with the other parties to this agreement to consider such an amendment. 36 CFR 800.5 shall govern the execution of any such amendment once agreed upon by all parties.

10. Anti-Deficiency Act.

a. All requirements set forth in this agreement requiring the expenditure of Navy funds are expressly subject to the availability of appropriations and the requirements of the Anti-Deficiency Act (31 U.S.C. Section 1341). No obligation undertaken by the Navy under the terms of this Agreement shall require or be interpreted to require a commitment to expend funds not appropriated for a particular purpose.

b. If the Navy cannot perform any obligation set forth in this agreement because of the unavailability of funds, the Navy, California SHPO, City, and Council intend that the remainder of the agreement be executed. Any obligation under the agreement which cannot be performed because of the unavailability of funds must be renegotiated between the Navy, California SHPO, City and Council.

Execution of this agreement by the Navy, Council, and California SHPO, and subsequent implementation of its terms, shall be evidence that the Navy has afforded the Council an opportunity to comment on the Navy's undertakings and its effects on historic properties in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations contained in 36 CFR Part 800.

UNITED STATES NAVY, NAVAL FACILITIES ENGINEERING COMMAND, ENGINEERING FIELD ACTIVITY WEST, SAN BRUNO, CA.

BY: G. J. Buchanan Date: SEP 01 1999
Print Name of Title of Signer: G. J. Buchanan, CAPT USN CEC, Commanding Officer

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

BY: Daniel Abeyta Date: 9/30/99
Print Name & Title of Signer: Daniel Abeyta Acting SHPO

ADVISORY COUNCIL ON HISTORIC PRESERVATION

BY: John M. Fowler Date: 10/5/99
Print Name & Title of Signer: JOHN FOWLER, EXECUTIVE DIRECTOR

CONCUR:
CITY OF ALAMEDA

BY: [signature] Date: 9-14-99
Print Name & Title of Signer: JAMES M. FLINT, CITY MANAGER

Approved as to Form
CITY ATTORNEY
By: [signature]
Assist. Assistant City Attorney

Recommended for Approval:
[signature]

APPENDICES

APPENDIX A - Naval Historical Center Curator Accession/Catalog July 2, 1997

APPENDIX B - Maintenance and Repair Guidelines for Naval Air Station Alameda Historic District

APPENDIX C - Layaway and Caretaker Maintenance Standards

APPENDIX D - Sign Procedures

NAVAL HISTORICAL CENTER CURATOR BRANCH INVENTORY REPORT	NAVY DEPARTMENT CURATOR ACCESSION NUMBER 97-61-
	DATE
COMMAND/ACTIVITY NAME	NAVAL AIR STATION
	ALAMEDA, CA
	LOCATION: NAS ALAMEDA BUILDING 29

NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
N	36	26		SIGN, INFORMATION, "PROTECTIVE CLOTHING"	
O	15.5	8.75	7.5	SHIELD, PROTECTIVE, FACE,	MFR WILLSON
P	22.5	17.5		SIGN, INFORMATION, SECURITY, KGB	MADE OF PAPER
Q	22.5	17.5		SIGN, INFORMATION, SECURITY, KGB	MADE OF PAPER
R	14	7.5	1	SIGN, DOOR, NAVOCEANCOMDET, OIC	BLACK WITH GOLD LETTERING
S	20	9.5	6.5	SET, WIND MEASURING, AN/PMO-1C	SN 201
T	13.25	7.5	7.25	INTERCOM UNIT, DESK, WESTERN ELECTRIC TELETALK	
U	13.25	7.5	7.25	INTERCOM UNIT, DESK, WESTERN ELETRIC TELETALK	NUMBER 6 ON OBVERSE SIDE
V	13.5	6.5	5	INTERCOM UNIT, DESK, VOYCALL	NUMBER 2 ON BOTTOM SIDE
W	23.5	11.25	12	MACHINE, MIMEOGRAPH, HAND POWERED	FROM NADEP BUILDING 167
X	8.75	4.5	7	ANALYZER, TRANSISTOR, MODEL 900	
Y	12	5	1.5	GAUGE, PRESSURE, 160LBS	NAS ALAMEDA CALIBRATION LAB
Z	24	15	7.2	KIT, CHAPLAIN, COMBINATION, PROTESANT/CATHOLIC	NAS ALAMEDA CHAPEL

ENCLOSURE (1)

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	ALAMEDA, CA
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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
AA	18.25	17	8	KIT, CHAPLAIN, USN, JEWISH FAITH	METAL CONTAINER
AB	48	36		FLAG, CHAPLAIN, USN, JEWISH FAITH	NYLON WITH FRINGE
AC	62.5	45.5		FLAG, ORGANIZATIONAL, USN, WAVES	NAVAL STATION TREASURE ISLAND
AD	48	24		SIGN, INFORMATION, AIR TERMINAL, "GATE 1"	FROM AIR TERMINAL
AE	12.25	11.25	5	HELMET, PROTECTIVE, COMBAT, M1917	SN ZA178
AF	18.5	16	2	PLAQUE, COMEMORATIVE, NADEP BILLIONTH NIF DOLLAR, C 1972	
AG	7	4	1.75	SET, DRILL BIT, 1/16TH TO 1/2 IN	BLANK BITS / NARTU
AH	97.25	31	1	DISPLAY BOARD, RUBBER PRODUCTS	NAVAL AVIATION DEPOT
AI	59	36	4.5	DISPLAY BOARD, COMMAND	SIMA SAN FRANCISCO
AJ	8.75	5	1.25	WING FITTING ASSEMBLY	FOR A-3 SERIES AIRCRAFT
AK	23.5	4	6.5	FLAP SUPPORT ASSEMBLY	FOR A-3 SERIES AIRCRAFT
AL	14.25	6	7.75	FAN DISK ASSEMBLY, TF34 ENGINE	FOR S-3 SERIES AIRCRAFT
AM	13	6.25	5.5	CLOSING ARM, LANDING GEAR DOOR	FOR S-3 SERIES AIRCRAFT
AN	11.5	8	.75	HINGE, CANOPY BREAK AWAY	FOR S-3 SERIES AIRCRAFT

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AO	13.5	6.25	7.5	GYRO ASSEMBLY, WEAPON CONTROL, AIRCRAFT	FOR A-3 AND A-4 SERIES AIRCRAFT
AP	7.75	7	.5	FLOOR SECTION, AIRCRAFT	FOR P-3 SERIES AIRCRAFT
AQ	15	7	2.5	DIE, STAMP, MACHINE MOUNTED	
AR	20	11	2	PLAQUE, AWARD, BENEFICIAL SUGGESTION	NAS OVERHAUL AND REPAIR DEPT
AS	25.5	9		DISPLAY, TOOL CHIT	
AT	9.5	6		METER, FREQUENCY, CALIBRATION, SN 2684	FOR SHRIKE MISSILE
AU	12	8.75	11	TEST SET, TORPEDO, HEAT AND CONTROL SYSTEM	FOR MK 44, MK 48, AND MK 48
AV	8.75	4		SIGN, LICENSE, "JAPANESE HUNTING"	MADE BY O&R DEPT C WWII
AW	5	3.75		SIGN, PERMIT, PARKING, SN 18501	NADEP
AX	5	3.75		SIGN, PERMIT, PARKING, SN 18502	NADEP
AY	5	3.75		SIGN, PERMIT, PARKING, SN 18503	NADEP
AZ	5	3.75		SIGN, PERMIT, PARKING, SN 19000	NADEP

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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
BA	5.75	6.5	1	PATTERN, MOLD, INSIGNIA	NADEP ALAMEDA
BB	10	10	1.75	PATTERN, MOLD, INSIGNIA	NADEP ALAMEDA
BC	7.5	7	2	PATTERN, MOLD, INSIGNIA	USN MASTER MACHINIST ASSOC.
BD	10	3.5	7.25	KIT, HOLE BORING / CUTTER	
BE	12.75	11	1.5	PANEL, PATCH, ELECTRONIC	FOR PROGRAMMING MACHINERY
BF	28.5	22	13	CONSOLE, COMPUTER, C-3 DATA SYSTEMS	FOR WORK MANAGEMENT
BG	18	17.75	.5	PLAQUE, COMMEMORATIVE	IN MEMORY OF BMC RAYMOND BAKER
BH	19	12	.75	PLAQUE, AWARD, SAFETY. C 1989	NAVAIRSYSCOM / NADEP ALAMEDA
BI	3.75	4	.25	PLAQUE, COMMEMORATIVE	A&R / NADEP 1941 -1997
BJ	27	3.5	3.5	BILLET, ALUMINUM	FOR FORGE OPERATIONS
BK	27	3.5	3.5	BILLET, ALUMINUM	FOR FORGE OPERATIONS
BL	44	14	8	LADLE, FORGE	
BM	46.25	7	.5	SIGN, PATTERN SHOP	
BN	83.5	22.75	3	CRADLE, FORGE METAL POT	

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	ALAMEDA, CA
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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
BO	37	3	1.5	TONGS, FORGE	
BP	50.25	57	2	PLAQUE INSIGNIA, UNIT	NAVAL AIR REWORK FACILITY
BQ	11.25	14.75		POT, METAL FORGE	FOR MOLTEN METAL
BR	11.5	8	2	SET, MICROMETER	FOR MEASURING WEAR
BS	45.5	19	15	MASK ASSEMBLY, PROTECTIVE	FOR AIRCRAFT CHEMICAL WASHDOWN
BT	60	6.5		PLAQUE, INSIGNIA, UNIT	NAS ALAMEDA
BU	66.5	54		FLAG, ORGANIZATIONAL, UNIT	NAVAIRSYSCOM
BV	36	24	.75	PLAQUE, COMMAND, UNIT	NARDAC SAN FRANCISCO
BW	28.25	22.5	38.5	CART, TOOL, MECHANIC, SN BSM-625	NADEP ALAMEDA
BX	70	6.5	12.25	DISPLAY, PRODUCT, INSTRUMENT BEARINGS	REWORKED AT NADEP ALAMEDA
BY	96.75	62.75	40	DIORAMA, INSTALLATION	NAVAL AVIATION DEPOT
BZ	24.5	20.25	1.75	PLAQUE, AWARD, SAFETY, C 1974	NARF ALAMEDA
CA	16.75	13.75	1	PLAQUE, AWARD, SAFETY, C1972	NAVAL AVIATION DEPOT

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	ALAMEDA, CA
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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
CB	3.75	4	1.25	PLAQUE, COMMEMORATIVE	A&R / NADEP ALAMEDA 1941-1997
CC	3.75	4	1.25	PLAQUE, COMMEMORATIVE	A&R / NADEP ALAMEDA 1941-1997
CD	2	15.25		FLASHLIGHT, HAND, US, MX-993/U	USED BY TAXI GROUND CREW / WITH CONE SHIELD
CE	2	15.25		FLASHLIGHT, HAND, US, MX-993/U	USED BY TAXI GROUND CREW / WITH CONE SHIELD
CF	2	8		FLASHLIGHT, HAND, US, MX-993/U	USED BY GROUND CREW
CG	61.5	58	.5	MAT, DECK, QUARTERDECK, UNIT	CBU 416
CH	56	12.5	.25	SIGN, ORGANIZATIONAL, "S-3 FLIGHT SYSTEMS"	NADEP CODE 94424 (S-3 FLIGHT SYSTEMS)
CI	8	6	3.25	TEST SET, BOMB RACK	NADEP
CJ	10.25	3		CLOCK, WALL, US, 24-HOUR	NAS ALAMEDA AIR TERMINAL
CK	28	9	11.5	BOMB RACK, EJECTOR, US, AERO 20B SN 486	CUTAWAY TRAINING AID
CL	34	12	7.5	BOMB RACK, EJECTOR, US, AERO 7A-5 SN 158	
CM	4	4		SIGN, ORGANIZATIONAL, "P-3C UPDATE III"	NADEP ALAMEDA/PLACED IN COMPLETED AIRCRAFT
CN	11.5	13.5		BUCKET, SAND, FIRE PROTECTION	FROM BLDG 5 / USED TO FIGHT MAGNESIUM FIRES

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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
CO	22.75	10.25	17.75	INFLATOR/MONITOR, AIRCRAFT TIRE SN LOB0018	
CP	10.25	10	7	CARBURETOR, AIRCRAFT ENGINE	
CQ	20	14.5	16	TEST SET, FLAP ACTUATOR, AIRCRAFT	
CR	1.25	.25		COIN, COMMEMORATIVE, NAS ALAMEDA	25TH ANNIVERSARY
CS	5	2		TICKET, CLAIM CHECK, BAGGAGE, SN 28263	GENERAL PURPOSE
CT	5	2		TICKET, CLAIM CHECK, BAGGAGE, SN 28262	GENERAL PURPOSE
CU	5	2		TICKET, CLAIM CHECK, BAGGAGE, SN 15799	NAS MIRAMAR
CV	5	2		TICKET, CLAIM CHECK, BAGGAGE, SN 15800	NAS MIRAMAR
CW	55.25	43	2	PAINTING, OIL, USS SAMUEL GOMPERS (AD 37)	ARTIST: GIORGINA CANDELARIA C 1989. INCLUDES USS SPRUANCE DD963 AND DD975
CX	60.5	41	4	PAINTING, OIL, BATTLE OF MANILA BAY SN1090	ARTIST: F. BAUER C 1910

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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
CY	13.75	13.25	2	BOARD, SWITCH/INDICATOR, ELETRONIC	FORGE SHOP SAMPLE
CZ	13.5	13	2	BOARD, SWITCH/INDICATOR, ELECTRIC	FORGE SHOP SAMPLE
DA	19.5	10	14	CASE, BISCUIT, SURVIVAL RATION, US, CIVIL DEFENSE	CIVIL DEFENSE ITEM
DB	19.5	16.75	10.75	TEST SET, US. AIRCRAFT FIRE CONTROL SYSTEM SN AV020	USED WITH THE A-6 SERIES AIRCRAFT
DC	24	13.25	17	TEST SET, TRANSISTOR, TYPE 575 SN 011057	USED IN SHOP TESTS FOR TRANSISTORS
DD	23	17		VEST, AVIATION, GROUND CREWMANS, LARGE	FROM AIR TERMINAL
DE	23	17		VEST, AVIATION GROUND CREWMAN'S, LARGE	FROM AIR TERMINAL
DF	9.5	10	5.5	HELMET, FLIGHT DECK CREWMAN'S	FROM AIR TERMINAL / MARKED "D./HUGO BARNEY"
DG	9.5	10	5.5	HELMET, FLIGHT DECK CREWMAN'S	FROM AIR TERMINAL / MARKED "BUSH"
DH	7.5	4.5	5.5	PROTECTOR, FOOT / TOE (1 PAIR)	FROM AIR TERMINAL

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	ALAMEDA, CA
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NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
DI	10.5	5.5		PATCH, ORGANIZATIONAL	MARKED "N.A.S. ALAMEDA / AIR TERMINAL"
DJ	10.5	5.5		PATCH, ORGANIZATIONAL	MARKED "N.A.S. ALAMEDA / AIR TERMINAL"
DK	38	14	37.5	SIDEBOARD, QUARTERDECK, SHIP'S	FROM USS SAMUEL GOMPERS (AD 37)
DL	38	14	37.5	SIDEBOARD, QUARTERDECK, SHIP'S	FROM USS SAMUEL GOMPERS (AD 37)
DM	36	29.5	39	MACHINE, PUNCH CARD, COMPUTER, IBM MODEL 29	WITH INSTRUCTION BOOK
DN	43.5	29.5	48	MACHINE, SORTING, PUNCH CARD, SN 23997	FROM NAVAL AVIATION DEPOT
DO	22	16.5	10.5	TEST UNIT, SEARCH RADAR, GRUMMAN (CASE 1 OF 3)	FOR USE WITH AN/APQ-92 OR AN/APQ-105 RADAR (A-6 SERIES AIRCRAFT)
DP	21	18	10	TEST UNIT, SEARCH RADAR, GRUMMAN (CASE 2 OF 3)	FOR USE WITH AN/APQ-92 OR AN/APQ-105 RADAR (A-6 SERIES AIRCRAFT)
DQ	22	19	11	TEST UNIT, SEARCH RADAR, GRUMMAN (CASE 3 OF 3)	FOR USE WITH AN/APQ-92 OR AN/APQ-105 RADAR (A-6 SERIES AIRCRAFT)
DR	14.5	24.75		CAPSULE, TIME, COMMEMORATIVE	FROM NARF MATERIALS ENGINEERING LABORATORY DTD FEB 1986 (DO NOT OPEN UNITL 2061) (COMMEMORATES 75TH ANNIVERSARY OF NAVAL AVIATION)
DS	36	15	41	SCALE, WEIGHT, SN 65885-190402	FROM NARF ALAMEDA

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	ALAMEDA, CA
	LOCATION: NAS ALAMEDA BUILDING 29

NAVY DEPARTMENT CURATOR CATALOG NUMBER	DIMENSIONS			ITEM NAME/DESCRIPTION	REMARKS
DT	58	30	85.5	LANDING GEAR ASSEMBLY, NOSE, AIRCRAFT, P-3 SERIES AIRCRAFT	SN 93431
DU	66	48	75.25	LANDING GEAR ASSEMBLY, MAIN, AIRCRAFT, P-3 SERIES AIRCRAFT	SN 93115
DV	26.5	38	2	PLAQUE, BUILDER'S, FACILITY	AIRCRAFT ENGINE OVERHAUL FACILITY C1953
DW	39.25	19	8	PROPELLER, AIRCRAFT, FOR P-3 SERIES AIRCRAFT	CUTAWAY SECTION FOR TRAINING

ENCLOSURE (I)

APPENDIX B

Maintenance and Repair Guidelines for Naval Air Station Alameda Historic District

Definition of Terms:

In addition to the terms defined here, and unless otherwise indicated, all definitions given in 36 CFR § 800.2 will be accepted for the purpose of this agreement.

1. **Routine maintenance**: Routine maintenance will include only exterior maintenance and repair.

2. **Maintenance:** Maintenance is the recurring day-to-day or periodic work required to continue current use of the facility. It includes work undertaken to prevent damage or deterioration.

3. **Repair:** Repair includes overhauling, refinishing or reprocessing constituent parts or material of a facility in order to continue effective current use. It includes replacement in kind when new materials and design match existing material and design.

Actions Not Requiring Further Consultation Pursuant to the Regulations (36 CFR Part 800)

A. Structural Elements

1. Repair or replacement of siding, trim, or hardware when done in kind to match existing material and design.

2. Replacement of glass when done in kind to match existing material and design. Window panes may be double or triple glazed as long as the glazing is clear and replacement does not alter existing window material and form. This excludes the use of tinted glass, which will consultation.

3. Maintenance of features such as frames, hoodmolds, paneled or decorated jambs and moldings through appropriate surfaces treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

4. Repair or replacement of doors, when done in kind to match existing material and design.

5. Repair or replacement of roofs or part of a roof that are deteriorated, when done in kind to match existing material and design, Adequate anchorage for roofing material to guard against wind damage an moisture penetration shall be provided.

6. Repair or replacement of porches and stairs when done in kind to match existing material and design.

7. Repair of window frames by patching, splicing, consolidating, or otherwise reinforcing or replacing in kind those parts that are either extensively deteriorated or are missing. The same configuration of pane will be retained.

B. Surfaces

1. Painting exterior surfaces when the new paint matches the existing or original color. If the existing paint color is desirable and the original color is now known, the color should be in keeping with approved historic color schemes. Damaged or deteriorated paint may be removed to next sound layer by hand scraping or hand sanding. Abrasive methods, such as sandblasting or waterblasing, are not allowed.

APPENDIX C

LAYAWAY AND CARETAKER MAINTENANCE STANDARDS

Layaway Level 1 (property remains in continuous use): Operational facilities, systems and equipment shall be maintained at normal operational levels. All services, including, but not limited to, installed utilities, mechanical systems, grounds maintenance, interior and exterior structural finishes and systems shall continue in operation. Maintenance of historic properties will be carried out in accordance with the terms of **APPENDIX B**, Maintenance and Repair Guidelines for NAS Alameda Historic District.

Layaway Level 2 (property expected to be reused within 6 months of operational closure): Maintenance shall be performed to maintain the structural integrity, weather tightness and utility systems of the facility to limit deterioration. Water shall be periodically turned on to faucets, toilets, urinals, etc., to keep drain traps "wet." Appliances shall be winterized and unnecessary electrical shall be de-energized. Heating/air conditioning will be turned off except where heating/air conditioning is required to maintain the mechanical systems in working order, for humidity control and to prevent freezing. Historic properties previously heated/air conditioned will be inspected on a regular basis for mildew, mold and other evidence of deterioration. Where deterioration is observed appropriate measures will be taken to arrest the deterioration and prevent reoccurrence. Maintenance of historic properties will be carried out in accordance with the terms of **APPENDIX B**, Maintenance and Repair Guidelines for NAS Alameda Historic District.

Layaway Level 3 (property expected to be reused within 6-24 months of operational closure): Same as Level 2 except that the heating/air-conditioning will be turned off. Historic properties previously heated/air conditioned will be inspected on a regular basis for mildew, mold and other evidence of deterioration. Where deterioration is observed appropriate measures will be taken to arrest the deterioration and prevent reoccurrence. Maintenance of historic properties will be carried out in accordance with the terms of **APPENDIX B**, Maintenance and Repair Guidelines for NAS Alameda Historic District.

Layaway Level 4 (potential reuse of property is beyond 24 months of operational closure): Same as Level 2 except that no heat or air conditioning will be provided and all utilities will be turned off. Water lines and fire suppression systems will be drained. Sewer traps shall be routinely filled with a non-toxic antifreeze or other methane gas suppression system. Passive ventilation shall be used to control humidity. Scheduled inspections shall be made to detect any damage from mold or mildew. Where damage is observed appropriate measures will be taken to arrest deterioration and prevent its reoccurrence. Maintenance of historic properties will be carried out in accordance with the terms of **APPENDIX B**, Maintenance and Repair Guidelines for NAS Alameda Historic District.

Layaway Level 5 (leased facility): Utilities shall be provided to the lessee on a fee basis. Lessee will provide for and fund maintenance, repair or services to the property(s). Maintenance of historic properties will be carried out in accordance with the terms of **APPENDIX B**, Maintenance and Repair Guidelines for NAS Alameda Historic District.

Layaway Level 6 (no reuse envisioned; abandoned in place): The property, related systems and equipment shall be closed and secured. Windows and entrances shall be locked (or boarded up as necessary). Maintenance work shall be restricted to the prevention of unauthorized entry to the facility or grounds immediately adjacent. Basic entomology services shall be continued to the grounds surrounding the facility. Only conditions adversely affecting public health, the environment and public safety shall be corrected. All utilities shall be shut off or disconnected.

APPENDIX D

Sign Procedures

RECEIVED
MAR 26 1998
CITY OF ALAMEDA

CITY OF ALAMEDA PLANNING BOARD
RESOLUTION NO. PB-98-8

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING A SIGN PROGRAM FOR ALAMEDA POINT(THE FORMER ALAMEDA NAVAL AIR STATION)

WHEREAS, Alameda Naval Air Station closed in May of 1997; and

WHEREAS, Alameda Naval Air Station is under an interim leasing program between the Navy, the Alameda Reuse and Redevelopment Authority and the City of Alameda; and

WHEREAS, a portion of the base has been determined to be eligible for the National Register of Historic Places as an Historic District and thus, given federal protections; and

WHEREAS, the interim leasing area needs sign control to protect the historic character of the base; and

WHEREAS, the subject property is designated Federal Facilities on the General Plan Diagram; and

WHEREAS, the subject property is located in an M-2-G, General Industrial (Manufacturing) Zoning District with a Special Government Combining District; and

WHEREAS, the Board held a public hearing on this application on August 11, 1997, and examined pertinent maps, drawings, and documents; and

WHEREAS, the Board made the following findings:

1. The proposed Sign Program is consistent with the General Plan, since it implements policy 3.3.d which states: New construction, redevelopment and alterations should be compatible with historic resources in the immediate area.

2. The proposed Alameda Point Sign Program will not adversely affect other property in the vicinity since it does not propose any construction, but only proposes standards for any signs to be placed within the former Alameda Naval Air Station (Alameda Point.)

3. Signs allowed under the Sign Program are of a suitable design for the historic district and the safety restrictions of the unique street configuration of the base.

4. The standards in the proposed Alameda Point Sign Program are more appropriate for signage in Alameda Point than the City's Sign Regulations because they

recognize the consistency of the building sizes, design, and unique streetscape. Alameda Municipal Code Sign Regulations Section 30-6.3b2 provide the authority to adopt an individual sign program for specific areas.

THEREFORE BE IT RESOLVED that the proposal is Categorically Exempt under CEQA Guidelines, Section 15305 - Minor alterations to land use limitations; and

THEREFORE BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby approves the Alameda Point Sign Program, pursuant to Alameda Municipal Code Sign Regulations Section 30-6.3b2, and subject to the following conditions:

1. Signs within Alameda Point shall follow standards found in Exhibit A, "Standards and Procedures for Signs within Alameda Point", dated February 1998. The area subject to the Sign Program is delineated in Exhibit B.

2. If substantial redevelopment of Alameda Point occurs, the Planning Board can adopt a new sign program that would supersede this Sign Program.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision or decision on any appeal plus extensions authorized by California Code of Civil Procedure Section 1094.6.

PASSED AND ADOPTED by the Planning Board of the City of Alameda on the 26th day of January, 1998 by the following vote:

AYES: (6) Thomas, Bard, Gottstein, Harris, Johnson, Piziali

NOES: (0)

ABSENT: (1) Rossi

ATTEST: Colette Meunier

Colette Meunier, Secretary
City Planning Board

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EXHIBIT A

CITY OF ALAMEDA
INTERIM STANDARDS AND PROCEDURES FOR SIGNS WITHIN ALAMEDA POINT

February 1998

I. Purpose of the Standards and Procedures

The purpose of these standards and procedures is threefold. First, they establish the City's interim signage requirements for Alameda Point (the former Alameda Naval Air Station.) Second, they are consistent with the preservation of Alameda Point's unique historic resources and character and existing physical development characteristics. Third, they provide tenants and interim lessees with clear requirements for signage and permit processing. Unless specified herein all signage shall comply with the City of Alameda's Sign Regulations.

II. Existing Signs

Existing signs shall not be removed from any building or area or altered unless such removal or alteration is approved through a sign permit issued by the Planning Director. For a sign to be removed or altered, it must meet the following criteria:

A. The sign does not contribute to the historic character of the building or the area.

B. The sign is irrelevant to the present or proposed use of the building or area. Examples of this criteria include signs that identify a former tenant or use or that refer to the prior caretaker status of the building.

C. The sign is not the building number or area identification sign, unless it will be replaced with an in-kind sign.

D. The sign's removal or alteration will not irreversibly damage the building or area. Any damage to a building or area resulting from the removal or alteration of a sign shall be repaired immediately by the tenant to meet the approval of the City Planning Director. Any alteration required to remove a sign must meet the Planning Director's approval.

E. The altered sign meets the standards in Section III, "New Signs".

The existing free-standing changeable copy sign located at the terminus of Atlantic Avenue at Ferry Point Drive may be used only by the City of Alameda for informational purposes.

III. New Signs

A. General Standards

1. The purposes of signage in Alameda Point are to direct traffic to buildings and areas and to identify buildings and areas, and the businesses located within. Signs shall not advertise products or services unless the product or service is part of a business's name.

2. The sign copy on an individual sign face shall be limited to the name of the business, the street address and/or building number, and two design features, such as logos, figures, or symbols.

3. All signs shall respect the architectural character of Alameda Point, being Streamline Moderne or Art Deco style generally, characterized by sans serif lettering and stylized forms where possible. The guide produced by the Navy for design review, "Layman's Guide to Buildings Preserving the Character of the Naval Air Station Alameda Historic District", shall be used in reviewing each proposal. It is available for review at the City Planning Department.

4. Signs shall be compatible with the building to which they are attached. Size, height, location and material shall strongly relate to building design and style. Colors shall be compatible with the building's colors.

5. Signs shall comply with all applicable requirements of the City of Alameda Sign Ordinance, including the requirement of a building permit.

6. Signs shall not remove, alter or irreversibly damage distinctive materials, features, finishes and construction techniques or examples of craftsmanship.

B. Materials

1. Sign materials shall be consistent with the materials and characteristics of the historic architectural styles. Appropriate materials may include painted or engraved wood and dimensional letters of cast or fabricated metal or painted plastic. For buildings within the Hangar Area, the preferred signage is the large painted-on wall sign on the side or front corner of the building in order to be consistent with the historic district, within the standards contained in Section D., below. Areas outside the historic district are not restricted to this type of sign. Wall mounted signs should not project more than 6' from the wall.

2. Cabinet type signs with plastic faces are not allowed.

C. Prohibited Signs

In addition to those signs prohibited by Section 30-6.5 of the City of Alameda's Sign Ordinance, the following signs are not permitted at Alameda Point:

1. Any signs attached to trees, rocks, utility poles, street signs, except for public utility, traffic, or safety identification or information;

2. Any signs that constitute a traffic safety hazard, and

3. Freestanding signs, including monument style signs, except lawn signs as defined in section D.4, and only within the Historic District.

4. Signs that are affixed to or painted on a fence, except for unenclosed uses that are not associated with a building or where a building is located more than 100 feet from a street.

D. Building Signs

Building tenants may be only identified with wall signs, window signs, awning signs, or a combination of these three types. The exception to this standard is for historic residential units, for the Officers's Club, the Chapel, and for certain other historic structures fronting on the mall (Buildings 1,16, 18, 60, and 94). These buildings shall be identified only with small, freestanding lawn signs. Descriptions of these types of signs, specific standards for each, and the amounts of allowable sign area are as follows:

1. Wall Signs

A wall sign is permanently affixed parallel to a wall or printed on the wall of a building. Painted, engraved, or sandblasted signs and signs with individual letters are preferred. Exposed neon signage and internally illuminated pan channel letters are allowed except along the frontages of the historic buildings listed above.

2. Window Signs

Any sign, picture, symbol, or combination thereof placed in a window is considered to be a window sign, as defined in the City of Alameda Sign Ordinance. Individual letters are preferred. Exposed neon signage is allowed except along the frontages of the historic structures listed above. Temporary paper signs are not allowed. Window signs shall not cover more than 25 percent of the total window area of the first floor of a building. Window signs are not allowed above the first floor.

3. Awning Signs

An awning sign is a sign that is printed or painted on or attached to an awning, canopy, or other structural protective cover over a door, entrance, window, or outdoor service area. Backlit and illuminated awnings may be allowed. Awning signs are not allowed on single- or duplex-unit residential buildings.

4. Lawn Signs

A lawn sign is a freestanding sign board supported by posts at either end, without a base. Such a sign shall not exceed four feet in height. It shall be located in the lawn or landscaping in front of a building, unless and exception is granted by the Planning Director because of unique circumstances at the building site. The City will determine where a lawn sign may be located on the site based on visibility from the street and the relationship with the building. The size, spacing provisions and landscaping shall conform with Section 30-6.4.f Freestanding Signs, of City's Sign Regulations, and shall not exceed 30 square feet. No more that one free-standing sign will be allowed per lease hold. Lawn signs shall be allowed only in the historic district on existing landscaped areas.

5. Sign Area and Number of Signs

The amount of total allowed sign area will be based on two criteria: the original use of the building and the length of the principal building frontage adjacent to a street, as determined by the Planning Director. These criteria will be applied as follows:

a. Residential Buildings

For existing single-family residential buildings, which have been converted to a non-residential use, in the area between Pan Am Way and Main Street, the total allowed sign area shall not exceed one-half square foot per linear foot of principal building frontage not to exceed 15 square feet. Only one sign, either a wall sign or a lawn sign, may be permitted per building.

The former barracks buildings, numbers 2, 4, and 17, are exempt from the residential standard and should be considered under whichever of the following categories meets their proposed use. If the use continues to be residential, then theses structures shall be limited to the standard for cultural buildings, below.

b. Cultural, Educational and Recreational Buildings

The total allowed sign area shall not exceed one-half square foot per linear foot of principal building frontage not to exceed 50 square feet per building, whichever is less. Only one sign may be permitted per building frontage.

c. Office, Commercial and Industrial Buildings

The total allowed sign area shall not exceed one square foot per linear foot of principal building frontage with the total sign area not to exceed the following standards, whichever is less:

1) For buildings under 25,000 square feet in total floor area: two signs, the total of which may not exceed 100 square feet;

2) For buildings between 25,000 and 100,000 square feet in total floor area: two signs, the total of which may not exceed 200 square feet; and

3) For buildings over 100,000 square feet in total floor area: 250 square feet on each of the following: Street frontage, and the two side faces of the building visible from the street, with the total not exceed 750 square feet.

E. Directional Signs

The City Engineer, in consultation with the City Planning Director, shall decide where and how many directional signs can be located to direct traffic to a building, set of buildings or area. This signage shall be limited to traffic terms such as "Enter" or "Exit" and shall not include any business names. The exception to this standard is the special circumstance of providing direction to a particular building or business whose location is not readily apparent from the street. A directional sign shall not exceed 4 square feet in total area. This sign area is in addition to the allowed sign area described in Section III.D, "Sign Area", when used in conjunction with a particular business.

F. Address signs

Address signs as provided on each building by the Navy or City of Alameda shall not be counted against allowable sign area. Other address signs will be counted if the tenant's name appears as part of the sign.

G. Building Markers

Building markers, which include memorial signs or tablets, names of buildings, historic significance, and date of construction, are allowed when constructed of bronze, stone, or other similar material. The maximum size is 4 square feet. This sign area is in addition to the total allowed sign area described in Section III.D, "Sign Area."

G. Banners and Art Signs

Non-commercial banners, flags, and art signs may be used temporarily for no more than 30 days to decorate the streetscape and to advertise public events and other similar special events subject to the approval of the City.

H. Temporary Signs

1. Business Identification Signs

Temporary business identification signs are allowed pending completion of the permitted permanent business identification signs. The sign may be plastic, fabric, or similar material, but not paper. It shall not exceed the sign area standards described in Section III.D, "Sign Area." The maximum time period a temporary sign may remain up is 30 calendar days.

2. Real Estate Signs

Temporary real estate signs are allowed per the City Sign ordinance.

3. Construction Signs

Building, site, and/or infrastructure construction signs are allowed up to ten days before actual work begins. Sign area shall not exceed 32 square feet per sign per building, site or project. Signs shall be removed within 10 working days after the completion of construction.

IV. Procedures

Sign permits from the City are required for the removal or alteration of existing signs and the installation of new signs except those listed as exempt in the City of Alameda Sign Ordinance.

V. Applicability

These standards and procedures shall be applicable for the term of the Interim Leasing period.

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CITY OF ALAMEDA RESOLUTION NO. 13139

ADDING THE NAVAL AIR STATION ALAMEDA HISTORIC DISTRICT TO THE CITY HISTORICAL AND CULTURAL MONUMENT LIST

WHEREAS, Section 106 of the 1966 National Historic Preservation Act requires that Federal Agencies recognize their historic properties that may be eligible for the National Register; and

WHEREAS, the Alameda Reuse and Redevelopment Authority, Alameda Point, initiated a request that the Naval Air Station Alameda Historic District (which is a National Register Eligible District) at Alameda Point (former Naval Air Station, Alameda) be designated as a City Monument; and

WHEREAS, the site is designated as Federal Facilities on the General Plan diagram; and

WHEREAS, the site is classified as M-2-G General Industrial (Manufacturing) Special Government Combining District; and

WHEREAS, this is not a project as defined by CEQA, Guidelines, Sections 15357; and

WHEREAS, based upon the evaluation contained in the *Historic Architectural Resources Inventory for Alameda NAS,* the Naval Air Station Alameda Historic District would be eligible to be designated a City Monument under two criteria: a group of structures which are associated with broad cultural, political and social history of the United States and a site which embodies the distinguishing characteristics of an architectural type which is inherently valuable for study; and

WHEREAS, the Naval Air Station Alameda Historic District would be eligible as an example of the development of U.S. Naval Bases in the San Francisco Bay Area for World War II, with 1938-1945 as the period of significance, and because the buildings have a continuity of style and a high degree of architectural integrity enhanced by the retention of landscaping and park-like open spaces; and

WHEREAS, at the February 5, 1998 meeting of the Historical Advisory Board, the Board recommended that the Naval Air Station Alameda Historic District at Alameda Point be designated a Alameda Historical Monument.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alameda that the Naval Air Station Alameda Historic District be recognized and be added to the City Historical and Cultural Monument List.

* * * * * *

Approved as to Form
CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the 7th day of September, 1999, by the following vote to wit:

AYES:	Councilmembers Daysog, DeWitt, Johnson, Kerr and Mayor Appezzato - 5.
NOES:	None.
ABSENT:	None.
ABSTENTIONS:	None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of September, 1999.

Diane B Felsch

Diane Felsch, City Clerk
City of Alameda

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