

# Floodplain Ordinance Amendment

Public Works Department

City Council

May 7, 2024



# Purpose of Revision

- Wholesale Rewrite based on Model Ordinance from State Department of Water Resources
- Meet Community Rating Service Requirements
- Conforms to California Building Code
- Implement Climate Adaptation and Resiliency Plan
- Implement the General Plan Safety Element

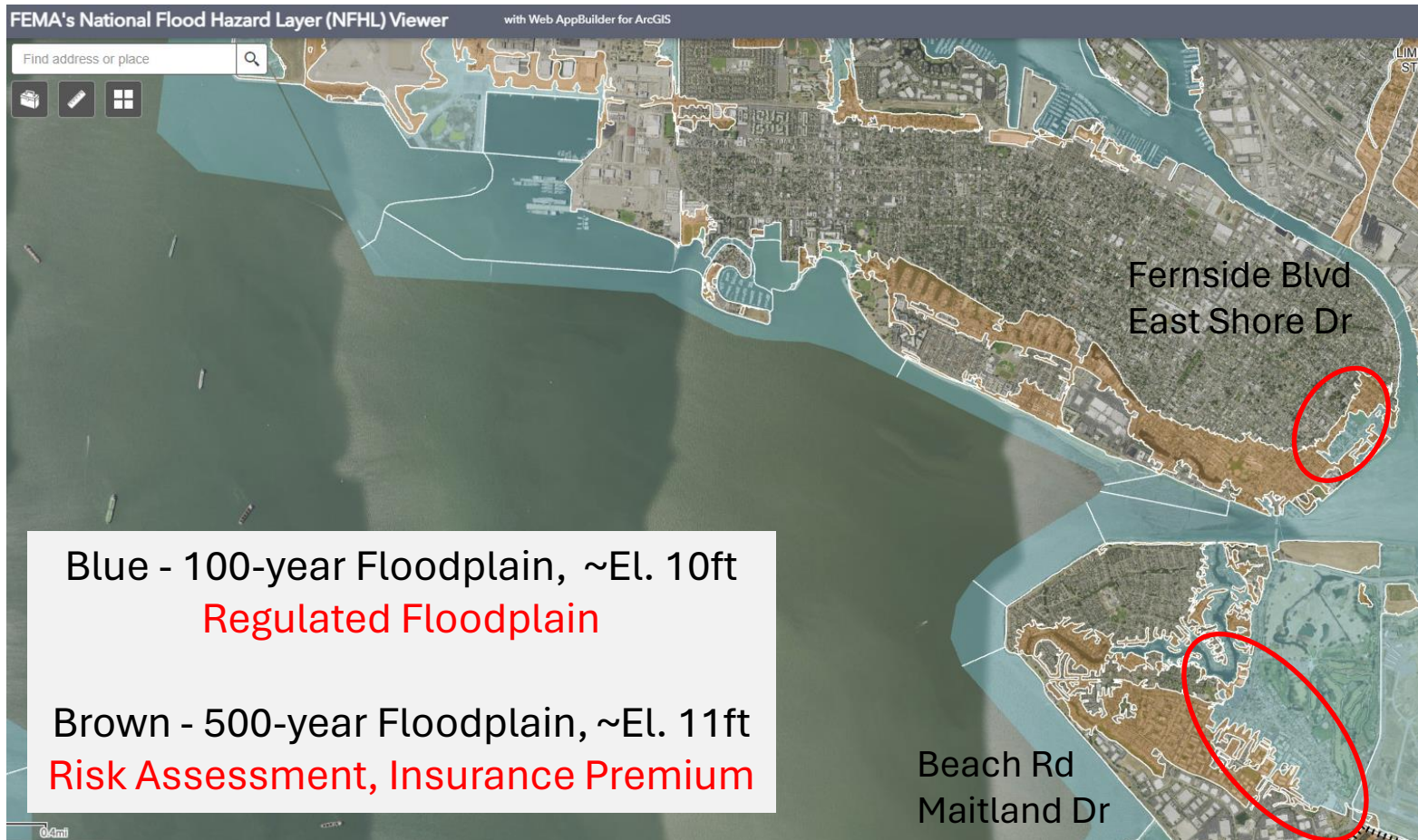


# National Flood Insurance Program

- FEMA Administered Program
- Provides flood insurance and disaster assistance to all Alameda residents
- Over 1,000 Structures in 100-year Floodplain
- New or Substantially Improved structures must minimize flood risk
- All Federally backed mortgages in the floodplain must have flood insurance

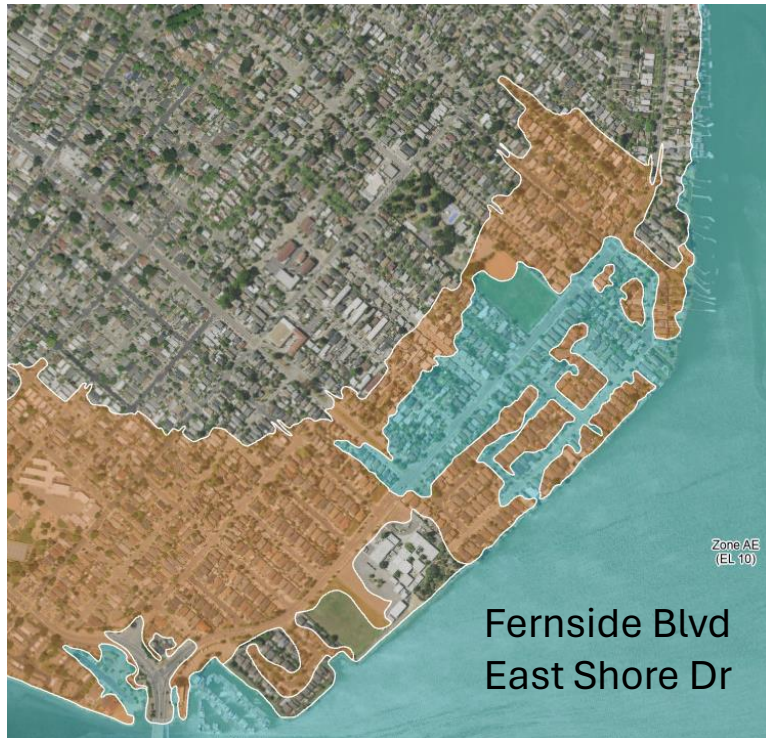


# Flood Zones in Alameda





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Blue - 100-year Floodplain, ~El. 10ft  
**Regulated Floodplain**

Brown - 500-year Floodplain, ~El. 11ft  
**Risk Assessment, Insurance Premium**



# Community Rating System (CRS)

- Voluntary Program to exceed NFIP minimums
  - Education and Outreach
  - Preservation of Open Space
  - Increased Standards
- Alameda is a Class 8 Community - 10% discount
- 1-foot freeboard (~El. 11 ft) requirement
- Alameda is recertifying our CRS in 2024, must revise Floodplain Ordinance to maintain Class 8 rating



# NFIP, CARP, and Sea Level Rise

- FEMA Flood Maps DO NOT account for Sea Level Rise
- Should we protect to a higher elevation (i.e. El. 12ft)?
  - Substantially expanded area (500-yr floodplain)
  - Small fraction of homes protected
- Part of larger discussion about Sea Level Rise
- Recommend to Revisit at future CRS Recertification



# Substantive Changes

- Incorporate California Building Code requirements
  - New or SI Structures elevated 1-foot above the BFE (~El. 11ft)
  - No practical change, 2018 CBC requirement
- Define Substantial Improvements to be cumulative over a 5-year period (CARP strategy, CRS credit)
- Require a Non-Conversion Agreement (CRS credit)





# Recommendation

- Introduce an Ordinance Amending the Alameda Municipal Code and Adopting a New Chapter XX, Floodplain Management

