



Federal Emergency Management Agency

Washington, D.C. 20472

April 16, 2015

The Honorable Trish Herrera Spencer
Mayor, City of Alameda
2263 Santa Clara Avenue, Suite 320
Alameda, California 94501

Prelim-EAP

Case No.: 11-09-1226S
Community Name: City of Alameda,
Alameda County,
California
Community No.: 060002

Dear Mayor Spencer:

The U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) is pleased to present your community with the enclosed Preliminary Flood Insurance Rate Map (FIRM) panels and Flood Insurance Study (FIS) report for Alameda County, CA and Incorporated Areas for your review and comment. This map revision is in response to a request to modify Base (1-percent-annual-chance) Flood Elevations (BFEs) and update the Special Flood Hazard Areas (SFHAs) along the northern Alameda County San Francisco Bay shoreline using the updated San Francisco Bay coastal hazard analysis. We have produced only those Preliminary FIRM panels (06001C0014H, 06001C0018H, 06001C0052H, 06001C0054H, 06001C0056H, 06001C0058H, 06001C0062H, 06001C0064H, 06001C0066H, 06001C0067H, 06001C0068H, 06001C0069H, 06001C0086H, 06001C0088H, 06001C0089H, 06001C0232H, 06001C0251H, 06001C0252H, 06001C0253H, 06001C0254H, 06001C0258H, 06001C0266H, 06001C0267H, 06001C0268H, 06001C0269H, and 06001CIND0B) for which revised flood hazard information was prepared. We have enclosed only those preliminary FIRM panels that actually affect your community. We have provided a complete set of the preliminary FIRM panels affected by the Physical Map Revision (PMR) to Alameda County officials under separate cover.

We are sending the Preliminary copy at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials online. To view Preliminary Flood Hazard Data, visit <http://www.fema.gov/preliminaryfloodhazarddata>. We will contact your community shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copy as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the Preliminary FIRM panels and FIS report, so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the Preliminary FIRM panels or in the FIS report.

Comments may be sent to:

Eric Simmons, Engineer
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, California 94607

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Alameda County. A statutory 90-day appeal period is required when FEMA adds or modifies BFEs, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM panels. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and 90-day appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM panels and FIS report. The revised FIRM and FIS report for your community will become effective approximately 9 to 11 months later. Before the effective date, you will be notified in writing of the official FIRM panels and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM panels or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional IX Natural Hazards Specialist, Sarah Owen, either by telephone (510) 627-7050 or by email at Sarah.Owen@fema.dhs.gov, or you may discuss those issues with your State National Flood Insurance

Program (NFIP) Coordinator, Mr. James Eto of the California Department of Water Resources, at (916) 574-1409 or by email at James.Eto@water.ca.gov. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM panels and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM panels and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM panels and FIS report, please contact Eric Simmons of FEMA Region IX by telephone at (510) 627-7029 or by email at Eric.Simmons@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosures:

- Preliminary FIS report
- Preliminary FIRM panels: 06001C0062H, 06001C0064H, 06001C0066H, 06001C0067H, 06001C0068H, 06001C0069H, 06001C0086H, 06001C0088H, 06001C0232H, 06001C0251H, 06001C0253H, and 06001CIND0B
- Preliminary SOMA report
- Post Preliminary Processing Fact Sheet

cc: Liam Garland, Deputy Public Works Director, City of Alameda (without enclosures)
James Eto, State NFIP Coordinator, Department of Water Resources (without enclosures)
Representative Barbara Lee, District 13 Office (without enclosures)
Representative Eric Swalwell, District 15 Office (without enclosures)

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: ALAMEDA, CITY OF

Community No: 060002

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	14-09-1094A	01/23/2014	PARCEL MAP NO. 7654, PARCEL 2 -- 2431 MARINER SQUARE DRIVE	06001C0067G	06001C0067H
LOMR-F	15-09-0461A	02/19/2015	AREA 1, ALAMEDA LANDING -- 5TH STREET AND MITCHELL AVENUE (NAVAL SUPPLY CENTER)	06001C0066G	06001C0066H

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: ALAMEDA, CITY OF

Community No: 060002

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		