

FEMA Floodplain Maps

ALAMEDA CITY COUNCIL PRESENTATION
JULY 21, 2015

Background

- 1974: First flood map created for City of Alameda
- 1978: City joined National Flood Insurance Program
- 1991: Data for currently effective Flood Insurance Rate Map (FIRM) published using early 80's study
- 2009: FIRM digitized using 1991 map plus Letters of Map Change

Current Remapping Milestones to Date

- March 2014: Community review of draft data
- April 2015: FEMA distributes Preliminary FIRM
- May 2015: Coordination meeting in Alameda
- July 2015: Presentation to City Council

Draft Results, Process, Schedule and Next Steps

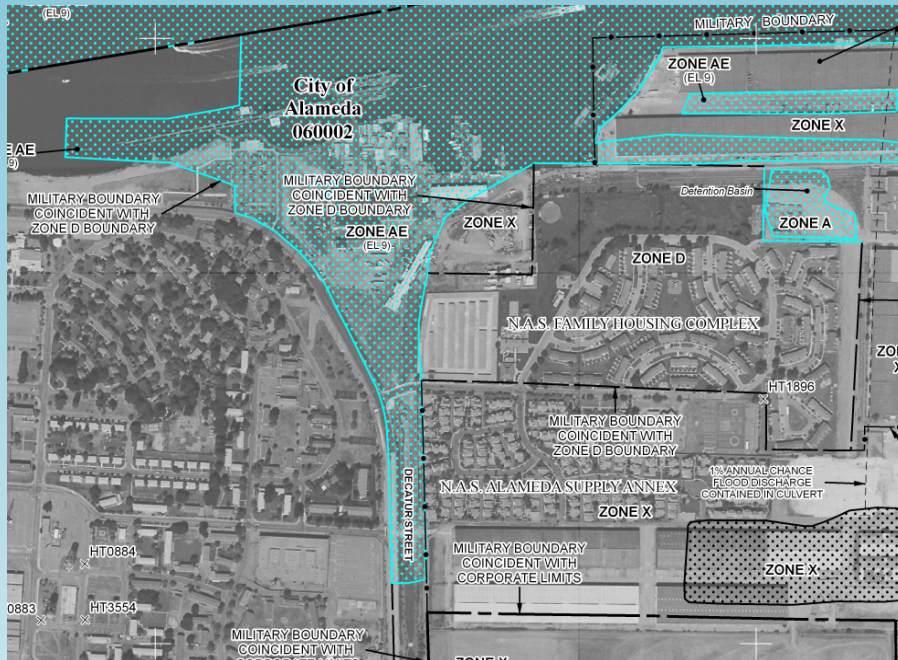
Floodplain Mapping Summary

- 100-year floodplain is land with a 1% or greater annual chance of being flooded, also known as Special Flood Hazard Area (SFHA)
- Properties currently mapped in 100-year floodplain = 40
- Properties proposed to be mapped in 100-year floodplain = 1,800

	Current SFHA	Proposed SFHA
Residential	0	1700
Non-residential	40	100

- There are currently 134 flood policies in Alameda with an average annual premium of \$511/year. 8 flood losses paid since 1982.

Main Street Area



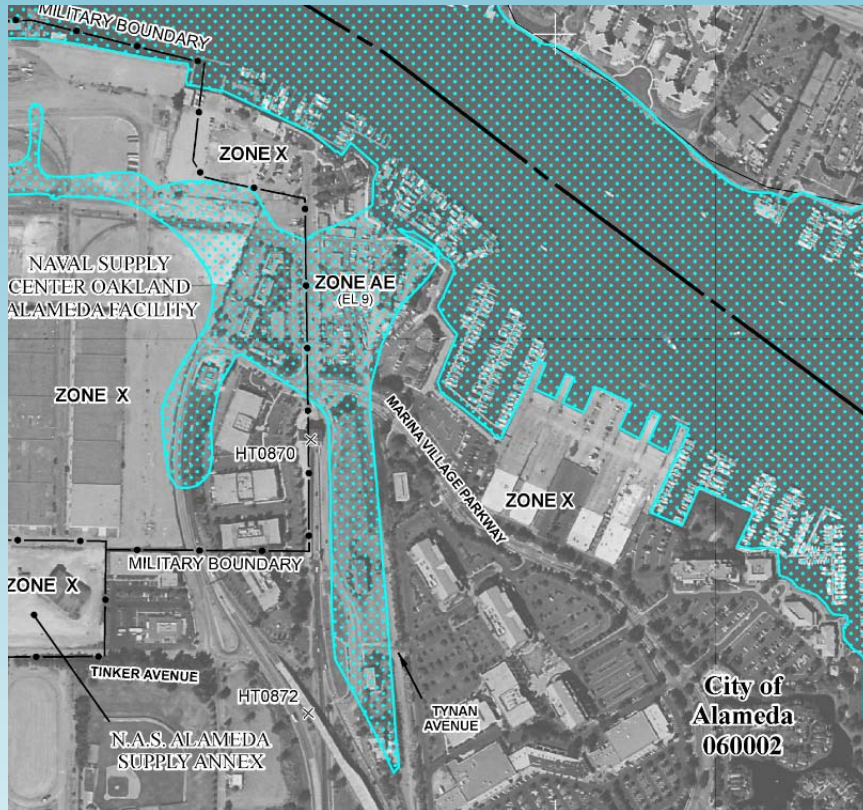
Current FIRM



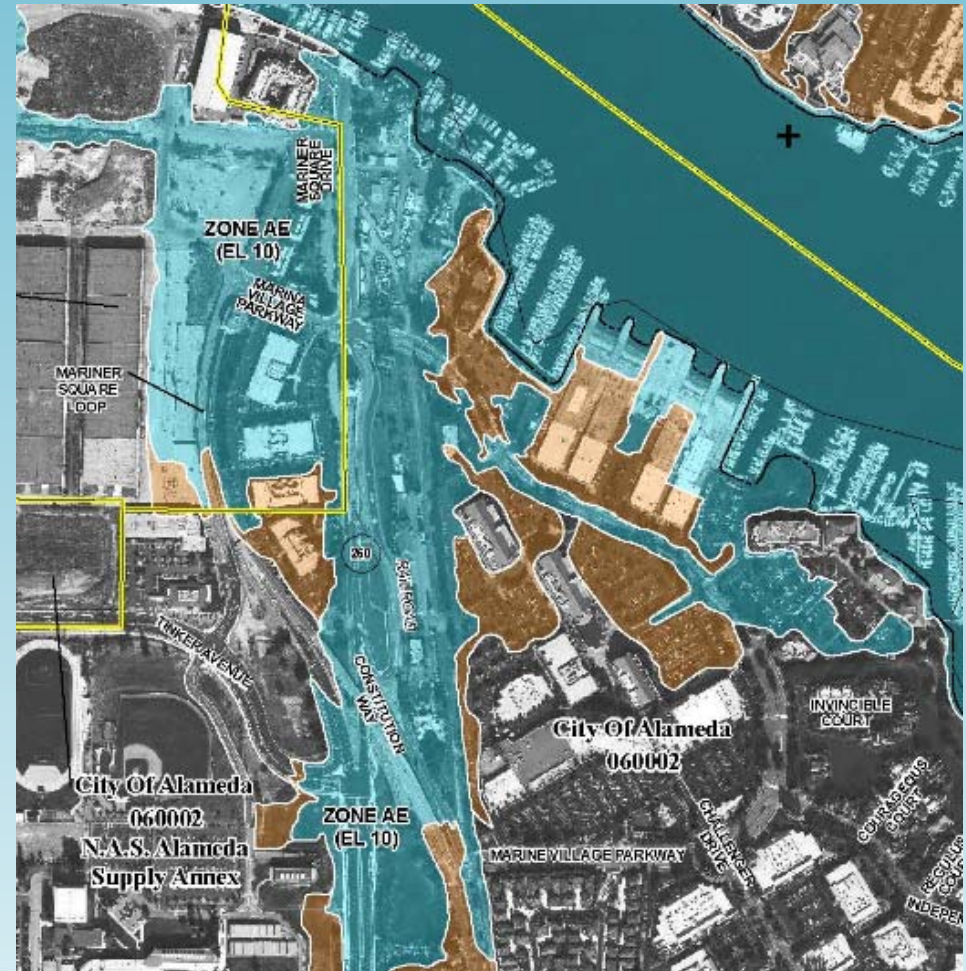
Proposed FIRM

- 1% chance of flooding every year (100-year flood) ... SFHA
- 0.2% chance of flooding every year (500-year flood)

Webster at Stargell

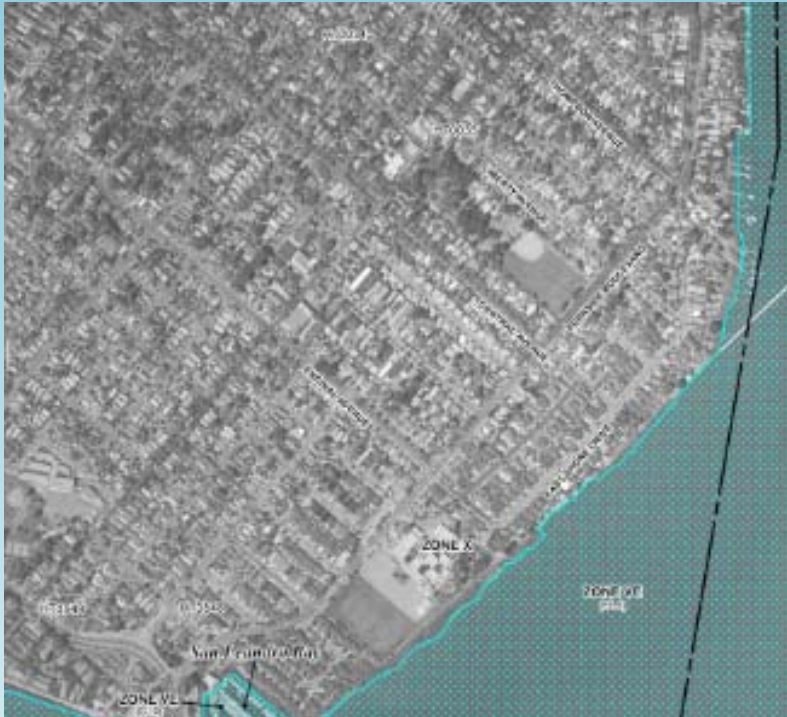


Current FIRM



Proposed FIRM

East End Alameda

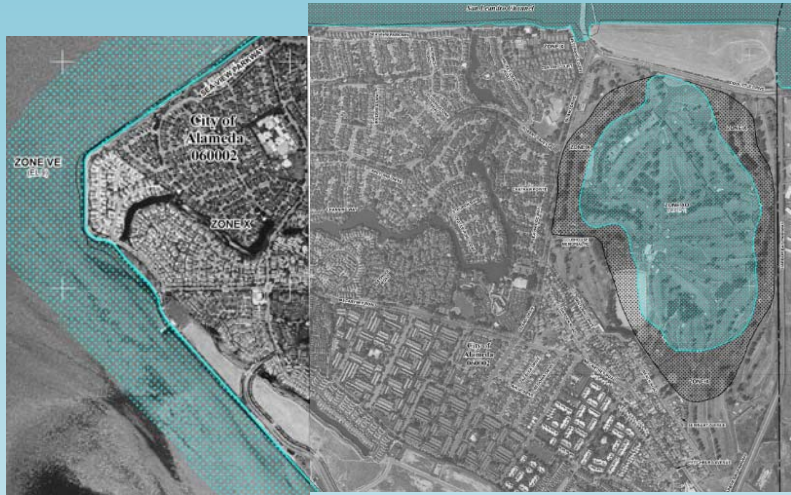


Current FIRM

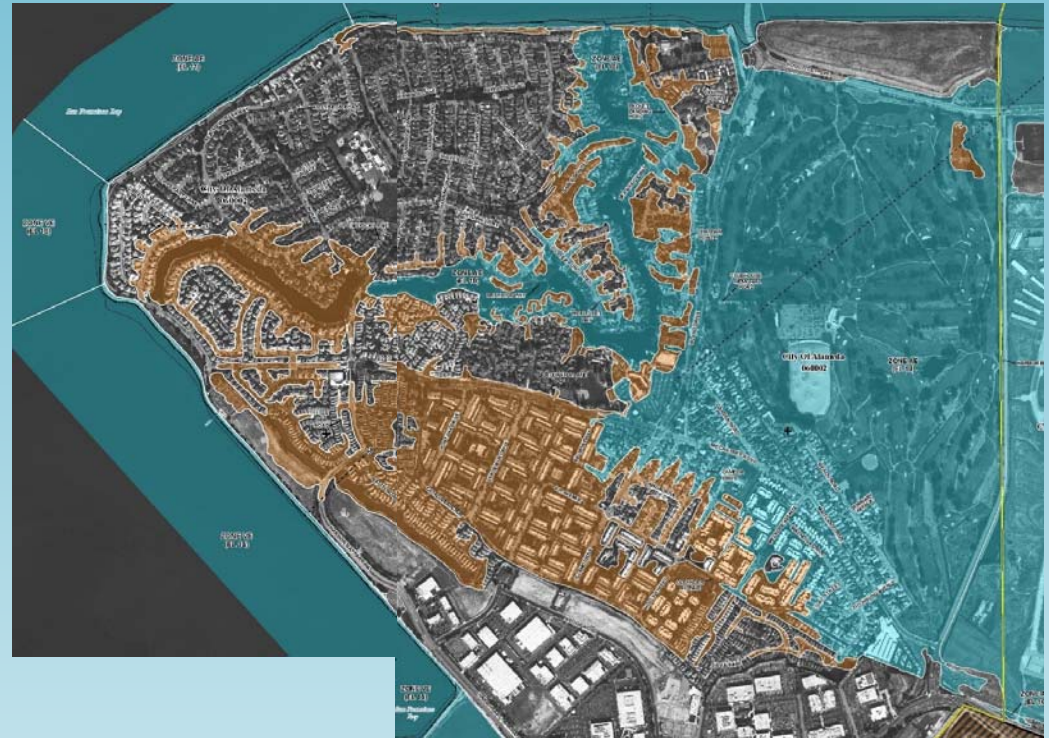


Proposed FIRM

Bay Farm Island



Current FIRM



Proposed FIRM

- 1% chance of flooding every year (100-year flood) ... SFHA
- 0.2% chance of flooding every year (500-year flood)

Next Steps –Process and Schedule

- Summer 2015:
 - Proposed flood hazard determination in *Federal Register*
 - FEMA writes communities providing formal update
 - FEMA publishes 2 notices in local newspaper
 - Second notice begins public 90-day appeal period
- Fall 2015:
 - Property owner may provide technical data to demonstrate structure is not located in newly mapped 100-year floodplain
 - 90-day appeal period ends

FEMA Process and Schedule (cont.)

- Winter of 2015-16: FEMA and City review and resolve comments and appeals together.
- Early 2016: FEMA issues Letter of Final Determination.
- Mid 2016: City Council adopts new flood zones and special building requirements into Municipal Code XX. Floodplain Management.
- Late 2016: Revised FIRM panels and flood zones become effective six months after Letter of Final Determination. Individuals may purchase flood insurance.
- Ongoing: City takes steps to participate in the Community Rating System, which give flood insurance holders a discount depending on the activities performed by the community.

Note: Schedule set by FEMA and subject to change