

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 know 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

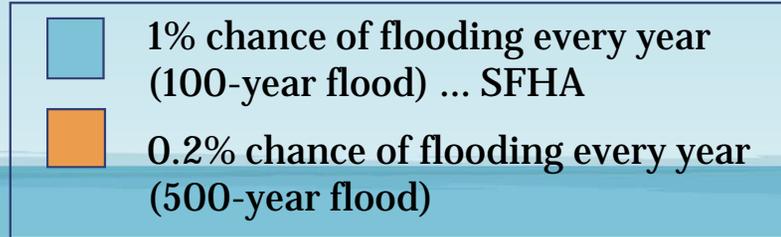
	Current SFHA	Proposed SFHA
Residential	0	1700
Non-residential	40	100

- 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

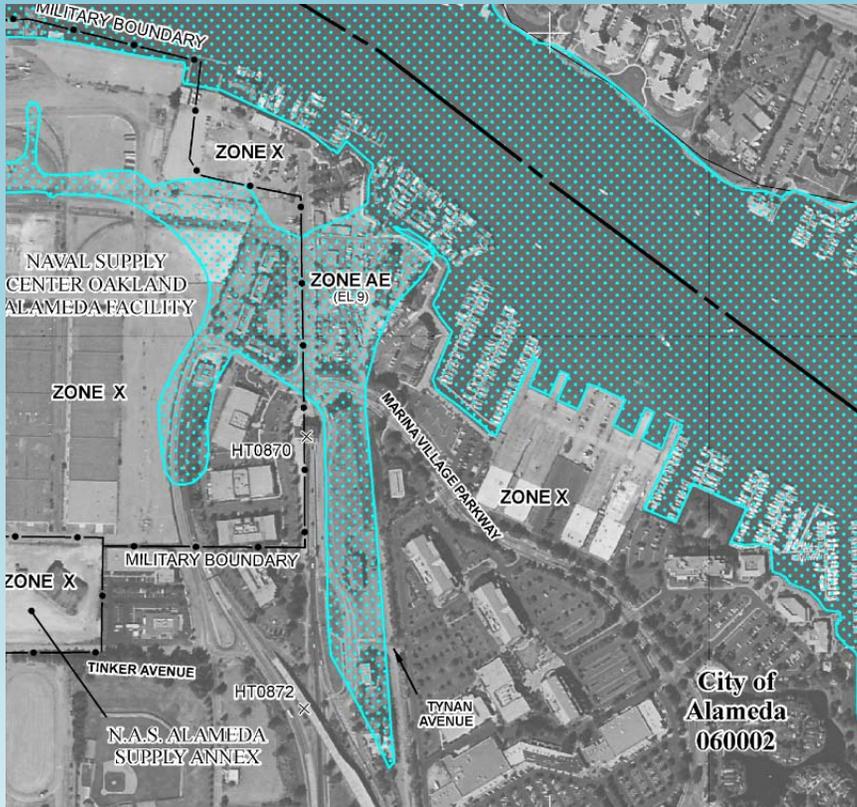


Current FIRM

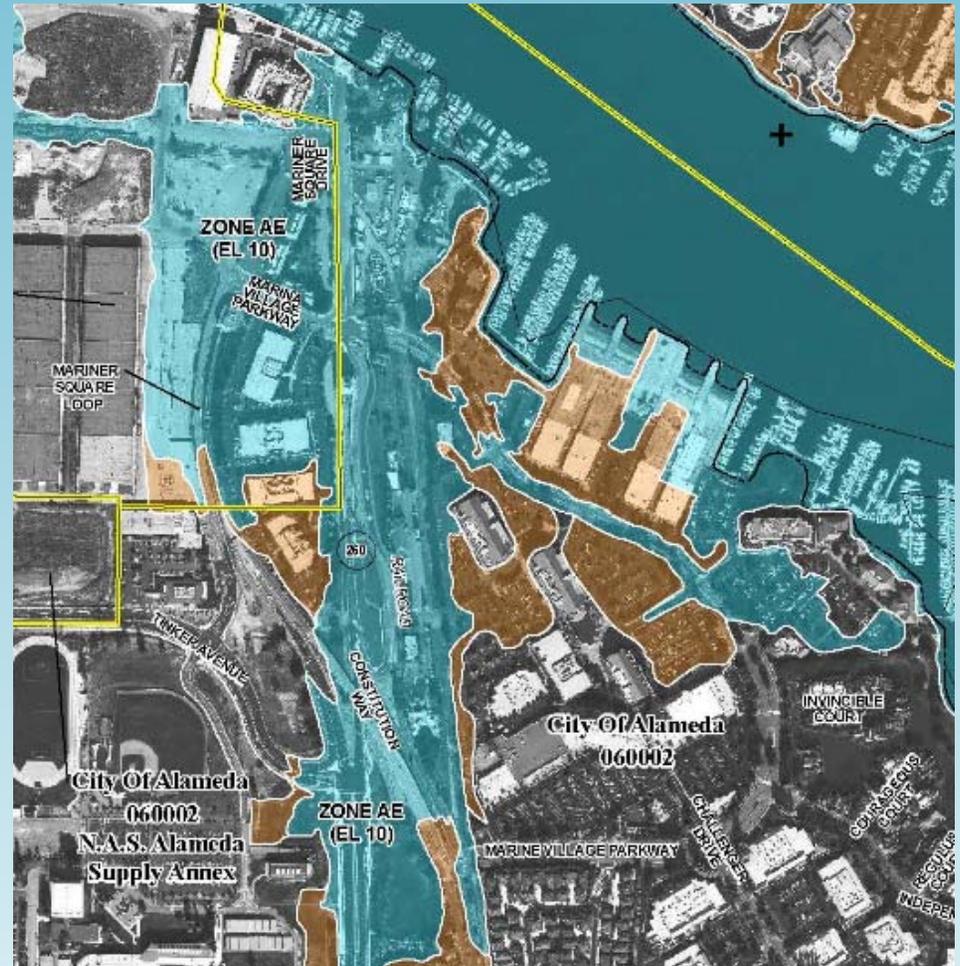


Proposed FIRM

Webster at Stargell



Current FIRM

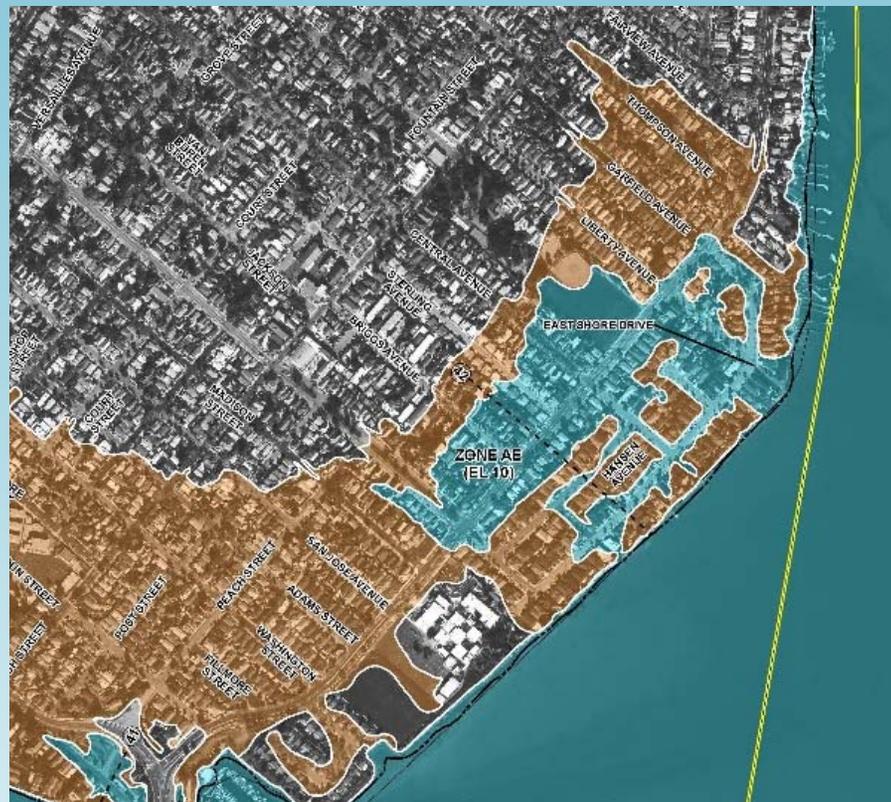


Proposed FIRM

East End Alameda

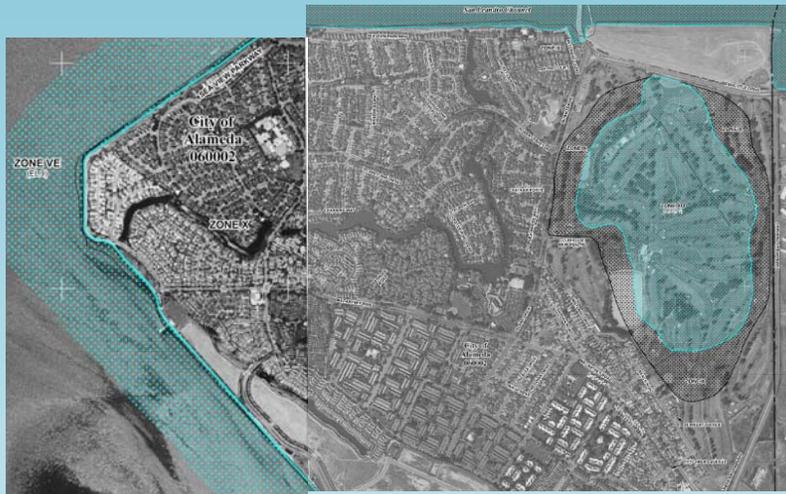


Current FIRM

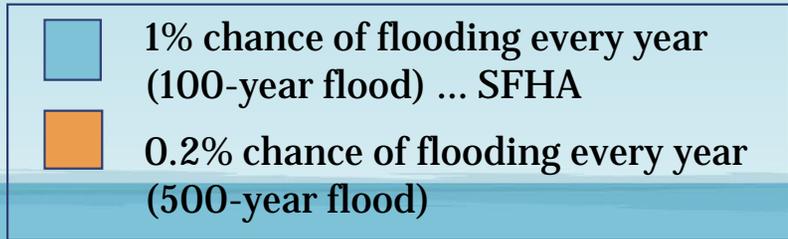


Proposed FIRM

Bay Farm Island



Current FIRM



Proposed FIRM

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