

City Council Meeting

April 18, 2016

Flood Zone Mitigation & Maps



Council Goals

- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

Outline

1. Planned changes to risk of flooding
2. Mitigation measures to reduce risk
3. Next steps
4. Flood Insurance and resources

Stakeholders

- Alameda County Flood Control District
- Federal Emergency Management Agency
- City of San Leandro
- San Leandro Property Owners

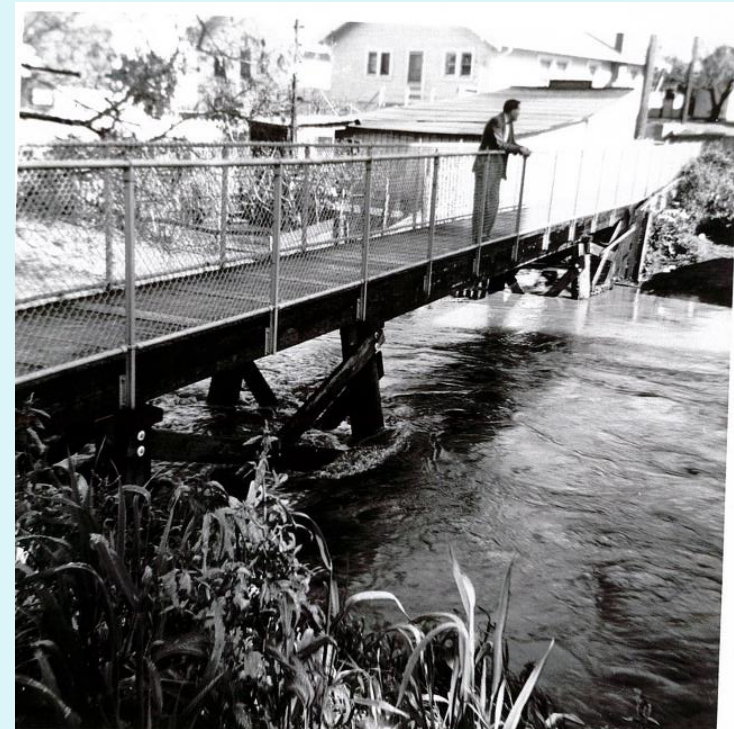


FEMA



Background

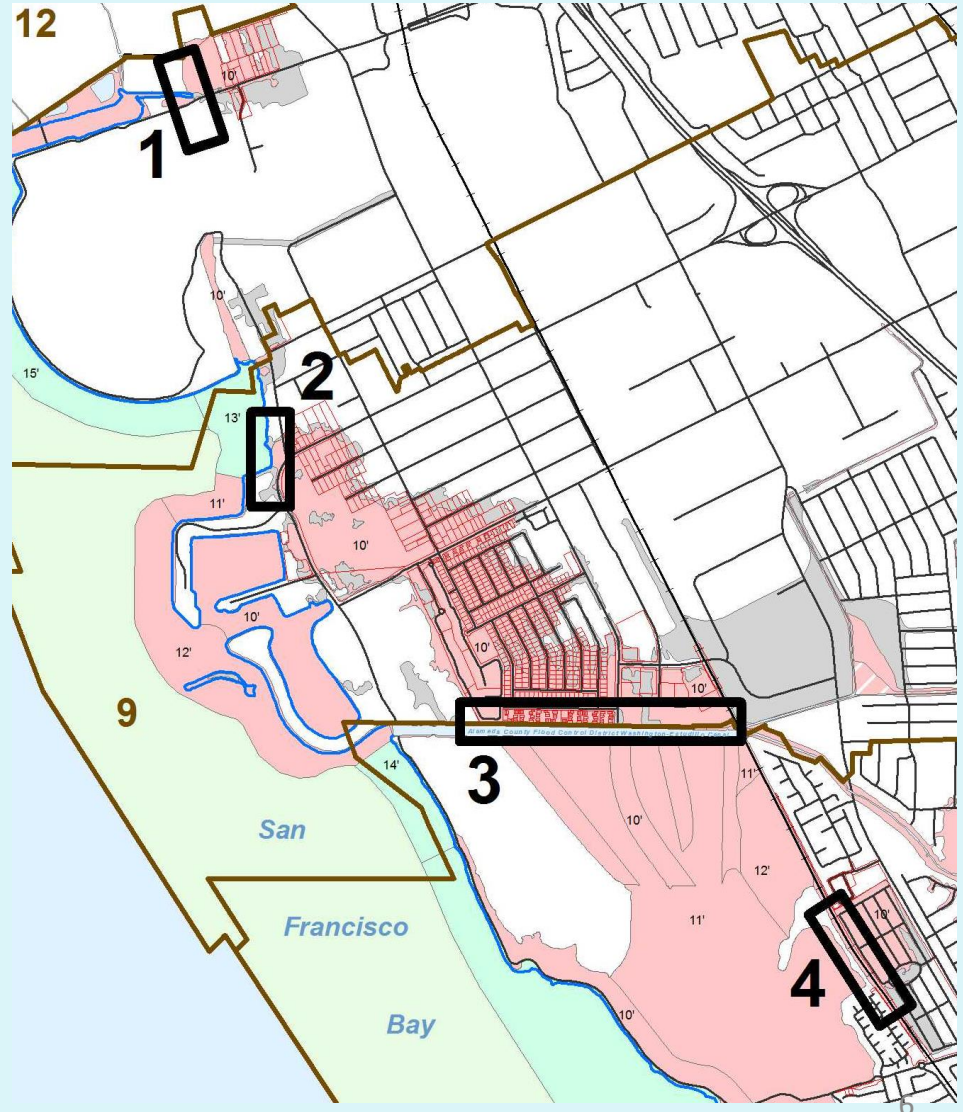
- FEMA periodically revises flood maps. Proposed 2016 maps indicate a 1 foot increase in base flood elevation
- New flood maps have been distributed and are expected to go into effect in 2017
- Properties were added to the 100 year flood zone due to four low points that allow water to enter neighborhoods.



Flood level water in San Leandro Creek April 3, 1958

Point Source of Flooding

1. West end of Davis Street
2. Neptune Drive at Marina Blvd
3. North bank of Estudillo Canal
4. West side of Mission Bay Mobile Home Park



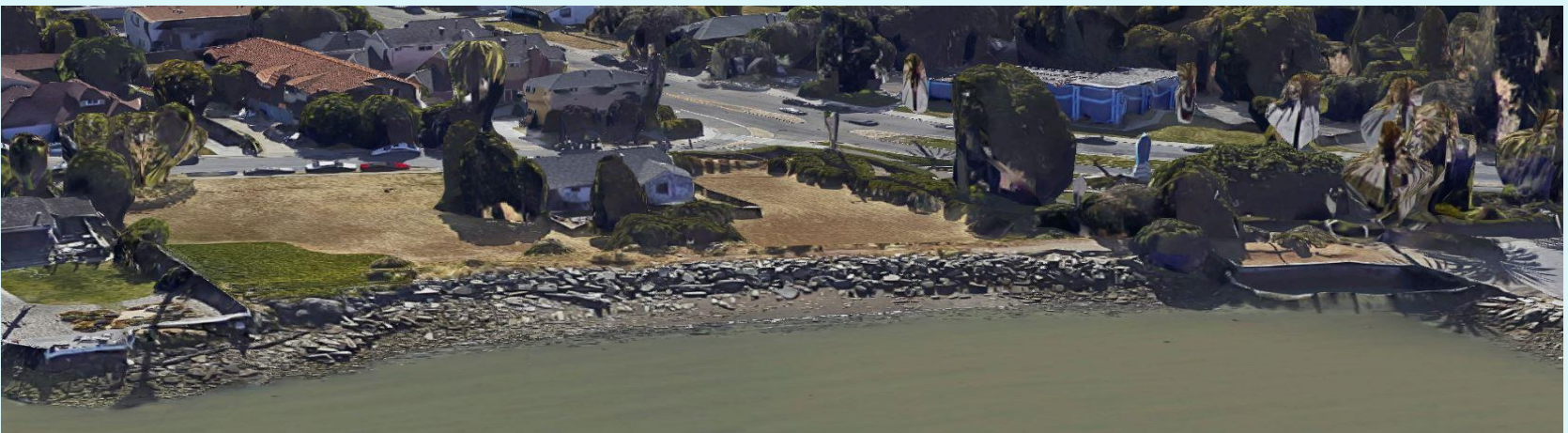
Mitigation at Point Source 1

- Raise and widen bank of slough at WPCP parking lot
- \$60,000
- Topographic survey underway
- Add work to WPCP Asphalt Replacement project



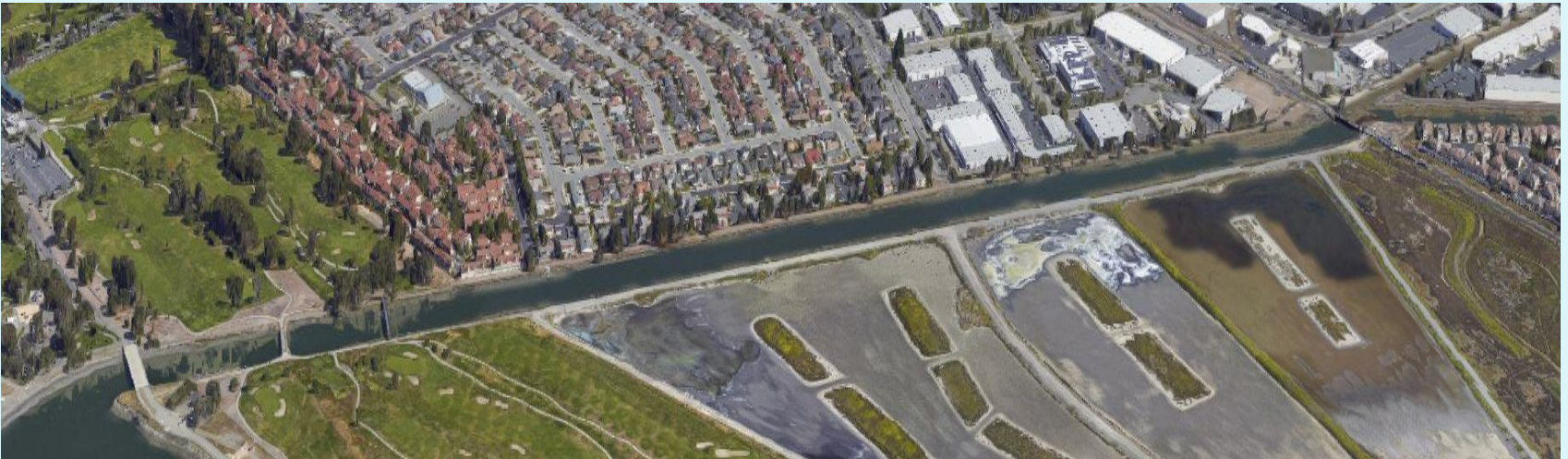
Mitigation at Point Source 2

- Build Levee, install rip rap along shoreline
- \$500,000
- Benefits 1054 properties
- Requires easement over private land
- Grant application submitted but not yet funded



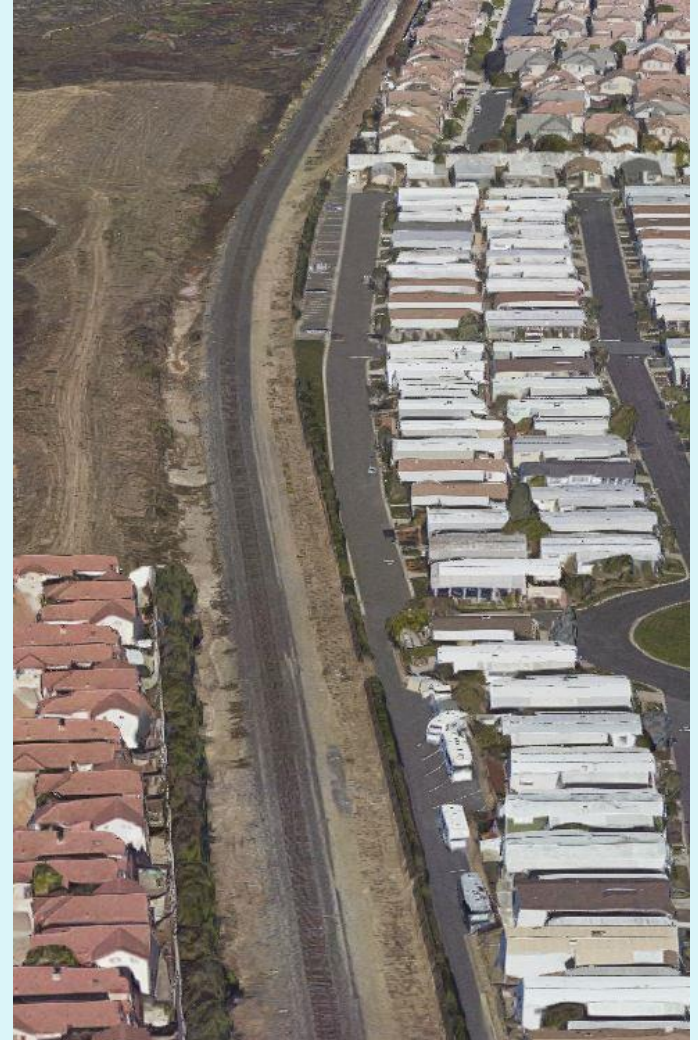
Mitigation at Point Source 3

- Raise existing levee along north bank of canal
- Alameda County Flood Control project
- Design / permit phase
- Expected completion 2017



Mitigation at Point Source 4

- Build dam/sea wall along west side of property
- \$600,000
- Benefits one property, many residents



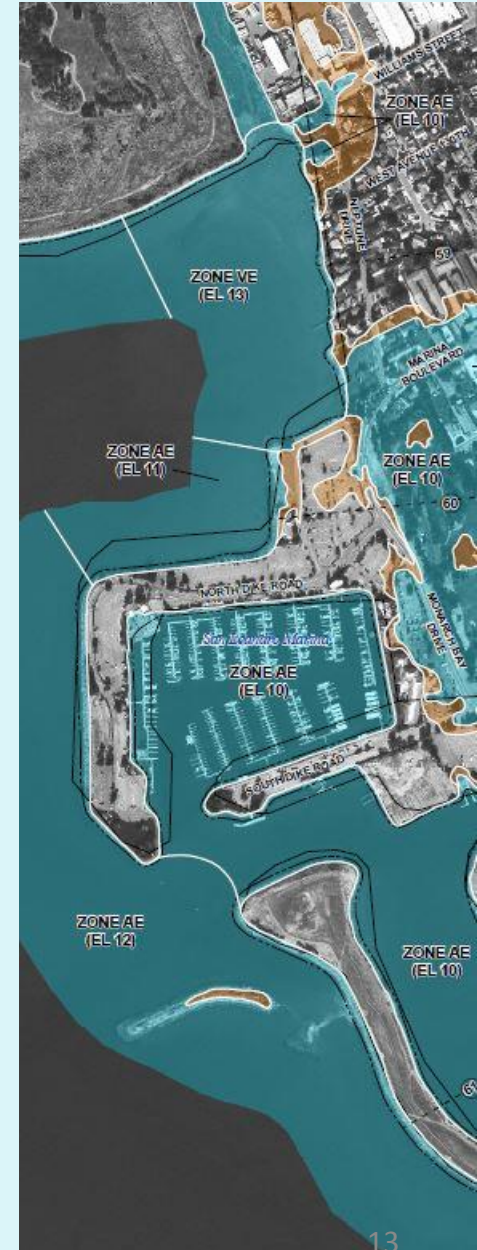
Next Steps

- Point Source 1: Project underway, expected completion 2017
- Point Source 2: A source of funding must be identified, 3 year expected project duration.
Seeking comments from Council on exploring funding options including an assessment district.
- Point Source 3: Project underway, expected completion 2017
- Point Source 4: Property owner considering options

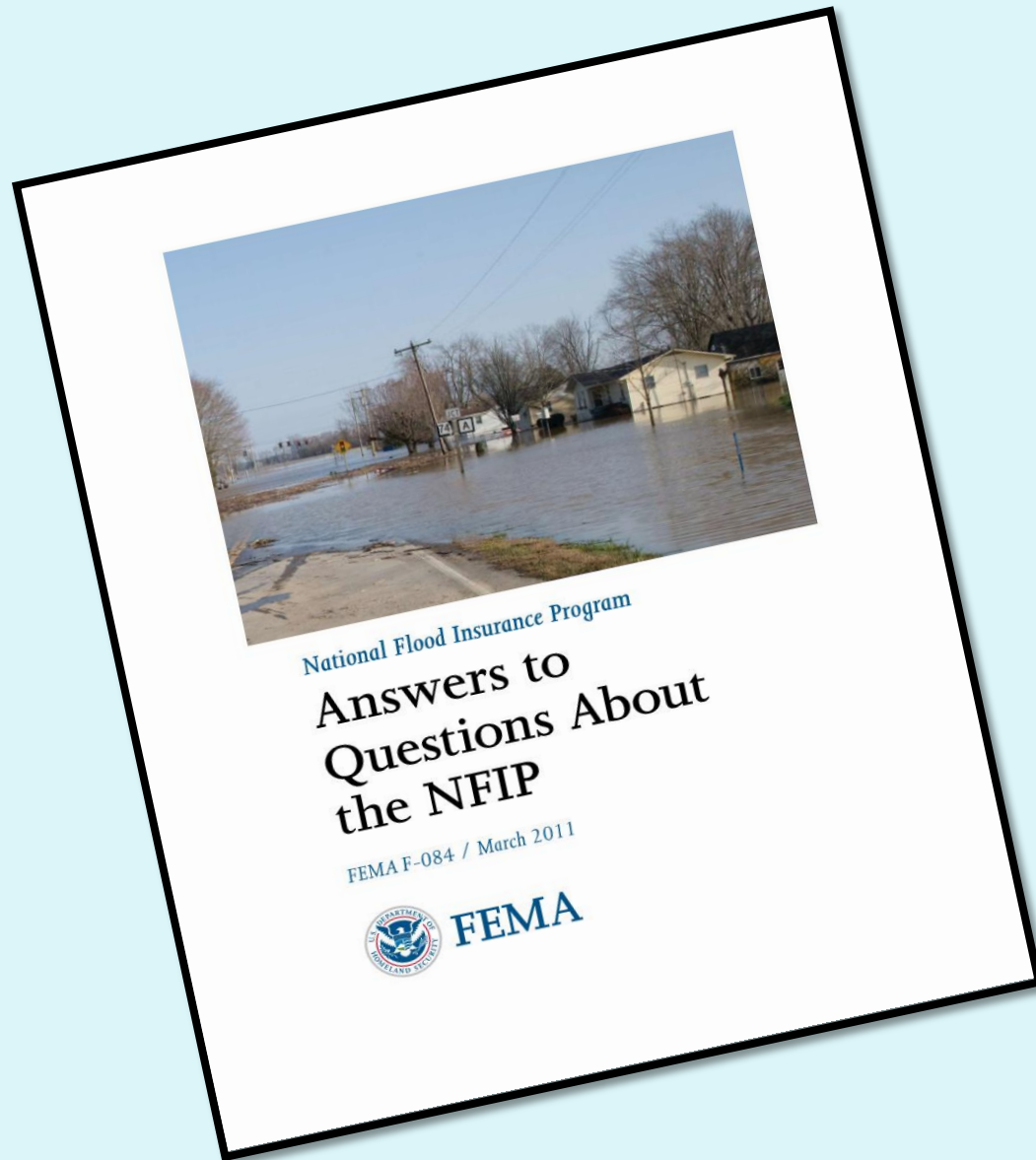
Questions?

Flood Insurance

- Currently there are 2,976 properties in the flood zone of which one-third have insurance.
- An additional 1,000 properties have been added to the new flood map
- Properties in a Special Flood Hazard Area with a federally backed mortgage are required to purchase flood insurance.
- FEMA encourages all properties to purchase insurance.
- Properties newly added to the 100 year flood zone can purchase insurance at a discounted rate.



Booklets Available to the Public





Floodplain Management

Navigation

[Building and Safety Services Home](#)[Building Codes](#)[Earthquake Retrofit Programs](#)[Building Fees/Forms/Submittals](#)[Energy Efficiency Program](#)[Floodplain Management](#)[Green Building Programs](#)[Hiring a Contractor](#)[Inspection Services](#)[Online Permit System by Accela](#)[Permits/Plan Review](#)[Residential Solar Guidelines and](#)

National Flood Insurance Program

The City of San Leandro is a member of the [National Flood Insurance Program](#), which is administered by the Federal Emergency Management Agency ([FEMA](#)).

FEMA has delineated portions of the City as special flood hazard areas on flood insurance rate maps. Membership in the program allows residents in these special flood hazard areas of the City to obtain federally backed mortgages and disaster assistance in the event of flooding. As part of this program, properties within these areas may be subject to special flood insurance requirements and requires new construction, additions and remodels of existing buildings in designated flood zones to conform to rules that minimize flood damage.

The current Flood Insurance Rate Map (FIRM) for the City of San Leandro was issued on August 3, 2009. The current panels available are 060013C - 0252G, 0254G, 0256G, 0257G, 0258G, 0259G, 0266G, 0267G, 0278G. These maps may be viewed at [FEMA Map](#) by entering a street address and clicking "View."

FEMA is in the process of updating the City of San Leandro's FIRMs. Information, including proposed effective date, can be found at the [Map Update Schedule](#).

Community Rating System

In October 2006, FEMA accepted the City into the [Community Rating System \(CRS\)](#) with a rating of Class 8. The rating provides owners of property in special flood hazard areas up to 5%- 10% reductions in premiums for flood insurance required under the National Flood Insurance Program. Property owners should contact their policy holder and review their policy to make sure they are getting the discount.

Flood Maps, Elevation Certificates, and Other Documents

As a community participating in the National Flood Insurance Program, the City of San Leandro is the repository for flood maps, letters of map revision (LOMR), letters of map amendments (LOMA) and elevation certificates. These documents are available at the [Division of Building & Safety](#) at 835 E. 14th Street. FEMA Flood maps and other FEMA related literature may be found at the [City's Main Library](#) located at 300 Estudillo Avenue.

If you have questions regarding flood zone information for your property, please contact the Division of Building & Safety's - Flood Information Hotline at (510) 577-3413 or email us at jsmithjr@sanleandro.org and provide the following information:

- The property street address that you are inquiring about
- The Assessor's Parcel Number (APN), Subdivision, Lot and Block Numbers, if available.
- The nearest cross street
- Your contact information:
 - Full Name
 - Affiliation
 - Mailing Address
 - Telephone Number
 - Email Address

If you are in or near a special flood hazard area, are you prepared for a flood?

If your property is located in or near a special flood hazard area, please take a look at our [Flood Safety Brochure](#). In this brochure, you will find relevant information for San Leandro residents such as:

- What to do before, during and after a flood?
- How to protect your property from the hazards of flooding
- How to report obstructed or illegal dumping in the City's drainage system
- What station to tune-in to during a storm

Construction in Flood Zones - Substantial Improvement/Damage

If your home or business is below the 100-year flood elevation, the City of San Leandro has flood damage prevention regulations that may affect how you remodel, renovate, or add on to your building. If your home or business sustained structural and/or interior damage, these regulations may affect how you rebuild. The National Flood Insurance Program (NFIP) requires these regulations be adhered to in order to protect you and your property from future flood damage. The City must adopt and enforce flood protection laws in order for federally backed flood insurance to be made available to community residents and property owners. Information about Substantial Improvement and Substantial Damage can be found in [FEMA UNIT 8](#).

- Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its "before damage" condition would equal or exceed 50 percent of the market value or replacement cost of the structure before the damage occurred.
[NOTE: The cost of the repairs must include all costs necessary to repair the structure to its "before damage" condition.]
- Substantial Improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement.

If a building is "substantially damaged" or "substantially improved" it must be brought into compliance with City of San Leandro's damage prevention regulations, including elevating the building to or above the 100-year flood elevation.

For additional questions about permits and construction in the flood zone, please contact the Division of Building & Safety at (510) 577-3420.

Frequently Asked Questions(FAQ):

[FAQ for Homeowners](#)

[FAQ Flood Zones](#)

[FAQ about the National Flood Insurance Program\(NFIP\)](#)

[FAQ Flood Hazard Mapping](#)

Recommended FEMA Web Pages and Sites:

- [General Flood Information](#) - Learn about flood events, how to prepare for a flood, and what to do during a flood to stay safe.
- [Flood Insurance \(Floodsmart.gov\)](#) - Floods are the most common hazard in the US, and most homeowners insurance doesn't cover flood damage. Everyone is at risk of flooding. Buy flood insurance.
- [Map Service Center\(MSC\)](#) - View Flood Insurance Rate Maps (FIRMs) free online. FIRMs, as well as Letters of Map Revision (LOMRs), can also be purchased and downloaded.
- [Flood Hazard Mapping \(FHM\)](#) - Find forms, documents, software, tutorials, and more data associated with the creation and modification of FIRMs.
- [Protecting Your Home](#) - How to protect your property from flooding and other disasters.
- [Flood Safety Tips](#) - There are several things you can do to minimize losses in your home and ensure your family's safety.

Timeline

- S.F. Bay area study begins: 2011
- Floodplain Mapping begins: 2012
- Preliminary Maps released: 4/16/2015
- Appeal Period Start Date: 11/6/2015
- Appeal Period End Date: 2/6/2016
- Projected Effective Date: 3/7/2017

This FIRM revision is currently on hold and the schedule for finalization is unknown due to the submittal of an appeal. FEMA needs to resolve this appeal before an updated schedule can be developed.

Questions?