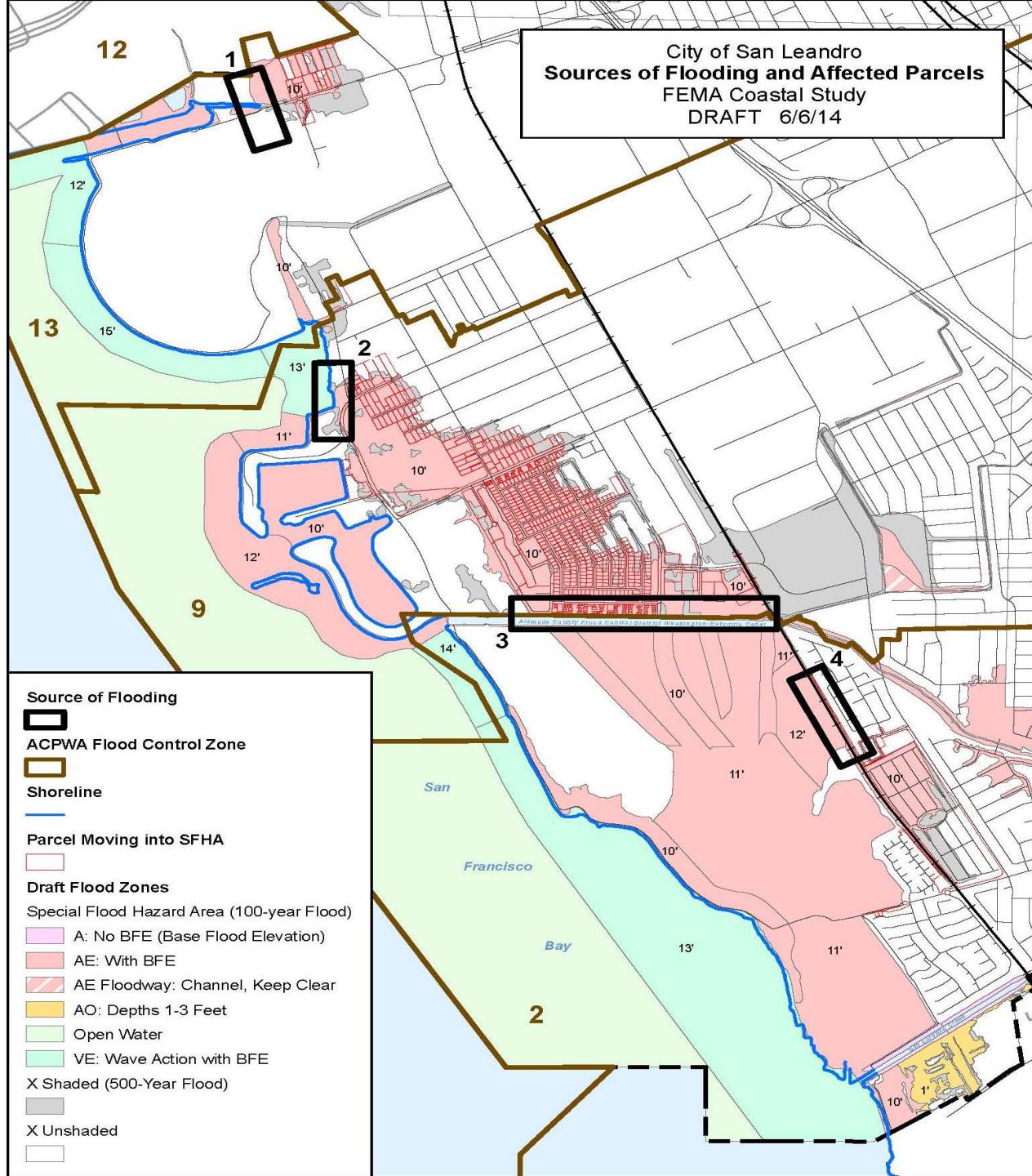


# FEMA Flood Map - Sources of Flooding and Plan of Action

City Council  
November 5, 2018



City of San Leandro  
Sources of Flooding and Affected Parcels  
FEMA Coastal Study  
DRAFT 6/6/14



Source of Flooding



ACPWA Flood Control Zone



Shoreline



Parcel Moving into SFHA



Draft Flood Zones

Special Flood Hazard Area (100-year Flood)

A: No BFE (Base Flood Elevation)

AE: With BFE

AE Floodway: Channel, Keep Clear

AO: Depths 1-3 Feet

Open Water

VE: Wave Action with BFE

X Shaded (500-Year Flood)

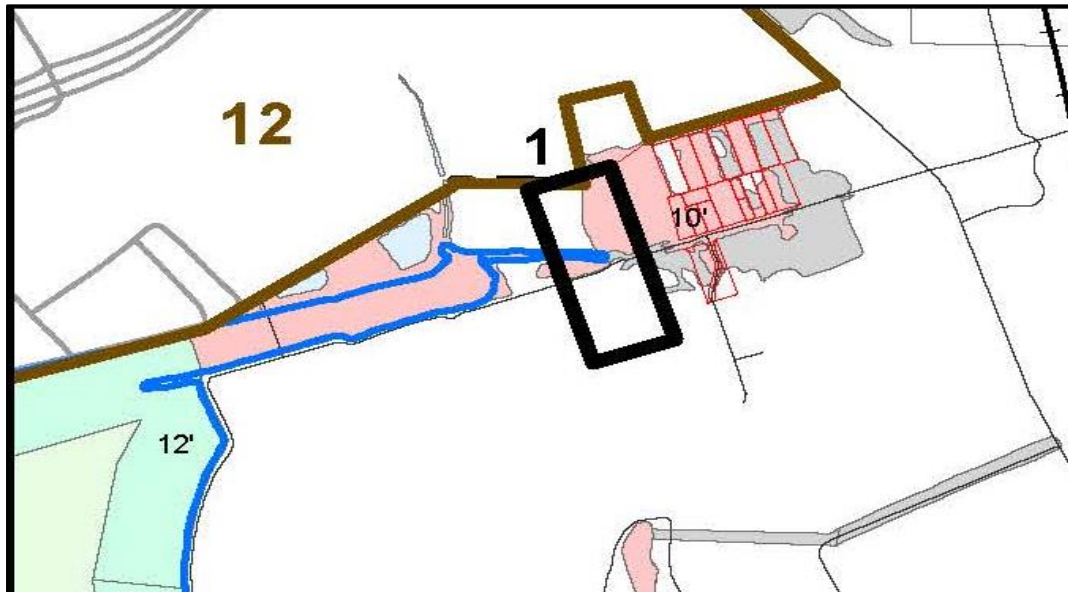


X Unshaded



## Point Source 1:

This is an area adjacent to the Water Pollution Control Plant. This area was raised as part of a recent ACFCD district pump station project. The City plans to request a conditional letter of map revision (CLOMR), in conjunction with point source 2.



Source of flooding is low area between bay channel and WPCP, and affects 16 commercial parcels on Davis St. and Eden Rd.

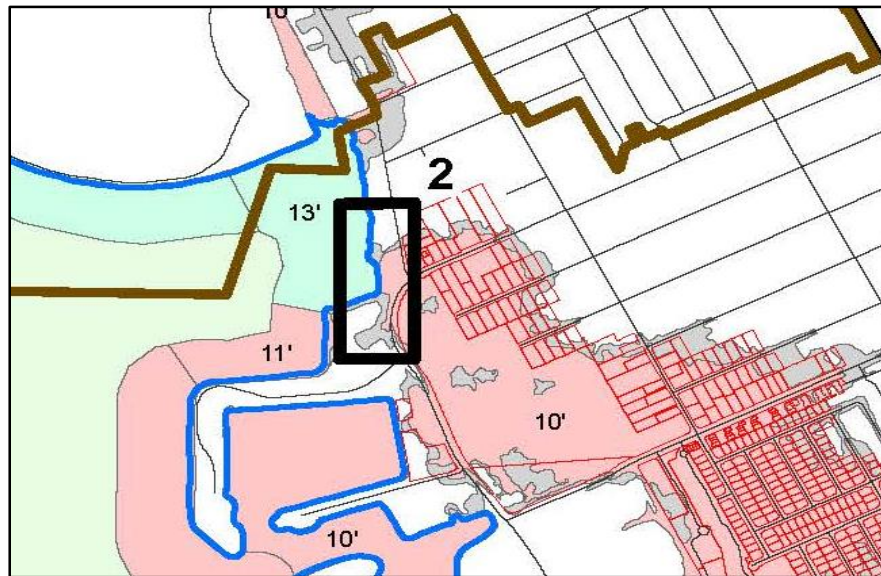




## Point Source 2:

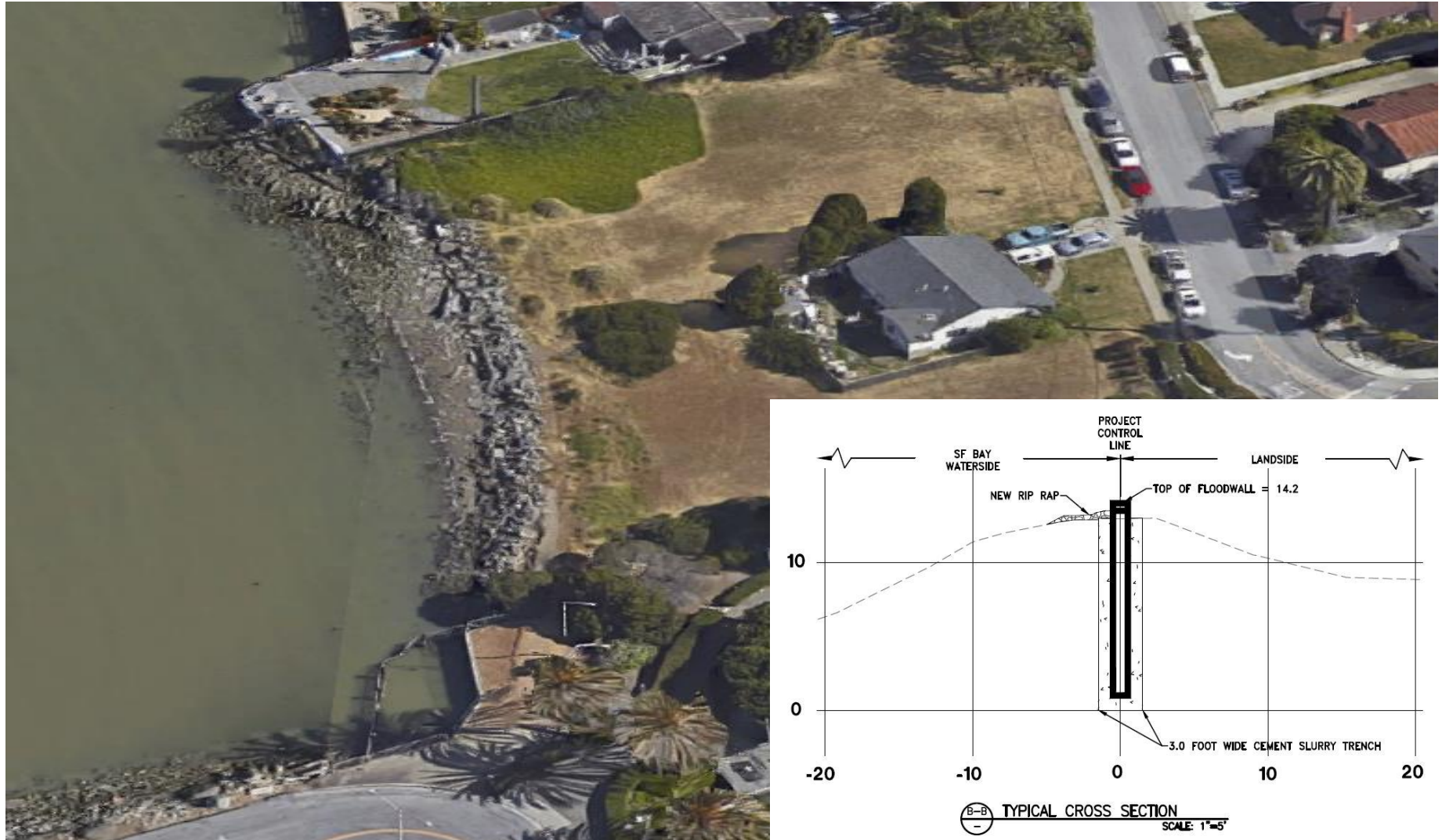
This area is near the intersection of Neptune Dr. and Marina Blvd. The City has a consultant working on design and permitting of improvements and is working on a separate contract for services related to formation of an assessment district to fund the work. A CLOMR will be requested as part of the permit phase.

Applications for grants to fund the construction work have been unsuccessful.



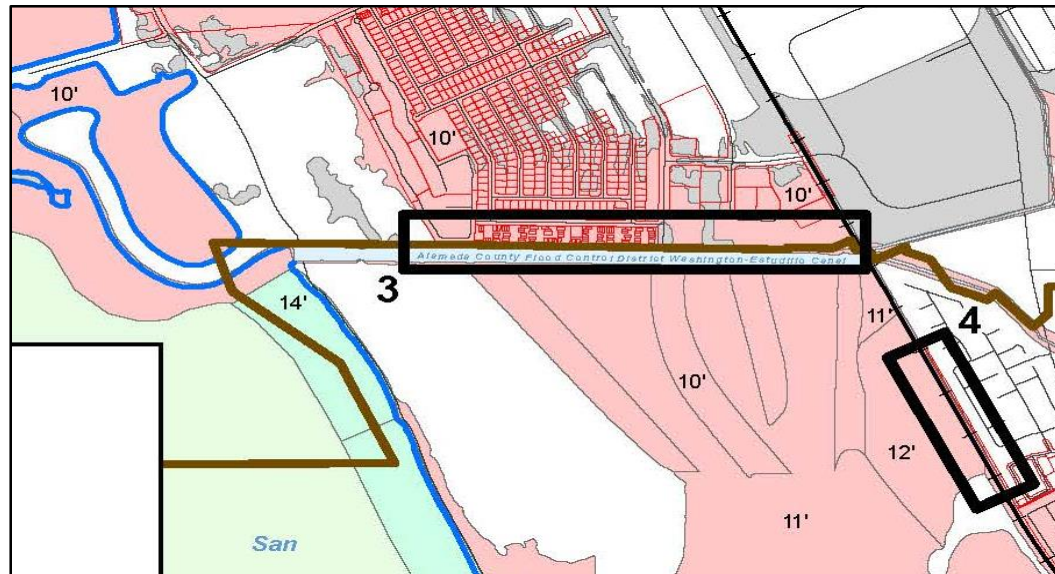
Source of flooding is low area between bay and parcels on Neptune Dr. at Marina Blvd., and affects approximately 1,000 parcels, fewer if flood control channel is resolved.





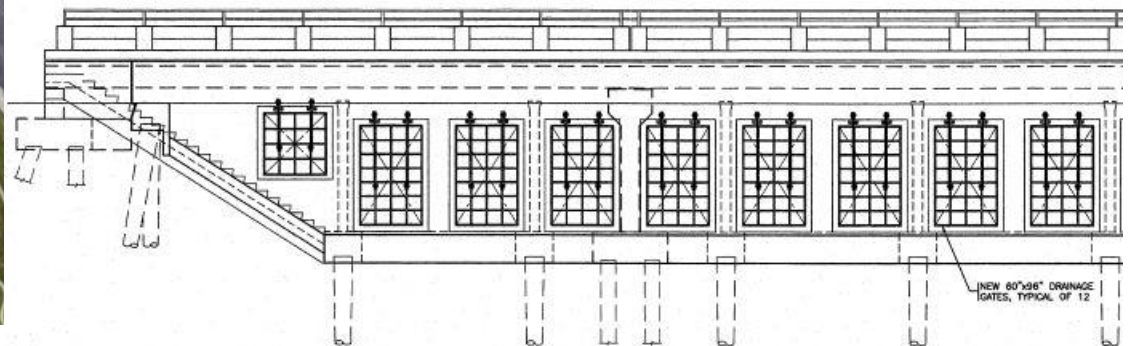
### Point Source 3:

This is the Alameda County Flood Control Channel. The Flood Control District has submitted plans to raise the north bank of the canal and replace the tide gates for permits. A CLOMR will be requested upon permit issuance.



Source of flooding is a man-made flood channel. Affects approximately 1,000 parcels, fewer if Neptune Dr. issues are resolved.





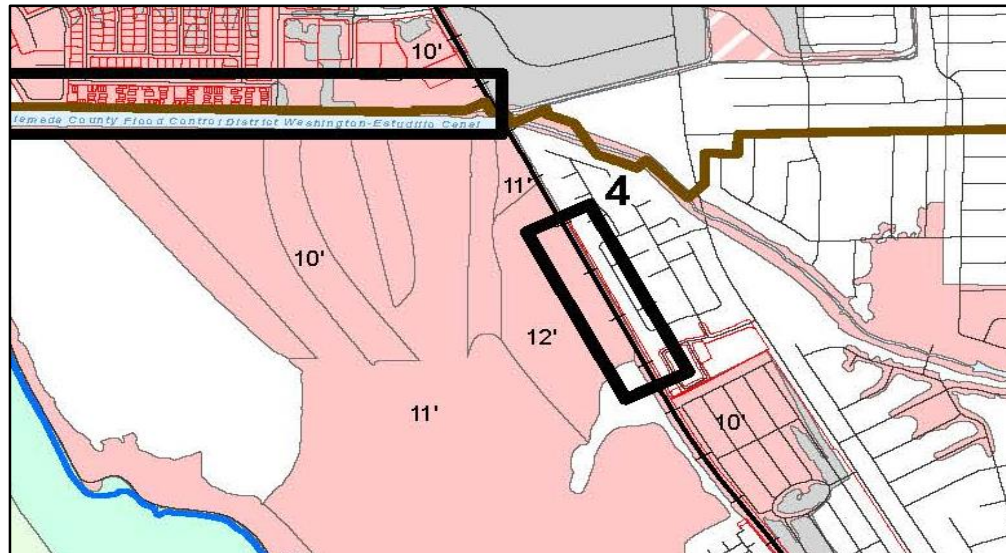
**HEADWALL ELEVATION**  
SCALE 1" = 5'



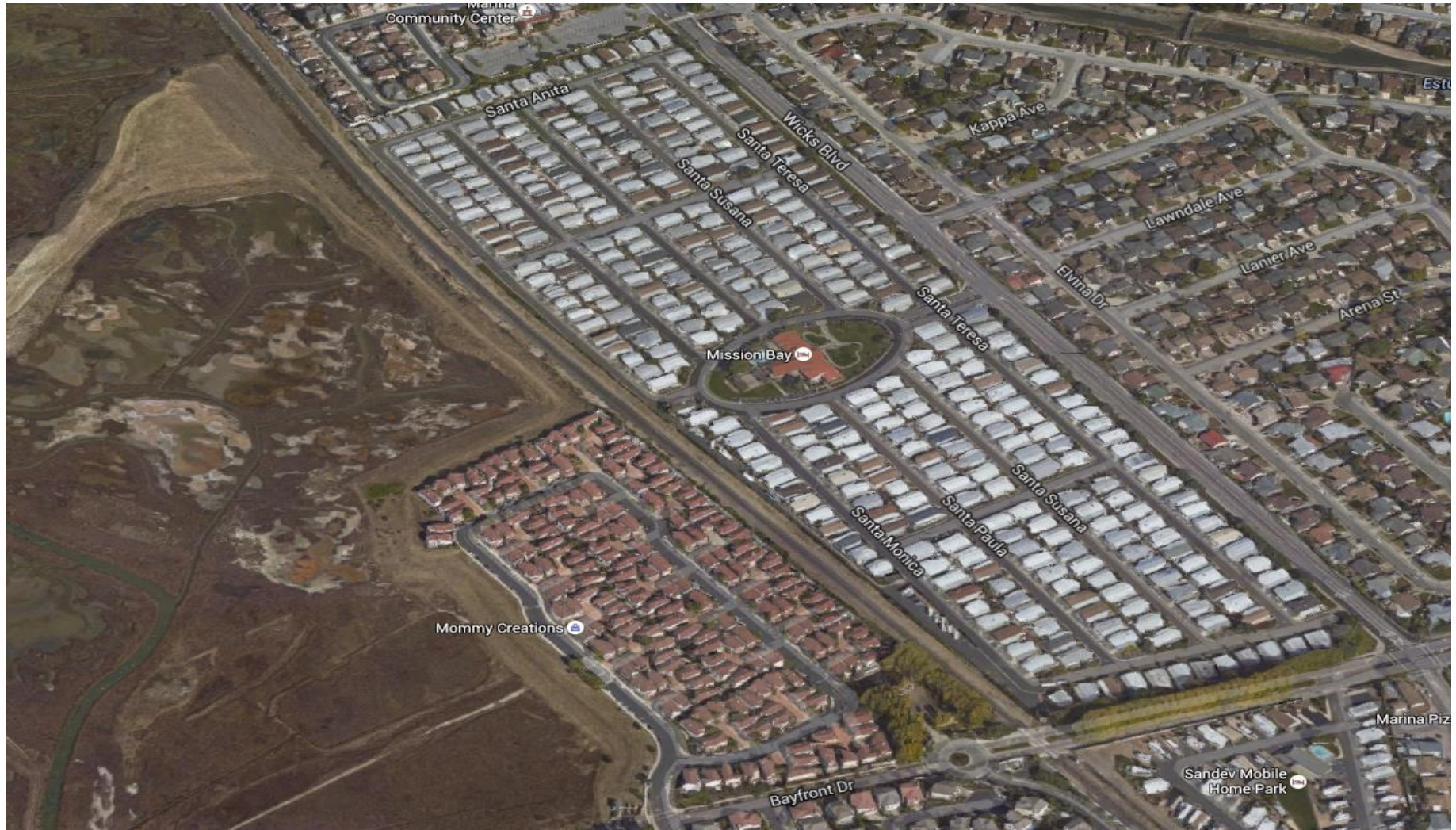


## Point Source 4:

This is an area adjacent to the Union Pacific and the Mission Bay Mobile Home Park. Flooding affects only one parcel of land and the land owner has decided to take no action.



Source of flooding is low area adjacent to Union Pacific railroad and Mission Bay Mobile Home Park, affects only park.



# What's Next?

- The new maps become effective December 21, 2018.
- The City will continue to be proactive and work with Alameda County and FEMA to try to remove properties from the SFHA.
- Sent the brochure notifying affected residents of the change in Aug/Sept 2018
  - *Staff will continue to inform residents of each stage of the process.*
- Property owners should contact their insurance provider to obtain quotes for the cost of Flood Insurance, and purchase Flood Insurance to protect themselves.