

Update on the Proposed Flood Insurance Rate Map and New Flood Insurance Study by FEMA

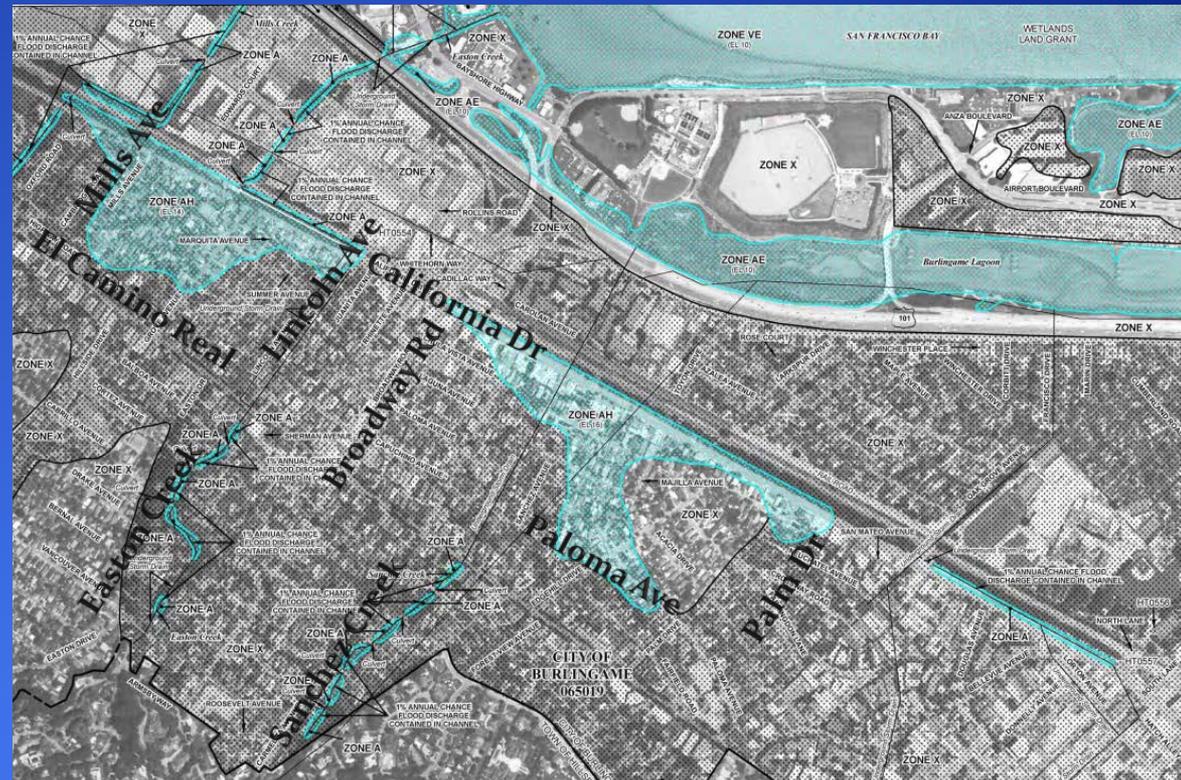
City Council Meeting
December 1, 2014

FEMA

First Flood Insurance Rate Map (FIRM) was issued in 1981

Current FIRM was issued in 2012 and includes:

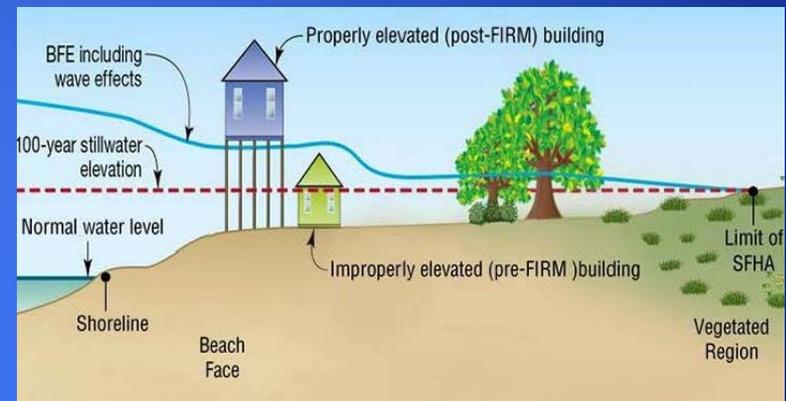
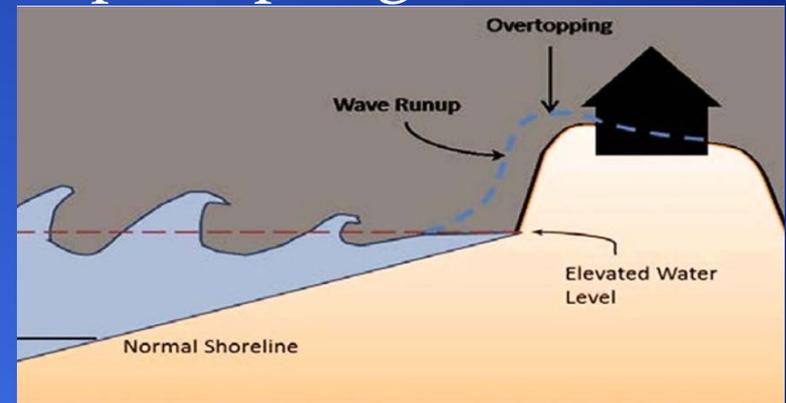
- Laguna Area
- Easton Creek Area
- Major Creeks
 - El Portal Creek
 - Trousdale Channel
 - Gilberth Channel
 - Mills Creek
 - Easton Creek
 - Sanchez Creek
 - Burlingame Creek



California Coastal Analysis & Mapping Program

Hurricanes Katrina and Sandy and other flooding events caused heightened public awareness, prompting FEMA to initiate CCAMP to study coastal flooding along the SF Bay

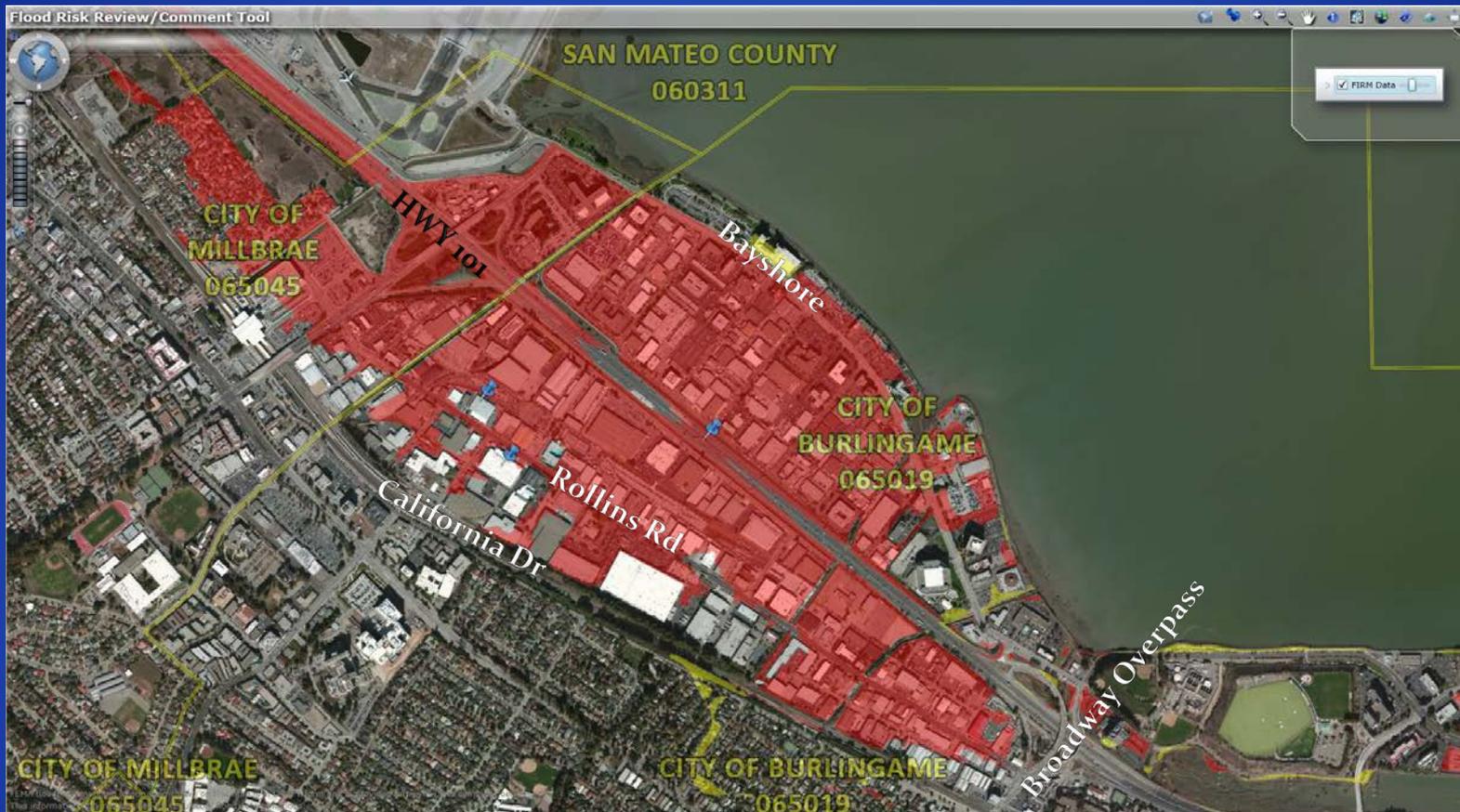
- King tides
- Extreme high tide inundation
- El Nino Winter Storms
- Wind wave events



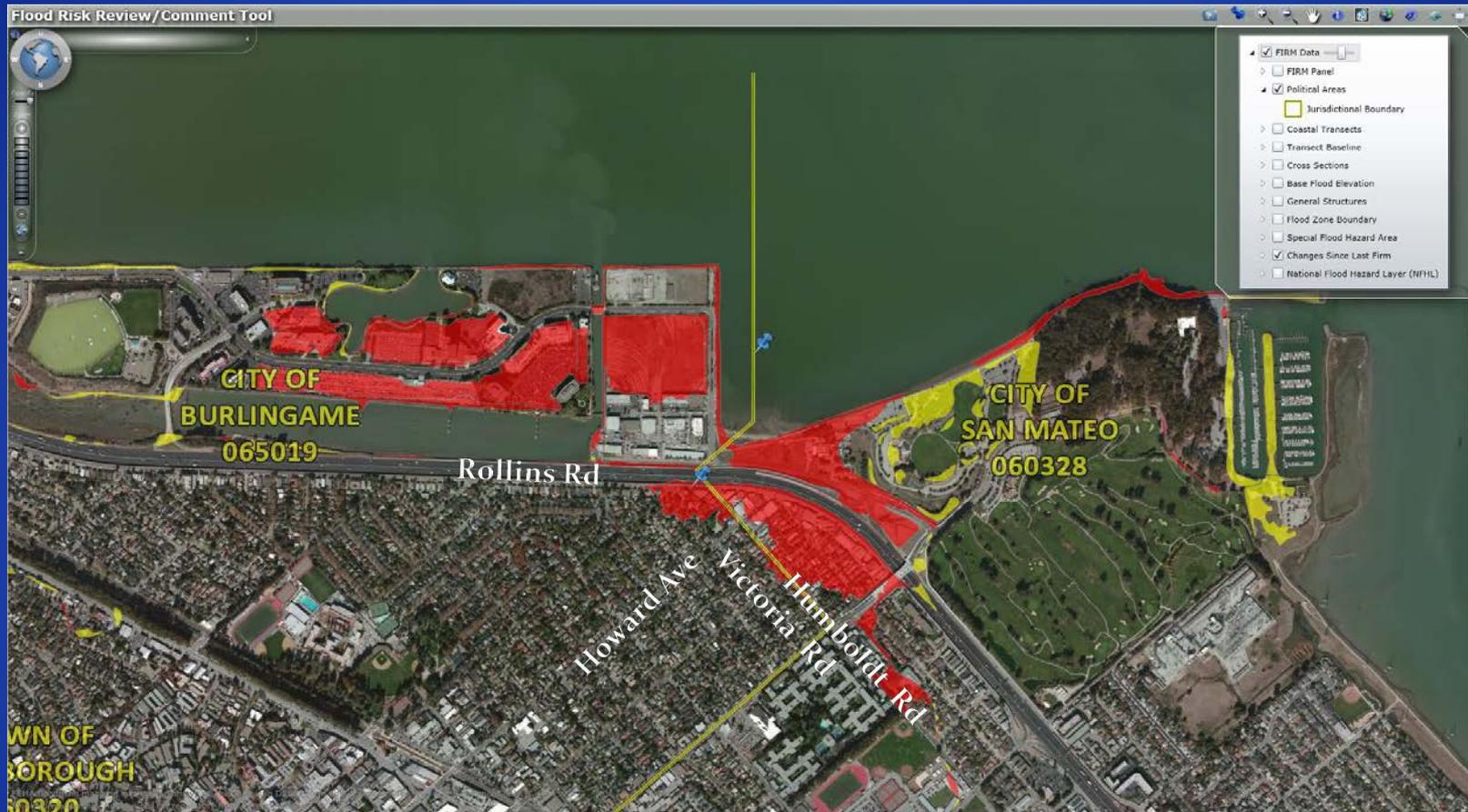
Proposed Changes to FIRM by FEMA



Flood Risk Review Map Northeast Burlingame



Flood Risk Review Map Southeast Burlingame



Proposed Changes to FIRM

Existing Map

- Affects – 371 parcels

Proposed Map (Preliminary)

- Adds -22 new residential and 210 commercial properties
- Removes – 24 residential properties currently in the flood zone

Mapping Timeline

- February 2013 – Coastal Study Initiated
- October 1st, 2014 – Flood risk review meeting by FEMA
- October 17th to December 17th, 2014 – initial commenting period
- June 2015 – Preliminary FIRM will be released
- October to January 2016 – Appeal period
- March 2016 – Final map determination
- September 2016 – New FIRM effective

Staff concerns and comments

- Concern with wave model analysis applicability to SF Bay
 - Program was designed for Gulf/East coast not for Bay
 - Wave propagation is unique for Bay
 - Model has not been released showing SFO
 - SFO could act as buffer for Burlingame
- Current initial open review period
 - Focuses on comment on map model tool and engineering processes
 - Whether existing structures play a role or alter results
 - U.S. Highway 101 Sound Wall, concrete dividers

Next Steps

- Submit comments to FEMA
 - December 17th, 2014
- Review and conduct technical analysis of FEMA responses to Map
 - January – June 2015
- Public notice process to affected property owners
 - June 2015
- Assist property owners with information/contacts
- During review period – possible appeal
 - October 2015

Questions/Feedback