From: Rivera, John G.
To: Harmon Rita T.
Cc: Cherne, Curtis; Rael, Rudy E.
Subject: RE: Floodplain and Property on Alvarado and Eastern (near San Mateo and Gibson
Date: Thursday, March 03, 2016 4:27:04 PM
Attachments: image001.png

Thanks Rita, Curtis and Rudy.

Thank you very much this helps a lot in developing this property.

Couldn't have done it without your direction.

Gabriel

From: Harmon Rita T.
Sent: Thursday, March 03, 2016 4:22 PM
To: Rivera, John G.
Cc: Cherne, Curtis; Rael, Rudy E.
Subject: Floodplain and Property on Alvarado and Eastern (near San Mateo and Gibson

Gabe,
Curtis, Rudy and I had a lengthy discussion about the floodplain requirements for this property. Here is what we determined:

- It lies in SFHA AO (floodzone AO) with a water depth of 1 ft.
- Per COA ordinance the lowest floor elevation of each building needs to be 2 ft above the Highest Adjacent Grade for that building (or 1 ft above the water depth). This means that at least 2' of fill will be required for each building pad.
- There are 2 options for building in a floodzone:
    1. Submit a LOMR (Letter of Map Revision) to FEMA showing that with the past improvements (ie. Stormdrain in Gibson) have changed the limits of the floodplain. This would require a study of the larger area up to Kirkland, and submitting a CLOMR to FEMA before the LOMR. A CLOMR (Conditional letter of map revision) is in affect a pre-application to FEMA to determine major obstacles to the LOMR.
    2. Submit a LOMR-F (Letter of Map Revision based on Fill) to FEMA showing that the building has been elevated by fill and removed from the floodplain. This would require submitting a CLOMR-F to FEMA before the LOMR-F to determine major obstacles. CLOMR-F's are not always required, but in this case because of the amount of fill and the flood-zone necking down at the NW corner, it would be too risky to proceed without a CLOMR-F
- FEMA may require that there be *Compensatory Volume* or *Equivalent Flow Area* be provided. Compensatory volume is the volume of water displaced by the buildings. For example, a park or depressed area could be located between buildings to collect the volume of stormwater displaced. Equivalent flow area is the cross-sectional area of water that flows thru the site. This area may need to be maintained, depending on what FEMA requires. Note the neckdown of the flood-zone at the NW corner. Filling in this site may cause that neckdown to widen and change the flood-zone, thus possibly requiring a LOMR from FEMA . This is another reason a CLOMR or CLOMR-F would be required.
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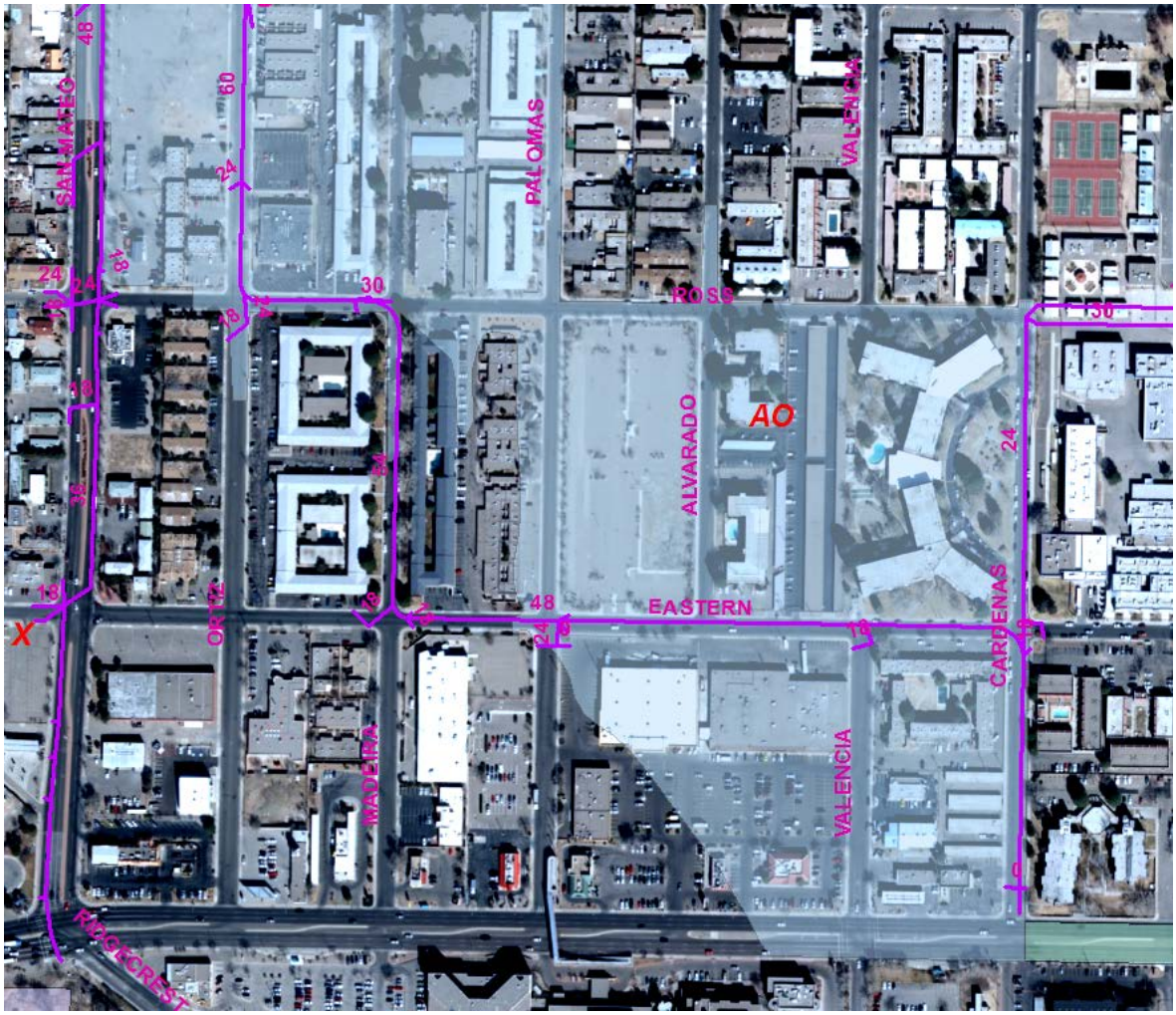

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