



AGENDA STAFF REPORT

DATE: July 23, 2018

TO: Honorable Mayor and City Council

THRU: Jill R. Ingram, City Manager

FROM: Steve Myrter, Director of Public Works

SUBJECT: **Federal Emergency Management Area (FEMA) Flood Insurance Rate Map (FIRM) Update**

SUMMARY OF REQUEST:

That the City Council receive and file this FEMA FIRM status update.

BACKGROUND AND ANALYSIS:

On June 8, 2017, FEMA sent a public notice in the Sun Newspaper informing the City of Seal Beach that the Flood Insurance Rate Maps (FIRM) will have proposed changes. The proposed maps provided a detailed outline of the properties that would require flood insurance.

On June 15, 2017, FEMA held a public meeting to present the proposed changes to the current 2009 FIRM. The current FEMA FIRM was issued in 2009 and was based on the most current ocean flooding modeling data of that time. The FEMA FIRM reflected a 1% chance that an ocean storm event would result in flooding from the Anaheim Bay into the general vicinity of Electric Avenue and Seal Way. This 1% event was predicted to affect 84 properties within this general vicinity. Accordingly, the current FIRM shows 84 properties located in Old Town that required flood insurance.

The 2016 proposed maps were produced using aerial photography and historic storm data to perform a new 1% chance ocean storm event analysis and incorporated this result into the proposed 2016 FIRMs. Based on this new ocean modeling analysis, the 2016 revised maps removes the 84 properties in Old Town since the modeling data showed that these properties were no longer subject to a 1% chance of flooding from Anaheim Bay. The new map also showed the City's beach front properties would be more significantly impacted by 1% chance ocean storm events than the previous models showed. The newly impacted properties included three (3) properties within the Gold Coast, 101 properties within East Beach, and 70 properties within Surfside for a total of 174 properties.

FEMA's public review process of the proposed FIRM revisions allows for scientific based appeals to challenge the basis of the analysis and calculations performed to update and revise a FEMA FIRM. Upon closer evaluation of the proposed revised 2016 FIRM, staff believed its findings were overly conservative and recommended to City Council that the City challenge FEMA's modeling analysis used to create the 2016 FIRM. At the direction of the City Council, staff retained Dr. Poon with Everest Consulting, a recognized expert in the field of ocean engineering. Dr. Poon prepared an appeal package providing the required scientific based data to more accurately represent the City's beach profile. City staff worked closely with FEMA for over a year through the appeal process and was ultimately successful in incorporating what the City believes is now a much more representative data set of the City's beachfront profile.

On June 20, 2018, the City received a letter from FEMA stating that the additional technical data provided by the City through the appeal process was determined to be accurate and reasonable. In summary, FEMA went further to state that this technical data was incorporated into the 2016 FEMA FIRM and now can be considered final (Final 2018 FEMA FIRM). As a direct result of the City's appeal findings, all 70 properties in the Surfside area, and the entire second row of homes within East Beach (54 properties), were removed from the 1% chance ocean storm event impacted area. The Gold Coast remained unchanged by the City's appeal with 3 affected properties remaining within the 1% chance of the ocean storm event impacted area.

The attached 2018 final maps show the impacted properties resulting from this FEMA FIRM update. The red shaded area shown on the attached maps depict the area of flood that would occur during a 1% chance ocean storm event as it was initially calculated by FEMA back in 2016, before the City's appeal of the proposed 2016 FIRM. The blue line striped area depicts the revised flood limits of these maps after the new calculation per the City's appeal. In summary, the City's scientific based appeal directly reduced the number of newly impacted properties from 174 to 50, as shown in the table below (2018 – Final Map).

FIRM Dates	Old Town	Gold Coast	East Beach	Surfside	Affected Properties
2009 – Current Map	84	0	0	0	84
2016 – Revised Map	0	3	101	70	174
2018 – Final Map	0	3	47	0	50

The new 2018 FIRM is projected to become in effect by January 2019. This new FIRM implementation results in 84 properties located within the Old Town area no longer being required to carry flood insurance and 50 properties located within the Gold Coast and East Beach areas now being required to purchase flood insurance provided they have mortgages.

The FEMA appeals process is now closed. Based on FEMA's public process in adopting the FIRM, FEMA will now finalize the FIRM and Flood Insurance Study (FIS) report by issuing a Letter of Final Determination (LFD). The LFD will state the date when the FIRM and FIS report will become effective. There is no further

action for the City. Staff anticipates the FIRM to be effective sometime early in 2019.

ENVIRONMENTAL IMPACT:

There is no environmental impact related to this item.

LEGAL ANALYSIS:

No legal analysis is required for this item.

FINANCIAL IMPACT:

There is no financial impact for this item.

RECOMMENDATION:

That the City Council receive and file this FEMA FIRM status update.

SUBMITTED BY:

[Steve Myrter](#)

Steve Myrter, Director of Public Works

NOTED AND APPROVED:

[Jill R. Ingram](#)

Jill R. Ingram, City Manager

ATTACHMENTS:

- A. 2018 Final Map – Surfside 1 - 2016 vs. 2018
- B. 2018 Final Map – Surfside 2 - 2016 vs. 2018
- C. 2018 Final Map – Surfside 3 - 2016 vs. 2018
- D. 2018 Final Map – Gold Coast - 2016 vs. 2018
- E. 2018 Final Map – Seal Way - 2016 vs. 2018