

FEMA Mapping Updates in San Luis Obispo Creek Watershed

**Avila Valley Advisory Council
October 3, 2022**



Outline of Presentation

- Background of Project
 - Timeline
- Effects in Avila Valley Area
- County Response
- Effects on Property Owners
 - Vacant and Developed Properties
 - Insurance Requirements
- Next Steps & Resources



Background on Project

- FEMA-initiated project
- Systematic removal of "Zone A"
- Began in 2018
- Process included:
 - New models
 - Aerial & ground surveys
 - Engineering drawings
 - And more



Background on Project

- For San Luis Obispo Creek, the Study area:
 - Begins at the south edge of the City of SLO limits
 - Terminates at the existing Avila Beach area study (near golf course and ABCSD treatment plant)

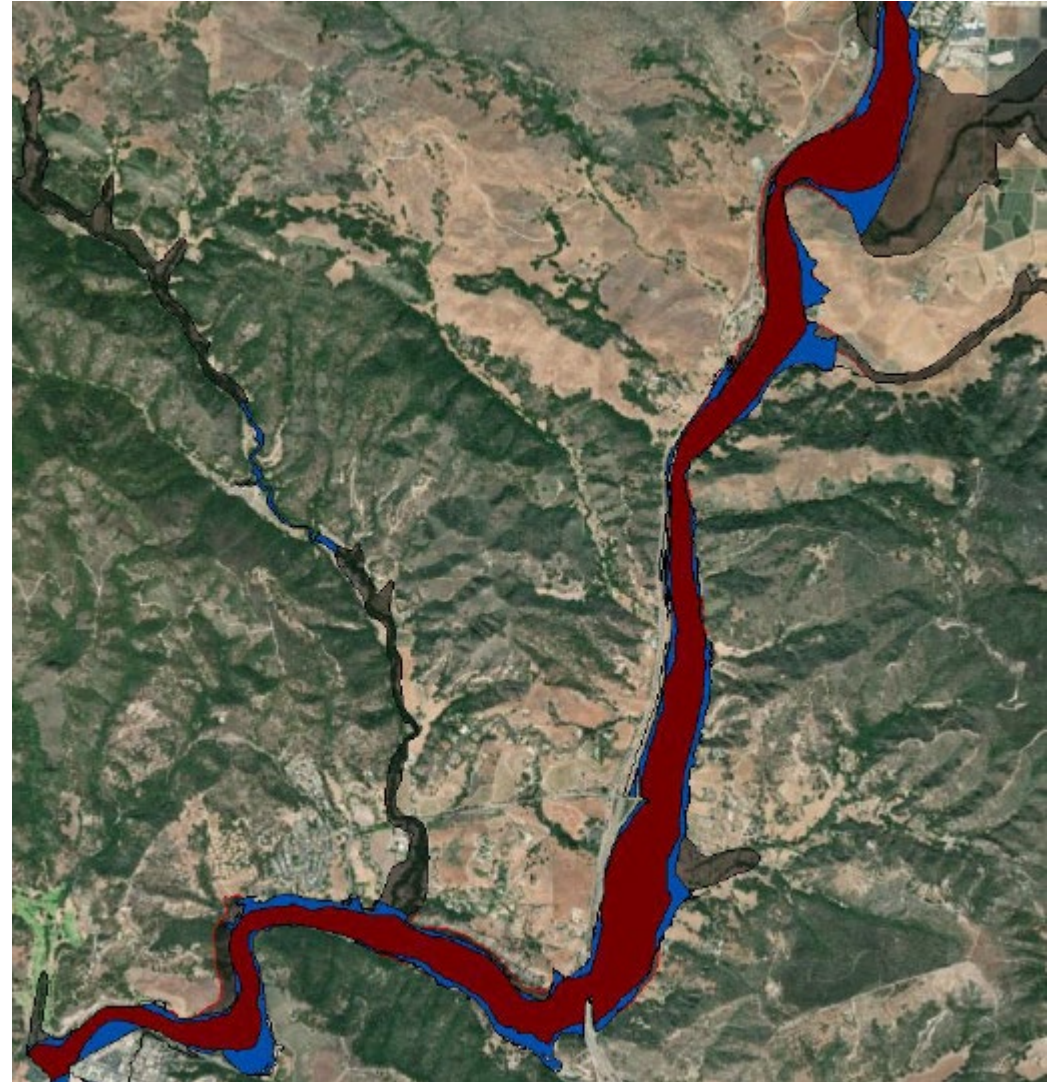


PHOTO SET NO. 2
SYCAMORE MINERAL SPRING
Russell Kiesigg

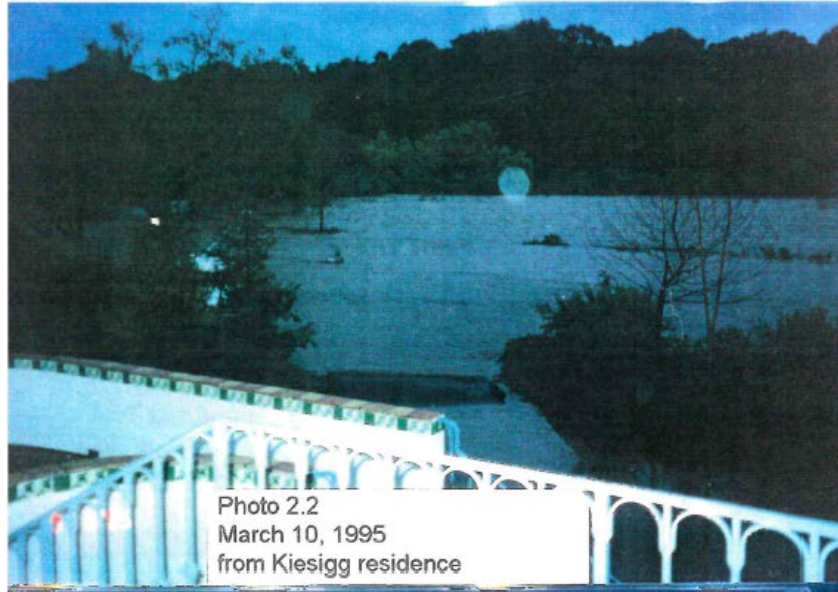


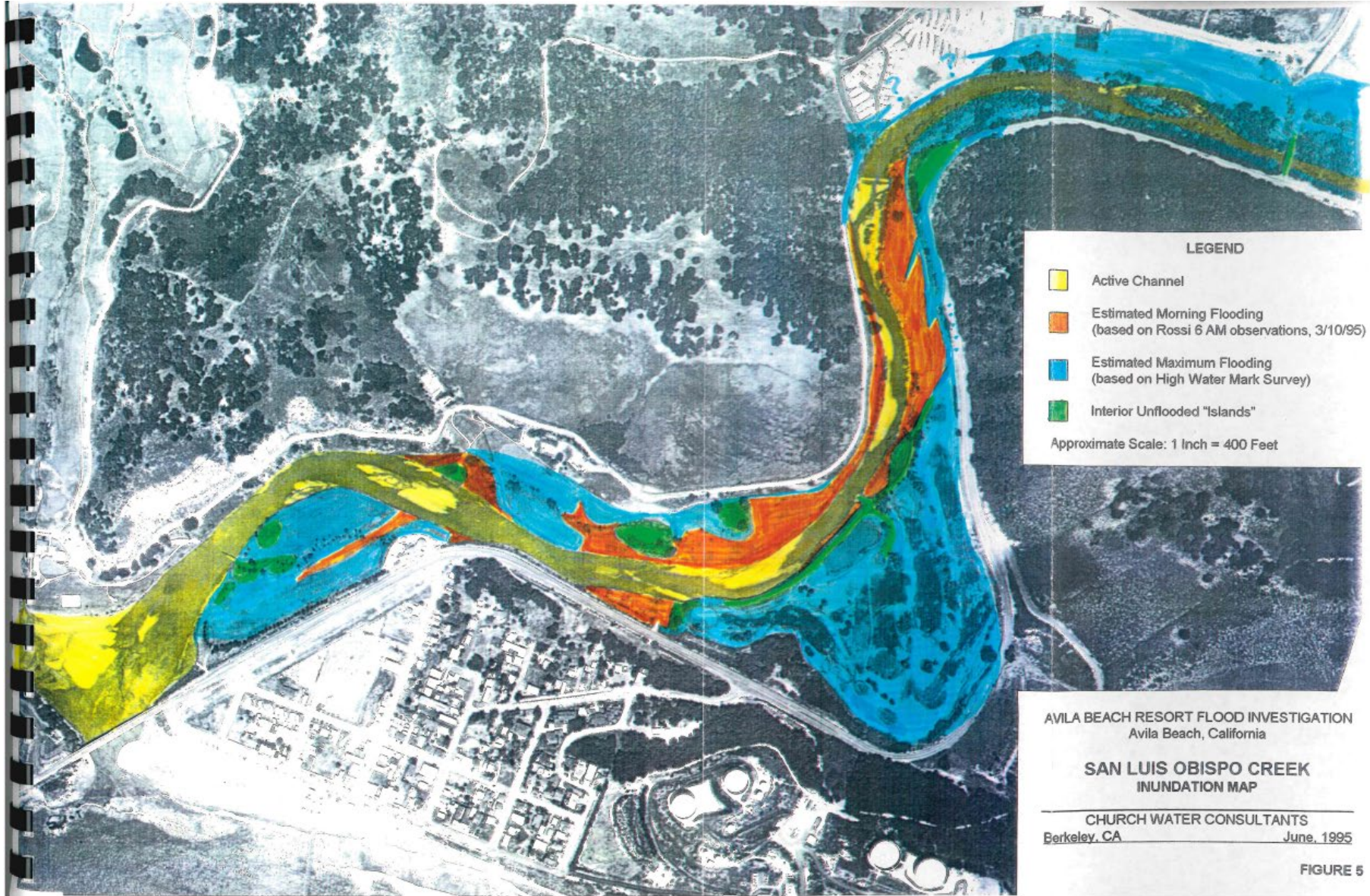
Photo 2.2
March 10, 1995
from Kiesigg residence



Photo 2.1
March 10, 1995
from Kiesigg residence



Photo 2.3
March 10, 1995
from Kiesigg residence
note water on Speed Limit sign



AVILA BEACH RESORT FLOOD INVESTIGATION
Avila Beach, California

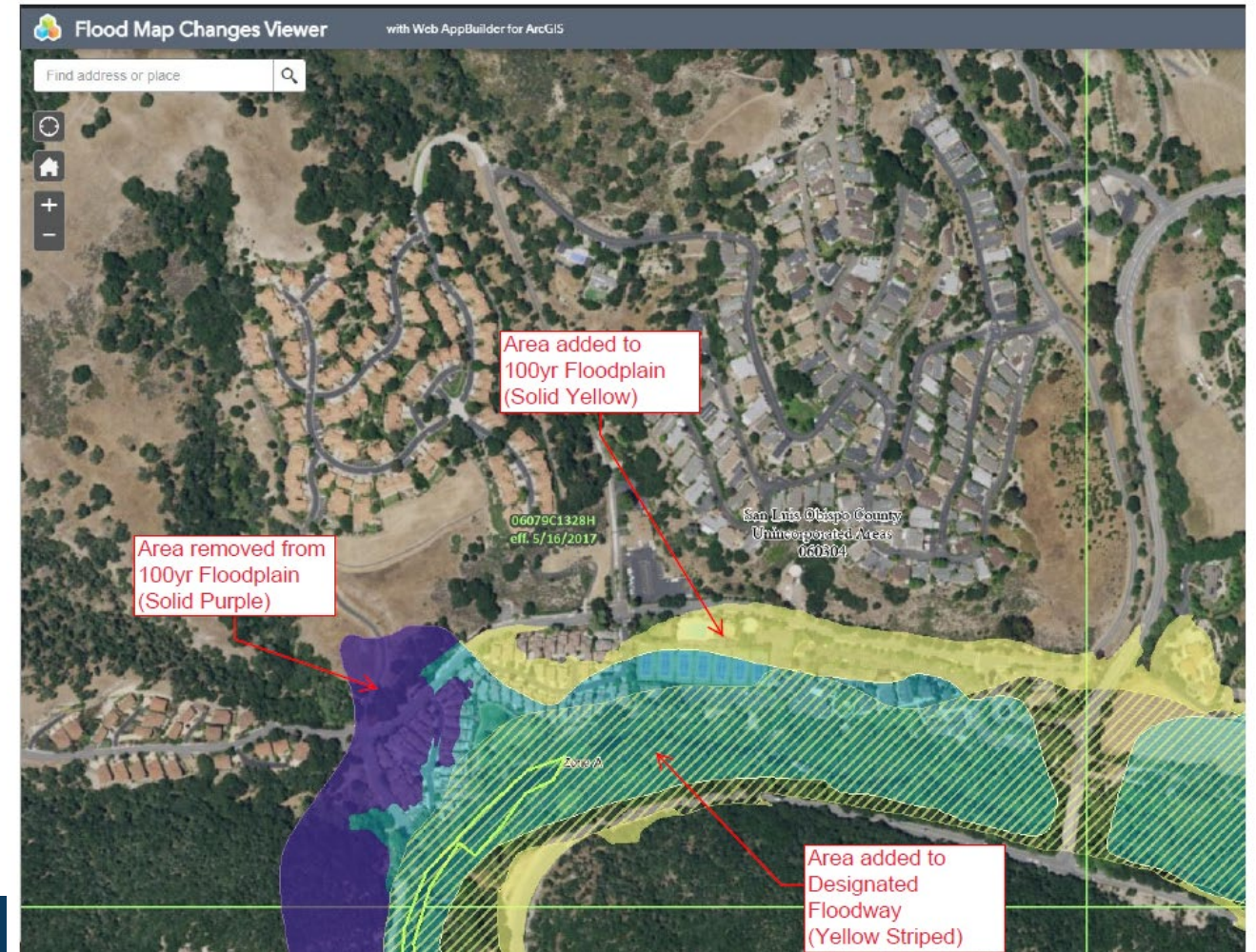
**SAN LUIS OBISPO CREEK
INUNDATION MAP**

CHURCH WATER CONSULTANTS
Berkeley, CA June, 1995

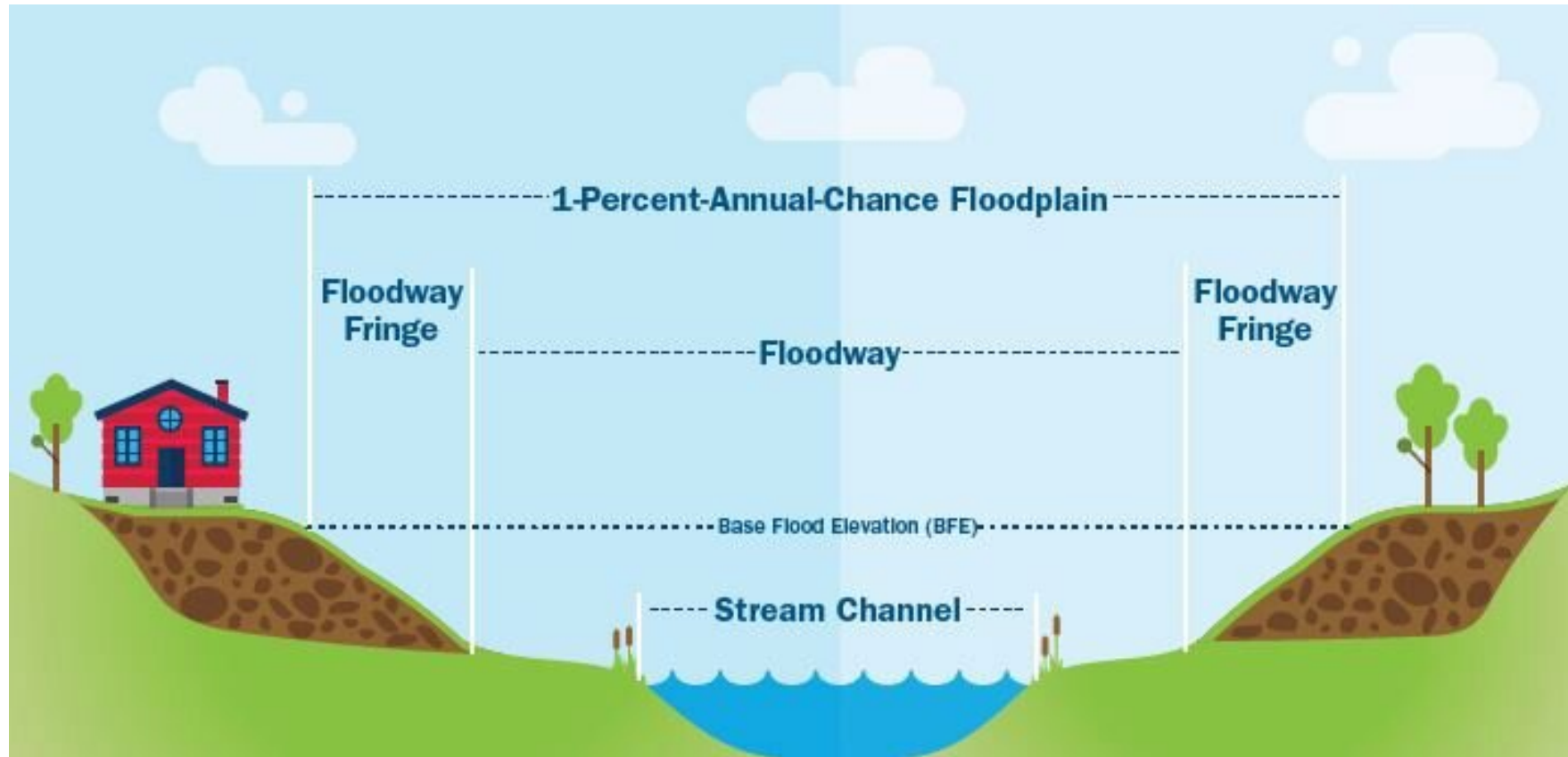
FIGURE 5

Effects in Avila Valley Area

- Properties removed from 100-yr flood zone: 123
- Properties added to 100-yr flood zone: 66
- Properties added to new “Regulatory Floodway”: 209



Regulatory Floodway





County Efforts in Response to FEMA

- Provided local data & reports
 - Localized rainfall and stream data
 - SLO Creek Waterway Management Plan
 - As-built drawings
- Process and Model review
- Appeal preparation



What Does This Mean for Property Owners?

1. County Development Requirements
2. Federal Insurance Requirement



Development Requirements

	Within Floodway	Outside Floodway
Existing structure remodel	If cost >50% value of structure, rehab entire structure to flood construction standards	
Existing structure addition	If cost >50% value of structure, 'no-rise certification' & rehab entire structure to flood construction standards	If cost >50% value of structure, rehab entire structure to flood construction standards
New structure	'No-rise certification' & structure must meet flood construction standards	Structure must meet flood construction standards

County Flood Construction Standards (In Brief)

	Residential Structure	Non-Residential Structure
Structure Elevation	Bottom floor constructed 1 ft above BFE	Bottom floor constructed: 1 ft above BFE <u>or</u> 2 ft above adjacent natural grade & <i>structure floodproofed</i>
Structure Floodproofing	Not allowed	Floodproofed (flood gates, walls, etc.) to 1 ft above BFE
Utilities	Constructed or floodproofed to 1 ft above BFE	



Insurance Requirements

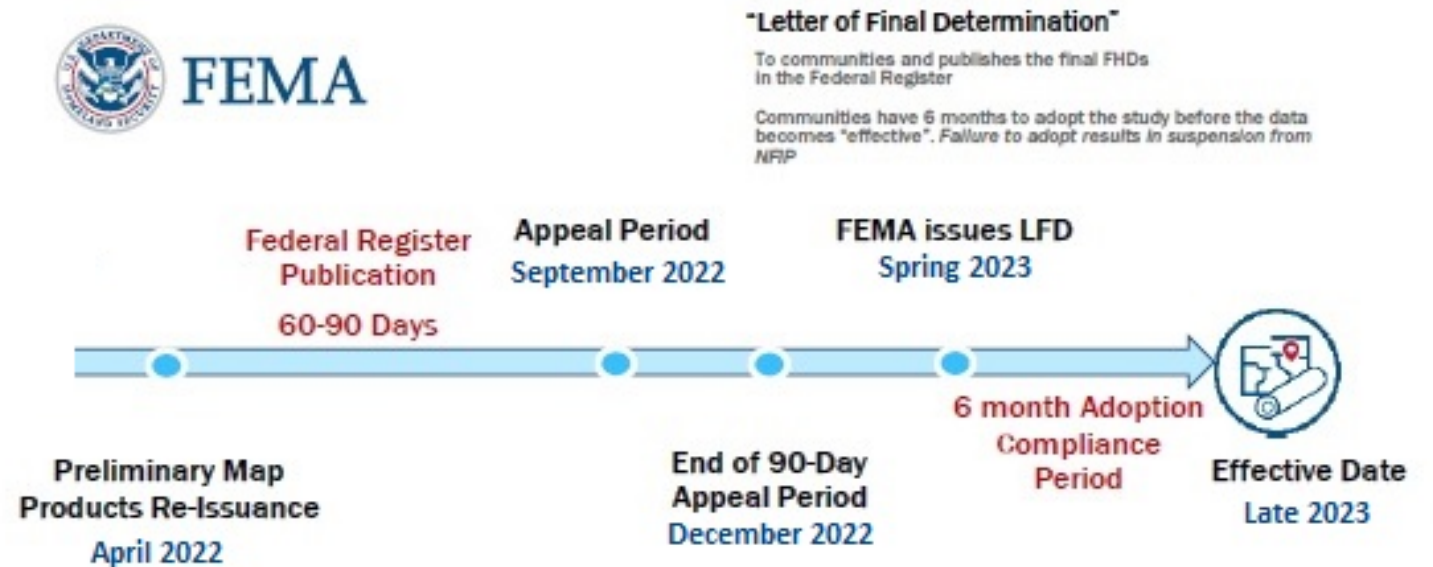
- All federally-backed mortgages for properties in mapped flood zone must carry flood insurance
- Insurance required by federal law with new, increased, extended, refinanced, etc. loans. Lenders may have different requirements
- Elevation Certificate (prepared by surveyor)
 - Not required for insurance, but may result in lower insurance rates
 - Required for LOMA (removes structure from flood zone)



Next Steps

- Appeal period
 - Ends Dec. 14, 2022
- FEMA to review appeal.
- Final maps released
 - Via official letter
- Effective 6-months later

Projected Project Timeline Towards Map Adoption



Stay Connected and Informed

- Map Products: <https://www.fema.gov/flood-maps/products-tools/products#preliminary>
- Interactive GIS Map: <https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44>
- General Info (insurance, flood hazards, etc.): <https://www.floodsmart.gov/>
- FAQ <https://agents.floodsmart.gov/sites/default/files/fema-answers-to-questions-about-the-NFIP.pdf>



Thank you!

Brendan Clark, PE

County of SLO, Public Works

805-788-2316, bclark@co.slo.ca.us

Troy Barnhart

County of SLO, Public Works

805-781-4245, tbarnhart@co.slo.ca.us

