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FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

April 24, 2014

Susan Tschech, CMC
Deputy City Clerk
City of Santa Barbara
735 Anacapa Street
Santa Barbara, California 93102-1990

Dear Ms. Tschech:

This is in response to your request for comments regarding Public Notice/Public Hearing on appeal filed regarding Final Approval of an application No. MST 2013-00212 for property located at 510 North Salsipuedes Street, Assessor's Parcel No. 031-222-018, C-M (Commercial Manufacturing) Zone, General Plan Designation- proposed 40 unit affordable apartment project with attached garage and community center.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Santa Barbara (Community Number 060331) and City of Santa Barbara (Community Number 060335), Maps revised December 4, 2012. Please note that the City of Santa Barbara, Santa Barbara County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

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- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Santa Barbara floodplain manager can be reached by calling George Estrella, Chief Building Official, at (805) 564-5485. The Santa Barbara County floodplain manager can be reached by calling Michael J. Parker, at (805) 568-3440.

If you have any questions or concerns, please do not hesitate to call Patricia Rippe of the Mitigation staff at (510) 627-7015.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

George Estrella, Chief Building Official, City of Santa Barbara
Michael J. Parker, Floodplain Manager, Santa Barbara County
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern District
Patricia Rippe, Senior NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX