

Agenda Item No. 12c.

Staff Report

Date:

October 13, 2016

To:

Mayor Kathleen Hoertkorn and Council Members

From:

Heidi Scoble, Planning Manager

Subject:

Community Rating System Recertification and Progress Report on Local Hazard

Mitigation Plan

Recommendation

The Council accepts this report. No action required.

Background and discussion

The purpose of this report is to inform the Town Council of the 2016 Community Rating System Recertification and to provide a progress report on the Town's Local Hazard Mitigation Plan.

On June 24, 2015 the Town of Ross was given a rating of 8 for the Flood related activities listed on Attachment 1. The rating of 9 reduces flood insurance rates by 10% for all residents in the Town but also requires that the Town continue to maintain and document the activities that helped it get a lower rating thereby reducing insurance rates. With the lower CRS rating the Town is required by FEMA to recertify its program on an annual basis. The key is in the documentation and putting systems in place that continue the outreach activities and continue to provide Flood information available at the Town.

The Community Rating System (CRS) is a voluntary program that encourages and rewards communities for going beyond FEMA's minimum requirements. By joining CRS, the Town earns flood insurance premium reduction for its residents. These reductions range from 5% to 45% depending on our CRS classification, which is determined by the number of activities that the Town gets credited for. Examples of the eligible activities include providing public information, active floodplain management, and flood preparedness such as a flood warning system. The Town of Ross already engages in a many of these activities.

In the future the Town may be able to get a lower rating but having a staff person available who can manage and document the items is critical which is something the future assistant engineer will do. However, the more items the Town does the longer the list will become for actively maintaining the items and documenting them, taking a lot of staff time, so some thought should be given to how much the Town wants or can do. The recertification process helps staff stay on top of items needed to be maintained in order to receive a lower CRS rating.

One of the requirements of the CRS program is to have a Local Hazard Mitigation Plan (LHMP) approved by FEMA and to provide an annual progress report on the status of the implementation of the strategies. The purpose of the LHMP is to identify and evaluate hazard risks to which the Town is vulnerable and mitigation strategies that may be implemented by the Town. Additionally, the Town is required to have a FEMA approved Plan to be eligible for disaster recovery assistance and mitigation funding. The Town Council approved the current LHMP on January 12, 2012. The LHMP is scheduled to be updated in 2017. The progress report for the Town's Local Hazard Mitigation Plan can be seen as attachment 510 of the attached 2016 CRS Annual Recertification.

Fiscal, resource and timeline impacts

No financial impact from accepting this report.

Alternative actions

No alternative actions are suggested.

Environmental review (if applicable)

N/A

Attachment

CRS Annual Recertification

ATTACHMENT

Community	Town of Ross	State	<u>CA</u>	CID	060179
County	Marin				

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

CC-213 Recertification

Date		
If there are in the corre		ation below, please cross out the old item and write
	Chief Executive Officer	CRS Coordinator
Name	Mr. Joe Chinn	Heidi Scoble, AICP
Title	Town Manager	Planning Manager
Address	Post Office Box 320	Post Office Box 320
	Ross, California 94957	31 Sir Francis Drake Blvd.
		Ross, California 94957
Phone		(415) 453-1453
E-mail		hscoble@townofross.org

I hereby certify that Marin County is continuing to implement the activities on the attached pages as credited under the Community Rating System and described in our original application to the CRS and subsequent modifications.

I hereby certify that, to the best of my knowledge and belief, we are maintaining in force all flood insurance policies that have been required of us as a condition of federal financial assistance for insurable buildings owned by us and located in the Special Flood Hazard Area (SFHA) shown on our Flood Insurance Rate Map. I further understand that disaster assistance for any community-owned building located in the SFHA is reduced by the amount of National Flood Insurance Program (NFIP) flood insurance coverage (structure and contents) that a community should be carrying on the building, regardless of whether the community is carrying a policy.

Signed	4	ce Cani	(Chief Executive Officer)
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Community	Town of Ross	State CA	CID 060179
County	Marin		
	COMMUNITY RATING SYS	TEM ANNUAL	RECERTIFICATION
Your comn his or her i	nunity has been verified as rece nunity is still implementing these nitials in the blank and attach the mber which is found in the CRS	activities the C e appropriate ite	RS coordinator is required to put ems. The numbers refer to the
15 310 V in or	Ve are maintaining Elevation Certif ır Special Flood Hazard Area.	icates on all new	and substantially improved buildings
	attached is the permit list for new or pleted in the last year.	substantially im	proved structures that have been
HS 310 A	attached are the Elevation Certificate been completed in the last year.	es for new or sub	estantially improved structures that
prese	We continue to make copies of Elevent office location. [] Initial has provide new address with this fo	ere if your office	on newer properties available at our address has changed in the past year.
shov mati or th	We are providing basic flood inform on the FIRM, flood depth data, son, and natural floodplain functions to manner in which requests may be the new office address or manner of	pecial flood relats to inquirers. [_stubmitted has ch	ed hazards, historical flood infor] Initial here if the office address nanged in the last year. Please pro-
15 320 A	attached is a copy of the targeted ou icized the credited elements of this		loodplain resident letter that
	attached is a copy of one page of the ice this year.	e log, a letter, or o	other record that we kept on this
# 320 V	Ve are continuing to keep our FIRM	updated and ma	intain old copies of our FIRM.
330 A for c	attached are copies of all outreach predited outreach projects.	rojects conducted	this year. Reference attachment 330
340 P thro	eople looking to purchase floodprough our credited hazard disclosure r	ne property are boneasures.	eing advised of the flood hazard
₩ 350 C	Our public library continues to main	tain flood protect	ion materials.

Community	Town of Ross	State <u>CA</u>	CID <u>060179</u>
County	Marin		
	COMMUNITY RATING SYS	TEM ANNUAL F	RECERTIFICATION
350 W flood	e continue to conduct an annual reprotection website.	view and update o	of the information and links in our
₩360 W	e continue to provide flood protec	tion advice to inqu	lirers.
	tached is a copy of one page of the is service this year.	e log, up to three l	etters, or other records that we kept
360 W	e continue to provide on-site flood	protection assista	ance to inquirers.
on thi	tached is a copy of one page of the s service this year. ough the Town has received ema		etters, or other records that we kept -site requests were made.
Initial Mark	ached is a copy of the document the here if the information is included the attachment to Activity 330 to doesn't have a program for pub	d in your annual p show where this s	rogram for public information.
410 We proceed	e continue to use our additional resed in our floodplain.	gulatory flood data	a before a new development can
420 W	e continue to preserve our open sp	ace in the floodpla	ain. = =
protec	e continue to enforce the following tion). [] Initial here if you have the amendment.		
430 We your b	e continue to enforce our current bouilding code. Attach a copy of th	uilding code. [e amendment.] Initial here if you have amended
440 We neede	e continue to use and update our fld.	ood data maintena	ance system on an annual basis as
Bench a desc	e continue to maintain our system marks were found to be missing o ription of the missing Benchmark edit was received, (Marin Count	r inaccurate. Atta	ach a copy of the correct elevation or
	e continue to maintain our historicance Studies.	al Flood Hazard B	oundary Map, FIRMs and Flood

Community	Town of Ross	State	CA	CID	060179
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	COMMUNITY RATING SYS	TEM A	NNUAL R	RECEF	RTIFICATION
	9				
450 W they	e continue to enforce the provision pertain to erosion and sediment con	s of ou ntrol ar	r zoning, su nd water qu	ıbdivis ality.	sion and building codes as
	Ve currently have 13 repetitive loss itive loss areas.	proper	ties and sen	nd our	notice to 48 properties in the
	ttached is a copy of this year's noticial assistance that we sent to our i				n, flood insurance and
Ross annu	ttached is a copy of our floodplain Local Hazard Mitigation Plan a al progress report on the recommented floodplain management plan is	dopted idation	on Januar s of the rep	y 12, 2 etitive	2012, and/or a copy of the loss area analyses. Note: An
	We have provided copies of this propagate NFIP Coordinating office.	gress re	eport to our	gover	ning board, local media, and
_	ndized for the October 13, 2016 Tress Report is attached.	own C	Council Me	eting.	The Staff Report and
	tached is the updated floodplain man	anagen	nent plan or	repeti	tive loss area analyses, and
∰ 540 W	e continue to implement our drains	age sys	tem mainte	nance	program.
540 A any r	ttached is a copy of a typical inspe- needed maintenance was performed	ction re l on the	eport and a coredited co	copy o	of the record that shows that the ents of our drainage system.
1540 W	e continue to enforce our stream d	umping	g regulation	s.	
regul publi regul	ttached is a copy of this year's outrations. [] Initial here if the inficinformation. Mark the attachmentations are explained. [] Initiations instead of through an outreac	ormationt to Action	on is includ ctivity 330 f you public	ed in y	your annual program for w where your stream dumping

Community	Town of Ross	State	CA	CID	060179	
County	Marin					

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

CRS Program Data Table	A. In the SFHA	B. In a regulated floodplain outside the SFHA	C. In the rest of the community
1. Last report's number of buildings in the SFHA (bSF) (line 6, last report)	219		
2. Number of new buildings constructed since last report	+1		
3. Number of buildings removed/demolished since last report	-1		
4. Number of buildings affected by map revisions since last report (+ or -)	0		
5. Number of buildings affected by corporate limits changes (+ or -)	0		
6. Current total number of buildings in the SFHA (bSF) (total lines 1-5)	219		
7. Number of substantial improvement/damage projects since last report	5		
8. Number of repetitive loss properties mitigated since last report	0		
9. Number of LOMRs and map revisions (not LOMAs) since last report	0		
10. Acreage of the SFHA (aSFHA) as of the last report (line 13, last report)	82.32		
11. Acreage of area(s) affected by map revisions since last report (+ or -)	0		
12. Acreage of area(s) affected by corporate limits changes (+ or -)	0		
13. Current acreage of the SFHA (aSFHA) (total lines 10-12)	82.32		
14. Primary source for building data: Marin County Assessors and Marinmaps	3		
15. Primary source for area data: Marin County Assessors and Marinmaps			
16. Period covered: 2015 to present Current FIRM date March 17, 2016			2016
If available, the following data would be useful:			
17. Number of new manufactured homes installed since last report	0		
18. Number of other new 1-4 family buildings constructed since last report	0		
19. Number of all other buildings constructed/installed since last report	0		

Comments:

OMB No. 1660-0022

Expires: December 31, 2016

Community	Town of Ross	State	CA	CID	060179
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COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

(Please note the number of the line to which the comment refers.)

Instructions for CRS Program Data Table

At the first verification visit after the 2013 *CRS Coordinator's Manual* takes effect, ONLY LINES 6 AND 13 NEED TO BE COMPLETED. These lines form the baseline data about the number of buildings and area of the SFHA for when the table is completed as part of the next annual recertification. The "period covered" entered in line 16 is the date that lines 6 and 13 are first completed.

The entire table is completed at all subsequent annual recertifications and cycle verification visits. The information in lines 6 and 13 from the last report is transferred to lines 1 and 10 in the next report.

Instructions for the Columns

Column A numbers are for the SFHA (the A and V Zones shown on the Flood Insurance Rate Map) (FIRM)). Use the FIRM currently in effect, not a draft or pending revision.

Column B is completed only if the community receives CRS credit for regulating floodplain development outside the SFHA under Activity 410 (Floodplain Mapping) or Activity 430 (Higher Regulatory Standards).

Column C numbers help relate what happens in the floodplain to what is happening in the rest of the community.

Enter "0" if there are no numbers to report for this period. Do not leave a cell blank. Do not fill in the shaded boxes.

Instructions for the Lines

Lines 1-7 deal with buildings.

- o Section 301.a of the CRS Coordinator's Manual defines what constitutes a "building" and lists examples of structures that are not counted as "buildings" by the CRS.
- Section 302.a of the CRS Coordinator's Manual describes how the CRS counts buildings. For example, accessory structures are not counted.
- As noted in Section 302.a, to determine building counts, communities may use any method that yields reasonably good estimates of the number of buildings. Examples of acceptable methods are listed in Section 302.a. Precision is less important for large numbers. For example, the impact of the numbers will not change much if there are 10,000 buildings or 10,100 buildings.
- If a building is out of the SFHA, but in a parcel that is partly in the SFHA, it is not counted in column A—In the SFHA.
- o In line 14, note how the building counts were obtained or estimated. Use the comments area, if needed.

Line 4 refers to map revisions. These include physical map revisions, Letters of Map Revision (LOMR), and Letters of Map Amendment (LOMA). If a building is removed from the SFHA by FEMA through a LOMA, but the community still administers its floodplain management regulations on the property, the building should not be included in the line 4 count in column A—In the SFHA. However, communities that still regulate areas removed by LOMAs can receive credit under Activities 410 or 430. If the community is receiving such credit, the building should be counted under column B—In a regulated floodplain outside the SFHA.

Community _s	Town of Ross	State	_CA	CID	060179
County	Marin				

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

Line 7 is for the total number of buildings that were substantially improved plus the number of buildings that were substantially damaged during the period covered.

Lines 10-13 deal with areas.

- o Section 403.e of the CRS Coordinator's Manual discusses calculating areas for CRS purposes.
- Section 403.e notes that communities "should not spend an inordinate amount of time measuring areas." As with buildings, communities may use any method that yields reasonably good estimates. Examples of acceptable approaches are listed in Section 403.e.
- Line 13 asks for the current acreage of the SFHA. The best source for this number is a GIS layer that shows the SFHA. If the community does not have GIS, the county, regional agency, or state NFIP
- o mapping office may have SFHA layers and may be able to provide the data. If the community has a relatively recent FIRM, the study contractor or consulting engineer may have the data.
- In line 15, note how the area calculations were obtained or estimated. Use the comments area, if needed.

Lines 17–19 are voluntary, if the numbers are readily available.

- Line 17 includes replacing an existing manufactured home with a new one. The newly placed manufactured home is counted as a new, post-FIRM, building.
- o The total of lines 17-19 should equal the value entered in line 2.

Ross 2016 CRS Recertification Attachments

- 1. 310 Permit list for new or substantially improved structures in SFHA completed in the last year
- 2. 310 Elevation Certificates for above structures
- 3. 320 Targeted outreach mailer Print and Mark Up
- 4. 320 Copy of one page of the log documenting provision of basic flood information
- 5. 330 All other outreach projects conducted this year
- a. List them here
- 6. 360 Documentation of flood protection advice given
- 7. 360 Documentation of on-site flood protection assistance
- 8. 360 Document announcing flood protection assistance-
- 9. 502 Outreach letter mailed to Repetitive Loss area
- 10. 502 Outreach letter mailing list
- 11. 510 LHMP Annual Progress Report
- 12. 540 Drainage system maintenance report
- 13. 540 Outreach explaining stream dumping regulations

ATTACHMENT 1

Attachment 1 Activity 310

Town of Ross permit list for new or substantially improved structures in SFHA completed in the last year

- 83 Bolinas Ave
- 92 Shady Lane
- 58 Shady Lane
- 90 Sir Francis Drake
- 25 Sir Francis Drake
- 12 Norwood

ATTACHMENT 2

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008 Expiration Date: July 31, 2015

A2. Building Divine's Name: Wilkim & Jenny Reilly Policy Number: Company NAIC Number: Company NAIC Number: Company NAIC Number: City Ros A3. Properly Description (Lot and Block Numbers, Tax Parcel Number; Legal Description, etc.) A3. Properly Description (Lot and Block Numbers, Tax Parcel Number; Legal Description, etc.) A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential A5. Lattackel Longitude: Last 37,983222 Long, 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 37,983222 Long, 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 37,983222 Long, 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0843222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0843222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0840222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0840222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0840222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,0840222 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,084022 Long 122,590522 Horizontal Datum: DAAT; 1927 NAD 1893 A5. Lattackel Longitude: Last 27,084022 Long 122,590522 Horizontal Datum: DAAT; 1927 National Parcel Longitude: Last 27,084022 Long 122,590522 Long 122,59		SEC	CTION A - PROPER	RTY INFORI	MATION	FOR INCURANCE CONTENT
A2. Building Street Address (including Apt., Unit, Suite, and/or Biog, No.) or P.O. Route and Box No. City Ross City Ross State CA ZIP Code 94957 A3. Properly Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential A5. Properly Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A5. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A7. Building Diagram Number (1998) A8. For a building with a crawlapsace or enclosure(s): B9. Number of permanent flood openings in the crawlapsace B9. Number of permanent flood openings in the crawlapsace B9. Number of permanent flood openings in the crawlapsace B1. The Community Number (1998) SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION B1. NFIP Community Number (1998) B2. Suffix (1998) B2. FIRM Panel (1998) B4. MapP-Panel Number (1998) B5. Suffix (1998) B6. FIRM Index Description (1998) B6. FIRM Index Description (1998) B7. FIRM Panel (1998) B9. Base Flood Elevation(9) B1. Indicate the source of the Base Flood Elevation (6FE) data or base flood depth infraced in them B9. F1S Profile (1998) B1. Indicate elevation datum used for BFE in Item B9. INVO 1929 B1. Indicate elevation datum used for BFE in Item B9. INVO 1929 B1. Indicate deviation datum used for BFE in Item B9. INVO 1939 B2. NaVD 1988 Other/Source: B2. FIRM Community Determined (1998) B3. Building Under Construction (1998) B3. Building Under Con	A1. Building Owner's Name W	illiam & Jenny Reilly			III (III)	FOR INSURANCE COMPANY USE
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B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. FIS Profile FIRM Community Determined Other/Source:	Town of Ross, 060179		Marin			
Grisp Profile First Growth First Growth Growt	06041C0458	E 02/04/1981	Effective/Rev	vised Date	Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
Building elevations are based on:			LI CBKS	JOPA		
*A new Elevation Certificate will be required when construction of the building is complete. 2 Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.abelow according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: HT 1772 Vertical Datum: NAVD (Elev=52.14) Indicate elevation datum used for the elevations in items a) through h) below. Datum used for building elevations must be the same as that used for the BFE. Check the measurement used. a) Top of bottom floor (including basement, crawlspace, or enclosure floor) b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent finished) grade next to building (HAG) SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation floormation. I certify that the information on this Certificate represents my best efforts to interpret the data variable. Check here if attachments.	1. Building elevations are based					RED)
Company Name Comp	*A new Elevation Certificate will	be required when construction	n of the building			
Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.	below according to the building	F. AH A (with BEE) VE V4 \	/30, V (with BFE), AR, In Puerto Rico only, e	AR/A, AR/AE		AH, AR/AO. Complete Items C2.a-h
Check the measurement used. a) Top of bottom floor (including basement, crawlspace, or enclosure floor) b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No License Number RCE 30465 CIty San Rafael State CA ZIP Code 94901	Indicate elevation datum used f	or the elevations in items a) th	remain hit hadaa	<u>VD (Elev=52.</u> SVD 1929 ⊠	14) NAVD 1988 □ Ot	her/Source:
b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) MA.					Check	the measurement used
c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation and that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Check here if attachments. Check here if attachments. Company Name J. L. Engineering License Number RCE 30465 Check Principle Engineer Company Name J. L. Engineering Company Name J. L. Engineering Company Name J. L. Engineering	b) Top of the next higher floor	basement, crawispace, or en	closure floor)	36. <u>5</u>	_	
d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Check here if attachments. Check here if attachments. Check here if attachments. Check here if attachments. Company Name J. L. Engineering	c) Bottom of the lowest horizont	al structural member (V Zones	s only)			3 .
Describe type of equipment and location in Comments 1	 d) Attached garage (top of slab) 				_	
flowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation formation. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Were latitude and longitude in Section A provided by a licensed land surveyor? Ertifier's Name James L. Hallberg License Number RCE 30465 Check here if attachments. Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	 e) Lowest elevation of machiner (Describe type of equipment) 	y or equipment servicing the b	uilding			
g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 36.0	f) Lowest adjacent (finished) gra	ade next to building (LAG)		36.0	5	
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Check here if attachments. Check here if attachments. Certifier's Name James L. Hallberg License Number RCE 30465 Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	g) Highest adjacent (finished) gr	ade next to building (HAG)		20 5		7
In this certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation on this Certificate represents my best efforts to interpret the data available. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Pertifier's Name James L. Hallberg License Number RCE 30465 License Number RCE 30465 Company Name J. L. Engineering Company Name J. L. Engineering Company Name State CA ZIP Code 94901	n) Lowest adjacent grade at low	est elevation of deck or stairs,	including structural su	port <u>36.0</u>		
Institute and serior is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation on this Certificate represents my best efforts to interpret the data available. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Incertifier's Name James L. Hallberg License Number RCE 30465 Company Name J. L. Engineering Incorporation of this Certificate represents my best efforts to interpret the data available. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No No. 30465		SECTION D - SURVEYOR	, ENGINEER, OR A	RCHITECT	CERTIFICATION	
understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Check here if attachments. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes □ No No. Stertifier's Name James L. Hallberg License Number RCE 30465 The Principle Engineer Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	his certification is to be signed and	spaled by a land auminian	NAMES OF THE PERSON OF THE PER			
itle Principle Engineer Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	understand that any false statemer	tion on this Certificate represent may be nunishable by fine o	ents my best efforts to i	nterpret the d	ata available.	ave SSION
itle Principle Engineer Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	a de pri	ovided on back of form.	Vere latitude and longit	vde in Sectio	Section 1001.	EDPROVIDE EN
itle Principle Engineer Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	Check here if attachments.	li	censed land surveyor?		Control of the contro	S. Y. HALLOOP OF
itle Principle Engineer Company Name J. L. Engineering ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	ertifier's Name James L. Hallberg		License	Number RC		No.
ddress 1539 Fourth St City San Rafael State CA ZIP Code 94901	itle Principle Engineer	Company Name J			_ 50.00	IIII GUAND I I I
ignature Date 10/4/2011	ddress 1539 Fourth St			A ZIP Co	de 94901	- *\
	ignature	Date 12/4/2014				CIVIL OF CALIFORNIA

ELEVATION CERTIFICATE, page 2 IMPORTANT: In these spaces, copy the corresponding information from Section A. FOR INSURANCE COMPANY USE Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Policy Number: 92 Shady Lane City Ross ZIP Code 94957 State CA Company NAIC Number: SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED) Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner. Comments The lowest machinery servicing the building are both the Hot Water Heater and Furnace which are located on the main floor of the house. Signature Date 12/4/2014 SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE) For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is ☐ feet ☐ meters ☐ above or ☐ below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is ☐ feet ☐ meters ☐ above or ☐ below the LAG. E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ☐ feet ☐ meters ☐ above or ☐ below the HAG. E3. Attached garage (top of slab) is ☐ feet ☐ meters ☐ above or ☐ below the HAG. E4. Top of platform of machinery and/or equipment servicing the building is _ _ ☐ feet ☐ meters ☐ above or ☐ below the HAG. E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G. SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. Property Owner's or Owner's Authorized Representative's Name Address City State ZIP Code Signature Date Telephone Comments Check here if attachments. SECTION G - COMMUNITY INFORMATION (OPTIONAL) The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G2. □ The following information (Items G4-G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement G8. Elevation of as-built lowest floor (including basement) of the building: ☐ feet ☐ meters Datum ... G9. BFE or (in Zone AO) depth of flooding at the building site: ☐ feet ☐ meters Datum ___ G10. Community's design flood elevation: ☐ feet ☐ meters Datum = Local Official's Name Title Community Name Telephone Signature Date

FEMA Form 086-0-33 (7/12)

Comments

Replaces all previous editions.

Check here if attachments

Building Photographs See Instructions for Item A6.

IMPORTANT: In these spaces, copy the c	orresponding information fro	m Section A.	FOR INSURANCE COMPANY USE	Ī
Building Street Address (including Apt., Unit, Suite 92 Shady Lane	Policy Number:			
City Ross	State CA	ZIP Code 94957	Company NAIC Number:	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

FOR INSURANCE COMPANY USE Policy Number:

City Ross

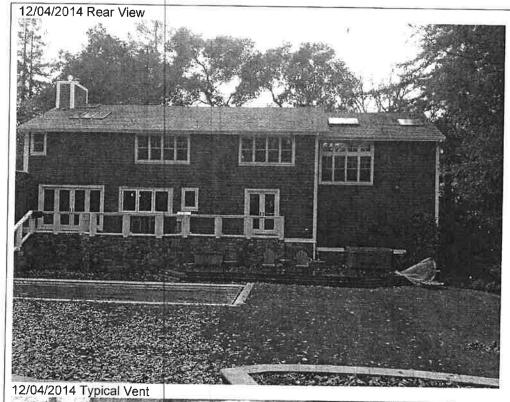
92 Shady Lane

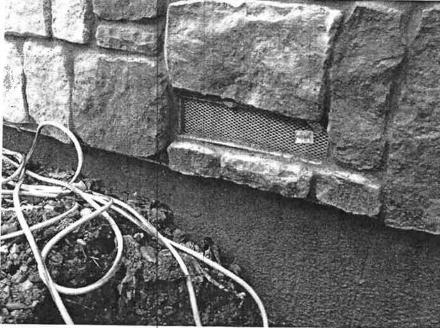
State CA

ZIP Code 94957

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below, Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.





U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008

CIVID IVO.	1000-0000	,	
Expiration	Date: July	31.	2015

Certifier's Name JEFFERY W GARCIA License Number 8521 Title LAND SURVEYOR Company Name REGIONAL PACIFIC CONSULTING GARCIA No. 8521 Exp. 12/31/95	M. D. W.				
A2. Building Street Address (including Apt., Unit, Suite, and/or Bidg, No.) or P.O. Route and Box No. Company NAIC Number:	D. Hundred Chambelle Manne Mill DDODER	SECTION A - P	ROPERTY INFORM	ATION FO	OR INSURANCE COMPANY USE
State CA ZIP Code 94960				1	olicy Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) APA 072-151-06 APA 072-151-06 APA 072-151-06 A Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL A5. Latitude/Longitude: Lat. N37-58-09.9 Long W122-33-39.8 A Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL A5. Latitude/Longitude: Lat. N37-58-09.9 Long W122-33-39.8 A7. Building Diagram Number of the building if the Certificate is being used to obtain flood insurance. A7. Building plagram number of crawkspace or enclosure(s): a) Square footage of crawkspace or enclosure(s): a) Square footage of crawkspace or enclosure(s): a) Square footage of rankspace or enclosure(s): a) Square footage of attached garage or enclosure(s): b) Number of permanent flood openings in the crawlespace or enclosure(s) within 1.0 foot above adjacent grade above advanced grade or based or enclosure floor (s) foot gra	90 SIR FRANCIS DRAKE BLVD		A*	D. C.	ompany NAIC Number:
A. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL A.5. Lathode/Longitude: Lat. N3Z 58.09.9 Long. W122 33.36.5 A.5. Attach et least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A.7. Building Diagram Number (g. A.7. Building with a crawspace or enclosure(s): a.8. For a building with a crawspace or enclosure(s): a.9. Square footage of stached garage: a.9. Squar	•			4960	
A5. Latch at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A7. Building Diagram Number 9 A8. For a building with a crawispace or enclosure(e): B8. For a building with a crawispace or enclosure(e): B9. Square footage of crawispace or enclosure(e): B1. Number of permanent food openings in the crawispace or enclosure(s) within 1.0 foot above adjacent grade 9 CF and the tarea of flood openings in Ab. Discovered of permanent flood openings in the attached parage or enclosure(s) within 1.0 foot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered of permanent flood openings in the attached parage within 1.0 foot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered of permanent flood openings in the attached parage within 1.0 floot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D1 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D2 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade 2 D2 Total rate rates of flood openings in Ab. Discovered in the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 floot above adjacent grade at the standard parage within 1.0 fl	A3. Property Description (Lot and Block Nu APN 072-151-06	imbers, Tax Parcel Number, Lega	al Description, etc.)		
B1. NFIP Community Name & Community Number ROSS, TOWN OF 060179 B2. County Name MARIN B3. State CA B4. Map/Panel Number B5. Suffix B6. FIRM Index Date B7. FIRM Panel E80. CONTAIN 14 B6. FIRM Index Date B7. FIRM Panel B8. Flood B8. Flood Elevation(s) (Zone AO, use base flood depth entered in Item B9. B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) C1. Building elevations are based on: Construction Drawings* Building Under Construction A new Elevation Certificate will be required when construction of the building is complete. Benchmark Utilized: NGS Benchmark Utilized: NGS Vertical Datum: NAVDB8 Indicate elevation datum used for the elevations in items a) through h) below: NGVD 1929 NAVD 1988 Other/Source: Benchmark Utilized: NGS Benchmark Utilized: NGS Vertical Datum: NAVDB8 Indicate elevation datum used for the elevations in items a) through h) below: NGVD 1929 NAVD 1988 Other/Source: Benchmark Utilized: NGS A reversible of the levest horizontal structural member (V Zones only) NAA	A5. Latitude/Longitude: Lat. N37 58 09.9 A6. Attach at least 2 photographs of the bu A7. Building Diagram Number 9 A8. For a building with a crawlspace or end a) Square footage of crawlspace or er b) Number of permanent flood opening or enclosure(s) within 1.0 foot above c) Total net area of flood openings in / d) Engineered flood openings?	Long. W122 33 36.6 ilding if the Certificate is being us elosure(s): closure(s) 2050 sq ps in the crawlspace e adjacent grade 9 48.b 3238 sq Yes ⊠ No	A9. For a b ft a) Squ b) Nur with in c) Tot d) Eng	ance. uilding with an attache uare footage of attache mber of permanent floo nin 1.0 foot above adja al net area of flood opening	ed garage: ed garage <u>476</u> sq ft od openings in the attached garage acent grade <u>2</u> enings in A9.b 155 sq in
B4. Map/Panel Number B5. Suffix B6. FIRM Index Date B7. FIRM Panel C9/04/1981 B8. FID C9/04/1981 B8. FID B8. F			E RATE MAP (FIRM	(I) INFORMATION	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. FIS Profile S FIRM Community Determined Other/Source:	B1. NFIP Community Name & Community N ROSS, TOWN OF 060179		Name		
FIS Profile FIRM Community Determined Other/Source:	06041C0456 E	02/04/1981 Effe	ective/Revised Date 03/17/14	Zone(s) AE	AO, use base flood depth)
Construction Drawings*	B12. Is the building located in a Coastal Barri Designation Date:	er Resources System (CBRS) ar	rea or Otherwise Protection	ted Area (OPA)?	
A new Elevation Certificate will be required when construction of the building is complete. 22. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/AE, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a—h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: NGS Vertical Datum: NAVD88 Indicate elevation datum used for the elevations in items a) through h) below.			N INFORMATION (S	URVEY REQUIRED	0)
A) Top of bottom floor (including basement, crawlspace, or enclosure floor) b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. Understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No. SECTION D. Certifier's Name JEFFERY W GARCIA	*A new Elevation Certificate will be require 22. Elevations – Zones A1–A30, AE, AH, A (ed when construction of the build	ling is complete.	-	
b) Top of the next higher floor b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No. 6381 License Number, 8531 feet meters meters meters feet meters meters ### Minimal Comments ### Minimal Co	Benchmark Utilized: NGS Indicate elevation datum used for the elevation	Vertical Da	atum: NAVD88		
g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support Section D - Surveyor, Engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No No. 8521 JEFFERY W. OR ARCIA License Number, 8521 No. 8521 JEFFERY W. OR ARCIA License Number, 8521 No. 8521 JEFFERY W. OR ARCIA License Number, 8521 No. 8521 JEFFERY W. OR ARCIA License Number, 8521 JEFFERY W. OR ARCIA JEFFER	Benchmark Utilized: NGS Indicate elevation datum used for the elev Datum used for building elevations must t	Vertical Da vations in items a) through h) belo be the same as that used for the I	atum: NAVD88 DW. NGVD 1929 BFE.	NAVD 1988 ☐ Other	/Source:
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Certifier's Name JEFFERY W GARCIA	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevations must be a) Top of bottom floor (including basement) Top of the next higher floor c) Bottom of the lowest horizontal structured) Attached garage (top of slab) e) Lowest elevation of machinery or equip (Describe type of equipment and location)	Vertical Da vations in items a) through h) belo be the same as that used for the lat, crawlspace, or enclosure floor) al member (V Zones only) ment servicing the building on in Comments)	atum: NAVD88 bw. □ NGVD 1929 ☑ BFE. 38.3 41.2 N/A. N/A.	NAVD 1988 Other Check the	r/Source: measurement used. feet
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Certifier's Name JEFFERY W GARCIA License Number 8521	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevations must be all to be a considerable of the next higher floor a) Top of bottom floor (including basement) Top of the next higher floor b) Bottom of the lowest horizontal structurd) Attached garage (top of slab) c) Lowest elevation of machinery or equip (Describe type of equipment and location) b) Lowest adjacent (finished) grade next to g) Highest adjacent (finished) grade next to g)	Vertical Da vations in items a) through h) belong the same as that used for the lot, crawlspace, or enclosure floor) all member (V Zones only) ment servicing the building on in Comments) building (LAG)	atum: NAVD88 bw. □ NGVD 1929 ☑ BFE. 38.3 41.2 N/A. N/A. N/A.	NAVD 1988 Other Check the	r/Source: measurement used. feet
Certifier's Name JEFFERY W GARCIA License Number 8521 Title LAND SURVEYOR Company Name REGIONAL PACIFIC CONSULTING Address 1017 L STREET #462 City SACRAMENTO State CA ZIP Code 95814 Date 04/04/15 Telephone 916-837-5903	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevations must be a considered by Top of bottom floor (including basement). Top of the next higher floor. c) Bottom of the lowest horizontal structured and Attached garage (top of slab). Lowest elevation of machinery or equip (Describe type of equipment and location of the lowest adjacent (finished) grade next to the considered product of the lowest adjacent (finished). Section Section.	Vertical Da vations in items a) through h) belo to the same as that used for the lat, crawlspace, or enclosure floor) al member (V Zones only) ment servicing the building on in Comments) building (LAG) to building (HAG) on of deck or stairs, including strip of the same as the same	atum: NAVD88 atum: NAVD88 atum: NAVD88 BFE. 38.3 41.2 N/A. N/A. N/A. 35.4 39.2 uctural support N/A.	NAVD 1988 Other Check the	r/Source: measurement used. feet
Address 1017 L STREET #462 City SACRAMENTO State CA ZIP Code 95814 Date 04/04/15 Telephone 916-837-5903	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevations must be Datum used for building elevations must be all to part of the next higher floor control of the lowest horizontal structured by Attached garage (top of slab) eon be	Vertical Da vations in items a) through h) belove the same as that used for the lot, crawlspace, or enclosure floor) all member (V Zones only) ment servicing the building on in Comments) building (LAG) o building (HAG) on of deck or stairs, including structure of the same as the sa	atum: NAVD88 atum: NAVB8 atum: NA	NAVD 1988 Other Check the	r/Source: measurement used. feet
Address 1017 L STREET #462 City SACRAMENTO State CA ZIP Code 95814 Date 04/04/15 Telephone 916-837-5903	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevation by Indicate elevation foor (including basement). Top of bottom floor (including basement) Top of the next higher floor c) Bottom of the lowest horizontal structured) Attached garage (top of slab). e) Lowest elevation of machinery or equip (Describe type of equipment and location food type of food food food food food food fo	Vertical Da vations in items a) through h) belove the same as that used for the lot, crawlspace, or enclosure floor) all member (V Zones only) ment servicing the building on in Comments) obuilding (LAG) obuilding (LAG) obuilding (HAG) on of deck or stairs, including strict of the same strict of the sa	atum: NAVD88 bw. NGVD 1929 BFE. 38.3 41.2 N/A. N/A. N/A. 35.4 39.2 uctural support N/A. chitect authorized by larefforts to interpret the dent under 18 U.S. Code, and longitude in Section surveyor? Yes License Number 852	NAVD 1988 Other Check the	r/Source:
Date 04/04/15 Telephone 916-837-5903	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevation datum used for the elevation datum used for building elevations must be all the part of the lowest floor a) Top of bottom floor (including basement by the lowest horizontal structured) attached garage (top of slab) b) Lowest elevation of machinery or equiper (Describe type of equipment and location of the lowest adjacent (finished) grade next to g) Highest adjacent (finished) grade next to h) Lowest adjacent grade at lowest elevation of the lowest adjacent grade at lowest elevation of the lowest adjacent that information on the lower lowest elevation of the lower	Vertical Da vations in items a) through h) belove the same as that used for the lot, crawlspace, or enclosure floor) all member (V Zones only) ment servicing the building on in Comments) obuilding (LAG) obuilding (LAG) obuilding (HAG) on of deck or stairs, including strict of the same strict of the sa	atum: NAVD88 bw. NGVD 1929 BFE. 38.3 41.2 N/A. N/A. N/A. 35.4 39.2 uctural support N/A. chitect authorized by larefforts to interpret the dent under 18 U.S. Code, and longitude in Section surveyor? Yes License Number 852	NAVD 1988 Other Check the	r/Source:
	Benchmark Utilized: NGS Indicate elevation datum used for the elevation datum used for the elevation by Indicate elevation floor (including basement) a) Top of bottom floor (including basement) b) Top of the next higher floor c) Bottom of the lowest horizontal structurd) d) Attached garage (top of slab) e) Lowest elevation of machinery or equip (Describe type of equipment and location for the lowest adjacent (finished) grade next to g) Highest adjacent (finished) grade next to h) Lowest adjacent grade at lowest elevation of the lowest adjacent grade at lowest elevation formation. I certify that the information on the lower long that any false statement may be check here if comments are provided on the lower long check here if attachments. Certifier's Name JEFFERY W GARCIA Title LAND SURVEYOR Address 1017 L STREET #462	Vertical Da vations in items a) through h) belower the same as that used for the late the same as that used for the late, crawlspace, or enclosure floor) all member (V Zones only) ment servicing the building on in Comments) building (LAG) or building (LAG) or building (HAG) on of deck or stairs, including structure of the same	atum: NAVD88 DW. NGVD 1929 BFE. 38.3 41.2 N/A. N/A. N/A. 35.4 39.2 uctural support N/A. ER, OR ARCHITECT chitect authorized by latefforts to interpret the definition of the content	NAVD 1988 Other Check the 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	r/Source:

ELEVATION CERTIFICATE, page 2 IMPORTANT: In these spaces, copy the corresponding information from Section A. FOR INSURANCE COMPANY USE Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Policy Number: 90 SIR FRANCIS DRAKE BLVD City ROSS State CA ZIP Code 94960 Company NAIC Number: SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED) Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner, Comments THERE IS A 9X10 AREA (90 SQUARE FEET) UNDER CRAWL SPACE AT ELEVATION 34.6. A MAJORITY OF THE CRAWL SPACE FOR THE MAIN LIVING QUARTERS FOR THE HOME IS AT ELEVATION 38.3. THE MAJORITY ELEVATION OF 38.3 WAS SHOWN FOR ITEM C2.A. HOME IS ON A SHARED CRAWL SPACE WITH ATTACHED GARAGE. THERE ARE 7 REGULAR VENTS (+2 GARAGE VENTS), 1 UNOBSTRUCTED CRAWL SPACE OPENING AND 1 UNOBSTRUCTED CRAWL SPACE ACCESS ENTRANCE THAT WAS ALSO COUNTED IN ITEM A8.C Signature Date 04/04/15 SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE) For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters. E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A. feet meters above or below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is N/A. ☐ feet ☐ meters ☐ above or ☐ below the LAG. E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N/A. ☐ feet ☐ meters ☐ above or ☐ below the HAG. ☐ feet ☐ meters ☐ above or ☐ below the HAG. E3. Attached garage (top of slab) is N/A. E4. Top of platform of machinery and/or equipment servicing the building is N/A. ____ feet __ meters __ above or __ below the HAG. E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Tyes No S Unknown. The local official must certify this information in Section G. SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. Property Owner's or Owner's Authorized Representative's Name Address City State ZIP Code Signature Date Telephone Comments Check here if attachments. SECTION G - COMMUNITY INFORMATION (OPTIONAL) The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G2. 🔲 The following information (Items G4-G10) is provided for community floodplain management purposes. G3. 🗀 G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: New Construction Substantial Improvement G8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum G9. BFE or (in Zone AO) depth of flooding at the building site: Datum G10. Community's design flood elevation: feet meters Datum Large Officially No.

Local Official's Name

Community Name

Title

Telephone

Signature

Datum

Title

Datum

Total official of the term of the ter

FEMA Form 086-0-33 (7/12)

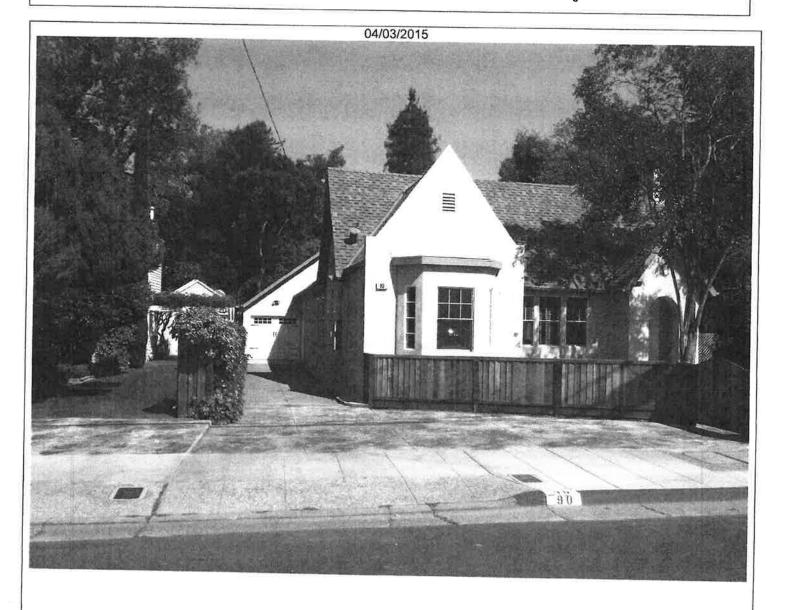
Replaces all previous editions.

Check here if attachments.

Building Photographs See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. N 90 SIR FRANCIS DRAKE BLVD	Policy Number:		
City ROSS	State CA	ZIP Code 94960	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Building Photographs Continuation Page

IMPORTANT: In these spaces, copy the corre	sponding information fro	m Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and 90 SIR FRANCIS DRAKE BLVE	d/or Bldg. No.) or P.O. Route a	and Box No.	Policy Number:
City ROSS	State CA	ZIP Code 94960	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

ELEVATION CERTIFICATE

IMPORTANT: Follow the Instructions on pages 1-9.

OMB No. 1660-0008 Expiration Date: July 31, 2015

lational Flood Insurance Program			Of the medicality			Lear	MOUDA	NOT CO	MPANY USE
	SECTIO	N A -	PROPERTY INFO	RMATIC	N				JMPANT USL
A1. Building Owner's Name	drew Johnston					- 1	cy Numbe		
A2. Building Street Address (Inc. 83 Bolinas Av	luding Apt., Unit, Suite, and/o	r Bldg.		d Box No.		- 1	npany NAI		ri
City Ross	ZIAMS.		State C	'A		ZIP	ode 94	1960	
A3. Property Description (Lot an	d Block Numbers, Tax Parcel	Numbe	, Legal Description,	etc.)			Man	- D	200 E
	the Tot 6' HO	TITE I	all Lagu	· DOO	k 2 R	ecora	Maps	2, P	age 5
AA Building Healed Regident	lal Non-Residential, Addition,		122d33 '53			izontal Dat			
	7058 ' 04 , 87 " N hs of the building if the Certifi						_		
	ns of the building it the certain	icata is							
AR For a building with a crawlst	oace or enclosure(s):			9. For a b	ullding wit	h an attacl	ed garag	ge: ď≃	264s
a) Square footage of crawle	space or enclosure(s)		995_sqft	a) Squ	Jare foota	ge of attac	ed garai	ge vinde in '	
Ly No of gormanont flood	openings in the crawlspace of	r	0*	witi	nin 1.0 too	ot above ac	Jacent B	aue	the attached gard
	foot above adjacent grade	Ī	1/a_sqin	c) Tota	al net area	of flood o	penings i	n A9.b	_n/a_s
d) Engineered flood openii	ngs?		**	d) Eng	gineered fl	lood openii	ngs?	☐ Yes	□No
u, =,g.,	SECTION B - FLOOD	INGL	IRANCE RATE MA	P (FIRM	n) INFOR	MATION			
waller a Consolidate N B Co		, iitoc	B2. County Name					B3.	State CA
B1. NFIP Community Name & Co ROSS, Town Of	110 (11 / 9	لسب	B7, FIRM Panel Eff	Mari:		d Zone(s)	B9. Ba	se Floor	Elevation(s) (Zo
B4. Map/Panel Number B5. S	Suffix B6. FIRM Index D	Date	Revised Date	ective	56, 1100	d Lone(c)	AO	, use ba	se flood depth)
06041C0454	E 3/17/20	14	3/17/20	14	A	E		39	.9
B10. Indicate the source of the I	Base Flood Elevation (BFE) da	ta or ba	ase flood depth enter	red in Iten	n B9:				
IX FIS Profile ☐ FIRM	Community Determined	170	ulei/ Soulce.			. (0			
B11. Indicate elevation datum u	sed for BFE in Item B9:	NGVE	1929 🖸 NAVD			/Source: _	7 Yes	IX No	
B12. Is the building located in a	Coastal Barrier Resources Sy	/stem (CBRS) area or Other	vise Prote	cten Alea	(ÓLA)1 I	7,100	2.4	
Designation Date:	// □ CBR	S	∐ OPA						
	SECTION C - BUILDIN	G ELE	VATION INFORMA	ATION (S	URVEY	REQUIRE	D)		
C1. Building elevations are bas	a will be required when consu	ruction	of the building is cor	nplete.		_	Finishe		
	D, AE, AH, A (with BFE), VE, V1 the building diagram specifie	1/20 1	/ (with REE), AR, AR/	A, AR/AE, only, ente			AR/AO.	Complet	te Items
_ N(25 "D 108 RESE1	5	Vertical Da	atum:	TATIA	00		Source:	
indicate elevation datum u	sed for the elevations in item	s a) thr	rough h) below.	IGVD 192	9 KINAV	D 1989 F	T Offiler\.	builde.	
Datum used for building el	evations must be the same a	S utal t	1260 IOI die Di-F*		Che	ck the mea	suremer met 🔲	nt useu.	
a) Top of bottom floor (inc	luding basement, crawispace,	or enc	103010 11001	88.0 11.2		XI feet XI feet	☐ met		
b) Top of the next higher f	loor			n/a		☐ feet	met		
	orizontal structural member (\	/ Zones	only) ——	10.7		⊠ feet	met		
d) Attached garage (top of	islab)	ما منطقه من		*n/a		☐ feet	☐ met		
e) Lowest elevation of ma	chinery or equipment servicin ment and location in Comme	ig uie v nts)	uliuliig						
A Lowest adjacent (finish	ed) grade next to building (LA	(G)	598	<u> 38.4</u>		🔀 feet	☐ me		ŝ
d) Highest adjacent (finish	ned) grade next to building (H	AG)		<u> 10 . jl</u>		X feet	□ me		
h) Lowest adjacent grade structural support	at lowest elevation of deck of	r stairs	, including	<u>*n/a</u>		☐ feet	□ me	ters	
	SECTION D - SURVI	EYOR,	ENGINEER, OR A	RCHITE	CT CERT	TIFICATIO	N		
This certification is to be signed information. I certify that the info	and sealed by a land surveyo	or, engir	neer, or architect auth	notized by	law to cer	rtify elevati allable.	on [Pos	SAL LAND S
Information. I certify that the info I understand that any false state	ment may be punishable by in	Wore	latitude and longitud	ie in Sect	lon A provi	ided by a		HE TO	Y
Check here if comments are Check here if attachments.	provided on back of form.		sed land surveyor?	X Yes	□No		16	18/3	ETYCE S
Certifier's Name Michael E. Ford				License	LS 7237	7		d*/	SEAL
Title		Com	pany Name chael Ford Inc. L	and Su	rveying			HELL.	WO TOTAL A
President / CEO		City		State	12	ZIP Code 95405		BE	OF CALLED
2300 Bethards Dr.	2-0-0	Date	Santa Rosa	Telephon	CA L			-	WI THE
Oteratura 41	115	I Date	16 1//	707 E	AD 8512	4	- 11		

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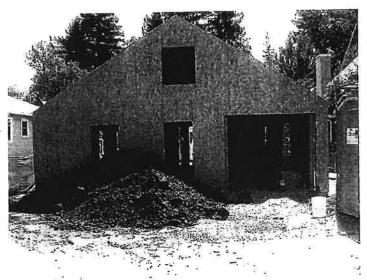
☐ Check here if attachments.

Signature Comments

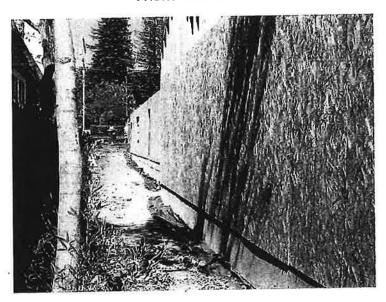
Building Photographs See Instructions for Item A6.

			For Insurance Company Use:
Building Street 83 Bolinas Ave		and/or Bldg. No.) or P.O. Route and Box No.	
City	State	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, Ross following.



FRONT VIEW 9/2/14



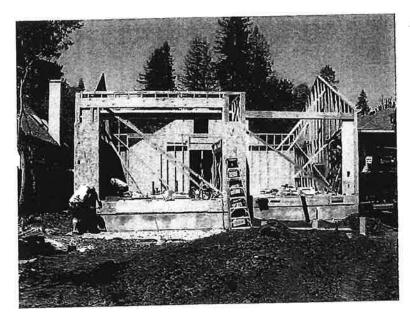
RIGHT SIDE VIEW 9/2/14

Building Photographs Continuation Page

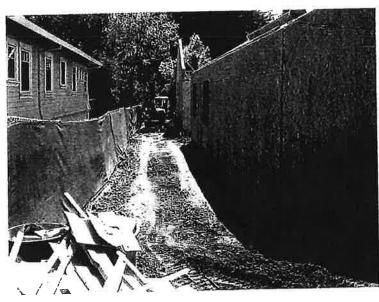
For Insurance Company Use: Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Policy Number 83 Bolinas Avenue Company NAIC Number ZIP Code State

Ross CA 94960

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



REAR VIEW 9/2/14



LEFT SIDE VIEW 9/2/14

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008

-					
Expi	ration	Date:	July	31,	2015

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE			
A1. Building Owner's Name RICHARD AND JENNIFER KAUFMAN Policy Number:				
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 58 SHADY LANE	Company NAIC Number:			
City ROSS State CA ZIP Code 94957				
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MARIN COUNTY ASSESOR PARCEL NUMBER 073-161-05				
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A7. Building Diagram Number 1A A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 2 A9. For a building with a pulling with a property of the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 2	ge of attached garage N/A sq ft ermanent flood openings in the attached garage at above adjacent grade N/A a of flood openings in A9.b N/A sq in			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFOR				
B1. NFIP Community Name & Community Number TOWN OF ROSS 060179 B2. County Name MARIN	B3. State CA			
06041C0458 E 03/29/1974 Effective/Revised Date Zor	Flood B9. Base Flood Elevation(s) (Zone AO, use base flood depth) AE 37.0			
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.				
☐ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source:				
DI (. Midiodio diotalion datam abbatici di C. C. Mittain abi	/Source:			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area Designation Date: CBRS	(OPA)? ☐ Yes ⊠ No			
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY	REQUIRED)			
C1. Building elevations are based on: Construction Drawings* Building Under Construction A new Elevation Certificate will be required when construction of the building is complete.				
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–below according to the building diagram specified in Item A7. In Puerto Ricco only, enter meters.	A30, AMAH, AMAO. Complete items 02.a-n			
Benchmark Utilized: COUNTY OF MARIN RC-1 Vertical Datum: NGVD 1929	088 TI Other/Source:			
Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1929 Datum used for building elevations must be the same as that used for the BFE.	986 LI Other/Source			
	Check the measurement used.			
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 34.1	⊠ feet ☐ meters			
b) Top of the next higher floor	☐ feet ☐ meters ☐ feet ☐ meters			
c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) N/A	☐ feet ☐ meters ☐ feet ☐ meters			
d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building N/A	feet meters			
(Describe type of equipment and location in Comments)				
f) Lowest adjacent (finished) grade next to building (LAG) 33.6	☑ feet ☐ meters			
g) Highest adjacent (finished) grade next to building (HAG) 33.8	☑ feet ☐ meters			
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A.	feet meters			
SECTION D SURVEYOR, ENGINEER, OR ARCHITECT CERT	FICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to cer information. I certify that the information on this Certificate represents my best efforts to interpret the data avail understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section	ilable. in 1001. VAND C			
 ☑ Check here if comments are provided on back of form. ☑ Check here if attachments. ☑ Were latitude and longitude in Section A provided in Section A provided	W (\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
Certifier's Name DOUGLAS J. SCRANTON License Number 5379	No. 5379			
Title OWNER/SURVEYOR Company Name DJ SCRANTON SURVEYING	Renawal / *			
Address PQ BOX 750818 City PETALUMA State CA ZIP Code 949	75 6-30-2016			
1 \(\) 1 1 -	OF CALIFORNIA			

Signature

Telephone (415) 608-2663

Date 04/02/2015

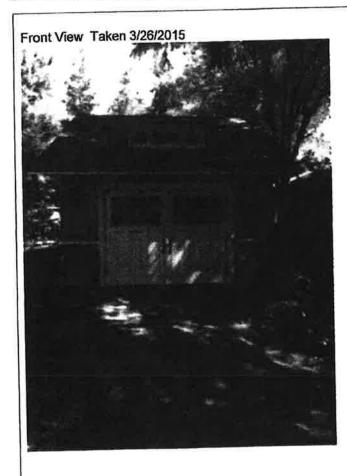
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED) Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agend/company, and (3) building owner. Comments COUNTY OF MARIN BENCHMARK RC-1 IS A STANDARD STREET MONUMENT INSIDE A WELL CASING AT THE INTERSECTION OF STANDARD STREET MONUMENT INSIDE A WELL CASING AT THE INTERSECTION OF STANDARD DEAD AND ADDITIONAL CONTINUED AND ADDITIONAL CONTINUES ON THE CONTINUE AND ADDITIONAL CONTINUES ON THE CONTINUE AND ADDITIONAL CONTINUES ON THE CONTINUES ON T	LEVATION CERTIFICATE, pag			49.			
SIMPOY LANE							
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED) Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner. Comments COUNTY OF MARIN EENCHMARK RC-1 IS A STANARD STREET MONAMENT INSIDE AVEILL CASING AT THE INTERSECTION OF STANARD STREET SCHOOL CONTINUED C	Building Street Address (including Apt., 1 58 SHADY LANE	Unit, Suite, and/or Bldg. No.) or P.O	Route and Box	No.			
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owners. Comments COUNTY OF MARIN BENCHMARK RC-1 IS A STANDARD STREET MONUMENT INSIDE A WELL CASING AT THE INTERSECTION OF SI PERVANCIS DARKE BOULEVARD AND LIQUINTS AND DELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA, ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA, ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA, ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION SIMPT IS PLUS 270 FEET, RC-1 EQUAD 2 & DANDA ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE). SECTION E - BUILDING FLEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE). For Zones AO and A (without BFE), complete Isems E1-E5. If the Certificate is intended to support a LOMA or LOWAR-Frequest, complete Sections A, B, and C, For Isoms E1-E4, use natural grade, if available. Check the measurement used. In Pueric Ricc only, enter meters. JOHN TO Isoms E1-E4, use natural grade, if available. Check the measurement used. In Pueric Ricc only, enter meters. JOHN TO Isoms E1-E4, use natural grade, if available. Check the measurement used. In Pueric Ricc only, enter meters. JOHN TO Isoms E1-E4, use natural grade, if available. Check the measurement used. In Pueric Ricc only, enter meters. JOHN TO Isoms E1-E4, use natural grade, if available. Check the measurement used. In Pueric Ricc Implementation of the Complete Representation of the Pueric Ricc Grade Representation with the Community is Isoms and the Community is Recipion of the Subdicing Law or ordi	City ROSS	Stat	e CA ZIP	Code 949	57	Compar	ny NAIC Number:
Comments COUNTY OF MARIN BENCHMARK RC-1 (S. A STANDARD STREET MONUMENT INSIDE A WELL CASING AT THE INTERSECTION OF SI RANCIS DRAKE BOILEVARD NO LICIANTIAN SHET IS PLUS 270 FEET, RC-1 EQUALS 28.80 FEET RC-1 EQUALS 270 FEET RC-1 EQUALS 270 FEET RC-1 EQUALS 28.80 FEET RC-1 EQUALS 270 FEET RC-1 EQUALS 28.80 FEET RC-1 EQUALS 270 FEET RC-1 EQUALS 28.80 FEET RC-1 EQUALS 270 FEET RC	SECTION E	- SURVEYOR, ENGINEER, O	R ARCHITEC	T CERTI	FICATION (CC	UNITH	IED)
ERANCIS DRAKE BOLLEVARD AND LAGUNITAS ROAD, ELEVATION 3E,60 FEET, NGVD 1928 AND CONVERTED TO MAYD 1989 BUSING VERY LOVE. ELEVATION SHIFT IS PLUES 2/0 FEET, RO-1 EQUALS 28 60 FEET PLUES 2/0 FEET AND 1988. THE DETACHED GAPACE HAS NO CRAWL SPACE BUT IS A SLAB ON GRACE. FOR SECTION AND THE ENCLOSURE AREA REPRESENTS THE SQUARE FOOTAGE OF THE ARRACE ITEMS. SIgnature Date 4/02/2015 SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE). For Zones AO and A (without BFE), complete Ilems E1-E5. If the Certificate is intended to support a LOMA or LOMA-F request, complete Sections A, 8, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Pueria Rico only, inter metars. For Zones AO and A (without BFE), complete Ilems E1-E5. If the Certificate is intended to support a LOMA or LOMA-F request, complete Sections A, 8, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Pueria Rico only, inter metars. For Zones AO and A (without BFE), complete Ilems E1-E5. If the Certificate is intended to support a LOMA or LOMA-F request, complete Sections A, 8, and C. For items E1-E4, use natural grade, if available. Check the measurement used in Pueria in the metars. For Pueria elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the HAG. For Pueria elevation from foreign bearement, causelypsoo, or enclosure) is feet metars above or below the HAG. For Pueria elevation of mechanics of the building is feet metars above or							
For Zones AO and A (without BFE), complete Items E1—E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1—E4, use natural grade, if available. Check the measurement used. In Puerdo Rico only, enter melas. E1 Provide advision information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (I-AG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is	FRANCIS DRAKE BOULEVARD AND L	AGUNITAS ROAD, ELEVATION 26 RC-1 FOUALS 26 60 FEET PLUS	6.60 FEET, NGV 5 2.70 FEET =29 ENCLOSURE A	D 1929 AM B.30 FEET, AREA REF	ID CONVERTEI NAVD 1988. T	HE DE	TACHED GARAGE HAS
For Zones AO and A (without BFE), complete Items E1—E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1—E4, use natural grade, if available. Check the measurement used. In Puerdo Rico only, enter melas. E1 Provide advision information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (I-AG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is	SECTION E - BUILDING ELEV	ATION INFORMATION (SURVI	EY NOT REQU	JIRED) F	OR ZONE AO	AND Z	ONE A (WITHOUT BFE)
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. Property Owner's or Owner's Authorized Representative's Name Address	 and C. For Items E1–E4, use natural grade E1. Provide elevation information for the grade (HAG) and the lowest adjace a) Top of bottom floor (including be b) Top of bottom floor (including be celevation C2.b in the diagrams) of the diagrams of the diagram of	ade, if available. Check the measure the following and check the appropria ent grade (LAG). asement, crawlspace, or enclosure) asement, crawlspace, or enclosure) ermanent flood openings provided ir f the building is	is nection A Items feet meters meters meters motor is bottom floor elev	whether fe fes 8 and/or abov below feet vated in ac	et meters [et meters [et meters [et meters [g (see pages 8- e or below to the HAG. meters alcordance with the	above of last HAG.	or below the highest adjacent or below the HAG. or below the LAG. tructions), the next higher floor below the HAG.
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFI or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. Property Owner's or Owner's Authorized Representative's Name Address						TEICAT	ION
Signature Date Telephone Comments Check here if attachm	or Zone AO must sign here. The stateme	ents in Sections A, B, and E are cor	ections A, B, and rect to the best o	E for Zon of my knov	e A (without a Fl vledge.	EMA-iss	ued or community-issued BFE)
SECTION G - COMMUNITY INFORMATION (OPTIONAL) The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items GB-G10. In Puerto Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect wit is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4-G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement B. Elevation of as-built lowest floor (inctuding basement) of the building: Get meters Datum Get meters Datum Get meters Datum Title Community's design flood elevation: Title Community Name Telephone Signature Date	Address		City		State		ZIP Code
SECTION G - COMMUNITY INFORMATION (OPTIONAL) ne local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), an this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect w is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4–G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued G7. This permit has been issued for: New Construction Substantial Improvement B. Elevation of as-built lowest floor (including basement) of the building: Get meters Datum Get meters Datum Title Community's design flood elevation: Title Community Name Telephone Signature Date	Signature		Date		Teleph	none	
SECTION G - COMMUNITY INFORMATION (OPTIONAL) the local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), an this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect wis authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4-G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: Title Community Name Telephone Signature Date	Comments		411	_			☐ Check here if attachmen
ne local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), an it it is Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items GB-G10. In Puerto Rico only, enter meters. 1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect wis authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) 2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. 3. The following information (Items G4-G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: Title Community Name Telephone Signature Date		OPATION A CONTRICT	TV INCORRA	CION /OP	TIONAL		
this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in item's GB-GTU. In Putro Rico only, enter meters. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect wis authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4—G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement B. Elevation of as-built lowest floor (including basement) of the building: BEFE or (in Zone AO) depth of flooding at the building site: Get meters Datum Title Community's design flood elevation: Title Community Name Telephone Signature Date	he local official who is authorized by lew o	or ordinance to administer the commi	unity's floodolain	managem	ent ordinance ca	n compl	ete Sections A, B, C (or E), and
is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) 2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. 3. The following information (Items G4–G10) is provided for community floodplain management purposes. G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: BFE or (in Zone AO) depth of flooding at the building site: G6. Date Certificate Of Compliance/Occupancy Issued Title Community's design flood elevation: Title Community Name Telephone Signature Date	f this Elevation Certificate. Complete the a	applicable item(s) and sign below. Ch	neck the measure	ement use	in items GB-G	IV. In Pu	letto Rico only, enter meters.
A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. The following information (Items G4–G10) is provided for community floodplain management purposes. G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: Title Community Name Telephone Signature Date	is authorized by law to certify el	evation information. (Indicate the s	ource and date	of the elev	ation data in the	Comme	ents area below.)
G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued 7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: feet meters Datum 11. Community Name Title Community Name Telephone Signature Date	32. A community official completed	Section E for a building located in 2	Zone A (without	a FEMA-is	sued or commu		
7. This permit has been issued for: New Construction Substantial Improvement 8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: feet meters Datum Local Official's Name Title Community Name Telephone Signature Date	33. The following information (Items	s G4-G10) is provided for communi					
8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: feet meters Datum 10. Community's Name Title 10. Community Name Telephone 10. Community Name Telephone 10. Community Name Date Date 10. Community Name Date Date 10. Community Name Date Date Date Date 10. Community Name Date Date Date Date 10. Community Name Date Date Date Date Date Date D	G4. Permit Number	G5. Date Permit Issued	C	66. Date C	Certificate Of Co	mpliance	e/Occupancy Issued
8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum 9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum 10. Community's design flood elevation: feet meters Datum Local Official's Name Title Community Name Telephone Signature Date	37. This permit has been issued for:	☐ New Construction ☐ Su	ıbstantial İmprov	ement			
10. Community's design flood elevation: Local Official's Name Title Community Name Telephone Signature Date				_	_	_	
Local Official's Name Title Community Name Telephone Signature Date	69. BFE or (in Zone AO) depth of floodi	ng at the building site:		=	=		
Community Name Telephone Signature Date	610. Community's design flood elevation:			☐ feet	∐ meters	Datun	n
Signature Date	Local Official's Name		Title				
Oignaturo	Community Name		Teleph	ione			
Comments	Signature		Date				
	Comments						

Building Photographs

See Instructions for Item A6.

IMPORTANT: in these spaces, copy the correspon	nding information fro		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or B	lidg. No.) or P.O. Route a	ınd Box No.	Policy Number:
58 Shady Lane		ZIP Code 94957	Company NAIC Number:
City Ross	State CA	ZIP Code 34831	The Michael Control of the Control o

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 58 Shady Lane

Policy Number:

City Ross

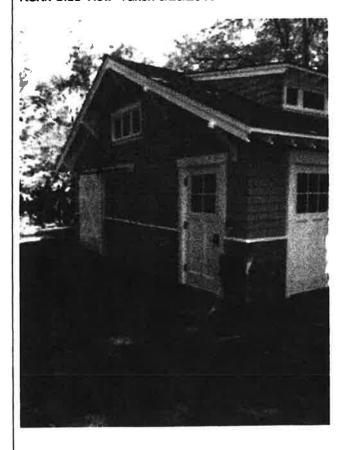
State CA

ZIP Code 94957

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

North Side View Taken 3/26/2015



Building Photographs

Continuation Page

the growth	Continuation Frage	FOR INSURANCE COMPANY USE
IMPORTANT: In these spaces, copy the con Building Street Address (including Apt., Unit, Suite,	and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:
58 Shady Lane	State CA ZIP Code	and the state of t
City Ross	Side UN Zii Good	and the site of the team of the second of th

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Smart Vent Taken 3/26/2015 South Side View 2 Vents installed Rated for 200 square feet per vent for a total of 400 Square Feet



U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

ELEVATION CERTIFICATE

National Flood Insurance Program IMPORTANT: Follow the instructions on pages 1-9. OMB No. 1660-0008 Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name POLA 25 LLC			Policy Number:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or PO. Route and Box No. 25 Sir Francis Drake Blvd.				Company NAIC Number:	
City Ross	State	7	ZIP Code	94957	
A3. Property Description (Lot and Block Numbers, Tax Parcel A N 073-242-12					
A4. Building Use (e.g., Residential, Non-Residential, Addition	, Accessory, etc.) Residential Long. 122 33 19.98	(last-subst	Datum CIN	40.4027 FINAD 4062	
A5. Latitude/Longitude: Lat, <u>37 57 42.13</u> A6. Attach at least 2 photographs of the building if the Certi			Datum: 🗌 N	AD 1927 🗷 NAD 1983	
A7. Building Diagram Number 8					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s)	2524	a building with an at Square footage of at		304	
No. of permanent flood openings in the crawlspace of enclosure(s) within 1.0 foot above adjacent grade	r 45 b)		nt flood openir	ngs in the attached garage	
c) Total net area of flood openings in A8.b	· ·	Total net area of floo			
d) Engineered flood openings?	d)	Engineered flood op	enings? L]Yes 🔀 No	
- Indiana Tana Indiana Arabi	INSURANCE RATE MAP (FI	RM) INFORMATIO	N	,	
B1. NFIP Community Name & Community Number Ross. o n of 060179	B2. County Name	arin		B3. State CA	
B4. Map/Panel Number B5. Suffix B6. FIRM Index i		B8. Flood Zone(s	′	e Flood Elevation(s) (Zone use base flood depth)	
06041C0458 E 3 17 2014		AE	70,0	23.2	
B10. Indicate the source of the Base Flood Elevation (BFE) da	· ·	em B9:		**************************************	
☐ FIS Profile ☐ FIRM ☐ Community Determined B11. Indicate elevation datum used for BFE in Item B9:	☐ Other/Source:	☐ Other/Source			
B12. Is the building located in a Coastal Barrier Resources Sy				▼ No	
Designation Date:// CBR:	' The state of the				
SECTION C - BUILDIN	G ELEVATION INFORMATION	(SURVEY REQUI	RED)	Total Control of Contr	
C1. Building elevations are based on: Construction *A new Elevation Certificate will be required when consti		Construction*	☑ Finished (Construction	
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1: C2.a–h below according to the building diagram specifier	-V30, V (with BFE), AR, AR/A, AR/A I in Item A7. In Puerto Rico only, er	E, AR/A1–A30, AR/A iter meters.	iH, AR/AO. Co	mplete Items	
Benchmark Utilized: N S D-108	Vertical Datum:			_	
Indicate elevation datum used for the elevations in items Datum used for building elevations must be the same as		29 🕱 NAVD 1988	Other/So	urce:	
	00.0		easurement		
 a) Top of bottom floor (including basement, crawlspace, b) Top of the next higher floor 	or enclosure floor)25.0	X feet			
c) Bottom of the lowest horizontal structural member (V		[] feet			
d) Attached garage (top of slab)	23.7_	Si fee	t meters	3	
e) Lowest elevation of machinery or equipment servicing the building					
f) Lowest adjacent (finished) grade next to building (LAG	20.5	feet			
 g) Highest adjacent (finished) grade next to building (HA h) Lowest adjacent grade at lowest elevation of deck or 		⊠ feet			
structural support	stairs, including		L CIMOtor		
SECTION D - SURVE	YOR, ENGINEER, OR ARCHIT	ECT CERTIFICATI	ION		
This certification is to be signed and sealed by a land surveyor information. I certify that the information on this Certificate repit understand that any false statement may be punishable by fine	esents my best efforts to interpret t	he data available.	tion	OWL LAND	
 Check here if comments are provided on back of form. Check here if attachments. 	Were latitude and longitude in Sec licensed land surveyor?		9	Service of the servic	
Certifier's Name		Number	<i>¶</i> Æ	STACE 18	
Michael E Ford		S7237	A	SEAL P	
President/CEO	Company Name Michael Ford	nc and Surve i	ng W	A HERE S	
Address 2300 Bethards Dr.	City State C	ZIP Code 9540	5	Con The Control	
Signature M	Date 17 - ZI-15 Telephor			Sans	

Indoorable to "		-41 4		FOR INCHRANGE COMMENSATION
IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or PO. Route and Box No.			FOR INSURANCE COMPANY USE	
25 Sir Francis Drake Blv		route and Box No.		Policy Number:
City	State	ZIP Code	TO NAME AND ADDRESS OF THE PARTY OF THE PART	Company NAIC Number:
Ross	CA		94957	ANNUAL AN
	TION D - SURVEYOR, ENGINEER, OF			
	Certificate for (1) community official, (2) ins	surance agent/com	pany, and (3) building	g owner.
Comments A8b- 8 vents en	gineered @ 960 sq inches. Smart Ver	nt Model 1540-51	0, ICES-ES Evalu	ation atachaed
7 vents non-eng	gineered @ 539 sq inches. Manufactur	er and Model No	o, for engineered v	ents not providded.
Signature Micha	ul E. Jerl	Date 12	-21-15	
SECTION E - BUILDING	ÉLEVATION INFORMATION (SURVEY	NOT REQUIRE	D) FOR ZONE AO	AND ZONE A (WITHOUT BFE)
	, complete Items E1-E5. If the Certificate is de, if available. Check the measurement us			F request, complete Sections A, B, and C
grade (HAG) and the fowest a		boxes to show who		
	ng basement, crawlspace, or enclosure) is	·		
, ,	ng basement, crawlspace, or enclosure) is			
0 0	th permanent flood openings provided in Se	cuon a Items 8 ani	d/or 9 (see pages 8- □ feet □ mete	· _
E3. Attached garage (top of slab)	n C2.b in the diagrams) of the building is		. ☐ feet ☐ mete	
	and/or equipment servicing the building is			
	and/or equipment servicing the building is h number is available, is the top of the bott		_	
ordinance? ☐ Yes ☐ No	Unknown. The local official must certify			o dominantly o noodplant management
SEC	TION F - PROPERTY OWNER (OR O	WNER'S REPRE	SENTATIVE) CER	TIFICATION
	thorized representative who completes Sec			EMA-issued or community-issued BFE) or
	tements in Sections A, B, and E are correct	to the best of my k	nowledge.	
Property Owner or Owner's Author	ized Representative's Name			
Address		City	Sta	ate ZIP Code
Signature		Date	Te	lephone
Comments				
				☐ Check here if attachments.
	SECTION G – COMMUNIT			
The local official who is authorized G of this Elevation Certificate. Con	by law or ordinance to administer the comm uplete the applicable item(s) and sign below.	unity's floodplain ma Check the measure	anagement ordinance ement used in Items (: can complete Sections A, B, C (or E), and G8–G10. In Puerto Rico only, enter meters
	on C was taken from other documentation			
who is authorized by law	to certify elevation information. (Indicate	the source and dat	te of the elevation da	ata in the Comments area below.)
	pleted Section E for a building located in Zo	*		ınity-issued BFE) or Zone AO.
G3. The following information	n (Items G4–G9) is provided for community	/ floodplain manag	ement purposes.	
G4. Permit Number	G5. Date Permit Issued	G6	3. Date Certificate Of	Compliance/Occupancy Issued
G7. This permit has been issued	for: New Construction Substa	ntial Improvement		
	oor (including basement) of the building:		☐ feet ☐ mete	ers Datum
G9. BFE or (in Zone AO) depth of	flooding at the building site:		☐ feet ☐ mete	
G10. Community's design flood el	evation:		☐ feet ☐ mete	ers Datum
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments				
				Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including A 25 Sir Francis Drake Blvd.	pt., Unit, Suite, and/or Bldg. No.) or PO	. Route and Box No.	Policy Number:
City	State	ZIP Code	Company NAIC Number:
Ross	CA	94957	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.





Left Front View 12-21-15

Right Front View 12-21-15



Rear View 12-21-15

BUILDING PHOTOGRAPHS

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or PO. Route and Box No.			Policy Number:	
25 Sir Francis Drake Blvd.				
City	State	ZIP Code		Company NAIC Number:
Ross	CA		94957	

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Left Side View 12-21-15



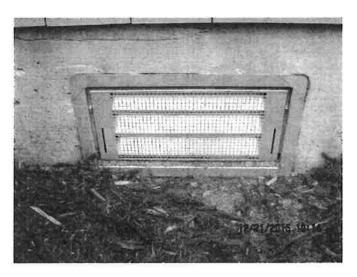
Right Side View 12-21-15

BUILDING PHOTOGRAPHS

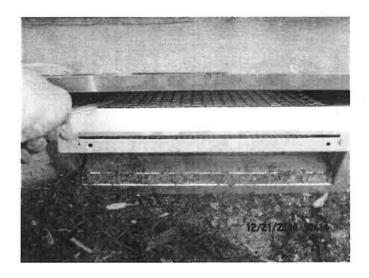
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including 25 Sir Francis Drake Blvd.	Apt., Unit, Suite, and/or Bldg. No.) or PO. Rout	te and Box No.	Policy Number:	
City	State	ZIP Code	Company NAIC Number:	
Ross	CA	94957		

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Engineered Vent 12-21-15





ICC-ES Evaluation Report

ESR-2074

Reissued December 1, 2012

This report is subject to renewal February 1, 2015.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS Section: 08 95 00—Vents

REPORT HOLDER:

SMARTVENT PRODUCTS, INC. 450 ANDBRO DRIVE, SUITE 2B PITMAN, NEW JERSEY 08071 (856) 307-1468 www.smartvent.com eval@smartvent.com

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: FLOODVENT™ MODEL #1540-520; FLOODVENT™ STACKING MODEL #1540-521; SMARTVENT™ MODEL #1540-510; SMARTVENT™ STACKING MODEL #1540-511; WOOD WALL FLOOD MODEL #1540-570; WOOD WALL FLOOD OVERHEAD DOOR MODEL #1540-524; SMARTVENT™ OVERHEAD DOOR MODEL #1540-514

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2009 and 2006 International Building Code® (IBC)
- 2009 and 2006 International Residential Code® (IRC)

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are automatic foundation flood vents (AFFVs) employed to equalize hydrostatic pressure on nonfire-resistance-rated foundation walls, rolling-type overhead doors and building walls subject to rising or falling flood waters. The Smart Vent® units are intended for use where flood hazard areas have been established in accordance with IBC Section 1612.3 or IRC Section R3222.1. Certain models also allow natural ventilation in accordance with Section 1203 of the IBC or Section 408.1 of the IRC.

3.0 DESCRIPTION

3.1 General:

When subjected to pressure from rising water, the Smart Vent® AFFVs disengage, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The

AFFV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the plate to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel, and each opening provides 76 square inches (49 032 mm²) of net free area for flood mitigation in the open position. The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units each contain two vertically arranged openings per unit, providing 152 square inches (98 064 mm²) of net free area for flood mitigation in the open position.

3.2 Engineered Opening:

The AFFVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent AFFVs must be installed in accordance with Section 4.0.

3.3 Model Sizes:

The FloodVENT™ Model #1540-520, SmartVENT™ Model #1540-510, FloodVENT™ Overhead Door Model #1540-524, and SmartVENT™ Overhead Door Model #1540-514 units measure 15³/₄ inches wide by 7³/₄ inches high (400 by 196.9 mm). The Wood Wall Flood Model #1540-570 and Wood Wall Flood Overhead Door Model #1540-574 units measure 14 inches wide by 8³/₄ inches high (355.6 by 222.25 mm). The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units measure 16 inches wide by 16 inches high (406.4 by 406.4 mm).

3.4 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with ¹/₄-inch-by-¹/₄-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT™ Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other AFFVs recognized in this report do not offer natural ventilation.

4.0 INSTALLATION

SmartVENT® and FloodVENT™ are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's

instructions, the applicable code and this report. The mounting straps allow mounting in wood, masonry and concrete walls up to 12 inches (305 mm) thick. In order to comply with the engineered opening design principle noted in Section 2.6.2.2 of ASCE/SEI 24, the Smart Vent[®] AFFVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one AFFV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 must be installed with a minimum of one AFFV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the AFFV located a maximum of 12 inches (305.4 mm) above grade.

5.0 CONDITIONS OF USE

The Smart Vent® AFFVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent[®] AFFVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.
- 5.2 The Smart Vent® AFFVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Automatic Foundation Flood Vents (AC364), dated October 2007.

7.0 IDENTIFICATION

The Smart VENT® models recognized in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008

Expiration Date: July 31, 2015

	SECTION A	- PROPERTY INF	ORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name	A1. Building Owner's Name			Policy Number:
A2. Building Street Address (including Apt., 12 NORWOOD AVENUE	Company NAIC Number:			
City ROSS		State CA ZIP C	Code 94957	
A3 Property Description (Lot and Block Nur Assessor's Parcel No. 073-091-29	nbers, Tax Parcel Number,	Legal Description, el	ic.)	
	g. 122.3344W Horizontal I ding if the Certificate is bein osure(s): closure(s) 410 s in the crawlspace adjacent grade 4 2,304 Yes 🖂 No	Datum:	for a building with an atta a) Square footage of atta b) Number of permanen within 1.0 foot above c) Total net area of flood d) Engineered flood ope	ached garage sq ft t flood openings in the attached garage adjacent grade d openings in A9 b sq in nings?
	ION B - FLOOD INSUR	ANCE RATE MAR	(FIRM) INFORMATIO	
B1 NFIP Community Name & Community No Town of Ross - 060179	umber B2. Co Marin	unty Name		B3. State California
84. Map/Panel Number 85. Suffix 66041 C 0458 E	B6. FIRM Index Date 3/17/2014	B7. FIRM Pane Effective/Revised D 3/17/2014		B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 38.4
B10. Indicate the source of the Base Flood EI ☐ FIS Profile ☐ FIRM [B11. Indicate elevation datum used for BFE in B12. Is the building located in a Coastal Barrin Designation Date:	☐ Community Determined I Item B9: ☐ NGVD 1929 er Resources System (CBR	☐ Other/So ☑ NAVD 19	urce: 88	yes ⊠ No
100-00-00-00-00-00-00-00-00-00-00-00-00-	I C - BUILDING ELEVA			RED)
"A new Elevation Certificate will be require C2. Elevations – Zones A1–A30, AE, AH, A (v below according to the building diagram s Benchmark Utilized: See Comments Indicate elevation datum used for the elev	vith BFE), VE, V1-V30, V (v pecified in Item A7, In Puer Vertic rations in items a) through h	building is complete with BFE), AR, AR/A, to Rico only, enter m cal Datum: NAVD 19	AR/AE, AR/A1-A30, AR eters	
Datum used for building elevations must be	e the same as that used fo	r the BFE.		k the measurement used.
a) Top of bottom floor (including basemen b) Top of the next higher floor c) Bottom of the lowest horizontal structur d) Attached garage (top of slab) e) Lowest elevation of machinery or equip (Describe type of equipment and location.)	al member (V Zones only) ment servicing the building	floor)	36.2 40.3 na na 40.3	
 f) Lowest adjacent (finished) grade next to g) Highest adjacent (finished) grade next to 	o building (LAG) to building (HAG)		35.7 40.1	☐ feet ☐ meters ☐ meters
h) Lowest adjacent grade at lowest elevation				☐ feet ☐ meters
This certification is to be signed and sealed by information. I certify that the information on the I understand that any false statement may be Check here if comments are provided on Check here if attachments. Certifier's Name William E. Schroeder	is Certificate represents my punishable by fine or impri back of form Were la	, or architect authorize best efforts to interp sonment under 18 U	red by law to certify eleva ret the data available. S. Code, Section 1001 in Section A provided by ⊠ Yes □ No	SED LAND SUAL
	Company Name William S		es	
	City San Rafael Date 3/20/2014	State CA Telephone	ZIP Code 94903 415-472-4759	No. 5814
William Helman		, , , , , , ,		FOF CALIFORN

LEVATION CERTIFICATE, page 2

	copy the corresponding information from		FO	R INSURANCE COMPANY USE
Building Street Address (including Apt 12 Norwood Ave.	, Unit, Suite, and/or Bldg No.) or P.O. Route and	Box No	Po	licy Number:
City Ross	State CA	ZIP Code 949	957 Co	mpany NAIC Number:
SECTION	I D – SURVEYOR, ENGINEER, OR ARCHIT	TECT CERT	IFICATION (CON	TINUED)
Copy both sides of this Elevation Certi	ificate for (1) community official, (2) insurance age	ent/company, a	and (3) building own	er
Comments Benchmark used is U.S. of This certificate is for the pool house or	Corps of Engineers, High Water Mark "HWM 2846	6" elevation = :	38.4 NAVD '88	
William Al	rude 3/2	20/14		
Signature	Date	11		
SECTION E - BUILDING ELE	VATION INFORMATION (SURVEY NOT RI	EQUIRED) F	FOR ZONE AO AI	ND ZONE A (WITHOUT BFE)
	complete Items E1-E5. If the Certificate is intended			
	grade, if available. Check the measurement used. r the following and check the appropriate boxes to		* * * * * * * * * * * * * * * * * * * *	
grade (HAG) and the lowest adja	acent grade (LAG).			
 a) Top of bottom floor (including b) Top of bottom floor (including 	basement, crawlspace, or enclosure) is basement, crawlspace, or enclosure) is	fe		bove or D below the HAG
E2 For Building Diagrams 6-9 with	permanent flood openings provided in Section A I	Items 8 and/or	9 (see pages 8-9 o	f Instructions), the next higher floor
E3 Attached garage (top of slab) is			ve or □ below the i v the HAG.	TAG.
	d/or equipment servicing the building is	leet	meters abov	
	number is available, is the top of the bottom floor			community's floodplain management
	☐ Unknown. The local official must certify this info F - PROPERTY OWNER (OR OWNER'S F			CATION
	ized representative who completes Sections A, B,			
or Zone AO must sign here. The states	ments in Sections A, B, and E are correct to the be	est of my know	wledge.	A-issued of Community-issued BFE)
Property Owner's or Owner's Authorize	ed Representative's Name			
Address	City		State	ZIP Code
Signature	Date		Telephone	e
Comments				
				Check here if attachments.
The local official who is authorized by law	SECTION G – COMMUNITY INFORM v or ordinance to administer the community's floodp			amplete Continue A B C (as E) and C
of this Elevation Certificate. Complete the	e applicable item(s) and sign below. Check the mea	isurement use	d in Items G8–G10, I	n Puerto Rico only, enter meters
G1. The information in Section C v is authorized by law to certify	was taken from other documentation that has been elevation information. (Indicate the source and da	n signed and s ate of the elev	sealed by a licensed ation data in the Cor	surveyor, engineer, or architect who mments area below.)
	ed Section E for a building located in Zone A (witho			issued BFE) or Zone AO
G3 The following information (Iter	ms G4–G10) is provided for community floodplain	management	purposes	
G4. Permit Number	G5 Date Permit Issued	G6. Date 0	Certificate Of Compli	ance/Occupancy Issued
G7. This permit has been issued for:	☐ New Construction ☐ Substantial Imp	provement		
$G8_{\scriptscriptstyle{+}}$ Elevation of as-built lowest floor (in		☐ feet	meters D	atum
G9. BFE or (in Zone AO) depth of floor		☐ feet	meters D	atum
G10. Community's design flood elevatio		☐ feet	meters D	atum
Local Official's Name	Title	e		
Community Name	Tel	ephone		
Signature		ło.		
	Dat	le		
Comments	Dat			
Comments	Dat			☐ Check here if attachments.
Comments	Dat	le		☐ Check here if attachments.

ELEVATION CERTIFICATE, page 3

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12 Norwood Ave.

City Ross

State CA

ZIP Code 94957

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



ELEVATION CERTIFICATE, page 4

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12 Norwood Ave.

City Ross

State CA

ZIP Code 94957

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View," When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.





Mechanis propore known weather by protecting the elemb with conducting and broadgates.

PROTECT OUR COMMUNITITIES

If leaves are other waste block the flow of water into storm drains, what starts as a puddle can soon flood a whole street, Debris and waste that washes through the drainage system can cause artificiant admosp to our creeks and the San Francisco Bay.

 Instead of leaving yard debtis in the street, keep our creeks and stormwater divinage systems clear by conducting leaves and organic yard debtis, which could obstruct the flow of water. Composting not only protects our storm drains, but also benefits our communities and the environment.



 Protect our communities and our sensitive waterways and habitat by greventing hazaroous waste from going Into the storm draft lake your chemicals, paints, and moter of to a local recycling facility (www.zarowastematin.org)

COUNTY FLOODPLAIN INFORMATION SERVICES

As a public service. County of Marin staff will provide assic information from the PEMA flood insurance. Rate Macs (FIRMs). Contact your community recresentative for additional flood information, such as known drainage issues, evee or dom increation areas areas of predicted flooding areas due to sea level rise, and areas of repetitive loss as reported to PEMA. Staff is available to renform site visits, provide information on reducing flood tisk, and available financial assistance. The Marin County Department of Public Works maintains copies of elevation certificates for unincorporated areas. Build is accordance with County acdes and FEMA recommendations for flood protection, and get required petmits for work.

If you live in unincorporated areas of Mann Crunty, and have any questions a would like additional information, visit our Land Development offices located in Room 308 and the Marin County Civic Center, 3501 Civic Center Divorm San Roleet, Or you can call us at 415-473-3755, email DPMLandDevEngineer@MarinCounty.org and visit our website www.marinvalersheds.org

If you live within one of our cities or towns, ple use contact your local Public Works Department for your flood recresentative.

INSURE YOUR PROPERTY

Insurance policies. Whether you are a property owner or renter, a flood insurance policies. Whether you are a property owner or renter, a flood insurance policy is critical to protecting your home or business. Even a few inches of water tan tesut in trousands of collars in repair and restolation asts. Marin County carticipates in the National Flood Insurance Program (NFIP), which makes teolerally backed insurance available for all structures. Contact your insurance agence for more information or visit the website www.FloodSmart.gov.



During times of heavy rain, be observant of flooding in your neighborhood and report any problems to your city or county.

DURING THE STORM

- Tune to local radio or televisions stations for emergency information.
- Avoid areas that are subject to sudden flooding.
- If you are in a car, do not drive through a flooded area. If your car stalls, abandon it, if you can safely do so, and seek higher ground.
- Please do not cross a flowing stream where water is above your knees. Even water as low as 6 inches deep may cause you to be swept away by strong currents.
- Do not sightsee in flooded areas or try to enter areas blocked off by authorities.
- If flooding is likely, and time permits, move valuable possessions to the upper floors in your residence or business.
- Be prepared to evacuate, and if advised to evacuate, do so immediately.

AFTER THE STORM

- . Do not turn gas back on by yourself. Please rely on utility crews.
- Do not use fresh foods or canned goods that have come in contact with flood water.
- Follow local instructions regarding the safety of drinking water.
 If in doubt, boil or purify water before drinking.
- Avoid disaster areas; your presence could hamper rescue and other emergency operations, and you may be in danger.
- Do not handle live electrical equipment in wet areas. If electrical equipment or appliances have been in contact with water, have them checked before use.
- Avoid downed power lines and broken gas lines. Report them immediately to the electric or gas company, police or fire department.
- Use flashlights but not lanterns, matches or candles, to examine buildings because flammables may be inside.

PREPARATION CHECKLIST

Use the checklist below to track how close you are to getting FLOOD WISE Past this checklist on your refrigerator and check off the trems as you complete them.

- Register your cell number with www Alert Marin ora
- Know your flood hazard
- Insure your property
- Make a family emergency plan visit www. ready.gov/make-a-plan
- Create a safety kit with drinking water, canned food, first aid supplies, blankets, radio. flashlight, and batteries
- Ask an out-of-state relative or friend to be your emergency contact
- Create a personal flood file with a copy of insurance policies
- Keep an inventory of household items and
- Mark your fuse box to show circuits to floodable areas
- Install HVAC equipment and proper ventilation above the base flood elevation
- Clean the drains around your home; including roof gutters, drain inlets, downspouts, pipes, and drainage ditches
- Keep our creeks and storm water drainage systems clear by always removing leaves and debris
- ☐ Tune to local radio or televisions stations for emergency information
- Be prepared to evacuate, and if advised to evacuate, do so immediately

Thank you for taking the lime to read these solery tips to help prepare and project you, your loved ones, and our communities from the risk of a flood.

If you require materials in alternate forms, please call 415-473-4381(vaice), CRS 711 or email dispatility access@marincounty.org



This mailing is sent to the listed property owner. Please distribute to onsite tenants for their preparedness information and use.



FEMA www.floodsmart.gov/floodsmart

Marin County Flood Control & Water Conservation www.marincounty.org/depts/pw/divisions/flood-control

Marin County Watershed Program www.marinwatersheds.org

Marin County www.marincounty.org

National Weather Service www.floodsafety.noaa.gov

For unincorporated area of Marin

Marin County Public Works, Land Development 415-473-3755

Marin County Community Development, Building & Safety 415-473-6550

* For residents of cities and towns, please contact your community Public Works Department

for more information.

Real time rainfall, creek stage, and weather data www.Marin.OneRain.com Marin County Sheriff Office of Emergency Services www.marinsheriff.org

Alert Marin www.AlertMarin_org Get Ready www.ready.gov/floods

Listed from Southern Marin to North Marin

Sausalito 415-289-4113

Mill Valley 415-384-4800

Tiburon 415-435-7399

Corte Madera 415-927-5057

Larkspur 415-927-5017

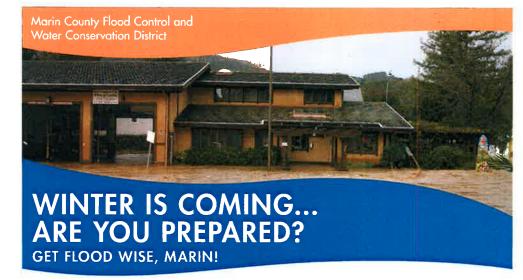
San Rafael 415-485-3355

Ross 415-453-1453

San Anselmo 415-258-4623

Fairfax 415-258-4623

Novato 415-899-8245



Marin County has a long history of flooding. The mountainous geography that makes our area so beautiful also makes us susceptible to flooding, especially during the rainy winter months. In our history, the rain storms of 1986, 1998, 2005, and 2006 caused significant damage. Our creeks can overflow and cause flooding, especially when combined with high tides or blocked drainage systems. During El Niño years, tides are expected to be higher and result in tidal flooding along the shoreline

You are receiving this brochure because your property is in or near a flood-prone area. Preparation is key.

KNOW YOUR FLOOD HAZARD

Defines known if your property is a state and a break of Figure Metal of A--- Fino out by calling your community Public Works Department for your flood coordinator. Unincorporated Marin

County flood information is available at 415-473-3755 and you can visit the websile www. marinmap.org

PROTECT YOURSELF & YOUR FAMILY



alesse It you live, work or go to school in Marin County, and are 18 years old and over, you can register to receive emergency plents sent from the

County of Marin by phone, text, email, or even an app on a smart phone. Emergency officials use the Alert Marin System to deliver incident-specific information or potentially life-saving instructions to the precise geographic area(s) affected. To register, go to www.AlertMarin.org

Preparing makes good sense.

- know your risk
- make a plan
- get a safety kit
- get involved
- stay informed



FIRST CLASS MAIL U.S. POSTAGE COUNTY OF MARIN

This mailing is sent to the listed property owner. Please distribute to onsite tenants for their preparedness information and use.



GENERAL INFORMATION

FEMA www.floodsmart.gov/floodsmart

Marin County Flood Control & Water Conservation www.marincounty.org/depts/pw/divisions/flood-control

Marin County Watershed Program www.marinwatersheds.org

Marin County www.marincounty.org

National Weather Service www.floodsafety.noaa.gov

CONTACT INFORMATION:

For unincorporated area of Marin

Marin County Public Works, Land Development 415-473-3755

Marin County Community Development, Building & Safety 415-473-6550

* For residents of cities and towns, please contact your community Public Works Department

for more information.

EMERGENCY INFORMATION:

Get Ready www.ready.gov/floods

Real time rainfall, creek stage, and weather data www.Marin.OneRain.com Marin County Sheriff Office of Emergency Services www.marinsheriff.org Alert Marin www AlertMarin org

Tiburon 415-435-7399 Corte Madera 415-927-5057 Larkspur 415-927-5017

LOCAL PUBLIC WORKS

DEPARTMENT CONTACTS:

Listed from Southern Marin to North Marin

San Rafael 415-485-3355

Sausalito 415-289-4113

Mill Valley 415-384-4800

Ross 415-453-1453

San Anselmo 415-258-4623 Fairfax 415-258-4623

Novato 415-899-8246



BEFORE, DURING, AND AFTER THE STORM

Marin County has a long history of flooding. The mountainous geography that makes our area so beautiful also makes us susceptible to flooding, especially during the rainy winter months. In our history, the rain storms of 1986, 1998, 2005, and 2006 caused significant damage. Our creeks can overflow and cause flooding, especially when combined with high tides or blocked drainage systems. During El Niño years, tides are expected to be higher and result in tidal flooding along

You are receiving this brochure because your property is in or near a flood-prone area. Preparation is key.

BEFORE A BIG STORM

KNOW YOUR FLOOD HAZARD

Do you know if your property is located in a Special Flood Hazard Area? Find out by calling your community Public Works Department for your flood coordinator, Unincorporated Marin County flood information is available at 415-473-3755 and you can visit the website www. marinmap.org

PROTECT YOURSELF & YOUR FAMILY



Have you signed up to receive emergency alerIs? If you live, work or go to school in Marin County, and are 18 years old and over, you can

register to receive emergency alerts sent from the County of Marin by phone, text, email, or even an app on a smart phone. Emergency officials use the Alert Marin System to deliver incident-specific information or potentially life-saving instructions to the precise geographic area(s) affected. To register, go to www.AlertMarin.org.

Preparing makes good sense.

- know your risk
- make a plan
- get a safety kit
- get involved
- stay informed



Merchants prepare for stormy weather by protecting storefronts with sandbags and floodgates $\,$

PROTECT OUR COMMUNITITIES

Did you her victorial stress filterering is often coased by blockage of local drainage systems? If leaves and other waste block the flow of water into storm drains, what starts as a puddle can soon flood a whole street Debris and waste that washes through the drainage system can cause environmental damage to our creeks and the San Francisco Boy.

 Instead of leaving yard debris in the street, keep our creeks and stormwater drainage systems clear by composting leaves and organic yard dearis, which could obstruct the flow of water. Composting not only protects our storm drains, but also benefits our communities and the environment.



 Protect our communities and our sensitive waterways and habitat by preventing hazardous waste from going into the starm drain.
 Take your chemicals, points, and motor oil to a local recycling facility (www.zerowastemarin.org)

COUNTY FLOODPLAIN INFORMATION SERVICES

Did you know that the County of Marin provides free services? As a public service, County of Marin staff will provide basic information from the FEMA Flood Insurance Rote Maps (FIRMs). Contact your community representative for additional flood information, such as known drainage issues, levee or dam inundation areas, areas of predicted flooding areas due to sea level rise, and areas of repetitive loss as reported to FEMA. Staff is available to perform site visits, provide information on reducing flood risk, and available financial assistance. The Marin County Department of Public Works maintains copies of elevation certificates for unincorporated areas. Build in accordance with County codes and FEMA recommendations for flood protection, and get required permits for work.

If you live in unincorporated areas of Marin County, and have any questions or would like additional information, visit our Land Development offices located in Room 308 and the Marin County Civic Center, 3501 Civic Center Drive in San Rofael. Or you can call us at 415-473-3755, email DPWLandDevEngineer@MarinCounty.org and visit our website www.marinwatersheds.org.

If you live within one of our cities or lowns, please contact your local Public Works Department for your flood representative.

INSURE YOUR PROPERTY

Did you know that homeowner's insurance does not rove fload deringe? Flooding is not covered by standard insurance policies. Whether you are a property owner or renter, a flood insurance policy is critical to protecting your home or business. Even a few inches of water can result in thousands of dollars in repair and restoration costs. Marin County participates in the National Flood Insurance Program (NFIP), which makes federally backed insurance available for all structures. Contact your insurance agency for more information or visit the website www.FloadSmart.gov.



During times of heavy rain, be observant of flooding in your neighborhood and report any problems to your city or county.

DURING THE STORM

- Tune to local radio or televisions stations for emergency information.
- Avoid areas that are subject to sudden flooding.
- If you are in a car, do not drive through a flooded area. If your car stalls, abandon it, if you can safely do so, and seek higher ground.
- Please do not cross a flowing stream where water is above your knees. Even water as low as 6 inches deep may cause you to be swept away by strong currents.
- Do not sightsee in flooded areas or try to enter areas blocked off by authorities.
- If flooding is likely, and time permits, move valuable possessions to the upper floors in your residence or business.
- Be prepared to evacuate, and if advised to evacuate, do so immediately.

AFTER THE STORM

- Do not turn gas back on by yourself. Please rely on utility crews.
- Do not use fresh foods or canned goods that have come in contact with flood water.
- Follow local instructions regarding the safety of drinking water.
 If in doubt, boil or purify water before drinking.
- Avoid disaster areas; your presence could hamper rescue and other emergency operations, and you may be in danger.
- Do not handle live electrical equipment in wet areas. If electrical equipment or appliances have been in contact with water, have them checked before use.
- Avoid downed power lines and broken gas lines. Report them immediately to the electric or gas company, police or fire department.
- Use flashlights but not lanterns, matches or candles, to examine buildings because flammables may be inside.

PREPARATION CHECKLIST

Use the checklist below to track how close you are to getting FLOOD WISE. Post this checklist on your refrigerator and check off the items as you complete them.

- Register your cell number with www.Alert. Marin.org
- Know your flood hazard
- insure your property
- ☐ Make a family emergency plan visit www. ready.gov/make-a-plan
- Create a safety kit with drinking water, canned food, first aid supplies, blankets, radio, flashlight, and batteries
- Ask an out-of-state relative or friend to be your emergency contact
- Create a personal flood file with a copy of insurance policies
- Keep an inventory of household items and valuables
- Mark your fuse box to show circuits to floodable areas
- ☐ Install HVAC equipment and proper ventilation above the base flood elevation
- Clean the drains around your home; including roof gutters, drain inlets, downspouts, pipes, and drainage ditches
- Keep our creeks and storm water drainage systems clear by always removing leaves and debris
- Tune to local radio or televisions stations for emergency information.
- Be prepared to evacuate, and if advised to evacuate, do so immediately

Thank you for taking the time to read these safety tips to help prepare and protect you, your loved ones, and our communities from the risk of a flood.

If you require materials in alternate forms, please call 415-473-4381 (voice), CRS 711 or email disabilityaccess@marincounty.org.

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073-241-06 RIEDE RICHARD S TIPO BOX 777	ROSS	CA	94957	105 LAGUNITAS RD	27
073-241-07 VORHEES JON P /TR 1321 THIRD ST	SAN RAFAEL	CA		103 LAGUNITAS RD	27
073-241-08 STOTT TRACY 31 ROSEBANK AVE	KENTFIELD	CA		2 ALLEN AVE	27
073-241-09 DUMOLIEN-BROWN PO BOX 954	ROSS	CA		4 ALLEN AVE	26
073-241-11 NAIFY CHRISTIE M 2 172 GOLDEN GATE		CA		22 ALLEN AVE	26
073-241-17 SEVERINGHAUS JOFPO BOX 974	ROSS	CA		20 ALLEN AVE	26
073-242-14 RUSSO SURVIVORS PO BOX 853	ROSS	CA		21 SIR FRANCIS DRAKE BLVD	21
073-261-08 RODRIGUEZ ROBER PO BOX 34	ROSS	CA		21 ALLEN AVE	24
073-261-09 WYKOWSKI HENRY (PO BOX 197	ROSS	CA		19 ALLEN AVE	24
073-261-10 ORR MIMI L PO BOX 27	ROSS	CA		3 ALLEN LN	24
073-261-38 LUHNING ROBYN & \ PO BOX 311	ROSS	CA		24 ALLEN AVE	25
073-261-39 LYNCH COURTNEY I PO BOX 873	ROSS	CA		32 ALLEN AVE	25
073-261-40 MULLIN M HADLEY /1PO BOX 33	ROSS	CA		5 ALLEN LN	23
073-271-01 MAXWELL JENNIFEF PO BOX 1725	ROSS	CA		8 REDWOOD DR	23
073-271-02 COGNATO ANGELA I PO BOX 1195	ROSS	CA		12 REDWOOD DR	23
073-271-03 BABCOCK JEFFREY PO BOX 492	ROSS	CA		14 REDWOOD DR	23
073-271-04 SORGEN ANN TR PO BOX 1381	ROSS	CA		16 REDWOOD DR	23
073-271-05 GORHAM MICHAEL / PO BOX 629	ROSS	CA		18 REDWOOD DR	22
073-271-06 FRANCIS MARGARE PO BOX 645	ROSS	CA		20 REDWOOD DR	22
073-271-07 KARKABI NAAIM PO BOX 308	SAN ANSELMO	CA		24 REDWOOD DR	22
073-271-10 POTTER BRUCE G 2 PO BOX 1194	ROSS	CA		10 BROOKWOOD LN	22
073-272-01 DAWSON JUDITH R / PO BOX 977	ROSS	CA		27 REDWOOD DR	22
073-272-02 JOHNSON SUE T 201PO BOX 464	ROSS	CA		25 REDWOOD DR	22
073-272-03 STARBRIGHT 2001 T PO BOX 708	ROSS	CA		21 REDWOOD DR	22
073-272-04 KEMP THOMAS W JF PO BOX 1772	ROSS	CA		19 REDWOOD DR	22
073-272-05 GHILOTTI DANTE & PO BOX 3574	SAN RAFAEL	CA		34 POPLAR AVE	22
073-272-12 MORRISSEY ANN C PO BOX 1427	ROSS	CA		36 POPLAR AVE	22
073-272-13 LEVIN CHARLOTTE 1PO BOX 631	ROSS	CA		38 POPLAR AVE	22
073-272-14 SMITHTON ROBERT PO BOX 1856	ROSS	CA		40 POPLAR AVE	22
073-273-01 MANNING MARK F & 81 FILBERT AVE	SAUSALITO	CA		47 POPLAR AVE	20
073-273-02 JEWELL GEORGE E PO BOX 900	ROSS	CA		45 POPLAR AVE	22
073-273-03 BARRON HUGH D /TI PO BOX 1369	ROSS	CA		43 POPLAR AVE	22
073-273-04 DREWS JOHN R RE\ PO BOX 798	ROSS	CA		41 POPLAR AVE	22
073-273-23 CHILD FAMILY TRUS 29 POPLAR AVE	ROSS	CA		29 POPLAR AVE	22
073-273-38 LEGACY INVESTMEN 2300 BRIDGEWAY	SAUSALITO	CA		3 SIR FRANCIS DRAKE BLVD	18
073-311-01 WYNNE EDWARD J . 91 BRIDGE RD	ROSS	CA		91 BRIDGE RD	20
073-311-02 SHERMAN LESLIE E PO BOX 1063	ROSS	CA		19 BROOKWOOD LN	20
073-311-03 KAUFFMAN JAMES / PO BOX 1748	ROSS	CA		17 BROOKWOOD LN	22
073-311-04 WEBSTER NICOLA & PO BOX 453	ROSS	CA		15 BROOKWOOD LN	22
073-311-07 THALHEIMER RICHA 2301 KERNER BLVD		CA		40 REDWOOD DR	19
073-311-08 WYNNE EDWARD & , PO BOX 992 073-311-10 THALHEIMER RICHA 2301 KERNER BLVD	ROSS	CA		44 REDWOOD DR	19
		CA		11 BROOKWOOD LN 29 REDWOOD DR	22
073-312-01 TALMAGE WILLIAM & PO BOX 1806	ROSS	CA			20
073-312-02 TOLDRIAN THOMAS 33 REDWOOD DR	ROSS	CA		33 REDWOOD DR	20
073-312-03 SAUNDERS DONALD PO BOX 1671	ROSS	CA		37 REDWOOD DR	19
073-312-04 RIEDEL ROBERT J & PO BOX 1562	ROSS	CA		41 REDWOOD DR	19
073-312-06 DEITCH MELANIE RE PO BOX 1505	ROSS	CA		45 REDWOOD DR	19
073-312-07 ROSKELLEY MARK & PO BOX 701	ROSS	CA		47 REDWOOD DR	19
073-313-04 MC CARTY CRAIG L PO BOX 259	ROSS	CA		59 POPLAR AVE	19
073-313-05 RAMOS CHRISTINE (PO BOX 1056 073-313-06 LITWILLER MALCOL) PO BOX 1345	ROSS	CA		57 POPLAR AVE	19
	ROSS	CA		55 POPLAR AVE	19
073-313-07 BOYD SARA F 53 POPLAR AVE	ROSS ROSS	CA		53 POPLAR AVE	19
073-313-08 MAC KENZIE COLIN PO BOX 444 073-313-09 SEGARS HOKE C /TF 90 CORTE TOLUCA		CA		51 POPLAR AVE	19
073-313-14 SAMUEL JEANINE REPO BOX 801	GREENBRAE	CA		49 POPLAR AVE	19
073-313-21 ERDMAN KEVIN D /T: PO BOX 121	ROSS	CA		63 POPLAR AVE	19
	ROSS	CA		67 POPLAR AVE	19
073-313-22 SAMUEL JEANINE REPO BOX 801	ROSS	CA	949070601	65 POPLAR AVE	19

Log of Walk-in and Telephone Map Information Inquiries

Insurance Past Flood

_	-		_		errorman and an analysis	Information	-	Sensitive or
Date	Туре	Address	Panel	Zone	BFE/Depth	Given	Area?	wetland
7/19/2015	Т	47 Poplar Avenue	458- 2014	AE	21	v	No	No
8/12/2015	Т	15 Brookwood Avenue	458-2014	AE	22	v	No	No
8/27/2015	E	55 poplar Avenue	458-2014	AE	19	н	Yes	No
9/1/2015	E	55 poplar Avenue	458-2014	AE	19	Н	No	No
9/17/2015	E	45 Bolinas Avenue	458-2014	AE	40	Н	No	No
9/24/2015	E	55 poplar Avenue	458-2014	AE	19	Н	No	No
1/13/2016	E	24 Redwood Avenue	458-2014	AE	22	E	No	No
2/18/2016	w	87 Shady	458- 2014	AE	40	V, H	No	No
2/21/2016	E	15 Brookwood Avenue	458-2014	AE	22	E	No	No
3/25/2016	w	53 Poplar Ave	458-2014	AE	20.5	V, H	No	No
3/29/2016	Т	18 Ross Common	458-2014	AE Floodway	23	v	Yes	No
5/5/2016	w	1 Sir Francis Drake Blvd.	458-2016	х	N/A	N/A	No	No
8/23/2016	Т	41 Poplar Avenue	458-2016	AE	22	v	No	No
9/19/2016	w	203 Bolinas	458-2016	х	N/A	V,H	No	No
, ,								

Codes: W=walk in T=telephone request E = Email L=letter or written request H=gave handout V=told verbally N/A=not applicable

Home Elevation Grant Program

There is a FEMA grant program targeted to help homeowners elevate their homes above the 1% annual exceedance flood (the so-called "100-year") water surface elevation. If you are interested in participating in this grant program, to be eligible you must meet two criteria; the cost to elevate your structure must be less than \$175,000, and you must be able to pay 25% of the elevation costs.

Contact Jon Liang at 415-473-6215 or JLiang@marincounty.org by April 20, 2016 if you would like information about this grant opportunity.



mailer sent to all houses in S#HA

TOWN ROSS

FEMA

Flood Insurance Rate Map Update

On March 16, 2016, the revised Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) for the



Town of Ross will go into effect. FEMA is responsible for the preparation of the FIRMs for the National Flood Insurance Program (NFIP). The purpose of the FIRMs is to show the areas of flooding risk for Ross.

Accordingly, those properties designated "Special Flood Hazard Area" (SFHA) or within the "Regulatory Floodway", as shown on the FIRMs, are required to adhere to development restrictions and regulations pursuant to Chapter 15.36 of the Ross Municipal Code, in addition to complying with the federal law regarding flood insurance. Specifically, if you have a mortgage from a federally regulated or insured lender, and the building (s) on the parcel are within a high-risk area, then by federal law, your lender must require you to carry flood insurance when these flood maps become effective. If you do not have a mortgage, it is still recommended you purchase flood insurance to reduce the financial impact of flooding.

Although the Town of Ross is not involved in the administration of flood insurance, the Town wanted to inform you that if your property is located in an SFHA, you may be eligible for lower insurance rates for property owners that obtained flood insurance policies prior to March 16, 2016. For more information on flood **NFIP** insurance you can visit the website. www.floodsmart.gov, or contact your insurance agent to inquire about FEMA's subsidized or 'grandfathered' insurance rates. When speaking with your insurance company, remember to remind them that your property is eligible for up to a 10% discount due to Ross's participation in the Community Rating System (CRS) program. The CRS is a voluntary incentive program run by the NFIP that recognizes communities for implementing floodplain management practices that exceed the Federal minimum requirements of the NFIP to provide protection from flooding.

Contact Heidi Scoble, Planning Manager, at 415-453-1453 Ext 121 or via email at hscoble@townofross.org if you have any questions regarding the FEMA FIRMs, or you can view the FEMA maps at www.Marinmap.org.

RECREATION NEWS

Summer program registration is open. Ross Recreation will be offering a number of camps and programs during the summer season. Top Gun, Adventure Camp, Sporty Girls, Camp Safari, Kinder Camp, and Marin Explorers



are some of the popular camps conducted during the summer by Ross Recreation. Register early and don't miss out on these fun programs.

Get your summer on! Register at www.rossrecreation.org

Staff Update

One of our former counselors for the popular Top Gun summer camp, **Patrick Tracy**, is currently a member of the University of Michigan lacrosse team, playing the attack position. Patrick is a Ross native who attended Ross School and played lacrosse for the Ross Valley Grizzlies and Redwood High School.





Ross Rec Preschool visits Ross School Play

The Ross Recreation Preschool at St. John's recently visit-

ed the Ross School to watch the Three Piggy Opera. In partnership with Ross School, the preschool staff schedules visits to special events held at the school. This program is designed to give the children a view of student life in order to



prepare them for entry into kindergarten. Thank you to the staff at Ross School for providing the preschool students with these exciting experiences.

Example of Flood Hazard Information provided for Resale Inspections

Flood Hazard Information, Ross Municipal Code Chapter 15.36

The Town of Ross regulates construction and development in the floodplain to ensure that buildings will be protected from flood damage. Any development in flood hazard areas or the floodway will have to follow the Town Flood Damage Prevention regulations (R.M.C. Chapter 15.36). Flood insurance from the National Flood Insurance Program (NFIP) is available for any property in the Town of Ross. More information on flood insurance is attached. The Town of Ross has copies of elevation certificates for some properties in the floodplain. Questions regarding this report and the Town's floodplain management program are welcome by calling (415) 453-1453 ext. 121.

The property located at **25 Sir Francis Drake Blvd.** has been located on the Town's Flood Insurance Rate Map (FIRM). The following information is provided:

Community ID or NFIP number: 060179 The property is located on panel number: 0458 , Suffix: E The date of the FIRM index: March 17, 2014 The property is located in FIRM zone: AE and X Is the property located in a Floodway? NO YES Is the property located in a dam inundation area? NO YES	
The main building on the property:	
☐ IS located in a Special Flood Hazard Area. The base flood elevation at the property ☐ is NAVD ☐ has not been determined. Federal law requires that a flood zone determination be as a condition of a federally backed grant or loan to determine if the structure is in an SFHA so, to require flood insurance. This letter is not to be considered a flood zone determination. to the lender to determine whether flood insurance is required for a property.	e done A and if
IS NOT located in a Special Flood Hazard Area. However, the property may still be sublocal drainage problems or other unmapped flood hazard. Flood insurance from the Nationa Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can required by a lender.	l Flood
A decision about the building's exact location cannot be made on the FIRM. A copy of the attached for your information.	FIRM is
NOTE: This information is based on the Flood Insurance Rate Map for the Town. This letter domply that the referenced property will or will not be free from flooding or damage. A property respecial Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or ocal drainage problem not shown on the map.	not in a
Flood insurance from the NFIP is available for any property in this Town. The Town maintains co FEMA Elevation Certificates. Questions about this document or about the Town's floor management program are welcome at this office by calling (415) 453-1453 Ext. 121 or enscoble@townofross.org. To find a local insurance agent that writes flood insurance in your are www.floodsmart.gov.	odplain mailing
Attachments (if available or applicable): About the Mandatory Purchase of Flood Insurance Elevation Certificate(s) for property Historic Flood Information Floodway Information	



About the Mandatory Purchase of Flood Insurance

The NFIP: The National Flood Insurance Program (NFIP) is a federal program enabling property owners in participating communities to purchase flood insurance on eligible buildings and contents, whether they are in or out of a floodplain. This community participates in the NFIP, making federally backed flood insurance available to its property owners.

The NFIP insures most walled and roofed buildings that are principally above ground on a permanent foundation, including mobile homes, and buildings in the course of construction. Property owners can purchase building and contents coverage from any local property and casualty insurance agent. To find a local insurance agent that writes flood insurance in your area visit www.floodsmart.gov.

Mandatory Purchase Requirement: Pursuant to the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994, the purchase of flood insurance is mandatory for all federal or federally related financial assistance for the acquisition and/or construction of buildings in Special Flood Hazard Areas (SFHAs). An SFHA is defined as any A (including AE) or V flood zone on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

The mandatory purchase requirement also applies to secured loans from such financial institutions as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised, or insured by federal agencies, such as the Federal Reserve, the Federal Deposit Insurance Corporation, the Comptroller of Currency, the Farm Credit Administration, the Office of Thrift Supervision, and the National Credit Union Administration. It further applies to all loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

Federal financial assistance programs affected by the laws include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and FEMA disaster assistance.

How it Works: When making, increasing, renewing, or extending any type of federally backed loan, lenders are required to conduct a flood zone determination using the most current FEMA FIRM to determine if any part of the building is located in an SFHA. If the building is in an SFHA, the federal agency or lender is required by law to provide written notification to the borrower that flood insurance is mandatory as a condition of the loan. Even though a portion of real property on which a building is located may lie within an SFHA, the purchase and notification requirements do not apply unless the building itself, or some part of the building, is in the SFHA. However, lenders, on their own initiative, may require the purchase of flood insurance even if a building is located outside an SFHA. Up to 25% of all NFIP flood losses arise from outside SFHAs (B, C, and X Zones).

Under federal regulations, the required coverage must equal the amount of the loan (excluding appraised value of the land) or the maximum amount of insurance available from the NFIP, whichever is less. The maximum amount of coverage available for a single-family residence is \$250,000 and for non-residential (commercial) buildings is \$500,000. Federal agencies and regulators, including government-sponsored enterprises, such as Freddie Mac and Fannie Mae, may have stricter requirements.

2015		
1947-15 1948-15 1949-15	108 Laurel Grove, 1-13-15 83 SFD. Blvd. 1-20-15 60 Shady Lane, 1-27-15	mailed to realtor, 1-23-15 picked up by realtor, 1-20-15 picked up by realtor, 2-10-15
1950-15 1951-15 1952-15	130 Laurel Grove, 2-3-15 117 Laurel Grove, 2-10-15 121 Winding Way, 2-24-15	picked up by realtor, 2-23-15 picked up by realtor, 2-27-15 realtor picked up, 3-3-15
1953-15	16 Walters, 3-3-15	call for pick up, 3-9-15

1954-15 1955-15 1956-15 1957-15 1958-15 1959-15 1960-15	41 Upper Road, 3-3-15 87 Shady Lane, 3-10-15 4 Southwood Ave, 3-10-15 102 Wellington, Ave.3-17-15 7 Upper Road West, 3-24-15 5 Allen Lane, 3-24-15 32 Fernhill Ave, 2-31-15	cancelled by owner Picked up by realtor, 3-20-15 picked up by Realtor, 3-20-15 picked up by Realtor, 3-27-15 called for pick up, 4-2-15 called for pick up, 4-2-15 called for pick up on 4-2-15
1961-15	10 Ames, 4-8-15	called for pick up on 4-16-15
1962-15	189 Lagunitas Road, 4-22-15	called for pick up, 5-4-15
1963-15	19 Oak Way, 4-15-15	picked up by owner, 4-30-15
1964-15	90 SFD. Blvd., 4-29-15	mailed on 5-29-15
1965-15	124 Winding Way, 4-29-15	mailed on 5-29-15
1966-15	2 Upper Road, 5-6-15	called realtor, 6-3-15, owner picked
up 6-25-15		
1967-15	1 East Road, 5-6-15	picked up by owner, 5-21-15
1968-15	28 Loma Linda, 5-13-15	picked up by realtor, 5-28-15
1969-15	41 Upper Road, 6-3-15	called for pick up, 6-22-15
1970-15	77 Bolinas Ave., 6-10-15	will pick up, 6-23-15
1971-15	6 Berry Lane, 6-10-15	called for pick up, 6-22-15
1972-15	12 Woodside Way, 6-17-15	picked up, 6-22-15
1973-15	7 Thomas Ct. 6-17-15	picked up by Realtor, 6-25-15
1974-15	8 Garden Rd. 6-24-15	picked up by realtor, July 1 st .
1975-15	83 Shady Lane, 6-24-15	called realtor, 7-9-15
1976-15	47 Poplar Ave, 7-8-15	picked up by realtor, 7-24-15
1977-15	4 Chestnut Ave, 7-8-15	picked by realtor, 7-24-15
1978-15	45 Bolinas, 7-29-15	picked up by realtor, 8-13-15
1979-15	4 Willow Hill Rd, 8-5-15	picked up by realtor, 8-17-15
1980-15	74 Shady lane, 8-4-15	picked by realtor, 8-26-15
1981-15	9 Quail Ridge, 8-12-15	picked up 8-18-15
1982-15	11 Morrison Road, 8-19-15	Realtor will pick up, 9-2-15
1983-15	15 Madrona Ave, 8-19-15	realtor pick up, 9-10-15
1984-15	1 SFD. Blvd, 8-26-15	realtor pick up, 9-10-15
1985-15	47 Redwood Dr., 9-1-15	picked up by realtor,
1986-16	9 Upper Road West, 9-9-15	picked up by realtor, 9-28-15
1987-15	187 Prospect, 9-15-15	picked up by realtor, 9-22-15
1988-15	8 Ames, 9-15-15	picked up by realtor, 9-25-15
1989-15	7 Bellagio Rd. 10-6-15	picked up by realtor, 10-16-15
1990-15	12 Canyon Rd, 10-13-15	picked up by realtor, 10-20-15
1991-15	26 Woodside Way, 10-27-15	called for pick up, 1-2-15
	Ti -	A A /

1992-15	24 Redwood Dr, 10-27-15	called for pick up, 11-2-15
1993-15	46 SFD. Blvd., 12-15-15	picked up by owner, 12-22-15
48 resales	100	
2016		
2016	25 CED DI4 1 12 16	ai-la-d h 1 15 16
1994-16 1995-16	25 SFD. Blvd. 1-12-16	picked up by realtor, 1-15-16
1995-16	2 Ridgeview Dr., 2-9-16	picked up by realter 2-19-16
1990-10	20 Glenwood Ave., 2-17-16	picked up by realtor, 2-24-16
1997-16	7 Hill Road, 3-2-16	picked up by owner, 3-14-16
1998-16	69 Wellington Ave., 3-9-16	picked up by realtor, 3-14-16
1999-16	128 Winding Way, 3-9-16	picked up by realtor, 3-14-16
2000-16	11 Circle Dr., 3-16-16	picked up by realtor 3-24-16
2001-16	49 Glenwood Ave. 3-17-16	picked up by realtor 3-25-16
2002-16	108 Laurel Grove, 3-23-16	picked up by realtor, 3-29-16
2003-16	22 Chestnut Ave, 3-24-16	picked up by realtor, 4-4-16
2004-16	68 Bridge Road, 3-30-16	picked up by realtor, 4-7-16
2005-16	50 Willow Ave, 3-31-16	picked up by realtor, 4-7-16
2006-16	9 Willow Hill Rd, 4-6-16	picked up by realtor, 4-11-16
2007-16	88 Baywood Ave, 4-7-16	picked up by realtor, 4-12-16
2008-16	103 Lagunitas, 4-14-16	picked up by realtor, 4-20-16
2009-16	87 Laurel, TBD	Processed June 2016
2010-16	170 Laurel Grove, 5-4-16	mailed on 5-10-16
2011-16	12 Upper Ames, 4-27-16	called realtor for pick up, 4-28-16
2012-16	50 Wellington, 4-27-16	emailed for pick up, 5-5-16
2013-16	40 Madrona, 5-4-16	picked up by realtor, 5-10-16
2014-16	45 Redwood Dr, 4-21-16	called realtor for pick up, 4-28-16
2015-16	85 Laurel Grove, 5-11-16	mailed on 5-13-16
2016-16	53 Poplar, 5-11-16	called for pick up, 5-13-16
2017-16	8 Ames, 5-18-16	picked up by realtor, 5-20-16
2018-16	16 Ross Common, 5-18-16	picked up by realtor, 5-20-16
2019-16	9 Quail Ridge, 5-25-16	called for pick up 6,1, no pick up,
mailed on 6-1	` ,	1 1)) P P P
2020-16	183 Lagunitas, 5-25-16	called for pick up 6-3-16
2021-16	43 Laurel Grove, 5-26-16	Cancelled on 5-25-16
2022-16	9 West Road, 6-1-16	Called for pick up, 6-17-16
2023-16	161 Lagunitas Road, 6-8-16	called for pick up, 6-17-16
2024-16	89 Glenwood, 6-1-16	picked up by realtor, 6-10-16
2025-16	43 laurel Grove, 6-22-16	called realtor for pick up, 6-28-16
2026-16	18 Sylvan Ln., 6-22-16	called realtor for pick up, 6-29-16
2027-16	23 Oak Way, 6-23-16	picked up by realtor, 7-1-16
2028-16	4 Southwood, 6-23-16	picked up by realtor, 6-29-16
2029-16	27 Upper Road, 6-31-16	in process

2030-16	3 SFD. Blvd., 7-6-16	picked up by realtor, 7-14-16
2031-16	27 Redwood Dr. 8-10-16	picked up by realtor, 8-18-16
2032-16	63 poplar Av, 8-24-16	picked up by realtor, 8-29-16
2033-16	65 Poplar Ave., 8-24-16	picked up by realtor, 8-29-16
2034-16	35 Sprind Rd, 8-17-16	picked up by realtor, 8-30-16
2035-16	203 Bolinas Rd, 9-14-16	
2036-16,	93 Laurel Grove, 9-14-16	picked up by realtor, 9-19-16
2037-16	19 Wellington Ave, 9-21-16	
2038-16	31 Upper Road, 9-21-16	



Agenda Item No. 13

Staff Report

Date: March 10, 2016

To: Mayor Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: FEMA Flood Insurance Rate Map Update

Recommendation

The Council accepts this report. No action required.

Background and discussion

The purpose of this report is to inform the Town Council that the Federal Emergency Management Agency (FEMA) has updated its Flood Insurance Rate Maps (FIRMs) for the Town of Ross and that the new maps will go into effect on March 16, 2016. The FIRMs have been created by FEMA to show the flooding risk for Ross, which help determine the cost of flood insurance. The FIRMs for the Town have been revised in 1981, 2009, and most recently in 2014.

Properties located within a designated "Special Flood Hazard Area" (SFHA), including those properties within a designated "Regulatory Floodway", as shown on the FIRMs, are required to have flood insurance, in addition to complying with the Town's Floodplain Management regulations (Chapter 15.36 of the Ross Municipal Code). The SFHA is defined by FEMA in the National Flood Insurance Program (NFIP) to refer to the land area covered by the floodwaters of the base or 100-year flood (an area of land that has an approximate 1 percent probability of a flood occurring on it in any given year). Structures located in SFHAs have a 26 percent chance of suffering flood damage over the normal 30-year life of a loan, according to FEMA. A Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than one foot.

On February 22, 2016, the Town sent out the attached letter to over 200 properties located in the SFHA as shown on the March 2016 FIRMs. The purpose of the letter was to inform the property owners that the FEMA FIRMs have been revised, that property owners within the SFHA would need to secure flood insurance (if they do not already have flood insurance) if they

have a mortgage. Additionally, it was recommended that property owners carry flood insurance if a property owner does not have a mortgage. Lastly, the letter informed the property owners that they may be eligible for lower insurance rates if the flood insurance policies are secured prior to the new FIRMs going into effect in March 16, 2016.

Fiscal, resource and timeline impacts

No financial impact from accepting this report.

Alternative actions

No alternative actions are suggested.

Environmental review (if applicable)

N/A

Attachments

- 1. February 22, 2016 letter to property owners located in a SFHA
- 2. Area Map showing flooding areas within Town Limits



February 22, 2016

Re:

Federal Emergency Management San Francisco Bay Study Changes to Flood Insurance Rate

Maps

Dear Property Owner:

The Federal Emergency Management Agency (FEMA) is responsible for the preparation of Flood Insurance Rate Maps (FIRM) for the National Flood Insurance Program (NFIP). This letter is to inform you that FEMA has completed detailed studies for the San Francisco Bay Coastal areas of Marin County. These studies have resulted in revised FIRMs for these areas. The revised FIRMs include changes to flood risk calculations for some property owners and some properties have been added to a Special Flood Hazard Area (SFHA). The purpose of this letter is to inform you that the revised FIRMs have been issued by FEMA and will be effective on March 16, 2016

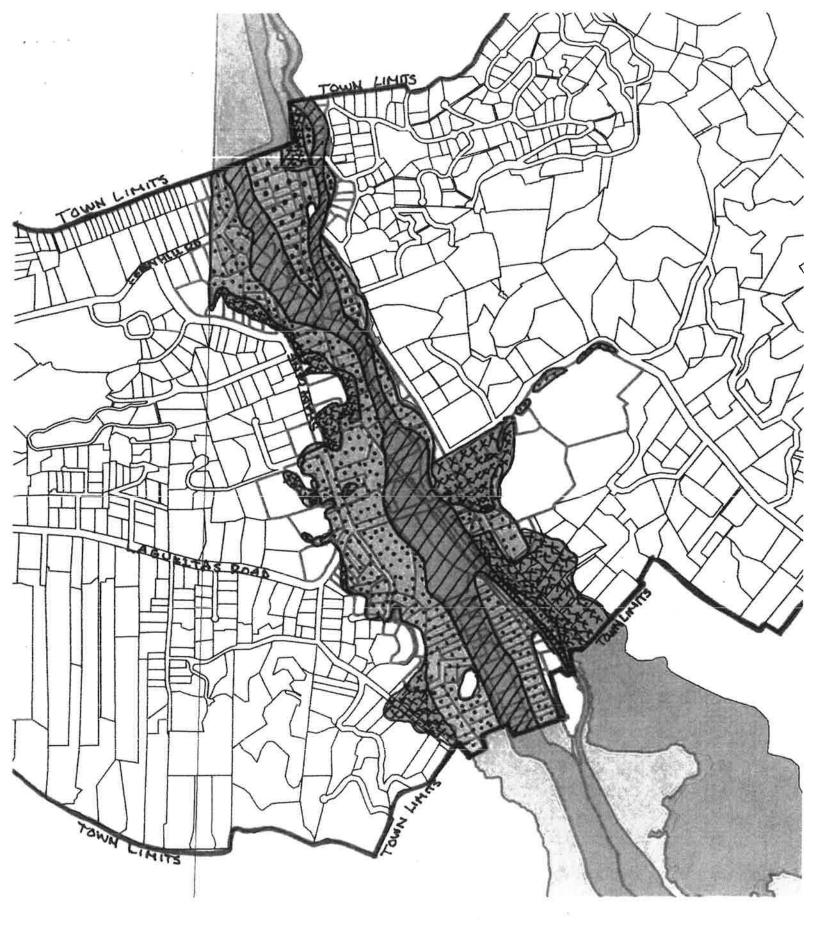
Of importance is that if you have a mortgage from a federally regulated or insured lender and the building(s) on the parcel are within a high-risk area, then by federal law, your lender must require you to carry flood insurance when these flood maps become effective. If you do not have a mortgage, it is still recommended you purchase flood insurance to reduce the financial impact of flooding. Although the Town of Ross is not involved in the administration of flood insurance, the Town wanted to inform you that you may be eligible for lower insurance rates for property owners that obtained flood insurance policies <u>prior</u> to their property being added to a SFHA (as in the case of Marin County the effective date is March 16, 2016).

For more information on flood insurance you can visit the NFIP website, <u>www.floodsmart.gov</u>, or contact your insurance agent to inquire about FEMA's subsidized or 'grandfathered' insurance rates. You can also view the FEMA maps at the following website: <u>www.Marinmap.org</u>.

Sincerely,

Heidi Scoble, AICP

Planning Manager



ZZ REGULATORY FLOODWAY

國 SFHA

M 1.2% CHANCE OF FLOODING - ZONEX



NEWS RELEASE

www.marincounty.org/news

For Immediate Release September 23, 2016

Contact:

Felix Meneau Project Engineer Public Works

3501 Civic Center Drive San Rafael, CA 94903 (415) 473-3223 Email: Felix Meneau Ross Valley Watershed website

Annual Creek Cleanup Underway in Ross Valley New Pilot effort targets removal of concrete rubble in San Anselmo

San Rafael, CA –Overgrown vegetation, debris and concrete rubble will be removed in San Anselmo Creek starting September 28 as part of an annual creek maintenance program in the Ross Valley. San Anselmo Public Works and the Flood Control District Zone 9 are planning to remove up to two cubic yards of concrete debris from the bed of San Anselmo creek that slows the flow of water and reduces the capacity of the creek.

The work is expected to take about three weeks and will focus on the downstream end of downtown San Anselmo between the Lincoln Park footbridge and Sir Francis Drake Boulevard. These pieces of debris accumulated in the creek over many years and are mostly pieces of failed retaining walls. In some places, they have accumulated to the point of diminishing both the channel capacity and aquatic habitat.

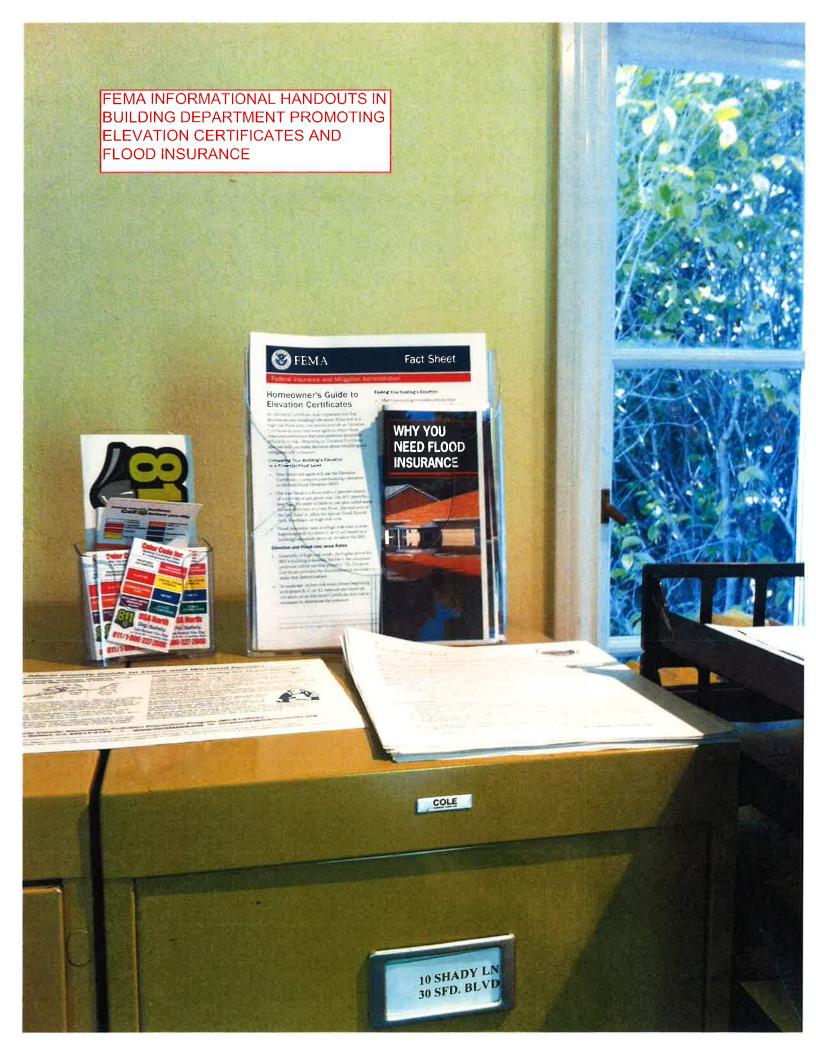


Workers prepare to remove large logs during a previous creek clearing project.

As part of their ongoing annual creek maintenance efforts, the Ross Valley Flood Protection and Watershed Program and the Towns of San Anselmo, Ross, Larkspur and Fairfax in collaboration with private landowners are working together to inspect creeks and identify vegetation that could restrict water flow during the winter months. Crews from the North Bay Conservation Corps will perform the work following best practices endorsed by the California Department of Fish and Wildlife.

One of the most challenging issues facing the Ross Valley has been addressing the type of severe flooding that occurred in 1956, 1982, and 2005, each of which left widely-felt impacts throughout the valley. Despite the most recent severe flood being 11 years ago solving the problem of costly and chronic flooding remains a priority.

Ross Valley residents live in Flood Control Zone 9, which encompasses the watershed drained by Corte Madera Creek and its tributaries, and includes the towns of Fairfax, San Anselmo, Ross and Larkspur and the communities of Kentfield, Greenbrae, Oak Manor and Sleepy Hollow.



Heidi Scoble

From:

Sal Lucido

Sent:

Thursday, September 24, 2015 3:27 PM

To:

'markfmanning@gmail.com'

Cc:

'Sonya Manning'; 'Anthony Byrne'; Tom Thompson; Simone Jamotte

Subject:

RE: 47 Poplar Ave

Mark:

You will want to comply with California Residential Code Section R322. Specifically related to your framing question:

R322.1.8 Flood-resistant materials. Building materials used below the elevation required in Section R322.2 (flood hazard areas including A Zones) or R322.3 (coastal high-hazard areas including V Zones) shall comply with the following:

- 1. All wood, including floor sheathing, shall be pressure-preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use or be the decay-resistant heartwood of redwood, black locust or cedars. Preservatives shall be listed in Section 4 of AWPA U1.
- 2. Materials and installation methods used for flooring and interior and exterior walls and wall coverings shall conform to the provisions of FEMA/FIA-TB-2.

R322.1.9 As-built elevation documentation. A registered design professional shall prepare and seal documentation of the elevations specified in Section R322.2 or R322.3.

You can use cripple walls, but they must comply with the above and you will also need to install flood vents.

Here's a resource for you!

http://www.fema.gov/media-library-data/20130726-1816-25045-8053/2012 i code floodprovisions.pdf

Thank you,

Sal

Salvatore A. Lucido, P.E.

Contract Building Official

Town of Ross | Building

P.O. Box 320 | 31 Sir Francis Drake Blvd.,

Ross, CA 94957-0320

415.453.1453 x106 (Building)

415.460.9761 fax

707.328.1453 mobile

slucido@townofross.org

Municipal Code | MARINMAP

The Building Department is open Monday through Thursday from 8:30 a.m. to 12:00 p.m. or by appointment

This email and any attachments may contain information that is confidential, privileged and protected from disclosure. Review, dissemination or copying is prohibited. If this email is not intended for you, please notify the sender and immediately delete the entire transmittal.

• Using the current GIS data, it looks like the property is in Flood Zone AE and has an approximate Base Flood Elevation of 40.0 feet (NAVD88).
 The approximate ground elevation, based on Marin County GIS data, is between 36 and 38 feet (NAVD88). Note that this is only a rough estimate. A full survey would need to be performed to get accurate information about the elevation of your lowest finished floor and adjacent grade.
• If you were to make substantial improvements to the house, you would need to raise the lowest finished floor 1' above the BFE, per the Town's flood ordinance. This also applies to flood damage repairs. You can discuss details of insurance coverage with your agent.
I have attached some additional information from FEMA that will answer many of your questions. Contacting your insurance agent is a good first step.
Thank you,
Sal Lucido
Salvatore A. Lucido, P.E.
Contract Building Official
Town of Ross Building
P.O. Box 320 31 Sir Francis Drake Blvd.,
Ross, CA 94957-0320
115.453.1453 x106 (Building)
115.460.9761 fax
707.328.1453 mobile
lucido@townofross.org
Aunicipal Code MARINMAP

The Building Department is open Monday through Thursday from 8:30 a.m. to 12:00 p.m. or by appointment

This email and any attachments may contain information that is confidential, privileged and protected from disclosure. Review, dissemination or copying is prohibited. If this email is not intended for you, please notify the sender and immediately delete the entire transmittal.

From: Collin Shewey [mailto:collinmshewey@gmail.com]

Sent: Thursday, September 17, 2015 9:48 AM

To: Sal Lucido < slucido@townofross.org>
Cc: Shewey, Matt < matt.shewey@am.jll.com>

Subject: Flood zone - 45 Bolinas

Hi Sal-

I just left you a voicemail and figured I would follow up with an email in case thats easier. I'm in escrow at 45 Bolinas Ave and I have a couple of questions.

Do you know if we are required to get an elevation certificate for this house in order to get flood insurance or should I check with my insurance company?

Answer: you should check with your insurance agent about whether you need (should) obtain a new Certificate. Normally, an updated certificate is only required when you make improvements to the structure.

Also, what do I need to do in order to find out how high the house needs to be raised to get out of the flood zone?

Answer: the Town's ordinance requires that for new improvements or substantial remodels, the lowest finished floor must be 1.0 feet **above** the Base Flood Elevation. You would need to hire a licensed land surveyor to determine the elevations at your property and prepare a flood certificate. Note that the County's GIS data is only approximate.

Thanks so much,

Collin Shewey

415-378-5490

ATTACHMENT 7 No on-site inspections were requested



Merchanis prepare for starmy weather by protecting statefacts with sanabags and floodgates.

PROTECT OUR COMMUNITITIES

O.S. cultional local drainings in the unit in the blockage of local drainings systems? If leaves and other waste block the flow of water into atom drains, what starts as a puddle can soon flood a whole sirest Debris and waste finat wastes through the drainings system can cause environmental damage to our creeks and the Son Francisco Boy.

 Instead of leaving yard debris in the street, keep our creeks and starmwater drainage systems clear by composting leaves and organic yard debris, which could obstruct the flow of water composting not only protects our storm drains, out also benefits our communities and the environment.



Protect our communities and our sensitive waterways one habitation preventing howards waste from going into the starm arain.
 Take your chemicals, paints, and mater oil to a local recycling locility flows zerowastematin and.

COUNTY FLOODPLAIN INFORMATION SERVICES

Did yeu know that like County of Marin provides free services? As a public service, County of Marin staff will provice basic information from the FEMA Flood Insurance Rate Maps (FIRMs), Contact your community representative for adult and flood information such as known dramage issues, levee or dam inundation areas, areas of precided flooding creas due to sea level rise, and areas of lepetitive loss as reported to FEMA. Staff is available to perform the type provided information on reducing flood risk, and available innancial assistance the Marin County Department of Public Works maintains capies of elevation aeriticales for unincorporated areas. Sull oi in accorporate with County Cooks and FFMA examinations of lood protection, and cell

If you live in unincarporated areas of Marin County, and have any questions or would like additional information, visit out tand Development affices located in Room 308 and the Marin County Civic Center, 3501 Civic Center Drive in Son Rolael, Or you can call us at 415-473-3755, email DPWLandDevEngineer@MarinCounty.org and visit our website www.marinwatersheb. ara.

If you live within one of our cities or towns, please contact your local Public Works Department for your flood representative

INSURE YOUR PROPERTY

Did yes know that nomeowness insurance does not insurance policies. Whether you are a property owner or rener, a fractile property owner or thome or business. Even a few inches of water can result in thousans of dallars in report ran restoration costs. Morin County participates in the National Flood Insurance Program (NFIP), which makes leaerally backed insurance available for all structures. Contact your insurance agency for more information or visit the website www.floadSmart.gov.



During times of heavy rain, be observant of flooding in your neighborhood and report any problems to your city or county.

DURING THE STORM

- Tune to local radio or televisions stations for emergency
 information
- Avoid areas that are subject to sudden flooding.
- If you are in a car, do not drive through a flooded area, If your car stalls, abandon it, if you can safely do so, and seek higher ground.
- Please do not cross a flowing stream where water is above your knees. Even water as low as 6 inches deep may cause you to be swept away by strong currents.
- Do not sightsee in flooded areas or try to enter areas blocked off by authorities.
- If flooding is likely, and time permits, move valuable possessions to the upper floors in your residence or business.
- Be prepared to evacuate, and if advised to evacuate, do so immediately.

AFTER THE STORM

- Do not turn gas back on by yourself. Please rely on utility crews.
- Do not use fresh foods or canned goods that have come in contact with flood water.
- Follow local instructions regarding the safety of drinking water.
 If in doubt, boil or purify water before drinking.
- Avoid disaster areas; your presence could hamper rescue and other emergency operations, and you may be in danger.
- Do not handle five electrical equipment in wet areas. If electrical
 equipment or appliances have been in contact with water, have
 them checked before use.
- Avoid downed power lines and broken gas lines. Report them immediately to the electric or gas company, police or fire department.
- Use flashlights but not lanterns, matches or candles, to examine buildings because flammables may be inside.

PREPARATION CHECKLIST

Use the checklist below to track how close you are to getting FLOOD WISE. Post this checklist on your refrigerator and check off the Terms as you complete them.

- Register your cell number with www.Alert, Marin.org
- ☐ Know your flood hazard
- (a) Insure your property
- Make a family emergency plan visit www. ready.gov/make-a-plan
- Create a safety kit with drinking water, canned faod, first aid supplies, blankels, radio, flashlight, and batteries
- ☐ Ask an out-of-state relative or friend to be your emergency contact
- Create a personal flood file with a copy of insurance policies
- Keep an inventory of household items and valuables
- ☐ Mark your fuse box to show circuits to floodable areas
- Install HVAC equipment and proper ventilation above the base flood elevation
 Clean the drains around your home; including roof guitters, drain finlets, downspouts, pipes, and drainage dilches
- Keep our creeks and storm water drainage systems clear by always removing leaves and debris
- Tune to local radio or televisions stations for emergency information.
- Be prepared to evacuate, and if advised to evacuate, do so immediately

Thank you for taking the time to read these safety lips to help prepare and protect you, your loved ones, and our communities from the risk of a flood

If you require materials in alternate forms, please call 415-473-4381(voice), CRS 711 or email asabilityaccass@marincounty.org



US POSTAGE PAID COUNTY OF MARIN

This mailing is sent to the listed property owner. Please distribute to onsite tenants for their preparedness information and use.



GENERAL INFORMATION:

FEMA www.floodsmart.gov/floodsmart
Marin County Flood Control & Water Conservation www.marincounty.org/depts/pw/divisions/flood-control

Marin County Watershed Program www.marinwatersheds org

Marin County www.marincounty.org
National Weather Service www.floodsafety.noaa.gov

CONTACT INFORMATION:

For unincorporated area of Marin

Marin County Public Works, Land Development 415-473-3755
Marin County Community Development, Building & Safety 415-473-6550

. For residents of cities and towns, please contact your community Public Works Department

EMERGENCY INFORMATION:

Real time rainfall, creek stage, and weather data www.Marin.OneRain.com

Marin County Sheriff Office of Emergency Services www.marinsheriff.org Alert Marin www.AlertMarin.org

Get Ready www.ready.gov/floods

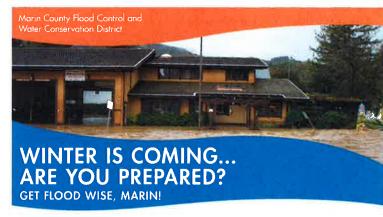
LOCAL PUBLIC WORKS DEPARTMENT CONTACTS

Listed from Southern Marin to North Marin

rsalite 415-289-4113 Mill Valley 415-384-4800 Tiburon 415-435-7399 Corte Madera 415-927-5057 Larkspur 415-927-5017

San Rafael 415-485-3355 Ross 415-453-1453

San Anselmo 415-258-4623 Fairfax 415-258-4623 Novato 415 899 8246



BEFORE, DURING, AND AFTER THE STORM

Marin County has a long history of licoding. The maunitainous geography that makes our area so beautiful also makes as susceptible to flooding, especially during the rainy winter months. In our history, the rain storms of 1986, 1998, 2005, and 2006 caused significant damage. Our creeks can overflow and cause flooding, especially when combined with high tides or blocked circinage systems. During El Niño years, tides are expected to be higher and result in tidal flooding along the shoreline

You are receiving this brachure because your property is in or near a flood-prone area. Preparation is key.

BEFORE A BIG STORM

KNOW YOUR FLOOD HAZARD

Do you know if your property is located in a Special Flood Hazard Area? Find out by colling your community Public Works Desartment for your flood coordinator. Unincorporated Marin County flood information is available at 415-473-3755 and you can visit the website www. marinmap org

PROTECT YOURSELF & YOUR FAMILY



alerts² If you live, work or go to school in Marin County, and are 18 years old and over, you can

register to receive emergency alerts sent from the

County of Marin by chane, text, email or even an app on a smart phone Emergency officials use the Aleit Marin System to deliver incident specific information or potentially life-saving instructions to the precise geographic area(s) affected. To register, go to www.AlertMarin.org.

Preparing makes good sense.

- know your risk
- make a plan
- get a safety kit
- get involved
- stay informed



September 26, 2016

Dear Ross Property Owner:

You have received this letter because your property is in an area that has been flooded several times. The Town is concerned about repetitive flooding and would like to help you protect yourself and your property from future flooding. Here are some things you can do:

- Get a flood insurance policy. Homeowner's insurance policies do not cover damage from floods. Since Ross participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. Contents coverage is also available. Contact your insurance agent for more information on rates and coverage and visit http://www.floodsmart.gov
- If you own commercial property in the downtown area or rental property, be sure to inform your tenants of the flood risk and provide them with information on the Town flood warning system and flood insurance (flood information page at townofross.org).
- Contact the Planning Department for more information on your site, including the extent
 of past flooding in your area. The Town has new Flood Insurance Rate Maps that identify
 the anticipated flood level for your site.
- Consider reducing or eliminating the risk of flooding by elevating your structure, flood-proofing, and protecting mechanical equipment and utilities from water damage. Town staff is available to meet with you and visit your site to review your flood problems and make recommendations. There may be sources of financial assistance available to help you mitigate flood losses to your property that we can share with you. More information can be found at FEMA's website, www.ready.gov/floods.
- Prepare for flooding by developing a disaster response plan. See the Red Cross' website at <u>www.redcross.org</u> for information about preparing your home or business for a disaster. Be sure you know how to shut off the electricity and gas to your home or business.

Sincerely,

Heidi Scoble, AICP Planning Manager Slee

MailToName1 [Owner Name]	MailLine1 [Address]	MailCity [City]	MailState [MailZipCo	ode [Zip FORMATTED [Situs]	PROPID (Property ID)
ANGELONE EDGAR O /TR/ &	PO BOX 194	ROSS	CA	94957 73 SHADY LN	073-091-18
ARANA MARCELLA T ETAL	1556 ROUNDS AVE	GRANTS PASS	OR	97527 30 ROSS COMMON	073-272-11
BAKER PETER C &	PO BOX 1654	ROSS	CA	94957 55 BOLINAS AVE	073-051-05
BAKKER KATHARINE M /TR/	2820 GREENWICH STREET #3	SAN FRANCISCO	CA	94123 6 SHANLEY LN .	073-091-06
BALMASEDA ROBERTO & JENN	PO BOX 608	ROSS	CA	94957 61 SIR FRANCIS DRAKE BLVD	073-101-20
BERRY NOAH B ETAL	PO BOX 1112	ROSS	CA	94957 51 SIR FRANCIS DRAKE BLVD	
CHAVEZ FAMILY TRUST	PO BOX 315	ROSS	CA	94957 59 BOLINAS AVE	073-051-04
CLARK FAMILY TRUST ETAL	PO BOX 263	ROSS	CA	94957 71 SHADY LN	073-091-32
COHN PATRICIA L /TR/	47 SIR FRANCIS DRAKE BLVD	ROSS	CA	94957 47 SIR FRANCIS DRAKE BLVD	073-161-47
COLE KIT M TR	32 HERON DR	MILL VALLEY	CA	94941 61 BOLINAS AVE	073-051-03
CONNER BAIRD &	PO BOX 746	ROSS	CA	94957 37 BOLINAS AVE	073-051-09
CURTIN CAITLIN F	19 SIR FRANCIS DRAKE BLVD	ROSS	CA	94957 19 SIR FRANCIS DRAKE BLVD	073-273-40
DEVLIN WILLIAM D & SARAH C	7 ELAINE AVE	MILL VALLEY	CA	94941 47 BOLINAS AVE	073-051-07
DIAB MOHAMMAD H &	PO BOX 1193	ROSS	CA	94957 65 SIR FRANCIS DRAKE BLVD	073-101-18
DONG EDWARD &	PO BOX 1127	ROSS	CA	94957 23 SIR FRANCIS DRAKE BLVD	073-242-13
FINCH GREGORY D &	PO BOX 1642	ROSS	CA	94957 53 SIR FRANCIS DRAKE BLVD	073-101-24
GAGNON ROBERT E	PO BOX 282	ROSS	CA	94957 69 SIR FRANCIS DRAKE BLVD	073-101-16
GREENBERG GLENN &	PO BOX 498	ROSS	CA	94957 27 SIR FRANCIS DRAKE BLVD	073-242-19
HENNE COLIN S &	PO BOX 616	ROSS	CA	94957 41 SIR FRANCIS DRAKE BLVD	073-161-15
KNILL LOIS M TRUST	PO BOX 770	ROSS	CA	94957 45 BOLINAS AVE	073-051-08
LEVINSOHN JOHN L TR	36 CORTE ORIENTAL	GREENBRAE	CA	94904 20-26 ROSS COMMON	073-272-10
LORD JOHN A TR ETAL	PO BOX 917	ROSS	CA	94957 3-11 ROSS COMMON	073-273-13
MAGUIRE PETER	1288 COLUMBUS AVE	SAN FRANCISCO	CA	94133 23 ROSS COMMON	073-273-10
MAGUIRE PETER	1288 COLUMBUS AVE	SAN FRANCISCO	CA	94133	073-273-11
MARTIN JOHN /TR/ &	PO BOX 1644	ROSS	CA	94957 73 BOLINAS AVE	073-041-22
MC DEVITT BRENDAN ETAL	39 SIR FRANCIS DRAKE BLVD	ROSS	CA	94957 39 SIR FRANCIS DRAKE BLVD	073-161-14
MEANS CAROLYN T	PO BOX 671	ROSS	CA	94957 67 BOLINAS AVE	073-051-01
MOORE DOUGLAS M JR TR &	PO BOX 1033	ROSS	CA	94957 1 SHANLEY LN	073-091-31
NELSON DAVID C &	PO BOX 562	ROSS	CA	94957 55 SIR FRANCIS DRAKE BLVD	073-101-23
NEWSON SALLY A N /TR/	PO BOX 351	ROSS	CA	94957 63 SIR FRANCIS DRAKE BLVD	073-101-19
NOGUEIRO PEDRO F &	5 LOCUST AVE	ROSS	CA	94957 5 LOCUST AVE	073-101-47
O BRIEN MARY K &	PO BOX 278	ROSS	CA	94957 43 SIR FRANCIS DRAKE BLVD	073-161-16
PHASE ONE SFD LLC	3300 POWELL ST # 103	EMERYVILLE	CA	94608 59 SIR FRANCIS DRAKE BLVD	073-101-21

				1		
POLA 25 LLC	332 PACIFIC AVE	PIEDMONT	CA	946	11 25 SIR FRANCIS DRAKE BLVD	073-242-12
PREZZANO FAMILY REVOC TRU	J PO BOX 902	ROSS	CA	949	57 45 SIR FRANCIS DRAKE BLVD	073-161-17
RASIAH ARKELL	PO BOX 619	ROSS	CA	949	57 65 BOLINAS AVE	073-051-02
REED SALLY S TR	PO BOX 1182	ROSS	CA	949	57 7 SHANLEY LN	073-091-07
RICHARDSON WILLIAM H &	29 BOLINAS AVE	SAN ANSELMO	CA	949	60 29 BOLINAS AVE	073-051-11
RUSSO SURVIVORS TRUST ETA	l PO BOX 853	ROSS	CA	949	57 21 SIR FRANCIS DRAKE BLVD	073-242-14
SAM STERLING &	PO BOX 733	ROSS	CA	949	57 29 SIR FRANCIS DRAKE BLVD	073-242-10
SANDQUIST DIANE A /TR/	2525 SUNSET VISTA LN	SANTA ROSA	CA	954	03 13-19 ROSS COMMON	073-273-12
STRASSMAIER DIANE	PO BOX 465	ROSS	CA	949	57 53 BOLINAS AVE	073-051-06
TRACY ADAM P &	PO BOX 744	ROSS	CA	949	57 33 BOLINAS AVE	073-051-10
UNTERMANN CHERYL L	PO BOX 705	ROSS	CA	949	57 3 and 4 LOCUST AVE	073-101-30
VITO BADALAMENTI EXEMPTION	C 5973 SAN ALESO CT	SANTA ROSA	CA	954	09 27 ROSS COMMON	073-273-09
WOODLANDS STORE INC	802 COLLEGE AVE	KENTFIELD	CA	949	04 16 ROSS COMMON	073-272-09
WOODWARD MICHAEL &	67 SIR FRANCIS DRAKE BLVD	ROSS	CA	949	57 67 SIR FRANCIS DRAKE BLVD	073-101-17
YUNG TERRY	215 GOLDEN GATE AVE	BELVEDERE	CA	949	20 57 SIR FRANCIS DRAKE BLVD	073-101-22



Agenda Item No.

Staff Report

Date:

October 13, 2016

To:

Mayor Kathleen Hoertkorn and Council Members

From:

Heidi Scoble, Planning Manager

Subject:

Community Rating System Recertification and Progress Report on Local Hazard

Mitigation Plan

Recommendation

The Council accepts this report. No action required.

Background and discussion

The purpose of this report is to inform the Town Council of the 2016 Community Rating System Recertification and to provide a progress report on the Town's Local Hazard Mitigation Plan.

On June 24, 2015 the Town of Ross was given a rating of 8 for the Flood related activities listed on Attachment 1. The rating of 9 reduces flood insurance rates by 10% for all residents in the Town but also requires that the Town continue to maintain and document the activities that helped it get a lower rating thereby reducing insurance rates. With the lower CRS rating the Town is required by FEMA to recertify its program on an annual basis. The key is in the documentation and putting systems in place that continue the outreach activities and continue to provide Flood information available at the Town.

The Community Rating System (CRS) is a voluntary program that encourages and rewards communities for going beyond FEMA's minimum requirements. By joining CRS, the Town earns flood insurance premium reduction for its residents. These reductions range from 5% to 45% depending on our CRS classification, which is determined by the number of activities that the Town gets credited for. Examples of the eligible activities include providing public information, active floodplain management, and flood preparedness such as a flood warning system. The Town of Ross already engages in a many of these activities.

In the future the Town may be able to get a lower rating but having a staff person available who can manage and document the items is critical which is something the future assistant engineer will do. However, the more items the Town does the longer the list will become for actively maintaining the items and documenting them, taking a lot of staff time, so some thought should be given to how much the Town wants or can do. The recertification process helps staff stay on top of items needed to be maintained in order to receive a lower CRS rating.

One of the requirements of the CRS program is to have a Local Hazard Mitigation Plan (LHMP) approved by FEMA and to provide an annual progress report on the status of the implementation of the strategies. The purpose of the LHMP is to identify and evaluate hazard risks to which the Town is vulnerable and mitigation strategies that may be implemented by the Town. Additionally, the Town is required to have a FEMA approved Plan to be eligible for disaster recovery assistance and mitigation funding. The Town Council approved the current LHMP on January 12, 2012. The LHMP is scheduled to be updated in 2017. The progress report for the Town's Local Hazard Mitigation Plan can be seen as attachment 510 of the attached 2016 CRS Annual Recertification.

Fiscal, resource and timeline impacts

No financial impact from accepting this report.

Alternative actions

No alternative actions are suggested.

Environmental review (if applicable)

N/A

1-1-1

Attachment

CRS Annual Recertification

Town of Ross Local Hazard Mitigation Plan-Flood Strategies Progress Report Completed by staff department head, compiled by Heidi Scoble September 30, 2016

No.	Specific Mitigation Strategy	Priority	Estimated Cost	Timeline for Implementation	Responsible Department	2016 Progress
FL-1	As new flood-control projects are completed, request that FEMA revise its flood-insurance rate maps and digital Geographic Information System (GIS) data to reflect flood risks as accurately as possible.	Existing program	Low	Continuous	Public Works	Still waiting for new flood control projects.
FL-2	Document and install plaques to inform property owners of historic flood levels.	Low	TBD	1-5 years	Public Works/Building	Not Completed
FL-3	Work with San Anselmo to improve their drainage system and add new culverts at seven sites along upper Oak Avenue in San Anselmo, as identified as Measure 1 in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo,	Existing program underfunded	\$330,000	1-2 years	Public Works	Completed by San Anselmo DPW.
FL-4	Consider amending the Town floodplain management ordinance to create cumulative substantial improvement rules.	Moderate	Low	1-3 years	Building and/or Planning	Already implemented with the adoption of the program in 1988 w/ Ord. 464. We review all application for substantial improvement determinations.
FL-5	Prepare articles to educate /remind homeowners of actions they can take before/after a storm.	Existing program	\$5,000	Annual	Public Works	Ongoing, new outreach material developed by Marin County is being shared among CRS communities.
FL-6	Annually inspect and clean Town creeks of debris. Use public outreach to inform the Town's residents of the annual creek clean-up work. Maintain a log of debris removed annually.	Existing program	\$15,000	Annual	Public Works	Ongoing, all of Ross Valley participates in a program funded and permitted by Flood Control District
FL-7	Continue to provide information on locations for obtaining sandbags deliver those materials to vulnerable populations upon request.	Existing program	Low	Annual	Public Works	Annual outreach on-going

FL-8	Continue to provide link to web enabled and publicly- accessible County automated system of flood gauges.	Existing program	o	Completed	Administration	Located on Town's website at http://www.townofross.org/en ergencyservices/page/flood- information.
FL-9	of Engineers, various Flood Control and Water Conservation Districts, and other responsible agencies to locate and maintain funding for the development of flood control projects that have high	Existing program	Low	Continuous	Administration	Ongoing, Flood Control District and USACE are in feasability phase of study for Units 2, 3, 4
FL-10	Continue to encourage new development near floodways to incorporate a setback from watercourses to allow for changes in stormwater flows in the watershed over time.	Existing program	Low	Continuous	Planning	On-going
FL-11	Continue to have Town staff inspect creek areas after each storm.	Existing program	Low	Continuous	Public Works	On-going by Department of Public Works
FL-12	Continue to inspect creek areas in response to citizen complaints.	Existing program	Low	Continuous	Public Works	On-going by Department of Public Works
FL-13	Encourage residents and business owners to elevate structures within flood hazard areas.	Existing program	Low	Continuous	Planning	Ongoing
FL-14	,	Existing program	Low	Continuous	Public Works	Ongoing, DPW uses abatement letters and direct communicatio to enforce code
FL-15		Existing program	Low	Continuous	Building	All building permit applications are checked for compliance with the Town's Floodplain Ordinance
FL-16	Install grates to catch debris.	Existing program	Medium	Continuous	Public Works	On-going program. State NPDES requirements take into effect in one year.

	1			1		
FL-17	Participate in Ross Valley Flood Protection and Watershed Program. Work with other Ross Valley jurisdictions to address a watershed-wide approach to drainage, warning systems, emergency response, and flood insurance programs. (General Plan Program 6.A)	Existing program	TBD	Continuous	Public Works and Administration	Ongoing
FL-18	Perform annual creek dredging to remove accumulated sediments from Lagunitas Road to the fish ladder.	Existing program	\$35,000	Continuous	Public Works	Since the bridge has been rebuilt, the Flood Control District has a sediment threshold that it is watching for to initiate sediment removal.
FL-19	storm drains, pipelines, and/or channels to enable them to perform to their design capacity in handling water flows as part of regular maintenance activities. Continue to request private property owners to do the same, as	Existing program	\$250,000	One to five years	Public Works	Ongoing
FL-20	Work with other Ross Valley jurisdictions to explore and adopt land use regulations to minimize additional runoff, or reduce runoff, within the Ross Valley watershed. (General Plan Program 6.C)	Existing program	Low	Ongoing	Public Works, Planning and/or Administration	Ongoing
FL-21	Prepare GIS storm water map of the watershed to determine the water flow and design a culvert system appropriate to the volume and flow of peak runoff. Complete the identification of existing culverts and the need for new ones.	Existing program underfunded	\$80,000	Two to Five months	Public Works	Partially completed. Project underfunded.
FL-22	Reconstruct and enlarge bridge openings and culverts.	Moderate	TBD	Continuous	Public Works	Ongoing
FL-23	Construct a new 1,400 It. long, 42-48 diameter reinforced concrete pipe culvert network running under the south gutter line on lower Bolinas Avenue. The culvert would originate with inlets at the Richmond Avenue intersection and outfall to Corte Madera Creek at the Sir Francis Drake Boulevard Bridge, as identified as Measure 4 in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street	Existing program, underfunded	\$780,000	1-2 years	Public Works	Partially completed. Project underfunded.

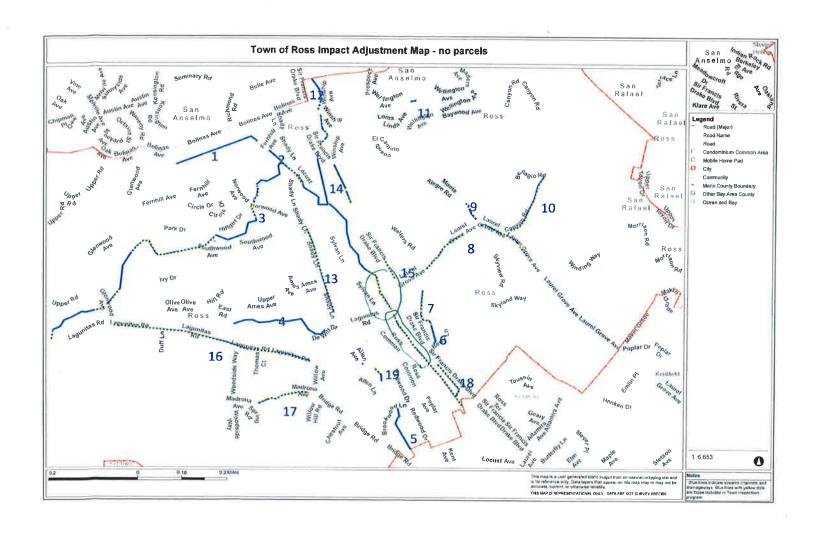
FL-24	Construct an approximately 300,000 gallon subsurface stormwater detention vault beneath Richmond Avenue as identified as Measure 8b in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Create bioretention areas at the St. Anselm Church	Existing program, underfunded	\$650,000	1-2 years	Public Works	Discontinued from consideration during Master Plan completion of the San Francisco Seminary project. Installed surface water runoff mitigation.
FL-25	overflow parking lot and the Town's adjacent right of way as identified as Measure 4b in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California."	Existing program, underfunded	\$220,000	1-2 years	Public Works	Discontinued from consideration during Master Plan completion of the San Francisco Seminary project. Installed surface water runoff mitigation.
FL-26	Ensure staff are knowledgeable regarding floodplain management regulations to improve enforcement of current standards for all development within flood hazard areas. Ensure that contract building inspectors have appropriate training and expertise in floodplain management regulations to monitor construction projects.	Very High	0 to \$25,000	1-2 years	Building and Planning	Council should appoint a floodplain administrator (manager). Coastland staff are knowledgeable in the building code requirements and the Town's ordinance.
FL-27	Secure a one-way flap gate at the existing Corte Madera Creek outfall at the Winship Avenue Bridge section as identified as Measure 2j in the "Final Draft Report: Planning- Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.	Existing program, underfunded	\$20,000	1-2 years	Public Works and Marin County Flood Control District	Not completed. Underfunded.
FL-28	Create and update a photo record of the Town creeks to document condition and structures linked with GPS.	Existing program,	\$10,000	Annual	Public Works	The photo record has been completed, but not updated in several years.
FL-29	Continue maintenance efforts to keep storm drains and creeks free of obstructions, while retaining vegetation in the channel (as appropriate) to allow for the free flow of water. Develop a "Maintain-a-Drain" campaign, similar to that of the City of Oakland, encouraging private businesses and residents to keep storm drains in their	Existing program, underfunded	Low	Continuous	Public Works	On-going

				-		-
FL-30	Support creation of detention basins at Phoenix Lake and locations in the Ross Valley and other flood control projects as recommended in the Ross Valley Flood Damage Reduction Feasibility Study.	Existing program, underfunded	TBD	Ongoing	Town Council	On-going
FL-31	impervious surfaces, that require the use of permeable surfaces, that implement other regulations to effectively channel and minimize site runoff, and that allow water	High	Low	1 Year	Building and Planning	Design Review Criteria and Standards section pursuant to Section 18.41.100 of the Ross
FL-32	Assist neighborhoods to develop regular program of inspecting and clearing private road culverts.	Moderate	Low	1-3 years	Public Works	On-going
FL-33	To reduce flood risk, thereby reducing the cost of flood insurance to private property owners, apply for participation in the Community Rating System of the National Flood Insurance Program and work to qualify for the highest-feasible rating.	Moderate	Low	2-3 years	Building	Completed and Ongoing, Ross has a CRS rating of 8
FL-34	When properties that may provide opportunities for drainage improvements are for sale, acquire easements to install drainage improvements, such as between Bolinas Avenue and Fernhill.	Moderate	High	Ongoing	Public Works	On-going
FL-35	Amend Town floodplain management regulations to review thresholds for "substantial improvement" to take into account the depreciated cost value of structures, rather than the market value.	Moderate	Low	1-2 years	Building and/or Planning	We already use depreciated value for substantial improvement determinations.
FL-36	Create a building and elevation inventory of structures in the floodplain	Moderate	Medium	1-3 years	Building and/or Planning	Elevation certificates are listed on the Town's web site and should be continually updated.
FL-37	Adopt regulations or design guidelines to limit basement and understory storage and mechanical areas below the base flood elevation, particularly for repetitive damaged properties.	Moderate	Low	1-5 years	Building and/or Planning	The Town's Flood Damage Prevention Regulations pursaunt to Section 15.35.170 of the Ross Municipal Code adresses elevations and floodproofing standards
FL-38	Amend Town floodplain management regulations to adopt freeboard regulation to require finished floor to be 18" above the base flood elevation, rather than at the base flood elevation, to protect joists and vents from flo	Moderate	Low	1-5 years	Building and/or Planning	To be addressed in the next Code Amendments anticpated in 2017 or 2018

FL-39	Purchase three pair hip-wader pants, for use by on-duty personnel to reach flooded areas.	High	\$1,500	1 Year	Police	Not completed
FL-40	Purchase one SUV for use in flooding situations where patrol cars may not be able to operate due to high water.	Moderate	\$45,000	1 Year	Police	Purchased a SUV
FL-41	Continue the Town of Ross participation in the National Flood Insurance Program (NFIP) and require projects that result in substantial improvements to comply with the Town floodplain development regulations and provide elevation certificates to the public	Existing program	Low	Ongoing	Building	This activity is ongoing per NFIP and CRS requirements

2016 Dranage Inspection Report

ID No.	Name of Creek or Drainageway	Total Feet	Total Feet Inspected	Inspected?	Column1
	1 Fernhill Drainage Ditch	1,050		No	Private Property and Not Visible
	2 Creek behind 1 Shanley	225	225	Yes	
	3 Ross Creek	5,400	5,400	Yes	Areas on Private Property Inspected with an annual creek wall
	4 De Witt drainage	1,300	•	No	Private Property
	5 Brookwood Lane Creek	670	-	No	Private Property
	6 Kittle Creek through 1 Berry	260		No	Private Property
	7 Kittle Creek through Marin Art & Garden Center	510	510	Yes	Private Property but Open to Public
	8 Laurel Grove Avenue drainage ditch	1,600	1,600	Yes	
	10 Canyon Road Creek	900	900	Yes	
	11 54 Wellington Avenue concrete box culvert	100	-	No	Private Property and Not Visible
	12 Corte Medera Creek	4,900	4,900	Yes	
	13 Shady Lane Drainage Ditch	1,100	1,100	Yeş	
	14 Sir Francis Drake Ditch near Winship	520	520	Yes	
	15 Sir Francis Drake Drainage Ditch near Laurel Grove	300	300	Yes	
	16 Lagunitas Road Drainage Ditch	2,500	2,500	Yes	
	17 Madrona Avenue drainage swale	600	600	Yes	
	18 Drainage ditch behind 1-15 Sir Francis Drake	500		No	Have an easement, but just learned about it
	19 Creek behind Ross School	220	140	Yes	
		22,655	18.695		0.8





Marchanis propore for starrny weather by protecting starofrons with sandbags and floodgates $% \left(1\right) =\left(1\right) \left(

PROTECT OUR COMMUNITITIES

Discrete know local district Loading is often auto-day blockings of board drainage systems? If leaves and other waste block the flow of water into storm drains, what starts as a puddle can soon flood a whole street. Debris and waste that washes through the drainage system can cause environmental damage to our creeks and the San Francisco Boy.

 Instead of leaving yord debris in the street, keep our creeks and stormwater drainage systems clear by composting leaves and organic yard debris, which could obstruct the "ow of water, Composting of only protects our storm arains, but also benefits our communities and the environment.



 Protect our communities and our sensitive waterways and habital by preventing hazardous waste from going into the storm drain.
 Take your chemicals, paints, and motor oil to a local recycling facility (www.zerowastemarin.org).

COUNTY FLOODPLAIN INFORMATION SERVICES

Did yot, know that the County of Marin provides free sergitess? As a public service, County of Marin staff will provide basic information from the FEMA Flood Insurance Rate Maps (FIRMs). Contact your community representative for additional flood information, such as known drainage issues, levee or dam inundation areas, areas of predicted flooding areas due to sea level rise, and areas of receitive loss as reported to FEMA. Staff is available to perform site visits, provide information on reducing flood risk, and available financial assistance. The Marin County Department of Public Works maintains copies of elevation cerrificates for unincorporated areas. Build in accordance with County codes and FEMA recommendations for flood protection, and get required permits for work.

If you live in unincorporated areas of Marin County, and have any questions or would like additional information, visit our Land Development offices located in Room 308 and the Marin County Civic Center, 3501 Civic Center Drive in San Rafael, Or you can call us at 415-473-3755, email DPWLandDevEngineer@MarinCounty.org and visit our website www.marinwatersheds.org.

If you live within one of our cities or towns, please contact your local Public Works Department for your flood representative.

INSURE YOUR PROPERTY

Oid you know that harmedwheel's insurance does not cover lifetar dainagas' Flooding is not covered by standard insurance policies. Whether you are a property owner or renter, a flood insurance policy is critical to protecting your home or business. Even a few inches of water can result in thousands of dollars in repair and restoration costs. Marin County participates in the National Flood Insurance Program (NFIP), which makes federally backed insurance available for all structures. Contact your insurance agency for more information or visit the website www.FloodSmart.gov.



During times of heavy rain, be observant of flooding in your neighborhood and report any problems to your city or county.

DURING THE STORM

- Tune to local radio or televisions stations for emergency information.
- Avoid areas that are subject to sudden flooding.
- If you are in a car, do not drive through a flooded area. If your car stalls, abandon it, if you can safely do so, and seek higher ground.
- Please do not cross a flowing stream where water is above your knees. Even water as low as 6 inches deep may cause you to be swept away by strong currents.
- Do not sightsee in flooded areas or try to enter areas blocked off by authorities.
- If flooding is likely, and time permits, move valuable possessions to the upper floors in your residence or business.
- Be prepared to evacuate, and if advised to evacuate, do so immediately.

AFTER THE STORM

- Do not turn gas back on by yourself. Please rely on utility crews.
- Do not use fresh foods or canned goods that have come in contact with flood water.
- Follow local instructions regarding the safety of drinking water.
 If in doubt, boil or purify water before drinking.
- Avoid disaster areas; your presence could hamper rescue and other emergency operations, and you may be in danger.
- Do not handle live electrical equipment in wet areas. If electrical equipment or appliances have been in contact with water, have them checked before use.
- Avoid downed power lines and broken gas lines. Report them immediately to the electric or gas company, police or fire department.
- Use flashlights but not lanterns, matches or candles, to examine buildings because flammables may be inside.

PREPARATION CHECKLIST

Use the checklist below to track how close you are to getting FLOOD WISE. Post this checklist on your refrigerator and check off the items as you complete them

- Register your cell number with www.Alert.
 Marin ora
- Know your flood hazard
- Insure your property
- Make a family emergency plan visit www. ready.gov/make-a-plan
- Create a safety kit with drinking water, canned food, first oid supplies, blankets, radio, flashlight, and batteries
- Ask an out-of-state relative or friend to be your emergency contact
- Create a personal flood file with a copy of insurance policies
- Keep an inventory of household items and
- Mark your fuse box to show circuits to floodable areas
- Install HVAC equipment and proper ventilation above the base flood elevation
- Clean the drains around your home; including roof gutters, drain inlets, downspouts, pipes, and drainage dilches
- Keep our creeks and storm water drainage systems clear by always removing leaves and debris
- Tune to local radio or televisions stations for emergency information.
- Be prepared to evacuate, and if advised to evacuate, do so immediately

Thank you for taking the time to read these safety tips to help prepare and protect you, your loved ones, and our communities from the risk of a flood

If you require materials in alternate forms, please call 415-473-4381{voice}, CRS 711 or email disabilityaccess@marincounty.org



FIRST CLASS MAIL U.S. POSTAGE PAID COUNTY OF MARIN

This mailing is sent to the listed property owner. Please distribute to onsite tenants for their preparedness information and use.



GENERAL INFORMATION:

FEMA www.floodsmart.gov/floodsmart

 ${\bf Marin\ County\ Flood\ Control\ \&\ Water\ Conservation\ www.marincounty.org/depts/pw/divisions/flood-control\ and a superior of the control of the contr$

Marin County Watershed Program www.marinwatersheds.org

Marin County www.marincounty.org

National Weather Service www.floodsafety.noaa.gov

CONTACT INFORMATION:

For unincorporated area of Marin

Marin County Public Works, Land Development 415-473-3755

Marin County Community Development, Building & Safety 415-473-6550

• For residents of cities and towns, please contact your community Public Works Department for more information.

EMERGENCY INFORMATION:

Real time rainfall, creek stage, and weather data www.Marin.OneRain.com Marin County Sheriff Office of Emergency Services www.marinsherilf.org

Alert Marin www.AlertMarin.org

Get Ready www.ready.gov/floods

LOCAL PUBLIC WORKS DEPARTMENT CONTACTS:

Listed from Southern Marin to North Marin Sausalito 415-289-4113

Mill Valley 415-384-4800

Tiburon 415-435-7399

Corte Madera 415-927-5057

Larkspur 415-927-5017

San Rafael 415-485-3355

Ross 415-453-1453

San Anselmo 415-258-4654

Fairfax 415-458-2370

Novato 415-899-8246



BEFORE, DURING, AND AFTER THE STORM

Marin County has a long history of flooding. The mountainous geography that makes our area so beautiful also makes us susceptible to flooding, especially during the rainy winter months, in our history, the rain storms of 1986, 1998, 2005, and 2006 caused significant damage. Our creeks can overflow and cause flooding, especially when combined with high tides or blocked drainage systems. During El Niño years, tides are expected to be higher and result in tidal flooding along the shoreline.

You are receiving this brochure because your property is in or near a flood-prone area. Preparation is key.

BEFORE A BIG STORM

KNOW YOUR FLOOD HAZARD

Do you know if your property is located in a Special flood. Intrand Aren't Find out by calling your community Public Works Department for your flood coordinator. Unincorporated Marin County flood information is available at 415-473-3755 and you can visit the website www. marinmap.org.

PROTECT YOURSELF & YOUR FAMILY



Have you signed up to receive emergency alerts? If you live, work or go to school in Marin County, and are 18 years old and over, you can register to receive emergency alerts sent from the

County of Marin by phone, text, email, or even an app on a smart phone. Emergency officials use the Alert Marin System to deliver incident-specific information or potentially life-saving instructions to the precise geographic area(s) affected. To register, go to www.AlertMarin.org.

Preparing makes good sense.

- know your risk
- make a plan
- get a safety kit
- get involved
- stay informed

