



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 CA CID 060179
County Marin

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

CC-213 Recertification

Date		
If there are any changes or corrections to the information below, please cross out the old item and write in the correction.		
	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 Joe Chinn (Chief Executive Officer)

Community Town of Ross State CA CID 060179
County Marin

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

Your community has been verified as receiving CRS credit for the following activities. If Your community is still implementing these activities the CRS coordinator is required to put his or her initials in the blank and attach the appropriate items. The numbers refer to the activity number which is found in the CRS Coordinator's Manual.

- HS 310 We are maintaining Elevation Certificates on all new and substantially improved buildings in our Special Flood Hazard Area.
- HS 310 Attached is the permit list for new or substantially improved structures that have been completed in the last year.
- HS 310 Attached are the Elevation Certificates for new or substantially improved structures that have been completed in the last year.
- HS 310 We continue to make copies of Elevation Certificates on newer properties available at our present office location. Initial here if your office address has changed in the past year. Please provide new address with this form.
- HS 320 We are providing basic flood information, additional FIRM information, problems not shown on the FIRM, flood depth data, special flood related hazards, historical flood information, and natural floodplain functions to inquirers. Initial here if the office address or the manner in which requests may be submitted has changed in the last year. Please provide the new office address or manner of submittal with this form.
- HS 320 Attached is a copy of the **targeted outreach letters to floodplain resident letter** that publicized the credited elements of this service this year.
- HS 320 Attached is a copy of one page of the log, a letter, or other record that we kept on this service this year.
- HS 320 We are continuing to keep our FIRM updated and maintain old copies of our FIRM.
- HS 330 Attached are copies of all outreach projects conducted this year. Reference attachment 330 for credited outreach projects.
- HS 340 People looking to purchase floodprone property are being advised of the flood hazard through our credited hazard disclosure measures.
- HS 350 Our public library continues to maintain flood protection materials.

Community Town of Ross State CA CID 060179
County Marin

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

- 350 We continue to conduct an annual review and update of the information and links in our flood protection website.
- 360 We continue to provide flood protection advice to inquirers.
- 360 Attached is a copy of one page of the log, up to three letters, or other records that we kept on this service this year.
- 360 We continue to provide on-site flood protection assistance to inquirers.
- 360 Attached is a copy of one page of the log, up to three letters, or other records that we kept on this service this year.
Although the Town has received email requests, no on-site requests were made.
- 360 Attached is a copy of the document that told others about these **services** this year. Initial here if the information is included in your annual program for public information. Mark the attachment to Activity 330 to show where this service is publicized.
Ross doesn't have a program for public information
- 410 We continue to use our additional regulatory flood data before a new development can proceed in our floodplain.
- 420 We continue to preserve our open space in the floodplain.
- 430 We continue to enforce the following regulations in our floodplain: **(local drainage protection)**. Initial here if you have amended your floodplain regulations. Attach a copy of the amendment.
- 430 We continue to enforce our current building code. Initial here if you have amended your building code. Attach a copy of the amendment.
- 440 We continue to use and update our flood data maintenance system on an annual basis as needed.
- 440 We continue to maintain our system of Benchmarks. Initial here if any Benchmarks were found to be missing or inaccurate. Attach a copy of the correct elevation or a description of the missing Benchmark.
No credit was received, (Marin County and California continue to maintain database)
- 440 We continue to maintain our historical Flood Hazard Boundary Map, FIRMs and Flood Insurance Studies.

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COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

- HS 450 We continue to enforce the provisions of our zoning, subdivision and building codes as they pertain to erosion and sediment control and water quality.
- HS 502 We currently have 13 repetitive loss properties and send our notice to 48 properties in the repetitive loss areas.
- HS 502 Attached is a copy of this year's notice on property protection, flood insurance and financial assistance that we sent to our repetitive loss areas.
- HS 510 Attached is a copy of our floodplain management plan's annual progress report on the **Ross Local Hazard Mitigation Plan** adopted on **January 12, 2012**, and/or a copy of the annual progress report on the recommendations of the repetitive loss area analyses. Note: An updated floodplain management plan is due on or before October 1, 2017.
- HS 510 We have provided copies of this progress report to our governing board, local media, and the state NFIP Coordinating office.
- Agendized for the October 13, 2016 Town Council Meeting. The Staff Report and Progress Report is attached.**
- HS 510 Attached is the updated floodplain management plan or repetitive loss area analyses, and proof of local adoption.
- HS 540 We continue to implement our drainage system maintenance program.
- HS 540 Attached is a copy of a typical inspection report and a copy of the record that shows that any needed maintenance was performed on the credited components of our drainage system.
- HS 540 We continue to enforce our stream dumping regulations.
- HS 540 Attached is a copy of this year's outreach project that explained our stream dumping regulations. Initial here if the information is included in your annual program for public information. Mark the attachment to Activity 330 to show where your stream dumping regulations are explained. Initial here if you publicize the regulations with "no dumping" signs instead of through an outreach project.

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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			
15. Primary source for area data: Marin County Assessors and Marinmaps			
16. Period covered: 2015 to present	Current FIRM date March 17, 2016		
<i>If available, the following data would be useful:</i>			
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:

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.

- 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.
- 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.

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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.

- 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 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.
- 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

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name William & Jenny Reilly	FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92 Shady Lane	Policy Number:
City Ross State CA ZIP Code 94957	Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 AP# 073-052-26

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 37.968222 Long. 122.560652 Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>1673</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>12</u>
c) Total net area of flood openings in A8.b	<u>2308</u> sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A9. For a building with an attached garage:

a) Square footage of attached garage	<u>N/A</u> sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	_____
c) Total net area of flood openings in A9.b	_____ sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Town of Ross, 060179	B2. County Name Marin	B3. State California			
B4. Map/Panel Number 06041C0458	B5. Suffix E	B6. FIRM Index Date 02/04/1981	B7. FIRM Panel Effective/Revised Date 03/17/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 39.5'

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: _____

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)?
 Designation Date: _____ CBRS OPA Yes No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished 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-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: HT 1772 Vertical Datum: NAVD (Elev=52.14)

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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>36.5</u>	Check the measurement used.
b) Top of the next higher floor	<u>42.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>42.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>36.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>36.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>36.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

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. 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. Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name James L. Hallberg	License Number RCE 30465
Title Principle Engineer	Company Name J. L. Engineering
Address 1539 Fourth St	City San Rafael State CA ZIP Code 94901
Signature	Date 12/4/2014 Telephone 415-457-6647




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. 92 Shady Lane		Policy Number:
City Ross	State CA ZIP Code 94957	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.

- 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 _____ 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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. 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 _____
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- 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 _____

Comments _____

Check here if attachments.

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. 92 Shady Lane		FOR INSURANCE COMPANY USE	
City Ross		State CA	ZIP Code 94957
		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.

12/4/2014 Front View



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.
92 Shady Lane

Policy Number:

City Ross

State CA ZIP Code 94957

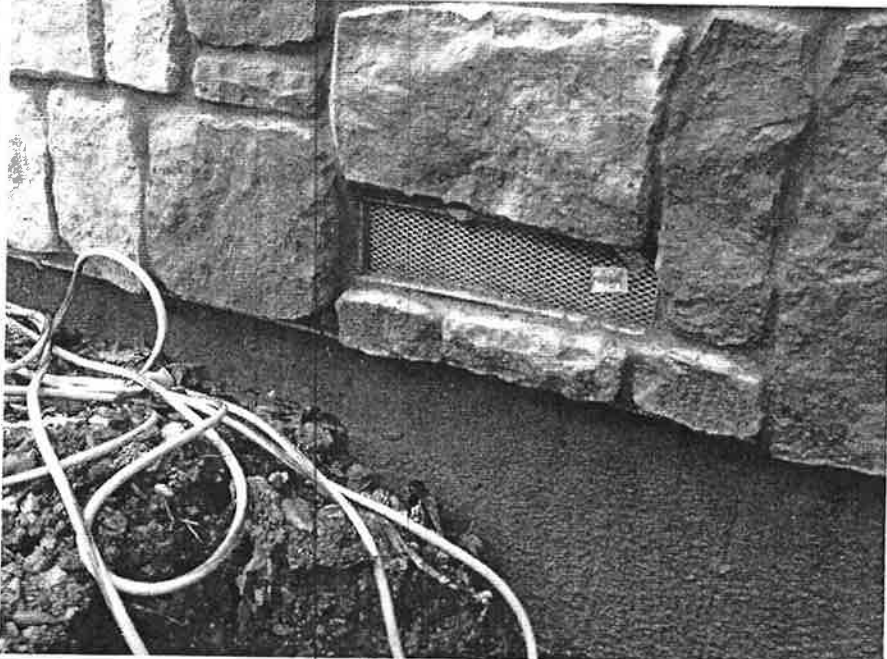
Company NAIC Number:

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.

12/04/2014 Rear View



12/04/2014 Typical Vent



ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name MH PROPERTY HOLDINGS		FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 90 SIR FRANCIS DRAKE BLVD		Policy Number:
City ROSS	State CA	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) APN 072-151-06		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. N37 58 09.9 Long. W122 33 36.6		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach 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 crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) 2050 sq ft		a) Square footage of attached garage 476 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 9		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 2
c) Total net area of flood openings in A8.b 3238 sq in		c) Total net area of flood openings in A9.b 155 sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number ROSS, TOWN OF 060179		B2. County Name MARIN		B3. State CA	
B4. Map/Panel Number 06041C0456	B5. Suffix E	B6. FIRM Index Date 02/04/1981	B7. FIRM Panel Effective/Revised Date 03/17/14	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 38

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: _____

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
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished 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-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. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	38.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	41.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	35.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	39.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input type="checkbox"/> feet <input type="checkbox"/> meters

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. 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. Check here if attachments.

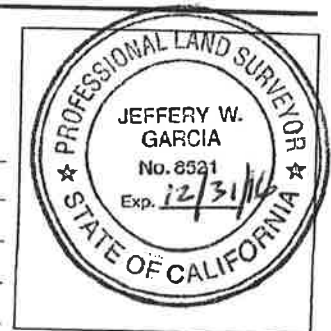
Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

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**

Signature  Date **04/04/15** Telephone **916-837-5903**



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. 90 SIR FRANCIS DRAKE BLVD	Policy Number:
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.
- E3. Attached garage (top of slab) is N/A feet meters above or below the HAG.
- 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? 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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. 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 _____

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 Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
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.

04/03/2015



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.
90 SIR FRANCIS DRAKE BLVE

City ROSS

State CA

ZIP Code 94960

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.

04/03/2015



ELEVATION CERTIFICATE

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 <u>Andrew Johnston</u>		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. <u>83 Bolinas Avenue</u>		Company NAIC Number:
City <u>Ross</u>	State <u>CA</u>	ZIP Code <u>94960</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 61 and a ptn. Lot 62, Fern Hill Tract, Book 2 Record Maps, Page 5</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>37°58'04.87"N</u> Long. <u>122°33'53.17"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>9</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1995</u> sq ft		a) Square footage of attached garage <u>264</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0*</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0*</u>
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b <u>n/a</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number <u>ROSE, Town Of 060179</u>			B2. County Name <u>Marin</u>		B3. State <u>CA</u>	
B4. Map/Panel Number <u>06041C0454</u>	B5. Suffix <u>E</u>	B6. FIRM Index Date <u>3/17/2014</u>	B7. FIRM Panel Effective/Revised Date <u>3/17/2014</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>39.9</u>	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input checked="" type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished 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-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: <u>NGS "D 108 RESET"</u> Vertical Datum: <u>NAVD 88</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ 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) <u>38.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor <u>*41.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) <u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) <u>40.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>*n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) <u>38.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) <u>40.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>*n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

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. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.			
Certifier's Name <u>Michael E. Ford</u>	License Number <u>LS 7237</u>		
Title <u>President / CEO</u>	Company Name <u>Michael Ford Inc, Land Surveying</u>		
Address <u>2300 Bethards Dr.</u>	City <u>Santa Rosa</u>	State <u>CA</u>	ZIP Code <u>95405</u>
Signature <u>Michael E. Ford</u>	Date <u>9-10-14</u>	Telephone <u>707-542-8513</u>	



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. 83 Bolinas Avenue			Policy Number:
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 A8b & A9b) No vents installed at time of survey C2b) Top of Sub-Floor
 C2e) No Equipment installed at time of survey.
 C2h) No stairs or decks built at time of survey.

Signature Michael E. Ford Date 9-10-14

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 _____ 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 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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G9) 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 _____

Comments _____

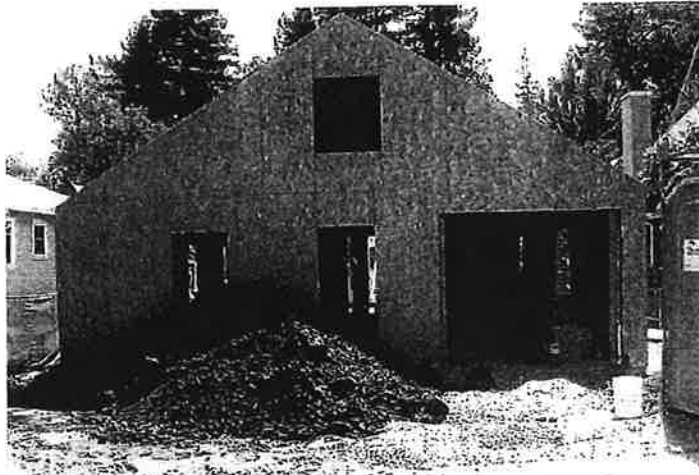
Check here if attachments.

Building Photographs

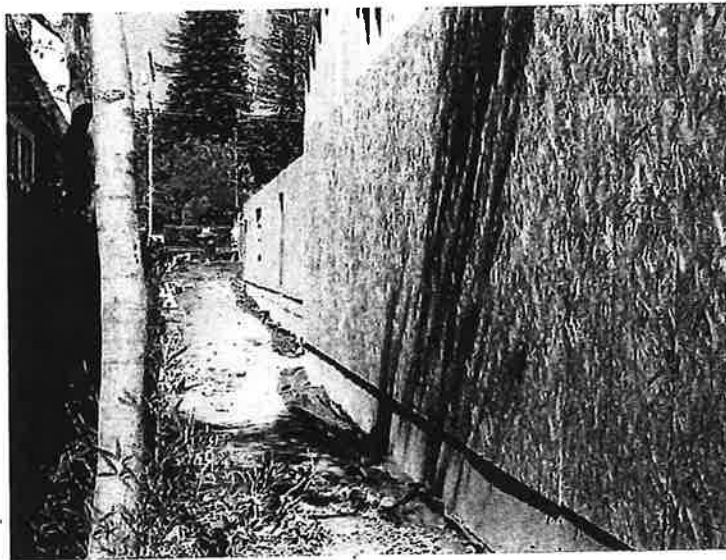
See Instructions for Item A6.

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



FRONT VIEW 9/2/14



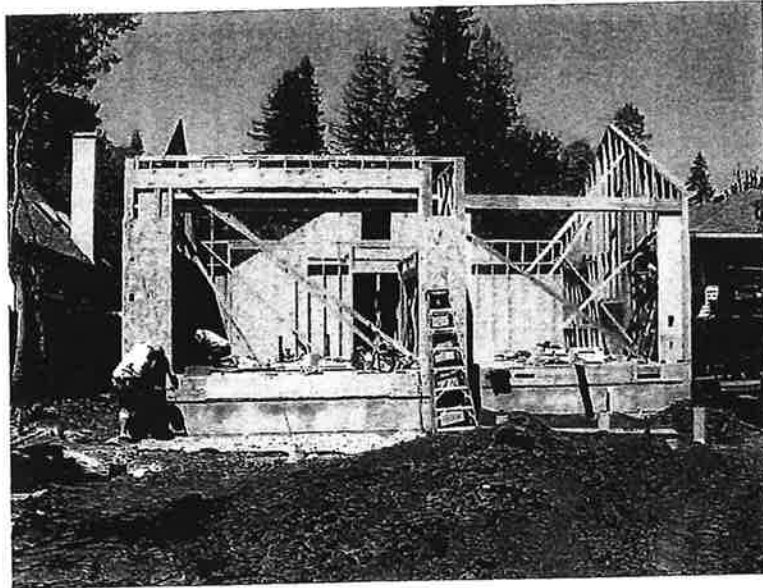
RIGHT SIDE VIEW 9/2/14

Building Photographs

Continuation Page

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



REAR VIEW 9/2/14



LEFT SIDE VIEW 9/2/14

ELEVATION CERTIFICATE

Important: Read 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 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 City ROSS State CA ZIP Code 94957		Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MARIN COUNTY ASSESSOR PARCEL NUMBER 073-161-05		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>DETACHED GARAGE</u>		
A5. Latitude/Longitude: Lat. <u>37°57'56.9"</u> Long. <u>122°33'35.6"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>400</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>2</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>400</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number TOWN OF ROSS 060179		B2. County Name MARIN		B3. State CA	
B4. Map/Panel Number 06041C0458	B5. Suffix E	B6. FIRM Index Date 03/29/1974	B7. FIRM Panel Effective/Revised Date 03/17/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 37.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished 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-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: COUNTY OF MARIN RC-1 Vertical Datum: NGVD 1929
 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>34.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>33.6</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>33.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters

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. 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
 Check here if attachments.

Certifier's Name DOUGLAS J. SCRANTON	License Number 5379
Title OWNER/SURVEYOR	Company Name DJ SCRANTON SURVEYING
Address PO BOX 750818	City PETALUMA State CA ZIP Code 94975
Signature <i>Douglas J. Scranton</i>	Date 04/02/2015 Telephone (415) 608-2663




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. 58 SHADY LANE	Policy Number:
City ROSS State CA ZIP Code 94957	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 COUNTY OF MARIN BENCHMARK RC-1 IS A STANDARD STREET MONUMENT INSIDE A WELL CASING AT THE INTERSECTION OF SIR FRANCIS DRAKE BOULEVARD AND LAGUNITAS ROAD. ELEVATION 26.60 FEET, NGVD 1929 AND CONVERTED TO NAVD 1988 USING VERTCON. ELEVATION SHIFT IS PLUS 2.70 FEET, RC-1 EQUALS 26.60 FEET PLUS 2.70 FEET =29.30 FEET, NAVD 1988. THE DETACHED GARAGE HAS NO CRAWL SPACE BUT IS A SLAB ON GRADE. FOR SECTION A8 THE ENCLOSURE AREA REPRESENTS THE SQUARE FOOTAGE OF THE GARAGE ITSELF.

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 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 _____ 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.

- G1. 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.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. 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

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	
Policy Number:	
Company NAIC Number:	

Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 58 Shady Lane	
City Ross	State CA ZIP Code 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.

Front View Taken 3/26/2015



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. 58 Shady Lane		
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.

North Side View Taken 3/26/2015



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.
58 Shady Lane

City Ross State CA ZIP Code 94957

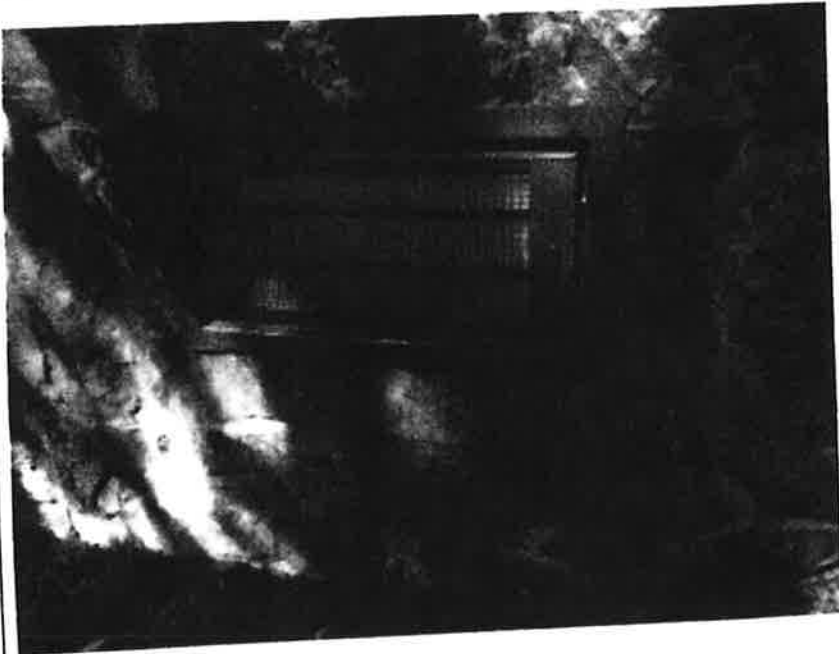
FOR INSURANCE COMPANY USE

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.

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



Replaces all previous editions.

ELEVATION CERTIFICATE

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 P.O. Route and Box No. 25 Sir Francis Drake Blvd.	Company NAIC Number:
City Ross	State CA
	ZIP Code 94957
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A N 073-242-12	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential	
A5. Latitude/Longitude: Lat. 37 57 42.13 Long. 122 33 19.98 Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number 8	
A8. For a building with a crawlspace or enclosure(s):	A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) 2534 sq ft	a) Square footage of attached garage 304 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 15	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 1499 sq in	c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Ross, CA of 060179		B2. County Name Marin		B3. State CA	
B4. Map/Panel Number 06041C0458	B5. Suffix E	B6. FIRM Index Date 3 17 2014	B7. FIRM Panel Effective/ Revised Date 3 17 2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 23.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished 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-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: **N S D-108** Vertical Datum: **NAVD 1988**

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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>22.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>25.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>23.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>22.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>23.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>n.a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

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. 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
 Check here if attachments.

Certifier's Name Michael E Ford		License Number S7237	
Title President/CEO	Company Name Michael Ford nc and Surve ing		
Address 2300 Bethards Dr.	City Santa Rosa	State CA	ZIP Code 95405
Signature <i>Michael E. Ford</i>	Date 12-21-15	Telephone 707-542-8513	



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 Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 Sir Francis Drake Blvd.			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.



Left Front View 12-21-15



Right Front View 12-21-15



Rear View 12-21-15

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. 25 Sir Francis Drake Blvd.			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.



Left Side View 12-21-15



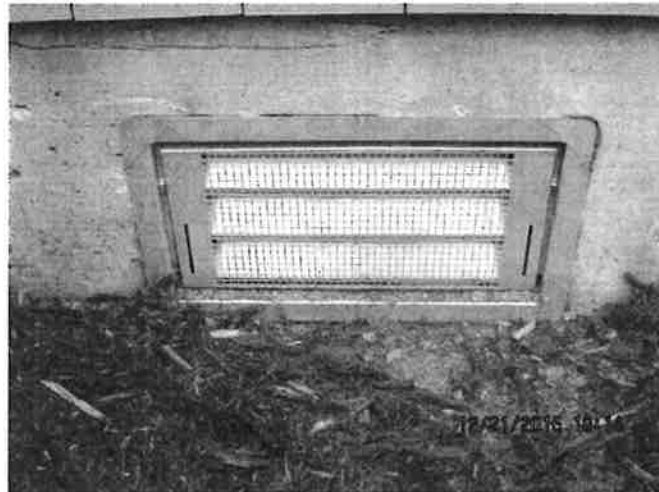
Right Side View 12-21-15

BUILDING PHOTOGRAPHS

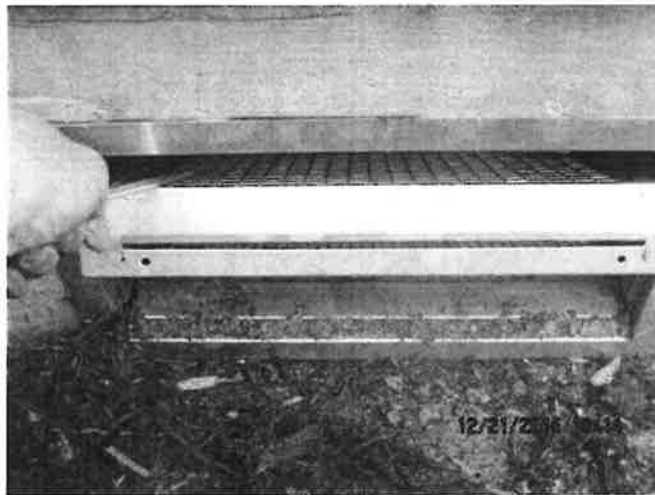
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 Sir Francis Drake Blvd.			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.



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.**
460 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 #1540-574;
FLOODVENT™ 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).

ELEVATION CERTIFICATE

Important: Read 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	Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 12 NORWOOD AVENUE	Company NAIC Number:	
City ROSS State CA ZIP Code 94957		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Assessor's Parcel No. 073-091-29		

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 37.5759N Long. 122.3344W Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number g

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) <u>410</u> sq ft	A9. For a building with an attached garage:
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u>	a) Square footage of attached garage _____ sq ft
c) Total net area of flood openings in A8.b <u>2,304</u> sq in	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	c) Total net area of flood openings in A9.b _____ sq in
	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Town of Ross - 060179		B2. County Name Marin		B3. State California	
B4. Map/Panel Number 06041 C 0458	B5. Suffix E	B6. FIRM Index Date 3/17/2014	B7. FIRM Panel Effective/Revised Date 3/17/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 38.4

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:

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
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished 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-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: See Comments Vertical Datum: NAVD 1988
 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.

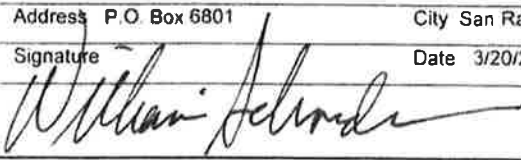
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>36.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>40.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>na</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>na</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>40.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>35.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>40.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>35.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters


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. 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

Check here if attachments

Certifier's Name <u>William E. Schroeder</u>	License Number <u>5814</u>
Title <u>Owner</u>	Company Name <u>William Schroeder & Associates</u>
Address <u>P.O. Box 6801</u>	City <u>San Rafael</u> State <u>CA</u> ZIP Code <u>94903</u>
Signature 	Date <u>3/20/2014</u> Telephone <u>415-472-4759</u>



ELEVATION CERTIFICATE, page 2

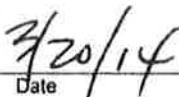
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12 Norwood Ave.			Policy Number:	
City Ross	State CA	ZIP Code 94957	Company NAIC Number:	

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: Benchmark used is U.S. Corps of Engineers, High Water Mark "HWM 2846" elevation = 38.4 NAVD '88
This certificate is for the pool house only.


Signature


Date

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 _____ 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.

- G1 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.)
- G2 A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3 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 _____
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

Policy Number:

Company NAIC Number:

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

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
12 Norwood Ave

City Ross

State CA

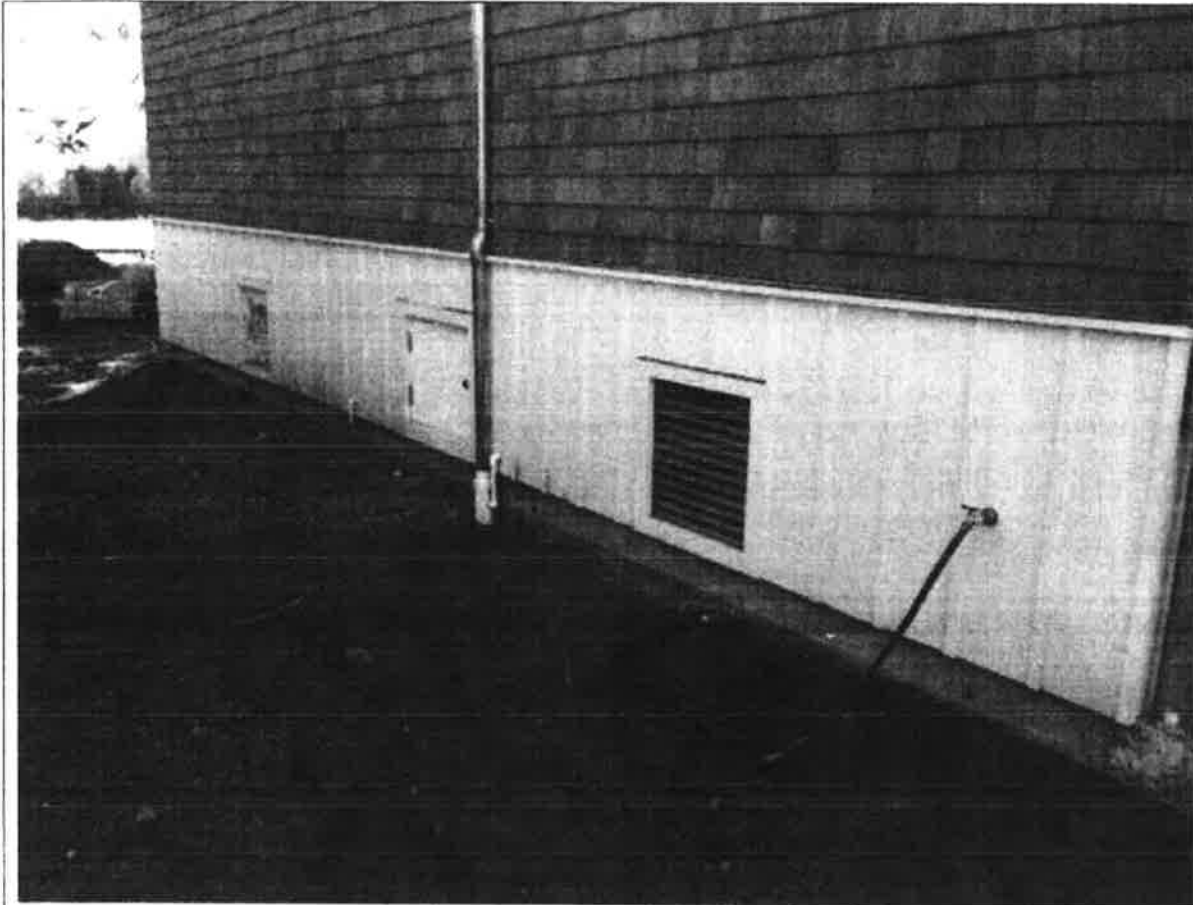
ZIP Code 94957

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.





Neighbors prepare for stormy weather by protecting doorways with sandbags and floodgates.

PROTECT OUR COMMUNITIES

Don't put hazardous waste in the storm drain.

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 Bay.

- Instead of leaving yard debris in the street, keep our creeks and stormwater drainage systems clear by composting leaves and organic yard debris, 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 storm drain. Take your chemicals, paints, and motor oil to a local recycling facility (www.warowastamarin.org).

COUNTY FLOODPLAIN INFORMATION SERVICES

Don't you know from the County of Marin provides free information.

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 combination 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 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

Don't get caught in the water. Flood insurance does not cover flood damage.

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 agent 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 television 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.AlertMarin.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 television 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), CR3 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
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:

Real time rainfall, creek stage, and weather data www.MarinOneRain.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
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 415-899-8246

Marin County Flood Control and
Water Conservation District



WINTER IS COMING... ARE YOU PREPARED? GET FLOOD WISE, MARIN!

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 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 for 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

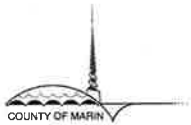
ATTACHMENT 3



DEPARTMENT OF PUBLIC WORKS
 PO Box 4186
 San Rafael, CA 94913-4186
www.marincounty.org

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- stay informed

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Merchants prepare for stormy weather by protecting storefronts with sandbags and floodgates.

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Did you know local street flooding is often caused 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 Bay.

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



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

INSURE YOUR PROPERTY

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- 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.

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- 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
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- 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 television 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.

PropID	MailToName	MailLine1	MailCity	MailState	MailZipCod	BaseAddress	BFE
072-161-01	JOHN CRANE REVOI	86 SIR FRANCIS DR	SAN ANSELMO	CA	94960	86 SIR FRANCIS DRAKE BLVD	38
072-161-02	HORSTED GYPSY H	PO BOX 642	ROSS	CA	94957	20 WINSHIP AVE	38
072-161-03	NAFUS GARY &	PO BOX 855	ROSS	CA	94957	42 WINSHIP AVE	37
072-161-10	RYAN DOUGLAS J &	PO BOX 1151	ROSS	CA	94957	74 SIR FRANCIS DRAKE BLVD	40
072-161-11	HANTS DAVID C	TRL 825 FIELDING DR	PALO ALTO	CA	94303	78 SIR FRANCIS DRAKE BLVD	40
072-161-12	DICKINSON JENNIFE	82 SIR FRANCIS DR	SAN ANSELMO	CA	94960	82 SIR FRANCIS DRAKE BLVD	37
072-161-13	MASON NEIL E TR E	84 SIR FRANCIS DR	SAN ANSELMO	CA	94960	84 SIR FRANCIS DRAKE BLVD	38
072-161-16	LAVINSKY JORDAN /	72 SIR FRANCIS DR	SAN ANSELMO	CA	94960	72 SIR FRANCIS DRAKE BLVD	37
073-051-10	TRACY ADAM P &	PO BOX 744	ROSS	CA	94957	33 BOLINAS AVE	40
073-051-11	RICHARDSON FAMIL	29 BOLINAS AVE	SAN ANSELMO	CA	94960	29 BOLINAS AVE	40
073-051-14	ADAMS CHRISTOPHI	4 EMBARCADERO C	SAN FRANCISCO	CA	94111	2 FERNHILL AVE	40
073-051-15	ELLIS MARGARET F	PO BOX 1421	ROSS	CA	94957	4 FERNHILL AVE	40
073-051-16	MALIN FRANK R /TR/	PO BOX 1701	ROSS	CA	94957	6 FERNHILL AVE	40
073-052-01	MC CALLION LOUISE	94 SHADY LN	ROSS	CA	94957	94 SHADY LN	40
073-052-02	BYRNES THOMAS /T	PO BOX 738	ROSS	CA	94957	96 SHADY LN	40
073-052-04	CADDEN HUGH J TR	201 LOCUST AVE	SAN RAFAEL	CA	94901	100 SHADY LN	40
073-052-05	NGUYEN ROSA H /TF	1878 PAGE ST	SAN FRANCISCO	CA	94117	25 BOLINAS AVE	40
073-052-06	HJELMSTAD GREGO	PO BOX 0852	ROSS	CA	94957	19 BOLINAS AVE	40
073-052-07	WESTON KEVIN &	PO BOX 1666	ROSS	CA	94957	15 BOLINAS AVE	40
073-052-17	MARTIN TRUST ETAI	PO BOX 1785	ROSS	CA	94957	88 SHADY LN	40
073-052-18	HOLLES DAVID & MA	15 QUISISANA DR	KENTFIELD	CA	94904	86 SHADY LN	40
073-052-26	REILLY WILLIAM &	1632 BRODERICK ST	SAN FRANCISCO	CA	94115	92 SHADY LN	40
073-052-27	SALMEN BRIAN J /TF	PO BOX 1366	ROSS	CA	94957	90 SHADY LN	40
073-052-32	SHERLEY HAROLD L	PO BOX 2868	SAN ANSELMO	CA	94979	81 SIR FRANCIS DRAKE BLVD	40
073-052-35	FARNSWORTH ARJL	83 SIR FRANCIS DR	SAN ANSELMO	CA	94960	83 SIR FRANCIS DRAKE BLVD	40
073-052-37	ALEXANDER KEVIN /	3294 CLAY ST APT 4	SAN FRANCISCO	CA	94115	98 SHADY LN	40
073-101-10	UNTERMANN DENNI	PO BOX 705	ROSS	CA	94957	1 LOCUST AVE	38
073-101-14	SVENDSEN SEAN /TI	1851 CLEMENT AVE	ALAMEDA	CA	94501	84 SHADY LN	40
073-101-15	DANIELS DEBORAH	PO BOX 726	SAUSALITO	CA	94966	73 SIR FRANCIS DRAKE BLVD	37
073-101-16	GAGNON ROBERT E	PO BOX 282	ROSS	CA	94957	69 SIR FRANCIS DRAKE BLVD	38
073-101-17	BIERNAT JAMES D S	671 WELLINGTON DR	SAN CARLOS	CA	94070	67 SIR FRANCIS DRAKE BLVD	38
073-101-18	DIAB MOHAMMAD H	PO BOX 1193	ROSS	CA	94957	65 SIR FRANCIS DRAKE BLVD	38
073-101-19	NEWSON SALLY A N	PO BOX 351	ROSS	CA	94957	63 SIR FRANCIS DRAKE BLVD	38
073-101-20	BALMASEDA ROBER	PO BOX 608	ROSS	CA	94957	61 SIR FRANCIS DRAKE BLVD	38
073-101-21	CASCADE VENTURE	PO BOX 1078	ROSS	CA	94957	59 SIR FRANCIS DRAKE BLVD	37
073-101-22	COX MICHAEL J J &	ROSS COMMON	ROSS	CA	94957	57 SIR FRANCIS DRAKE BLVD	37
073-101-23	NELSON DAVID C &	PO BOX 562	ROSS	CA	94957	55 SIR FRANCIS DRAKE BLVD	37
073-101-24	FINCH GREGORY D	PO BOX 1642	ROSS	CA	94957	53 SIR FRANCIS DRAKE BLVD	37
073-101-29	SECOR CHARLES M	PO BOX 1668	ROSS	CA	94957	82 SHADY LN	40
073-101-30	UNTERMANN CHERY	PO BOX 705	ROSS	CA	94957	3 LOCUST AVE	38
073-101-32	PARKER LINDA J LIV	PO BOX 693	ROSS	CA	94957	7 LOCUST AVE	38
073-101-41	WILSON BETTY M F	PO BOX 13519	ARLINGTON	TX	76094	78 SHADY LN	38
073-101-42	REDFIELD MARION /	PO BOX 352	ROSS	CA	94957	80 SHADY LN	38
073-101-47	NOGUEIRO PEDRO F	5 LOCUST AVE	ROSS	CA	94957	5 LOCUST AVE	38
073-101-49	FUCHS-SKVARIL FAI	11 LOCUST AVE	ROSS	CA	94957	11 LOCUST AVE	37
073-161-03	TORNGA 1998 TRUS	PO BOX 965	ZEPHYR COVE	NV	89448	54 SHADY LN	36
073-161-08	KING MARITAL TRUS	PO BOX 1021	ROSS	CA	94957	18 SYLVAN LN	35
073-161-15	HENNE COLIN S &	PO BOX 616	ROSS	CA	94957	41 SIR FRANCIS DRAKE BLVD	31
073-161-16	O BRIEN MARY K &	PO BOX 278	ROSS	CA	94957	43 SIR FRANCIS DRAKE BLVD	32
073-161-17	PREZZANO FAMILY F	PO BOX 902	ROSS	CA	94957	45 SIR FRANCIS DRAKE BLVD	32
073-161-25	BERRY NOAH B ETA	PO BOX 1112	ROSS	CA	94957	51 SIR FRANCIS DRAKE BLVD	38
073-161-44	BAYLOR DAVID A &	PO BOX 638	ROSS	CA	94957	10 SYLVAN LN	31
073-161-45	MC GIVERN SALLY L	PO BOX 1584	ROSS	CA	94957	12 SYLVAN LN	32
073-161-46	GOODMAN CHARLES	150 PAUL DR	SAN RAFAEL	CA	94903	20 SYLVAN LN	36
073-161-47	COHN PATRICIA L /T	47 SIR FRANCIS DR	ROSS	CA	94957	47 SIR FRANCIS DRAKE BLVD	33
073-161-53	CARSON LEE H /TR/	PO BOX 1093	ROSS	CA	94957	16 SYLVAN LN	33
073-161-54	RAININ EDGAR & JUI	PO BOX 1371	ROSS	CA	94957	14 SYLVAN LN	32
073-161-56	MC DEVITT BRENDA	806 JAMESTOWN AV	SAN FRANCISCO	CA	94124	39 SIR FRANCIS DRAKE BLVD	31
073-191-01	KILROY COMMUNITY	12200 W OLYMPIC BI	LOS ANGELES	CA	90064	32 SHADY LN	31
073-191-11	BRANIGAN CRAIG W	PO BOX 834	ROSS	CA	94957	2 LAGUNITAS RD	27
073-191-14	DURYEE MARY L TR	220 RAGLE ROAD - S	SEBASTOPO	CA	95472	4 SYLVAN LN	30
073-191-19	GLYNN BARBARA /TI	1080 CHESTNUT ST	SAN FRANCISCO	CA	94109	2 SYLVAN LN	28
073-191-20	LAKE JACK /TR/ &	PO BOX 61	ROSS	CA	94957	1 SYLVAN LN	27
073-191-23	GRUBER JON D /TR/	PO BOX 214	ROSS	CA	94957	10 LAGUNITAS RD	30
073-191-24	TERRY THOMAS D JI	20 SHADY LN P O BC	ROSS	CA	94957	20 SHADY LN	28
073-191-25	WILEY WILLIAM R TF	PO BOX 941	ROSS	CA	94957	10 SHADY LN	28
073-191-27	WEIHL KATHARINA /	PO BOX 284	ROSS	CA	94957	6 SYLVAN LN	30
073-201-03	BLAKE TODD A	PO BOX 99	ROSS	CA	94957	1 AMES AVE	30
073-241-05	CONWAY GAY J TR	PO BOX 763	ROSS	CA	94957	107 LAGUNITAS RD	27

073-241-06	RIEDE RICHARD S TI PO BOX 777	ROSS	CA	94957 105 LAGUNITAS RD	27
073-241-07	VORHEES JON P /TR 1321 THIRD ST	SAN RAFAEL	CA	94901 103 LAGUNITAS RD	27
073-241-08	STOTT TRACY 31 ROSEBANK AVE	KENTFIELD	CA	94904 2 ALLEN AVE	27
073-241-09	DUMOLIEN-BROWN PO BOX 954	ROSS	CA	94957 4 ALLEN AVE	26
073-241-11	NAIFY CHRISTIE M 2 172 GOLDEN GATE /	SAN FRANCISCO	CA	94102 22 ALLEN AVE	26
073-241-17	SEVERINGHAUS JOH PO BOX 974	ROSS	CA	94957 20 ALLEN AVE	26
073-242-14	RUSSO SURVIVORS PO BOX 853	ROSS	CA	94957 21 SIR FRANCIS DRAKE BLVD	21
073-261-08	RODRIGUEZ ROBER PO BOX 34	ROSS	CA	94957 21 ALLEN AVE	24
073-261-09	WYKOWSKI HENRY I PO BOX 197	ROSS	CA	94957 19 ALLEN AVE	24
073-261-10	ORR MIMI L PO BOX 27	ROSS	CA	94957 3 ALLEN LN	24
073-261-38	LUHNING ROBYN & I PO BOX 311	ROSS	CA	94957 24 ALLEN AVE	25
073-261-39	LYNCH COURTNEY I PO BOX 873	ROSS	CA	94957 32 ALLEN AVE	25
073-261-40	MULLIN M HADLEY I PO BOX 33	ROSS	CA	949570033 5 ALLEN LN	23
073-271-01	MAXWELL JENNIFER PO BOX 1725	ROSS	CA	94957 8 REDWOOD DR	23
073-271-02	COGNATO ANGELA I PO BOX 1195	ROSS	CA	94957 12 REDWOOD DR	23
073-271-03	BABCOCK JEFFREY PO BOX 492	ROSS	CA	94957 14 REDWOOD DR	23
073-271-04	SORGEN ANN TR PO BOX 1381	ROSS	CA	94957 16 REDWOOD DR	23
073-271-05	GORHAM MICHAEL / PO BOX 629	ROSS	CA	94957 18 REDWOOD DR	22
073-271-06	FRANCIS MARGARE PO BOX 645	ROSS	CA	94957 20 REDWOOD DR	22
073-271-07	KARKABI NAAIM PO BOX 308	SAN ANSELMO	CA	949790308 24 REDWOOD DR	22
073-271-10	POTTER BRUCE G 2I PO BOX 1194	ROSS	CA	94957 10 BROOKWOOD LN	22
073-272-01	DAWSON JUDITH R / PO BOX 977	ROSS	CA	94957 27 REDWOOD DR	22
073-272-02	JOHNSON SUE T 20I PO BOX 464	ROSS	CA	94957 25 REDWOOD DR	22
073-272-03	STARBRIGHT 2001 T PO BOX 708	ROSS	CA	94957 21 REDWOOD DR	22
073-272-04	KEMP THOMAS W JF PO BOX 1772	ROSS	CA	94957 19 REDWOOD DR	22
073-272-05	GHILOTTI DANTE & PO BOX 3574	SAN RAFAEL	CA	949123574 34 POPLAR AVE	22
073-272-12	MORRISSEY ANN C PO BOX 1427	ROSS	CA	94957 36 POPLAR AVE	22
073-272-13	LEVIN CHARLOTTE I PO BOX 631	ROSS	CA	94957 38 POPLAR AVE	22
073-272-14	SMITHTON ROBERT PO BOX 1856	ROSS	CA	94957 40 POPLAR AVE	22
073-273-01	MANNING MARK F & 81 FILBERT AVE	SAUSALITO	CA	94965 47 POPLAR AVE	20
073-273-02	JEWELL GEORGE E PO BOX 900	ROSS	CA	949570900 45 POPLAR AVE	22
073-273-03	BARRON HUGH D /TI PO BOX 1369	ROSS	CA	94957 43 POPLAR AVE	22
073-273-04	DREWS JOHN R REV PO BOX 798	ROSS	CA	94957 41 POPLAR AVE	22
073-273-23	CHILD FAMILY TRUS 29 POPLAR AVE	ROSS	CA	94957 29 POPLAR AVE	22
073-273-38	LEGACY INVESTMEN 2300 BRIDGEWAY	SAUSALITO	CA	949651767 3 SIR FRANCIS DRAKE BLVD	18
073-311-01	WYNNE EDWARD J , 91 BRIDGE RD	ROSS	CA	94957 91 BRIDGE RD	20
073-311-02	SHERMAN LESLIE E PO BOX 1063	ROSS	CA	94957 19 BROOKWOOD LN	20
073-311-03	KAUFFMAN JAMES I PO BOX 1748	ROSS	CA	94957 17 BROOKWOOD LN	22
073-311-04	WEBSTER NICOLA & PO BOX 453	ROSS	CA	94957 15 BROOKWOOD LN	22
073-311-07	THALHEIMER RICHA 2301 KERNER BLVD	SAN RAFAEL	CA	94901 40 REDWOOD DR	19
073-311-08	WYNNE EDWARD & , PO BOX 992	ROSS	CA	94957 44 REDWOOD DR	19
073-311-10	THALHEIMER RICHA 2301 KERNER BLVD	SAN RAFAEL	CA	94901 11 BROOKWOOD LN	22
073-312-01	TALMAGE WILLIAM / PO BOX 1806	ROSS	CA	94957 29 REDWOOD DR	20
073-312-02	TOLDRIAN THOMAS 33 REDWOOD DR	ROSS	CA	94957 33 REDWOOD DR	20
073-312-03	SAUNDERS DONALD PO BOX 1671	ROSS	CA	94957 37 REDWOOD DR	19
073-312-04	RIEDEL ROBERT J & PO BOX 1562	ROSS	CA	94957 41 REDWOOD DR	19
073-312-06	DEITCH MELANIE RE PO BOX 1505	ROSS	CA	94957 45 REDWOOD DR	19
073-312-07	ROSKELLEY MARK & PO BOX 701	ROSS	CA	949570701 47 REDWOOD DR	19
073-313-04	MC CARTY CRAIG L . PO BOX 259	ROSS	CA	94957 59 POPLAR AVE	19
073-313-05	RAMOS CHRISTINE / PO BOX 1056	ROSS	CA	949571056 57 POPLAR AVE	19
073-313-06	LITWILLER MALCOLM PO BOX 1345	ROSS	CA	94957 55 POPLAR AVE	19
073-313-07	BOYD SARA F 53 POPLAR AVE	ROSS	CA	94957 53 POPLAR AVE	19
073-313-08	MAC KENZIE COLIN PO BOX 444	ROSS	CA	949570444 51 POPLAR AVE	19
073-313-09	SEGARS HOKE C /TF 90 CORTE TOLUCA	GREENBRAE	CA	94904 49 POPLAR AVE	19
073-313-14	SAMUEL JEANINE RE PO BOX 801	ROSS	CA	949570801 63 POPLAR AVE	19
073-313-21	ERDMAN KEVIN D /T: PO BOX 121	ROSS	CA	94957 67 POPLAR AVE	19
073-313-22	SAMUEL JEANINE RE PO BOX 801	ROSS	CA	949570801 65 POPLAR AVE	19

ATTACHMENT 4

Log of Walk-in and Telephone Map Information Inquiries

<i>Date</i>	<i>Type</i>	<i>Address</i>	<i>Panel</i>	<i>Zone</i>	<i>BFE/Depth</i>	<i>Insurance Information Given</i>	<i>Past Flood or Rep loss Area?</i>	<i>Sensitive or wetland</i>
7/19/2015	T	47 Poplar Avenue	458- 2014	AE	21	V	No	No
8/12/2015	T	15 Brookwood Avenue	458-2014	AE	22	V	No	No
8/27/2015	E	55 poplar Avenue	458-2014	AE	19	H	Yes	No
9/1/2015	E	55 poplar Avenue	458-2014	AE	19	H	No	No
9/17/2015	E	45 Bolinas Avenue	458-2014	AE	40	H	No	No
9/24/2015	E	55 poplar Avenue	458-2014	AE	19	H	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	T	18 Ross Common	458-2014	AE Floodway	23	V	Yes	No
5/5/2016	W	1 Sir Francis Drake Blvd.	458-2016	X	N/A	N/A	No	No
8/23/2016	T	41 Poplar Avenue	458-2016	AE	22	V	No	No
9/19/2016	W	203 Bolinas	458-2016	X	N/A	V,H	No	No

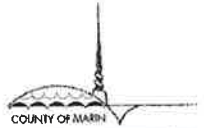
Codes: W=walk in T=telephone request E = Email L=letter or written request H=gave handout V=told verbally N/A=not applicable

ATTACHMENT 5

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



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 insurance you can visit the NFIP 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



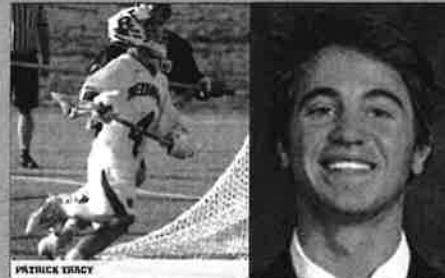
are some of the popular camps conducted during the summer by Ross Recreation. Register early and don't miss out on these fun programs.

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 visited

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 done as a condition of a federally backed grant or loan to determine if the structure is in an SFHA and if so, to require flood insurance. This letter is not to be considered a flood zone determination. It is up to the lender to determine whether flood insurance is required for a property.

IS NOT located in a Special Flood Hazard Area. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

A decision about the building's exact location cannot be made on the FIRM. A copy of the FIRM is attached for your information.

NOTE: This information is based on the Flood Insurance Rate Map for the Town. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

Flood insurance from the NFIP is available for any property in this Town. The Town maintains copies of FEMA Elevation Certificates. Questions about this document or about the Town's floodplain management program are welcome at this office by calling (415) 453-1453 Ext. 121 or emailing hscoble@townofross.org. To find a local insurance agent that writes flood insurance in your area visit www.floodsmart.gov.

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

1947-15 108 Laurel Grove, 1-13-15

1948-15 83 SFD. Blvd. 1-20-15

1949-15 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

1950-15 130 Laurel Grove, 2-3-15

1951-15 117 Laurel Grove, 2-10-15

1952-15 121 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	41 Upper Road, 3-3-15	cancelled by owner
1955-15	87 Shady Lane, 3-10-15	Picked up by realtor, 3-20-15
1956-15	4 Southwood Ave, 3-10-15	picked up by Realtor, 3-20-15
1957-15	102 Wellington, Ave.3-17-15	picked up by Realtor, 3-27-15
1958-15	7 Upper Road West, 3-24-15	called for pick up, 4-2-15
1959-15	5 Allen Lane, 3-24-15	called for pick up , 4-2-15
1960-15	32 Fernhill Ave, 2-31-15	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

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		
2016		
1994-16	25 SFD. Blvd. 1-12-16	picked up by realtor, 1-15-16
1995-16	2 Ridgeview Dr., 2-9-16	picked up by realtor 2-19-16
1996-16	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 6-10-16	
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	



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

ATTACHMENT 1



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 prior 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, www.floodsmart.gov, 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: www.Marinmap.org.

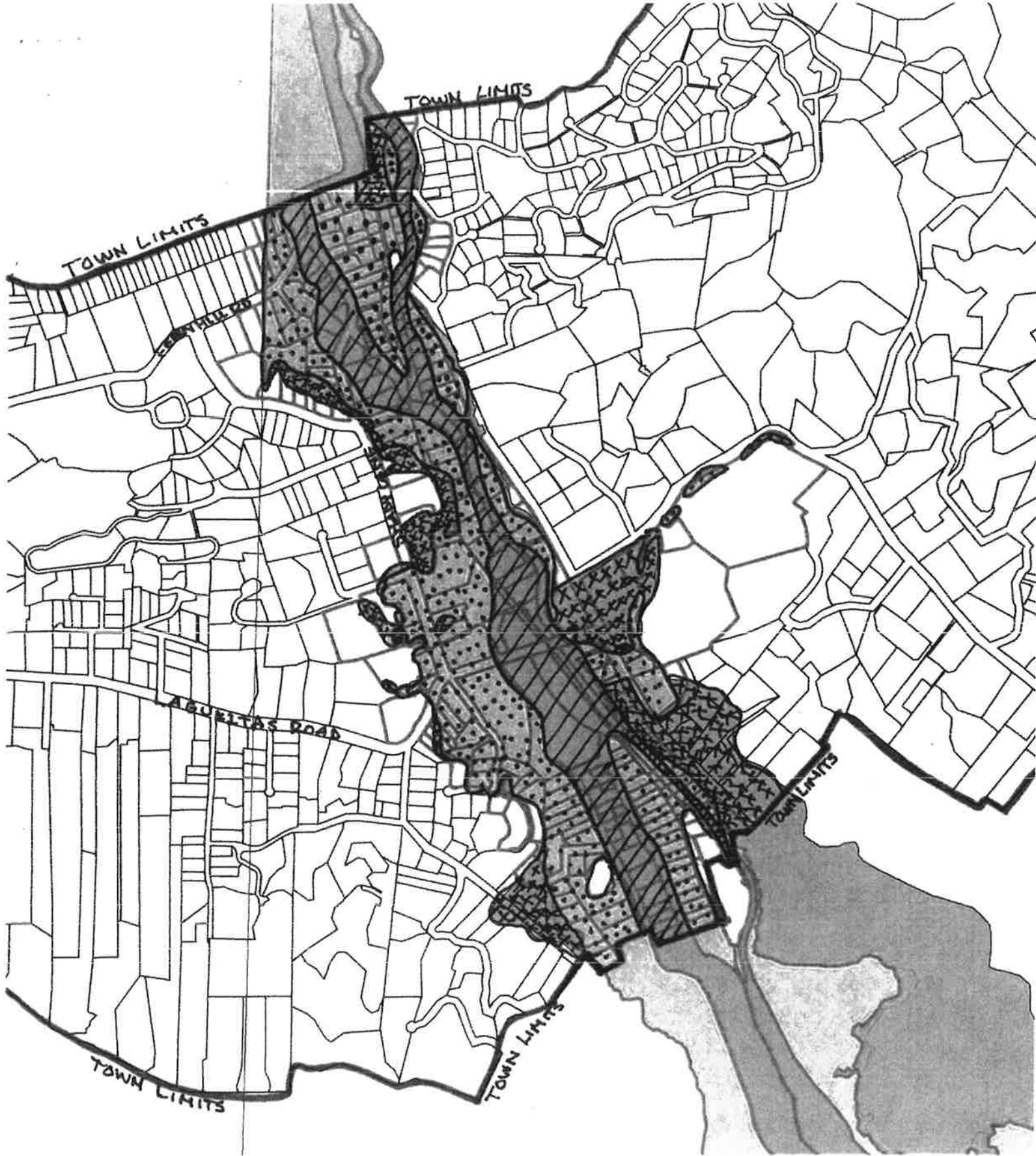
Do not hesitate to contact me at 415-453-1453 Ext 121 or via email at hscoble@townofross.org if you have any specific questions about this letter or whether your property is in the SFHA.




Sincerely,

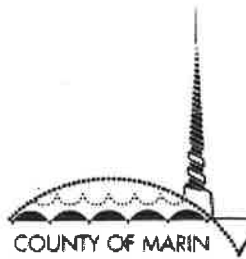
A handwritten signature in black ink, appearing to read "Heidi Scoble", written in a cursive style.

Heidi Scoble, AICP
Planning Manager

ATTACHMENT 2



-  REGULATORY FLOODWAY
-  SFHA
-  0.2% CHANCE OF FLOODING - ZONE X



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.

FEMA INFORMATIONAL HANDOUTS IN BUILDING DEPARTMENT PROMOTING ELEVATION CERTIFICATES AND FLOOD INSURANCE

FEMA Fact Sheet
Federal Insurance and Mitigation Administration

Homeowner's Guide to Elevation Certificates

Fact Sheet: Flood Your Building's Elevation

WHY YOU NEED FLOOD INSURANCE

As Elevation Certificates were implemented and the Actuarial value of buildings increased, it is critical to a high-rise building owner to obtain an Elevation Certificate to your insurance agent for proper flood information and ensure that your policies accurately reflect the true, up-to-date, and correct flood elevation data for your building.

Comparing Your Building's Elevation to a Potential Flood Level

- They determine if you will see the Elevation Certificate on your insurance policy (Elevation Certificate is required for buildings in the Flood Insurance Rate Map (FIRM).
- The base flood is a flow with a 1 percent chance of being equaled or exceeded over the life of the policy. The water is called water with a return period of 1 year. Flood elevation of the base flood is called the "base flood elevation" (BFE) and is shown on the FIRM.
- Flood insurance rates at a high and lower water height are shown in the table below. The BFE, Elevation and Flood Insurance Rates

Elevation and Flood Insurance Rates

- Generally, the higher the water, the higher the rate. If a building is elevated, the rate is the same as the rate for a building with the same elevation as the building's elevation.
- The building can be elevated above the base flood elevation (BFE) and the rate will be the same as the rate for a building with the same elevation as the building's elevation.

Color Code for...

811

USA Search
Cap. Safety
811-1-800-222-2600

SA Search
Cap. Safety
811-1-800-222-2600

Handout document with text and a small graphic of a globe.

Handout document with text and a small graphic of a house.

COLE

10 SHADY LN
30 SFD. BLVD



ATTACHMENT 6

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 AWWA 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 AWWA 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

415.453.1453 x106 (Building)

415.460.9761 fax

707.328.1453 mobile

slucido@townofross.org

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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.jill.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

ATTACHMENT 8

360



Merchants prepare for stormy weather by protecting storefronts with sandbags and floodgates.

PROTECT OUR COMMUNITIES

Do leaves block local storm drainage systems? 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 Bay.

- Instead of leaving yard debris in the street, keep our creeks and stormwater drainage systems clear by composting leaves and organic yard debris, 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 storm drain. Take your chemicals, paints, 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 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 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 Rafael. Or you can call us at 415-473-3755, email DPWlandDevEngineer@MarinCounty.org or 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

Did you know that homeowner's insurance does not cover flood damage? 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 television 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.AlertMarin.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 television 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.

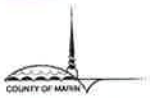
If you require materials in alternate forms, please call 415-473-4388 (voice), CRS 711 or email osab@tyaccass@marincounty.org



DEPARTMENT OF PUBLIC WORKS
P.O. Box 4186
San Rafael, CA 94913-4186
www.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
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 areas 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.MarinOneRain.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
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 415-899-8246



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 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 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

ATTACHMENT 9



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 www.redcross.org 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.

Please contact me by phone at (415) 453-1453 ext. 121 or via email at hscoble@townofross.org for further information.

Sincerely,

A handwritten signature in cursive script that reads "Heidi Scoble".

Heidi Scoble, AICP
Planning Manager

ATTACHMENT 10

MailToName1 [Owner Name]	MailLine1 [Address]	MailCity [City]	MailState [MailZipCode [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
BALMAEDA 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	073-161-25
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

POLA 25 LLC	332 PACIFIC AVE	PIEDMONT	CA	94611 25 SIR FRANCIS DRAKE BLVD	073-242-12
PREZZANO FAMILY REVOC TRU	PO BOX 902	ROSS	CA	94957 45 SIR FRANCIS DRAKE BLVD	073-161-17
RASIAH ARKELL	PO BOX 619	ROSS	CA	94957 65 BOLINAS AVE	073-051-02
REED SALLY S TR	PO BOX 1182	ROSS	CA	94957 7 SHANLEY LN	073-091-07
RICHARDSON WILLIAM H &	29 BOLINAS AVE	SAN ANSELMO	CA	94960 29 BOLINAS AVE	073-051-11
RUSSO SURVIVORS TRUST ETAL	PO BOX 853	ROSS	CA	94957 21 SIR FRANCIS DRAKE BLVD	073-242-14
SAM STERLING &	PO BOX 733	ROSS	CA	94957 29 SIR FRANCIS DRAKE BLVD	073-242-10
SANDQUIST DIANE A /TR/	2525 SUNSET VISTA LN	SANTA ROSA	CA	95403 13-19 ROSS COMMON	073-273-12
STRASSMAIER DIANE	PO BOX 465	ROSS	CA	94957 53 BOLINAS AVE	073-051-06
TRACY ADAM P &	PO BOX 744	ROSS	CA	94957 33 BOLINAS AVE	073-051-10
UNTERMANN CHERYL L	PO BOX 705	ROSS	CA	94957 3 and 4 LOCUST AVE	073-101-30
VITO BADALAMENTI EXEMPTIC	5973 SAN ALESO CT	SANTA ROSA	CA	95409 27 ROSS COMMON	073-273-09
WOODLANDS STORE INC	802 COLLEGE AVE	KENTFIELD	CA	94904 16 ROSS COMMON	073-272-09
WOODWARD MICHAEL &	67 SIR FRANCIS DRAKE BLVD	ROSS	CA	94957 67 SIR FRANCIS DRAKE BLVD	073-101-17
YUNG TERRY	215 GOLDEN GATE AVE	BELVEDERE	CA	94920 57 SIR FRANCIS DRAKE BLVD	073-101-22

ATTACHMENT 11



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

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 <u>improvement determinations.</u>
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 <u>communities.</u>
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 <u>debris removed annually.</u>	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	0	Completed	Administration	Located on Town's website at http://www.townofross.org/emergencyservices/page/flood-information .
FL-9	Assist, support, and/or encourage the U.S. Army Corp 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 potential for financing such as through the routing of	Existing program	Low	Continuous	Administration	Ongoing, Flood Control District and USACE are in feasibility 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	Enforce provisions under creek protection, stormwater management, and discharge control ordinances designed to keep watercourses free of obstructions and to protect drainage facilities to conform to the Regional Water Quality Control Board's Best Management Practices.	Existing program	Low	Continuous	Public Works	Ongoing, DPW uses abatement letters and direct communication to enforce code
FL-15	Continue to enforce regulations concerning new construction (and major improvements to existing structures) within flood zones in order to be in compliance with federal requirements and become a participant in the Community Rating System of the National Flood Insurance Program.	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.

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	Continue to repair and make structural improvements to 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 necessary.	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 ft. 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	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	Create bioretention areas at the St. Anselm Church 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	Continue to develop guidelines that limit the coverage of impervious surfaces, that require the use of permeable surfaces, that implement other regulations to effectively channel and minimize site runoff, and that allow water to seep into the ground	High	Low	1 Year	Building and Planning	The town continues to enforce the Design Review Criteria and Standards section pursuant to Section 18.41.100 of the Ross Municipal Code to address
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 understorey 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 pursuant to Section 15.35.170 of the Ross Municipal Code addresses 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 flood damage. Develop base flood	Moderate	Low	1-5 years	Building and/or Planning	To be addressed in the next Code Amendments anticipated in 2017 or 2018

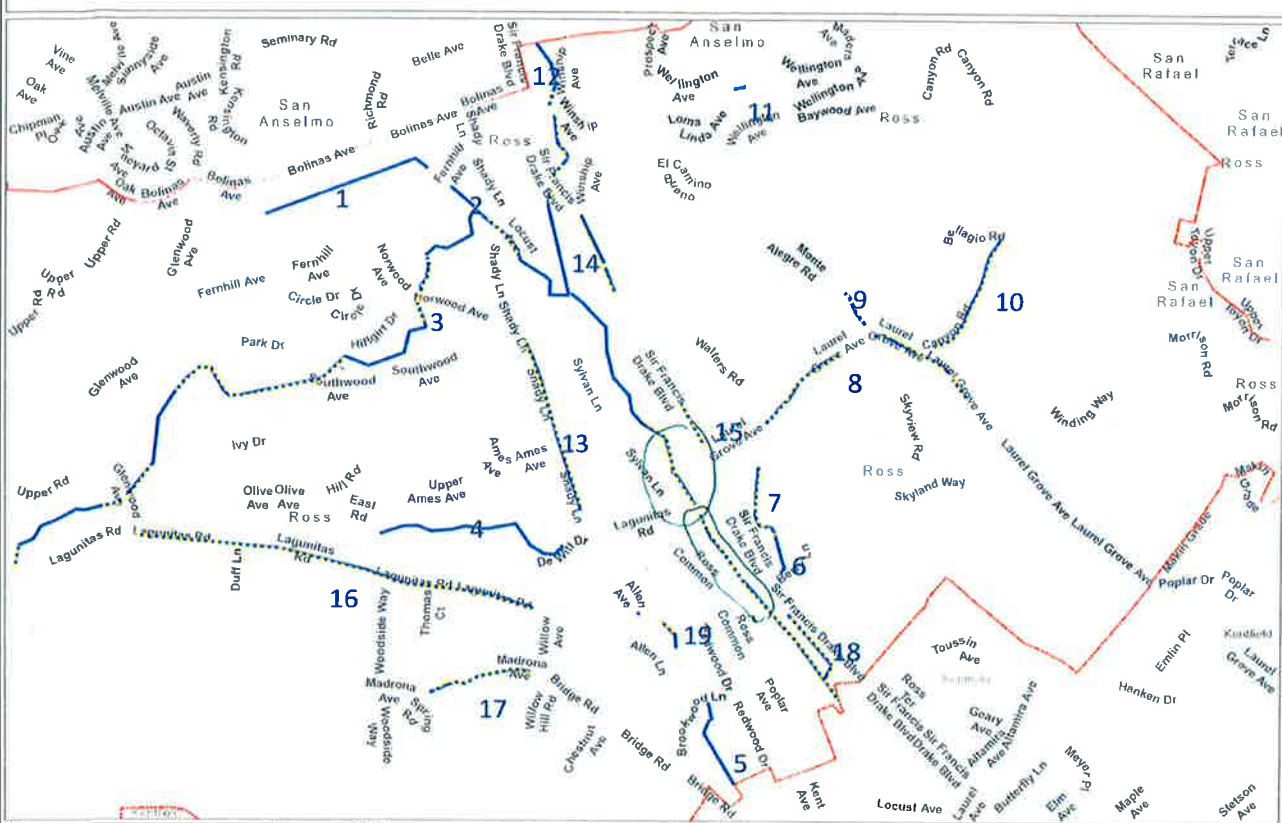
FL-39	Purchase three pair hip-wader pants, for use by on-duty personnel to reach flooded areas.	High	\$1,500	1 Year	Police	Not completed
FL-40	Purchase one SUV for use in flooding situations where patrol cars may not be able to operate due to high water.	Moderate	\$45,000	1 Year	Police	Purchased a SUV
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

ATTACHMENT 12

2016 Drainage 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 walk
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 Marlin Art & Garden Center	510	510	Yes	Private Property but Open to Public
8	Laurel Grove Avenue drainage dlitch	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	Corta Madera Creek	4,900	4,900	Yes	
13	Shady Lane Drainage Ditch	1,100	1,100	Yes	
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 dlitch 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

Town of Ross Impact Adjustment Map - no parcels



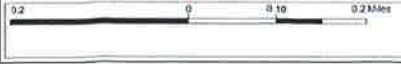
Legend

- Road (Major)
- Road Name
- Road
- Condominium Common Area
- Mobile Home Pad
- City
- Community
- Marin County Boundary
- Other Bay Area County
- Ocean and Bay

1 6 6 5 3

Notes

Blue lines indicate stream channels and drainages. Blue lines with yellow dots are those included in Town inspection program.



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY PRECISE

ATTACHMENT 13

540.d Stream Dumping Regs



Merchants prepare for stormy weather by protecting storefronts with sandbags and floodgates.

PROTECT OUR COMMUNITIES

Did you know that stream flooding is often caused 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 Bay.

- Instead of leaving yard debris in the street, keep our creeks and stormwater drainage systems clear by composting leaves and organic yard debris, 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 storm drain. Take your chemicals, paints, 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 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 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 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

Did you know that homeowner's insurance does not cover flood damage? 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 television 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.AlertMarin.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 television 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
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:

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
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 415-258-4564
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 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 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

