

A RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL TO ESTABLISH PROCEDURES
REQUIRED BY THE FEDERAL INSURANCE ADMINISTRATION TO REMAIN ELIGIBLE
FOR FEDERAL FLOOD INSURANCE (Superceding Resolutions Nos. 1478 and 1479)

WHEREAS certain areas of the Town of San Anselmo are subject to periodic flooding from streams, causing serious damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of the Town Council of San Anselmo to require the recognition and evaluation of flood hazards in all official actions relating to land use in the flood plain areas having special flood hazards; and

WHEREAS, this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 7, Chapter 4, Article 1, Section 65800 of the State of California Code and Section 10-2.207 of the Municipal Code and Ordinance No. 425 of the Town of San Anselmo;

NOW, THEREFORE, BE IT RESOLVED, that this Town Council hereby:

1. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in force for those areas having flood hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 1910 of the National Flood Insurance Program Regulations; and

2. Establishes the following as minimum requirements for administration and enforcement in all zones designated on the Flood Insurance Rate Map (FIRM), dated effective December 1, 1977, and Flood Insurance Study prepared by U.S. Dept. of Housing and Urban Development, Federal Insurance Administration.

a. Require permits for all proposed development in any area of special flood hazard. The term "development" is defined to mean "any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, dredging, filling, grading, paving, excavation or drilling operations."

b. Review permits for proposed development to assure that all other necessary permits have been received from those governmental agencies from which approval is required by Federal or State law.

c. Require that new construction (including prefabricated buildings and mobile homes) be anchored to prevent flotation and lateral movement, and be

constructed with flood resistant materials and methods.

d. Assure that subdivision proposals and proposals for other developments, including their utilities and drainage, are located and designated to be consistent with the need to minimize flood damage.

e. Require that all subdivision proposals and other proposed new developments greater than 50 lots or 5 acres, whichever is less, include base flood elevation data.

f. Require new water and sewer systems (including on-site systems) to be located and designed to avoid impairment, and minimize infiltration.

g. Obtain and maintain records of elevations and floodproofing levels for all new or substantially improved structures, whether or not such structures contain a basement.

h. In zones A1-30, for new construction and substantial

improvements, require that:

1. Residential structures have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception for the allowance of basements and/or storm cellars by the FIA.

2. Nonresidential structures have the lowest floor (including basement) elevated to or above the base floor level; or be floodproofed to or above that level.*

i. In zone A0, for new construction and substantial improvements, require that:

1. Residential structures have the lowest floor (including basement) elevated above the crown of the nearest street to or above the depth number specified on the community's FIRM.

2. Nonresidential structures have the lowest floor (including basement) elevated above the crown of the nearest street to or above the depth number specified on the community's FIRM; or be floodproofed to or above that level.*

j. In zones A1-30 and A0, where floodproofing is used in lieu of elevation, require that a registered professional engineer or architect certify that the floodproofing methods used are adequate to withstand the forces associated with the base flood and submit such certification to the community; or submit to the FIA for approval, local regulations containing detailed floodproofing specifications which meet the watertight performance standards of Section 1910.3(c).

*The term "floodproofed" is defined to mean "watertight with walls substantially impermeable to passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

k. In zones Al-30, new subdivisions require that lots are elevated to or above the base flood level, that adequate access and drainage is provided, and if pilings are used for elevation, that the construction standards for elevation on pilings are met (see Section 1910.3(c) (5) (iii)).

l. In zones Al-30, until a regulatory floodway is designated, require that no new construction, substantial improvements, or other development when cumulatively combined with existing and proposed development, shall raise the base flood level more than one foot at any point.

m. In riverine situations, notify adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse and submit copies of such notifications to FIA. Within the altered or relocated portions of any watercourse, assure that the flood carrying capacity is maintained.

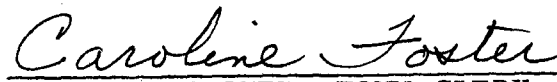
Passed and adopted by the Town Council of the Town of San Anselmo on the 13th day of September, 1977, by the following vote, to be effective December 1, 1977:

AYES: Councilmen Reed, Colteaux, Signorelli, Capurro, Toal
NOES: None
ABSENT: None



PIETER TOAL, MAYOR

ATTEST:



CAROLINE FOSTER, TOWN CLERK