



### **100 Year Flood Conditions – FEMA Effective Map**

The methodology that FEMA applies to determine base flood elevations in AH Zones is different than that used for the detailed hydraulic analysis above. Specifically, for an area that is entirely inundated by the Special Flood Hazard Area Zone AH, FEMA has already established the Base Flood Elevation for the area. At the iStar Project, the Base Flood Elevation is 15.0 feet NAVD. The Site also lies adjacent to Lower Penitencia Creek. The FIS Profile was reviewed to determine the water surface elevation at the project Site. The effective WSEL is 13.0 feet NAVD; therefore the more conservative Zone AH BFE of 15.0 feet NAVD was selected. This is the methodology that will be utilized for the Conditional Letter of Map Revision (CLOMR) application for the property. The CLOMR application will propose removal of individual buildings (or the entire property) based on lowest adjacent ground elevation. Note that FEMA does not consider finished floor elevations in evaluation of CLOMR applications.

### **Proposed Mitigation**

The City of Milpitas Flood Ordinance requires structures placed in FEMA Zone AH be raised so that finish floor elevations are at least one foot above the FEMA base flood elevation. In addition, the Ordinance requires cumulative impacts to the base flood elevation, taking into consideration all nearby development, to be less than one foot. The project will raise onsite grades to be at or above the most conservative base flood elevation resulting from the FEMA and detailed study analysis. Onsite grades will be above 15 feet NAVD, and therefore the project will be raised above the floodplain. Additionally, the finish floor elevations will be at elevation 16 or higher to meet the City's ordinance. A detailed study will be performed by Schaaf & Wheeler to determine cumulative impacts to the floodplain to ensure impacts are less than one foot.

### **Future Flood Control Projects**

The SCVWD is in the process of implementing flood control projects on both Berryessa Creek and Lower Penitencia Creek. These projects will result in increased capacity in these channels. Despite providing overall improvement to the floodplain, these projects will not result in a significantly decreased flood risk at the Site. Since a portion of the flood is from a spill out of Upper Penitencia Creek, the Site will still remain in an AH flood zone until improvements are done to Upper Penitencia. There is no capacity improvement currently planned for Upper Penitencia.