

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Dave Klotzle, City Engineer/Public Works Director 

DATE: May 9, 2011 (CC Meeting of 05/18/11)

SUBJECT: Consider Flood Mapping Analysis for the Walnut Canyon Drain and Resolution Amending the Fiscal Year 2010/11 Budget

BACKGROUND

In February 2010, the City hired MR Consulting (MRC) to analyze the current Digital Flood Insurance Rate Maps (DFIRM) to determine if the maps should be revised to more accurately depict the Special Flood Hazard Areas (SFHA) within the City. SFHAs are developed by the Federal Emergency Management Agency's (FEMA) flood mapping procedures and indicate areas that may experience one foot or more of flooding due to a 100-year storm event. Flood insurance is mandatory for properties with a mortgage and with a structure located within an SFHA.

The initial phase of analysis performed by MRC was focused on the Arroyo Simi and its lack of capacity to contain the 100-year storm flow resulting in areas of flooding within the City. MRC corrected the hydraulic model used to map the current flood zones attributed to the Arroyo Simi and on behalf of the City, submitted a request for a Letter of Map Revision (LOMR) to FEMA. On January 28, 2011, FEMA issued the approved LOMR and revised DFIRMs with an effective date of June 13, 2011. Approximately 861 parcels within the City will be removed from SFHAs with approximately 241 remaining in a flood zone. All affected property owners were notified of the LOMR and invited to a public workshop which was held on March 24, 2011 where the results of the LOMR and related flood insurance issues were discussed.

DISCUSSION

Additional measures have begun to determine if approximately 210 of the 241 parcels remaining in the 100-year flood zone may qualify to be removed from the flood zone or be eligible for lower flood insurance premiums. These measures include 1) a LOMR for the Walnut Canyon Road, Charles Street and Walnut Street area (approx. 52 parcels);

and 2) ground elevation surveys on individual lots in the Harvester Street, Elderberry Avenue, Justin Court area (27 parcels), three parcels in the Villa Campesina Avenue area and 6 parcels on the east side of Fremont Avenue. The elevation survey includes the Woodcreek and Moorpark Pines Apartment buildings (136 and 49 units respectively) as well as the Park Springs Condos complex (128 units).

The other approximately 31 parcels remaining in the 100-year flood zone are located in the area on the west side of Spring Road between the Arroyo Simi and Los Angeles Avenue, and in the area east of Spring Road, north of Los Angeles Avenue, south of Princeton Avenue and west of the 118 Freeway.

The ground elevation surveys in the areas described above have been completed and the data is being analyzed. The information will then be submitted to FEMA to determine which parcels can be removed from the 100-year flood zone or be eligible for lower flood insurance premiums. A determination is expected from FEMA within two to three months.

The additional LOMR effort to determine if the Walnut Canyon Road, Charles Street and Walnut Street area can be removed from the 100-year flood zone is also underway. This effort is included in MRC's scope of work and includes the analysis of the Walnut Canyon Drain starting at the detention basin north of Meridian Hills Drive, proceeding south past City Hall to the point where it turns west along the railroad tracks.

Analysis of the remaining portion of the channel that continues to the west, then south between the SCE substation and the proposed Commonwealth Studios site, and then west along the north side of Los Angeles Avenue until it joins the Gabbert Canyon Drain which turns south and empties into the Arroyo Simi was not included in MRC's scope of work. This is due to the fact that the current DFIRMs that became effective January 20, 2010, do not include any SFHAs that are attributable to this lower section of the Walnut Canyon Drain. MRC's scope of work focused solely on minimizing the SFHAs that are mapped on the current DFIRMs due to flooding from the Arroyo Simi and upper reach of the Walnut Canyon Drain.

MRC's recent analysis of the Walnut Canyon Drain along with hydraulic design information arising out of Commonwealth Studios' entitlement application process, has revealed that the current January 20, 2010 DFIRMs erroneously omitted SFHAs that are due to flooding along the lower section of the Walnut Canyon Drain.

The January 20, 2010 DFIRMs are the result of the City's successful appeal of FEMA's proposed DFIRM updates first released in late 2004 which were prepared by FEMA's consultant Nolte Associates, Inc. Nolte's work resulted in mapping SFHAs due to flooding on the Arroyo Simi (Attachment 1) and Walnut Canyon Drain (Attachment 2). The City's appeal only analyzed SFHAs due to flooding from the Arroyo Simi, not the Walnut Canyon Drain. When FEMA finalized the January 20, 2010 DFIRMs to reflect

the City's successful appeal (Attachment 3), Nolte's flood mapping due to flooding from the lower reaches of the Walnut Canyon Drain was inadvertently omitted. This was due to the confusing nature of the City's Arroyo Simi appeal results where it overlapped Nolte's Walnut Canyon Drain flood mapping. The area of omitted SFHAs is depicted on Attachment 4.

Staff recommends adding an analysis of the lower portion of the Walnut Canyon Drain to MRC's scope of work to accurately map any resulting SFHAs in this area. The limits of any resulting SFHAs and their impacts on properties within the City will not be known until the analysis is complete.

In September 2010, the City executed a Memorandum of Understanding (MOU) with the Ventura County Watershed Protection District (VCWPD) to analyze the entire Walnut Canyon Drain and its 100-year flood mapping. This effort was part of a Cooperating Technical Partners (CTP) program funded by FEMA and overseen by VCWPD. In April 2011, the City withdrew from the MOU and CTP effort since MRC was already analyzing the upper Walnut Canyon Drain and the City desired to maintain the oversight of the Walnut Canyon Drain flood mapping analysis.

The Commonwealth Studio project will not be affected by the additional analysis in that the 100-year flooding from the Walnut Canyon Drain that affects the site is being abated through the design and construction of on-site retention systems.

FISCAL IMPACT

On November 18, 2009, the City Council appropriated \$100,000.00 from the General Fund Reserve to fund efforts to revise the DFIRMS and remove as many residences from the 100-year flood zone as possible. To date, approximately \$90,000.00 of the appropriated funds have been expended. MRC's original contract was for \$79,000.00 and an additional amount of approximately \$11,000.00 has been expended on GIS mapping, VCWPD review, printing and mailing notifications to property owners. The remaining \$10,000.00 previously appropriated from the General Fund was not carried over into the current FY 2010/11 budget.

An addendum to MRC's agreement in an amount not to exceed \$42,000.00 is required for 1) additional surveying and coordination with VCWPD and FEMA related to the recent Arroyo Simi LOMR (\$20,000.00); and 2) additional flood mapping analysis for the lower portion of the Walnut Canyon Drain (\$22,000.00).

Staff is requesting an amendment to the FY 2010/11 budget to appropriate \$50,000.00 from the General Fund Reserve for the \$42,000.00 addendum to MRC's agreement and \$8,000.00 for printing, mailing and other support services that may be required to finalize the flood mapping analysis.

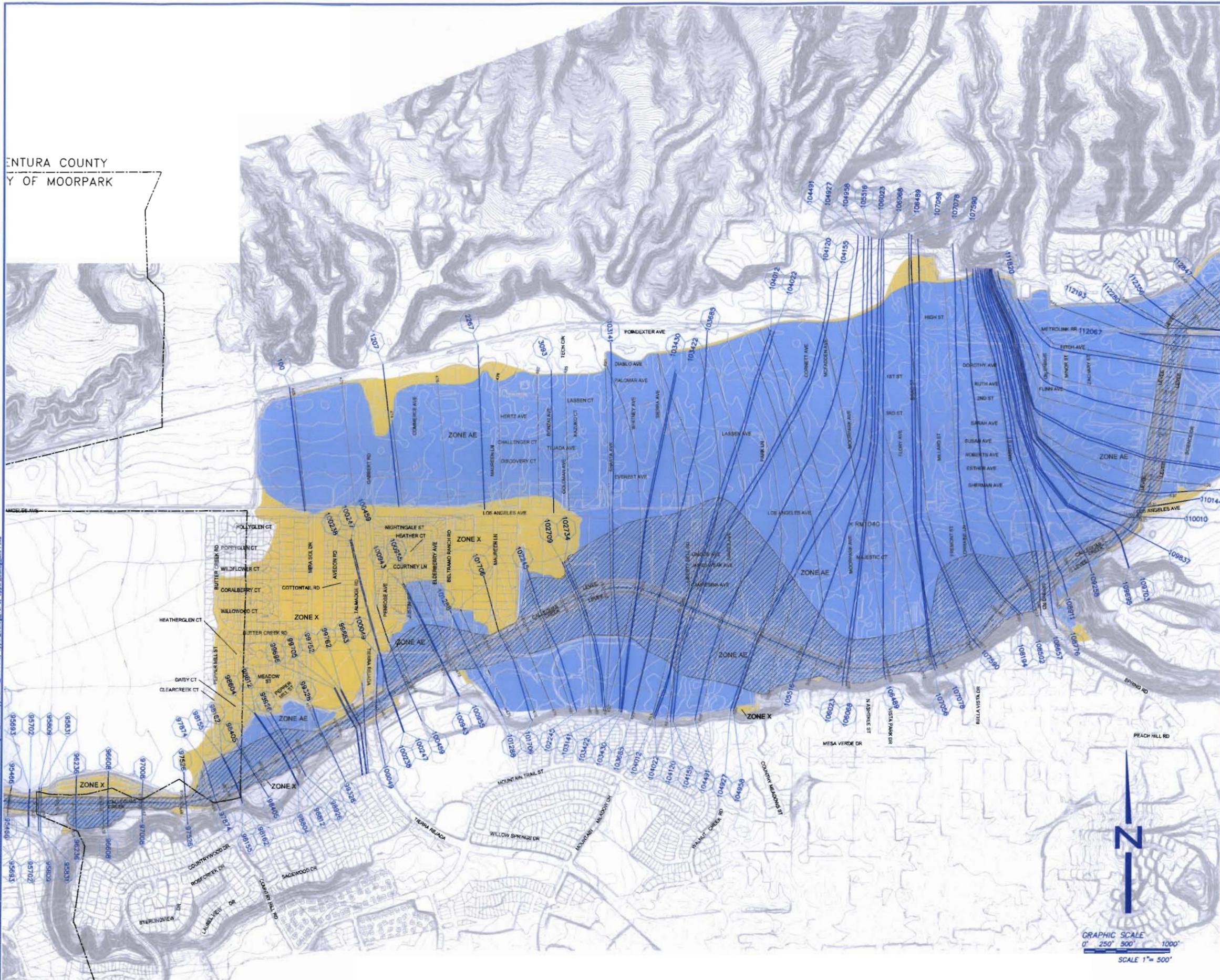
STAFF RECOMMENDATIONS (ROLL CALL VOTE)

1. Authorize the City Manager to execute an amendment to MRC's agreement to provide additional flood mapping analysis, surveying and agency coordination services in an amount not to exceed \$42,000.00.
2. Adopt Resolution No. 2011 - _____.

Attachments

- 1 – Nolte's 2004 Arroyo Simi Flood Zone Mapping
- 2 – Nolte's 2004 Walnut Canyon Drain Flood Zone Mapping
- 3 – Rendering of January 20, 2010 DFIRM
- 4 – Area of Omitted SFHAS
- 5 – Budget Amendment

VENTURA COUNTY
CITY OF MOORPARK



LEGEND

- FLOODWAY BOUNDARY
- ZONE AE
- ZONE A01: 100-YEAR FLOOD DEPTHS BETWEEN 1.0 FEET AND 1.5 FEET
- ZONE A02: 100-YEAR FLOOD DEPTHS BETWEEN 1.5 FEET AND 2.5 FEET
- ZONE X
- CROSS SECTION LINE
- 4558 BASE FLOOD ELEVATION
- PROFILE BASE LINE STATIONING

MAPPING INFORMATION

TOWILL, INC., CALLEGUAS CREEK WATERSHED,
2' CONTOUR INTERVAL,
FLOWN: 6-21-2001
HORIZONTAL CONTROL: NORTH AMERICAN 1983 DATUM (NAD83),
ZONE 5 CALIFORNIA, US SURVEY FEET
VERTICAL CONTROL: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

RM1040: ELEVATION 506.48 FEET

Cooperating Technical Partners

Ventura County, California
and
FEMA - Region IX

FEMA Study Contractor
Nolte Associates, Inc.

DRAFT
WORKMAP - SHEET CA 2
Calleguas Creek

Federal Emergency Management Agency - Region IX
1111 Broadway, Suite 1200, Oakland, California 94607

NOLTE
BEYOND ENGINEERING
11070 AVENUE OF SCIENCE, SUITE 100 SAN DIEGO, CA 92128
616.385.0500 TEL. 616.385.0400 FAX WWW.NOLTE.COM

DATE: 06/31/04 TIME: 11:09 a.m.
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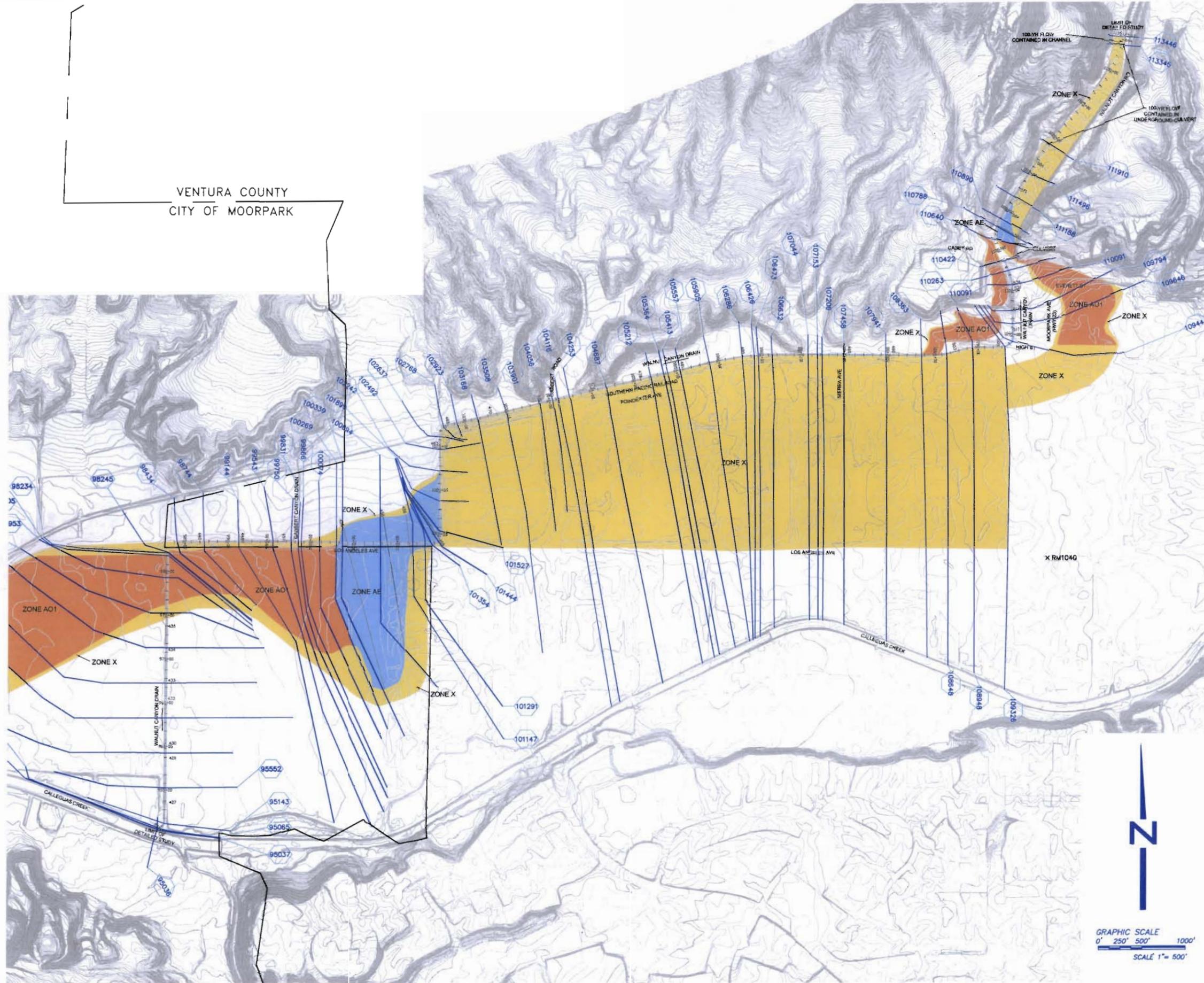
NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Prepared by: Nolte Associates, Inc., San Diego, CA JOB NUMBER SD0838
DATE SUBMITTED: 09/16/2004

X:\E23_Controll_boundary_6-CA_FEMATTI_Calleguas_H102\Map\Controll_Topo_Calleguas_H102\Upper_Colleguas_Mapping

VENTURA COUNTY
CITY OF MOORPARK



LEGEND

- FLOODWAY BOUNDARY
- ZONE AE
- ZONE AO1: 100-YEAR FLOOD DEPTHS BETWEEN 1.0 FEET AND 1.5 FEET
- ZONE AO2: 100-YEAR FLOOD DEPTHS BETWEEN 1.5 FEET AND 2.5 FEET
- ZONE X
- CROSS SECTION LINE
- 4568 BASE FLOOD ELEVATION
- PROFILE BASE LINE STATIONING

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 2" CONTOUR INTERVAL,
 FLOWN: 6-21-2001
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Cooperating Technical Partners
 Ventura County, California
 and
 FEMA - Region IX
 FEMA Study Contractor
 Nolte Associates, Inc.

DRAFT
 WORKMAP - SHEET WC 1
 Walnut Canyon Drain

Federal Emergency Management Agency - Region IX
 1111 Broadway, Suite 1200, Oakland, California 94607

NOLTE
 BEYOND ENGINEERING
 15070 AVENUE OF SCIENCE, SUITE 100 SAN DIEGO, CA 92128
 616.385.0500 TEL. 616.385.0400 FAX WWW.NOLTE.COM

DATE: 08/31/04 TIME: 2:20 p.m.
 SERVER: NONE SERVICE:
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 DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS

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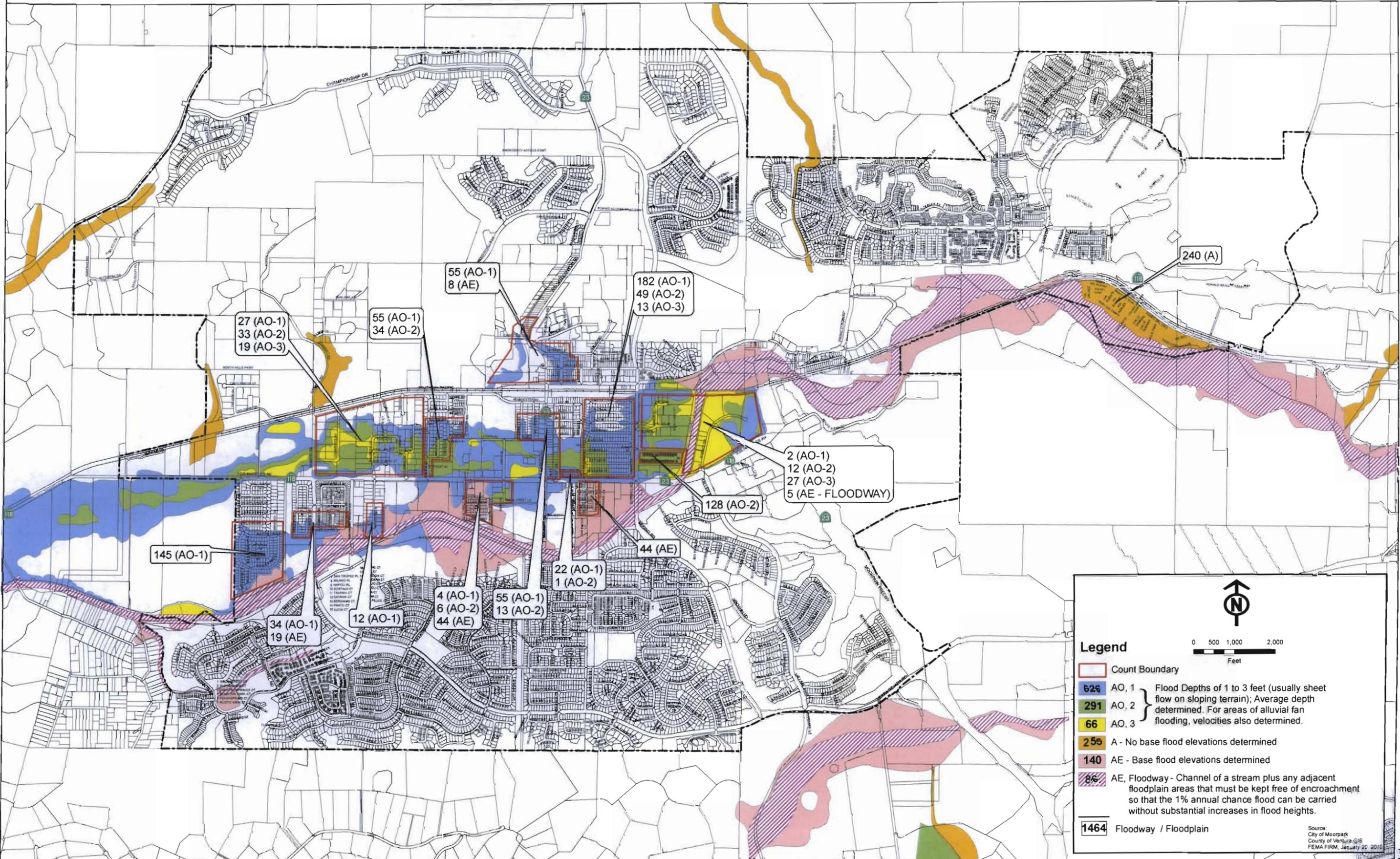


SD0838 - Boundary & Contour, Flood, FEMA/ITB, Mapping, Topo



FIRM - January 20, 2010

City of Moorpark





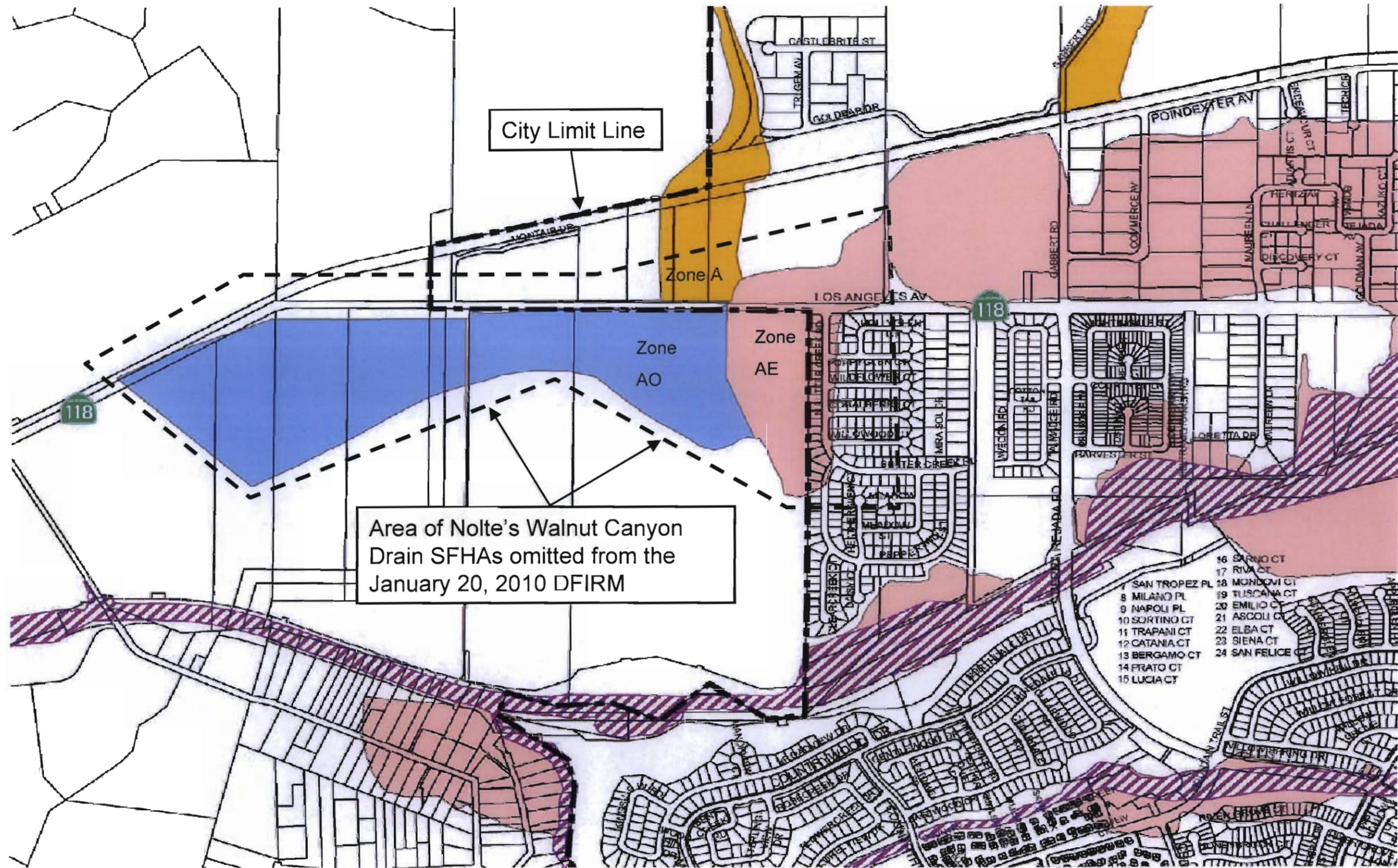


Legend

- Count Boundary
- 626 AO, 1
- 291 AO, 2
- 66 AO, 3
- 255 A - No base flood elevations determined
- 140 AE - Base flood elevations determined
- 86 AE, Floodway - Channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- 1464 Floodway / Floodplain

Source:
City of Moorpark
County of Ventura GIS
FEMA FIRM, January 20, 2010

M:\MapInfo\10105613\GIS\OC\MapInfo\FloodMap\Map_010105613.mxd 11/16/2009 - DER



RESOLUTION NO. 2011 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE FISCAL YEAR 2010/2011 BUDGET TO APPROPRIATE \$50,000 FROM THE GENERAL FUND FOR FLOOD MAPPING ANALYSES

WHEREAS, on November 18, 2009 the City Council approved Resolution No. 2009-2872 appropriating \$100,000 from the General Fund to pay for engineering services to process amendments to the proposed 2010 Digital Flood Insurance Rate Map (DFIRM); and

WHEREAS, an engineering agreement with MR Consulting, LLC was executed on February 5, 2010 to assist the City in preparing Letters of Map Changes (LOMC) to remove as many residential structures from the Flood Insurance Rate Map (FIRM) for a total contract value of \$79,000; and

WHEREAS, on June 16, 2010 the City Council adopted the Operating and Capital Improvement Projects Budget for fiscal year 2010/2011; and

WHEREAS, a staff report has been presented to the City Council recommending additional surveying and coordination with Ventura County Watershed Protection District and Federal Emergency Management Agency related to the recent Arroyo Simi Letter of Map Revision and expanding the floor mapping analysis for the lower portion of the Walnut Canyon Drain; and

WHEREAS, the same staff report summarized that the current year appropriation in Public Works Department Special Professional Services expenditure account (1000-8100-0000-9103) requires a budget amendment increase of \$50,000 from the General Fund (1000) to cover the cost of the expanded services; and

WHEREAS, Exhibit "A", attached hereto and made a part hereof, describes said budget amendment and its resultant impact to the budget line item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That a budget amendment in the aggregate increase of \$50,000.00 as more particularly described in Exhibit "A", is hereby approved.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 18th day of May, 2011.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Attachment: Exhibit 'A': Budget Detail

EXHIBIT "A"

**BUDGET AMENDMENT FOR
GENERAL FUND FOR
FLOOD MAPPING ANALYSES
FY 2010/2011**

FUND ALLOCATION FROM:

Fund	Account Number	Amount
General Fund	1000-5500	\$ 50,000.00
Total		\$ 50,000.00

DISTRIBUTION OF APPROPRIATION TO EXPENSE ACCOUNTS:

Account Number	Current Budget	Revision	Amended Budget
1000.8100.0000.9103	\$ 36,159.89	\$ 50,000.00	\$ 86,159.89
Total	\$ 36,159.89	\$ 50,000.00	\$ 86,159.89

Finance Approval: 