

## Federal Emergency Management Agenc

Washington, D.C. 20472

OCT 25 2005

October 18, 2005

CITY MANAGER OFFICE THE HONORABLE TERRY JOHNSON

MAYOR, CITY OF OCEANSIDE

300 NORTH COAST HIGHWAY OCEANSIDE, CA 92054-0000

CASE NO.: 05-09-1292A

BOILED REDAMEN YTIEOWWINITA: CLITA OL OCEANZIDE, SAN DIECO COUNTA'

**CALIFORNIA** 

10 2 2 5002

COMMUNITY NO.: 060294

BELLINED DEAR MAYOR JOHNSON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely.

Doug Bellomo, P.E., Chief

Hazard Identification Section, Mitigation Division Emergency Preparedness and Response Directorate

LIST OF ENCLOSURES: LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc:

State/Commonwealth NFIP Coordinator

Community Map Repository

Region

Mr. Dennis C. Bowling



## Federal Emergency Management Agency

Washington, D.C. 20472



# LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	Lots 1 through 46, 62 through 66, 75 through 156, Wanis View Estates Unit 1, as shown on the Plat recorded as File No. 2003-0158648; Lots 198 and 199, 203 through 222, 228 and 229, 241 through 244, Wanis View Estates Unit 2,				
	COMMUNITY NO.: 060294	as shown on the Plat recorded as File No. 2003-0158649, all in the Office of				
AFFECTED MAP PANEL	NUMBER: 06073C0751G	the Recorder, San Diego County, California				
	NAME: SAN DIEGO COUNTY, CALIFORNIA AND INCORPORATED AREAS					
	DATE: 1/19/2001					
FLOODING SOURCE: SAN LUIS REY RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.224, -117.349 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83				

#### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1 - 46	_	Wanis View Estates 1	_	Property	X (shaded)	_		40.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)

STUDY UNDERWAY

FILL RECOMMENDATION

SUPERSEDES PREVIOUS DETERMINATION

REVISED BY LETTER OF MAP REVISION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief

Hazard Identification Section, Mitigation Division

Emergency Preparedness and Response Directorate

1056349.1LOMR-F-ML093401292

Version 1.3.3



## Federal Emergency Management Agency

Washington, D.C. 20472

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# LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **DETERMINATION TABLE (CONTINUED)**

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
62 - 66	_	Wanis View Estates 1	_	Property	X (shaded)	<u> </u>	_	44.7 feet
75 - 156	_	Wanis View Estates 1	_	Property	X (shaded)	_	_	40.3 feet
198 - 199	_	Wanis View Estates 2	-	Property	X (shaded)	_		45.6 feet
203 - 222		Wanis View Estates 2	-	Property	X (shaded)	_	_	45.8 feet
?8 - 229		Wanis View Estates 2	_	Property	X (shaded)	_	_	49.7 feet
241 - 244	_	Wanis View Estates 2	_	Property	X (shaded)	_		46.6 feet

#### FILL RECOMMENDATION (This Additional Consideration applies to the preceding 7 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

#### REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 7 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 12/17/2002. The 12/17/2002, LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map 'ssistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower /enue, Suite 130, Alexandria, VA 22304-6439.

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### LETTER OF MAP REVISION BASED ON FILL **DETERMINATION DOCUMENT (REMOVAL)**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### STUDY UNDERWAY (This additional consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

#### SUPERSEDES OUR PREVIOUS DETERMINATION (This additional consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 6/1/2005, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map sistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Jenue, Suite 130, Alexandria, VA 22304-6439.

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Hazard Identification Section, Mitigation Division Emergency Preparedness and Response Directorate Version 1.3.3