

Federal Emergency Management Agency

Washington, D.C. 20472

April 29, 2010

MS. LEXI O'LEARY P.O. BOX 136 LINCOLN, MI 48742

CASE NO.: 10-09-1758A

COMMUNITY: CITY OF OCEANSIDE, SAN DIEGO

COUNTY, CALIFORNIA

COMMUNITY NO.: 060294

DEAR MS. O'LEARY:

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. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) 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 LOMAs. 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Kevin C. Long, Acting Chief

Kwin C. Long

Engineering Management Branch

Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator

Community Map Repository

Region

(NGVD 29)

57.0 feet

Х

(shaded)

(NGVD 29)

59.0 feet



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY		CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA		Lot 178, Whelan Ranch Unit No. 3, as shown on Map No. 10622 recorded as File No. 83-119418, in the Office of the Recorder, San Diego County, California (APN: 157-631-18-00)				
		COMMUNITY NO.: 060294						
AFFECTED MAP PANEL		NUMBER: 06073C0464F				*:		
		DATE: 6/19/1997						
FLOODING SOURCE: PILGRIM CREEK				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.253, -117.319 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 8.0 DATUM: NAD 83				
DETERMINATION								
LOT	BLOC SECTI	- COPPINION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION	LOWEST ADJACENT GRADE ELEVATION	LOWEST LOT ELEVATION (NGVD 29)

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).

Structure

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

913 Newport Street

PORTIONS REMAIN IN THE SFHA

Whelan Ranch

Unit 3

178

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on 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 amends 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief Engineering Management Branch

Kwin C. Long

Mitigation Directorate



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief

Engineering Management Branch Mitigation Directorate