

JUN 06 2001

Case No.: 01-09-700A

LOMA



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	A portion of Section 22, Township 11 South, Range 5 West, San Bernardino Meridian, as described in the Grant Deed recorded as Document No. 1999-0723439, in the Office of the Recorder, San Diego County, California The legal description of the portion mentioned above is as follows: BEGINNING at the southernmost parcel corner, thence 382.73 feet along a curve to the right, having a radius of 1810.00 feet; thence 37.83 feet along a curve to the left, having a radius of 50.00 feet; thence 25.84 feet along a curve to the left, having a radius of 110.00 feet; thence 79.13 feet along a curve to the right, having a radius of 200.00 feet; thence 29.30 feet along a curve to the left, having a radius of 40.00 feet; thence 13.98 feet along a curve to the right, having a radius of 75.00 feet; thence N 45°42'35" E, 182.74 feet; thence 11.75 feet along a curve to the right, having a radius of
	COMMUNITY NO: 060294	
MAP PANEL AFFECTED	NUMBER: 06073C0734G	
	NAME: SAN DIEGO COUNTY, CALIFORNIA AND INCORPORATED AREAS	
	DATE: 01/19/2001	
FLOODING SOURCE: San Luis Rey River		APPROXIMATE LATITUDE & LONGITUDE: 33.203, -117.385 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	NEW FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD)	LOWEST ADJACENT GRADE ELEVATION (NGVD)	LOWEST FLOOR ELEVATION (NGVD)	LOWEST LOT ELEVATION (NGVD)
-	-	Section 22	-	Portion of Property	X (shaded)	11.5 to 13.0 feet	-	-	11.5 to 13.0 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 (if the appropriate box is checked, please refer to the appropriate section on Attachment 1)

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1. PROPERTY DESCRIPTION (CONTINUED) | <input checked="" type="checkbox"/> 6. STUDY UNDERWAY |
| <input type="checkbox"/> 2. DETERMINATION TABLE (CONTINUED) | <input type="checkbox"/> 7. FILL RECOMMENDATION |
| <input checked="" type="checkbox"/> 3. PORTIONS REMAIN IN THE FLOODWAY | <input checked="" type="checkbox"/> 8. PORTIONS REMAIN IN THE SFHA |
| <input type="checkbox"/> 4. INADVERTENT INCLUSION IN THE FLOODWAY | <input type="checkbox"/> 9. SUPERCEDES PREVIOUS DETERMINATION |
| <input type="checkbox"/> 5. ZONE V OR ZONE A | |

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 determined the property is 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 property from the SFHA; 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 1-877-336-2627 (FEMA MAP) or by letter addressed to the FEMA LOMA DEPOT, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

1. **PROPERTY DESCRIPTION (CONTINUED)**

80.00 feet; thence 13.87 feet along a curve to the right, having a radius of 25.00 feet; thence 52.98 feet along a curve to the right, having a radius of 165.00 feet; thence 25.29 feet along a curve to the right, having a radius of 30.00 feet; thence 28.57 feet along a curve to the left, having a radius of 15.00 feet; thence 187.66 feet along a curve to the right, having a radius of 1320.00 feet; thence N 34°08'43" E, 183.83 feet; thence N37°35'52" E, 76.67 feet; thence N 52°30'43" E, 41.51 feet; thence 25.54 feet along a curve to the right, having a radius of 326.59 feet; thence 63.55 feet along a curve to the left, having a radius of 645.00 feet; thence N 44°04'25" E, 16.56 feet; thence S 28°30'48" E, 58.06 feet; thence 98.58 feet along a curve to the left, having a radius of 1860.08 feet; thence S 37°14'43" W, 47.31 feet; thence S 00°32'12" W, 308.31 feet; thence S 89°58'24" W, 99.92 feet; thence S 35°02'32" W, 499.40 feet; thence 152.15 feet along a curve to the left, having a radius of 666.78 feet to the POINT OF BEGINNING

3. **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY**

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction (including fill) may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact the Regional Director for guidance on the data which must be submitted for a revision to the regulatory floodway.

6. **STUDY UNDERWAY**

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 San Diego County, California, and Incorporated Areas. 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 new effective NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the FEMA LOMA DEPOT, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

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DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

8. PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

The Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State, 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 Federal Emergency Management Agency Map Assistance Center toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the FEMA LOMA DEPOT, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

June 6, 2001

MR. EDWARD S. PEREZ
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110-2596

CASE NO.: 01-09-700A
COMMUNITY: CITY OF OCEANSIDE, SAN DIEGO COUNTY,
CALIFORNIA
COMMUNITY NO.: 060294

DEAR MR. PEREZ:

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, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region