



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 00-09-332P

The Honorable Terry Johnson  
Mayor, City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

Community: City of Oceanside, CA  
Community No.: 060294  
Panels Affected: 06073C0758 F and 0759 F  
Effective Date of **MAY 31 2001**  
This Revision:

102-I-A-C

Dear Mayor Johnson:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for San Diego County, California and Incorporated Areas (the effective FIRM and FIS report for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated January 10, 2000, Mr. Peter Weiss, former City Engineer, Engineering Division, Community Services Department, City of Oceanside, requested that FEMA revise the FIRM and FIS report to show the effects of updated topographic information, construction of a bypass culvert, and placement of fill along Loma Alta Creek from College Boulevard to approximately 1,800 feet upstream. This request follows on a Conditional Letter of Map Revision issued on May 2, 1991.

All data required to complete our review of this request were submitted with letters from Ms. Marla Doyle, City Engineer, and Mr. John Maashoff, Associate Engineer, both also with the Engineering Division, Community Services Department, City of Oceanside; Mr. Wilhelm J. Maul, P.E., Vice President, Engineering Services, The Keith Companies, Inc.; and Mr. Weiss.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and in the effective FIS report. We have revised the FIRM and FIS report to modify the elevations, floodplain and floodway boundary delineations, and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Loma Alta Creek from approximately 300 feet downstream to approximately 1,800 feet upstream of College Boulevard. As a result of the modifications, the Base Flood Elevations (BFEs) for Loma Alta Creek and the widths of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, and the regulatory floodway increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copies of FIRM Panels 06073C0758 F and 06073C0759 F, Profile Panel 168P, and affected portions of the Floodway Data Table. This Letter of Map Revision (LOMR) hereby revises the above-referenced panels of the effective FIRM dated June 19, 1997, and the affected portions of the FIS report dated June 16, 1999.

The modifications are effective as of the date shown above. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 70 feet upstream of College Boulevard	231	230
Approximately 1,000 feet upstream of College Boulevard	233	234

\*Referenced to the National Geodetic Vertical Datum, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in the *North County Times* on or about June 15 and June 22, 2001. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in the *North County Times*, any interested party may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs made by this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

The floodway is provided to your community as a tool to regulate floodplain development. Therefore, the floodway modifications described in this LOMR, while acceptable to FEMA, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary

permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the culvert rests with your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jack Eldridge  
Chief, Community Mitigation Programs Branch  
Federal Emergency Management Agency, Region IX  
The Presidio of San Francisco, Building 105  
San Francisco, CA 94129-1250  
(415) 923-7184

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Through the *Project Impact: Building Disaster Resistant Communities* initiative, launched by FEMA in 1997, we seek to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a copy of a pamphlet describing this nationwide initiative. For additional information on *Project Impact*, please visit our website at [www.fema.gov/impact](http://www.fema.gov/impact).

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If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please call the CCO for your community at the telephone number cited above. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Mitigation Directorate

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

Enclosures

cc: Mr. Rafael L. Muñoz  
Manager  
Department of Public Works  
San Diego County

Ms. Marla Doyle  
City Engineer  
Engineering Division  
Community Services Department  
City of Oceanside

Mr. Wilhelm J. Maul, P.E.  
Vice President, Engineering Services  
The Keith Companies, Inc.

**CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM**

On June 16, 1999, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Oceanside, San Diego County, California, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the effects of updated topographic information, construction of a bypass culvert, and placement of fill along Loma Alta Creek from College Boulevard to approximately 1,800 feet upstream. This has resulted in a revised delineation of the regulatory floodway, increases and decreases in SFHA width, and increased and decreased BFEs for Loma Alta Creek. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 70 feet upstream of College Boulevard	231	230
Approximately 1,000 feet upstream of College Boulevard	233	234

\*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Terry Johnson  
Mayor, City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054