



Federal Emergency Management Agency

Washington, D.C. 20472

J# 12788A

PH 125

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 98-09-888P

The Honorable Susan Golding
Mayor, City of San Diego
202 C Street, 11th Floor
San Diego, California 92101

Community: City of San Diego, California

Community No.: 060295

Panel Affected: 06073C1636 F

Effective Date of

This Revision:

AUG 24 1998

FAIRMONT HOME
DEPOT LOMR

Approved in
46 days!

102-I-A-C

Dear Mayor Golding:

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 July 9, 1998, Mr. Steve Lindsay, P.E., Civil Engineer, Floodplain Management Section, Transportation and Drainage Design Division, Department of Public Works, City of San Diego, requested that FEMA revise the FIRM and FIS report to show the effects of updated topographic information and placement of fill within the floodway fringe along the San Diego River from just downstream to approximately 800 feet downstream of San Diego Mission Road. This request follows up on a Conditional Letter of Map Revision issued on December 11, 1996.

All data required to complete our review of this request were submitted with letters from Ms. Jayne Janda-Timba, Project Manager, Rick Engineering Company, and Mr. Lindsay.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and FIS report. We have revised the FIRM and FIS report to modify the elevations and floodplain and floodway boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along the San Diego River. As a result of the modifications, the base flood elevations (BFEs) for the San Diego River increased in some areas and decreased in other areas; the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas; and the width of the regulatory floodway decreased. The modifications are shown on the enclosed annotated copies of FIRM Panel 06073C1636 F; Profile Panel(s) 290P, 291P, and 292P; and affected portions of the Floodway Data Table. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM and the affected portions of the FIS report, both dated June 19, 1997.

The modifications are effective as of the date shown above. The map panel(s) 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 500 feet downstream of San Diego Mission Road	67	66
Just downstream of San Diego Mission Road	67	69
Approximately 700 feet downstream of Friars Road	70	71
Approximately 200 feet upstream of Friars Road	71	72

*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 *San Diego Union-Tribune* on or about September 23 and September 30, 1998. 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 *San Diego Union-Tribune*, a citizen 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 presented in 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 panel(s) 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.

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:

Ms. Dorothy M. Lacey
 Director, Mitigation Division
 Federal Emergency Management Agency, Region IX
 The Presidio of San Francisco, Building 105
 San Francisco, California 94129-1250
 (415) 923-7177

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks 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 Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at www.fema.gov.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,



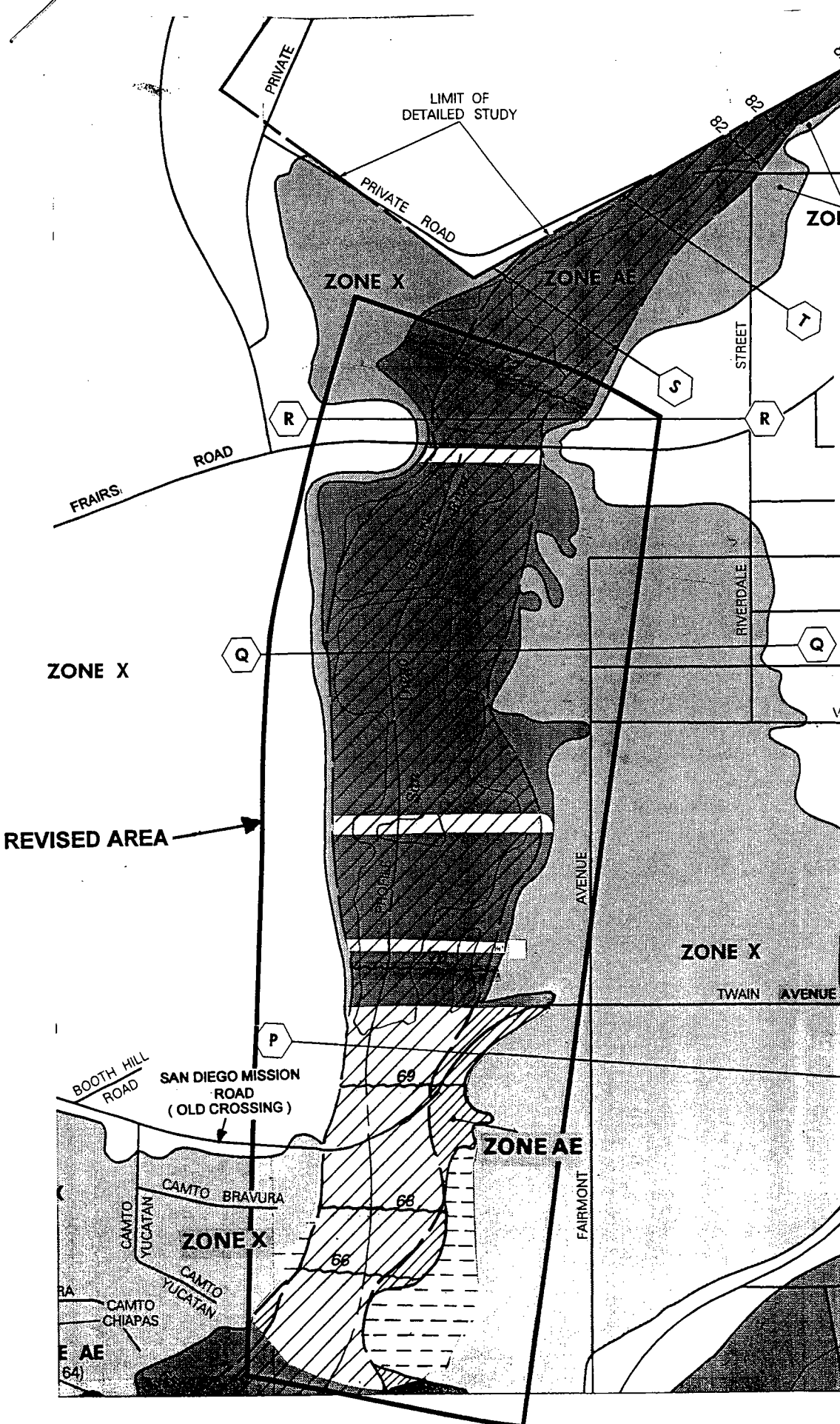
Alan A. Johnson, P.E., Project Engineer
 Hazards Study Branch
 Mitigation Directorate

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




Enclosure(s)

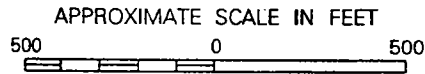
cc: Mr. Steve Lindsay, P.E.
 Civil Engineer
 Floodplain Management Section
 Transportation & Drainage Design Division
 Department of Public Works
 City of San Diego

Ms. Jayne Janda-Timba ✓
 Project Manager
 Rick Engineering Company



MAP LEGEND

-  Revised Floodway
-  Revised 100-Year Floodplain
-  Revised 500-Year Floodplain



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY,
 CALIFORNIA AND
 INCORPORATED AREAS


PANEL 1636 OF 2375
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO CITY OF	060795	1636	F
SAN DIEGO COUNTY UNINCORPORATED AREAS	060794	1636	F

REVISED TO REFLECT LOMR DATED

AUG 24 1996

MAP NUMBER
 06073C1636-F
 EFFECTIVE DATE:
 JUNE 19, 1997



Federal Emergency Management Agency

