



Federal Emergency Management Agency **JAN 3 1995**

Washington, D.C. 20472

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CITY OF MISSION VIEJO

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Susan Withrow
Mayor, City of Mission Viejo
26522 La Alameda
Mission Viejo, California 92691

IN REPLY REFER TO:
Case No.: 94-09-496P

Community: City of Mission
Viejo, California
Community No.: 060735
Panel Affected: 06059C0065 F
Effective Date of
This Revision:

DEC 28 1994

102-I-C

Dear Mayor Withrow:

This is in response to a request for a revision to the effective Flood Insurance Study (FIS) and National Flood Insurance Program (NFIP) map for your community. Specifically, this responds to a letter dated August 24, 1994, from Mr. Donald Talley, Project Manager, Nolte and Associates, Inc., regarding the effective Flood Insurance Rate Map (FIRM) for Orange County, California and Incorporated Areas. With his letter, Mr. Talley submitted additional data in support of a March 18, 1994, request for a Letter of Map Revision (LOMR) from Mr. Loren E. Anderson, Assistant City Engineer, City of Mission Viejo. Mr. Anderson requested that we revise the effective FIRM to show the effects of an existing concrete-lined channel along La Paz Channel, between Oso Parkway and approximately 100 feet upstream of El Paseo Road; construction of a concrete-lined channel along La Paz Channel, between approximately 100 feet and 350 feet upstream of El Paseo Road; and construction of a reinforced-concrete box culvert along La Paz Channel, between approximately 350 feet upstream of El Paseo Road and San Diego Freeway.

All data required to complete our review of this request were submitted with Mr. Anderson's March 18 letter; Mr. Talley's letters dated July 15 and August 24, 1994, and September 7, 1994, facsimile transmittal; and a letter dated November 23, 1994, from Mr. Kenneth H. Rosenfield, P.E., City Engineer, City of Laguna Hills. All fees necessary to process this LOMR, a total of \$2,710, have been received.

We have completed our review of the submitted data and the flood data shown on the effective FIRM, and have revised the FIRM to modify the elevations, floodplain boundary delineations, and zone designations of a flood having a 1-percent probability of being equaled or exceeded in any given year (base flood) along La Paz Channel between Oso Parkway and San Diego Freeway. As a result of the channel improvements, the 100-year flood has been contained within the bank of La Paz Channel between Oso Parkway and approximately 350 feet upstream of El Paseo Road, and in the reinforced-concrete box culvert between approximately 350 feet upstream of El Paseo Road and San

Diego Freeway. Flow that bypasses the San Diego Freeway culvert is confined to the railroad right-of-way west of the box culvert. Therefore, the Special Flood Hazard Area along La Paz Channel has decreased, specifically, from approximately 300 feet upstream of El Paseo Road to approximately 1,000 feet downstream of San Diego Freeway, and has been reduced in width a maximum of 100 feet at other locations between Oso Parkway and San Diego Freeway. The Zone AE designation along La Paz Channel between Oso Parkway and San Diego Freeway has been changed to Zone X (shaded), an area between the limits of the 100-year and 500-year floods, except for an area that has been designated Zone A, an area inundated by the 100-year flood, with no base (100-year) flood elevation determined. This area is located between Oso Parkway and 350 feet upstream of El Paseo Road where the 100-year flood is contained within the banks of the concrete-lined channel.

The modifications are shown on the enclosed annotated copies of FIRM Panel 06059C0065 F and Profile Panel 71P. In addition, the Flood Profile on Panel 72P has been deleted. This LOMR hereby revises this panel of the effective FIRM and the Flood Profile in the FIS report, both dated November 3, 1993.

Please note that because the information submitted affects the adjacent unincorporated areas of Orange County, California, a LOMR (copy enclosed) was issued on the same date as this LOMR for the City of Mission Viejo, California.

The revisions are effective as of the date of this letter; however, a review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

Due to present funding constraints, the Federal Emergency Management Agency (FEMA) must limit the number of physical map revisions processed. Consequently, we will not republish the FIRM and FIS report for Orange County, California and Incorporated Areas to reflect the determination of this LOMR at this time. However, when changes to FIRM Panel 06059C0065 F and the FIS report for your community warrant a physical revision and republication in the future, the determination in this LOMR will be incorporated at that time.

This response to Mr. Anderson's request is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all proposed floodplain developments, including this request, and for ensuring that necessary permits required by Federal or State law have been received. With knowledge of local conditions and in the interest of safety, State and community officials may set higher standards for construction, or may limit development in floodplain areas. If the State of California or the City of Mission Viejo has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities assure 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 channel modification/culvert rests with your community.

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 the new data. We encourage you to disseminate the information reflected by this LOMR widely 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 give consideration to preparing an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance your community will give in providing the data and interpreting the NFIP maps.

The map panel as listed above and as revised by this letter will be used for all flood insurance policies and renewals issued for 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 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 made by 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, contact:

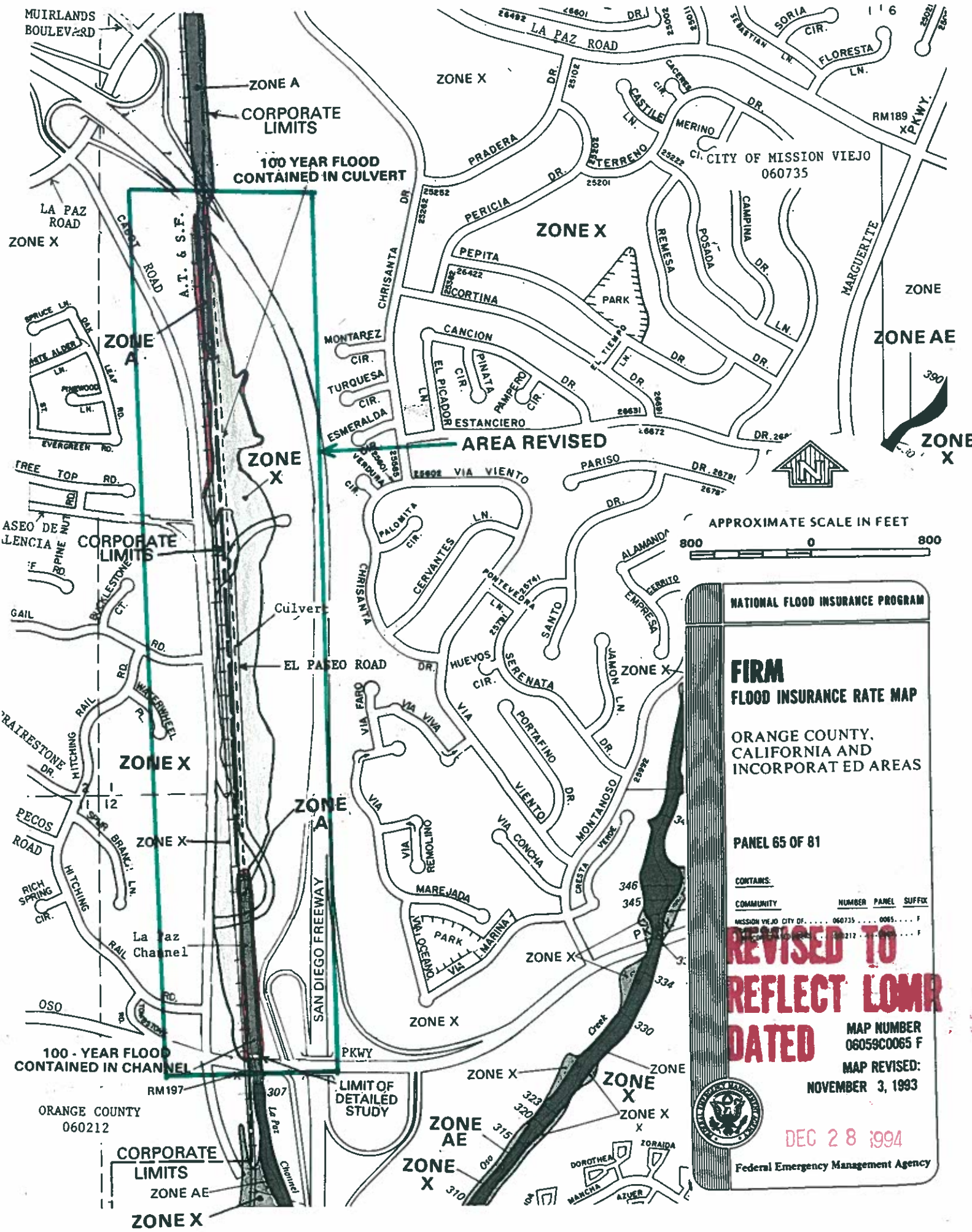
Mr. Tommie C. Hamner
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7175

Any questions may be directed to your CCO.

Sincerely,


Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ORANGE COUNTY,
CALIFORNIA AND
INCORPORATED AREAS

PANEL 65 OF 81

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MISSION VIEJO CITY OF	060735	0065	F
LA PAZ CHANNEL	060212	0000	F

**REVISED TO
REFLECT LOMR
DATED**

MAP NUMBER
06059C0065 F

MAP REVISED:
NOVEMBER 3, 1993

DEC 28 1994



Federal Emergency Management Agency