



Federal Emergency Management Agency

Washington, D.C. 20472

AUG 31 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable David M. Swerdlin
Mayor, City of San Juan Capistrano
City Hall
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

IN REPLY REFER TO:

Case No.: 05-09-0793P
Community Name: City of San Juan Capistrano, CA
Community No.: 060231
Effective Date of **AUG 31 2006**
This Revision:

Dear Mayor Swerdlin:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7175, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

Sincerely,

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

For: William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Nasser Abbaszadeh, P.E.
Director of Engineering and Building
City of San Juan Capistrano

Ms. Rebecca Kinney, P.E.
Associate, Stormwater Management
RBF Consulting



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of San Juan Capistrano Orange County California	CULVERT CHANNEL RELOCATION FILL	HYDRAULIC ANALYSIS
	COMMUNITY NO.: 060231		
IDENTIFIER	Marbella Development	APPROXIMATE LATITUDE & LONGITUDE: 33.510, -117.658 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

FLOODING SOURCE(S) & REVISED REACH(ES)

Horno Creek – from approximately 3,420 feet upstream of Via Festivo to the San Diego Freeway

SUMMARY OF REVISIONS

Effective Flooding:	BFEs*	Zone AE	Floodway	Zone AE	Floodway
Revised Flooding:	BFEs	Zone AE	Floodway	Contained in Culvert	Contained in Culvert
Increases:	YES	YES	YES		
Decreases:	YES	YES	YES		

* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES

TYPE: FIRM* NO.: 06059C0443 H Date: February 18, 2004
TYPE: FIRM NO.: 06059C0444 H Date: February 18, 2004

ANNOTATED STUDY ENCLOSURES

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: February 18, 2004
FLOODWAY DATA TABLE: 11
PROFILES: 67P, 68P, and 69P

* FIRM – Flood Insurance Rate Map; ** FBFM – Flood Boundary and Floodway Map; *** FHBM – Flood Hazard Boundary Map

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division



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Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 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, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

A review of the information submitted for this request revealed that the BFEs along Horno Creek increased by more than 10 feet as a result of the channel relocation, placement of fill, and construction of multiple culverts. Because the BFEs increased as a result of the construction in the regulatory floodway, your community is potentially in violation of Paragraph 60.3(d)(3) of the NFIP regulations. Paragraph 60.3(d)(3) prohibits "encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community" during the base flood. We have notified our Regional Office in Oakland, California, of this potential violation. Revisions to flood zone designations and BFEs must be coordinated by community officials and submitted to the appropriate FEMA Regional Office for review and approval. Your community should contact Mr. Henry Chau, Natural Hazard Program Specialist, at the FEMA Region IX Office at (510) 627-7182 for guidance on the specific actions required to resolve this issue.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to 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 ordinances; therefore, responsibility for maintenance of the modified channel and culvert rests with your community. We may request that your community submit a description and schedule of channel and culvert activities.

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 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders can benefit from the information.

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

Ms. Sally M. Ziolkowski
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY 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.

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 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Kevin C. Long".

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On February 18, 2004, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of San Juan Capistrano, Orange County, California, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Division 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 updated topographic information and the effects of placement of fill, installation of culverts, and channel relocation along Horno Creek from approximately 3,420 feet upstream of Via Festivo to the San Diego Freeway. This has resulted in a revised delineation of the regulatory floodway, increases and decreases in SFHA width, and increased and decreased BFEs for the revised reach of Horno Creek. The aforementioned portion of Horno Creek contains the base flood where the culverts were placed. 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 260 feet upstream of Interstate Highway 5	145	146
Approximately 280 feet downstream of Silver Creek Drive	208	209

*North American Vertical Datum, rounded to nearest whole foot




Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division 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 Division 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 Division's determination to modify the BFEs may itself be changed.

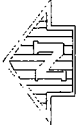
Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable David M. Swerdlin
Mayor, City of San Juan Capistrano
City Hall
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'



PANEL 0443H

FIRM
FLOOD INSURANCE RATE MAP
ORANGE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 443 OF 550

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX
 LAGUNA HIGUEL, CITY OF 060764 0443 H
 SAN JUAN CAPISTRANO, CITY OF 060231 0443 H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 06059C0443H

MAP REVISED:
 FEBRUARY 18, 2004

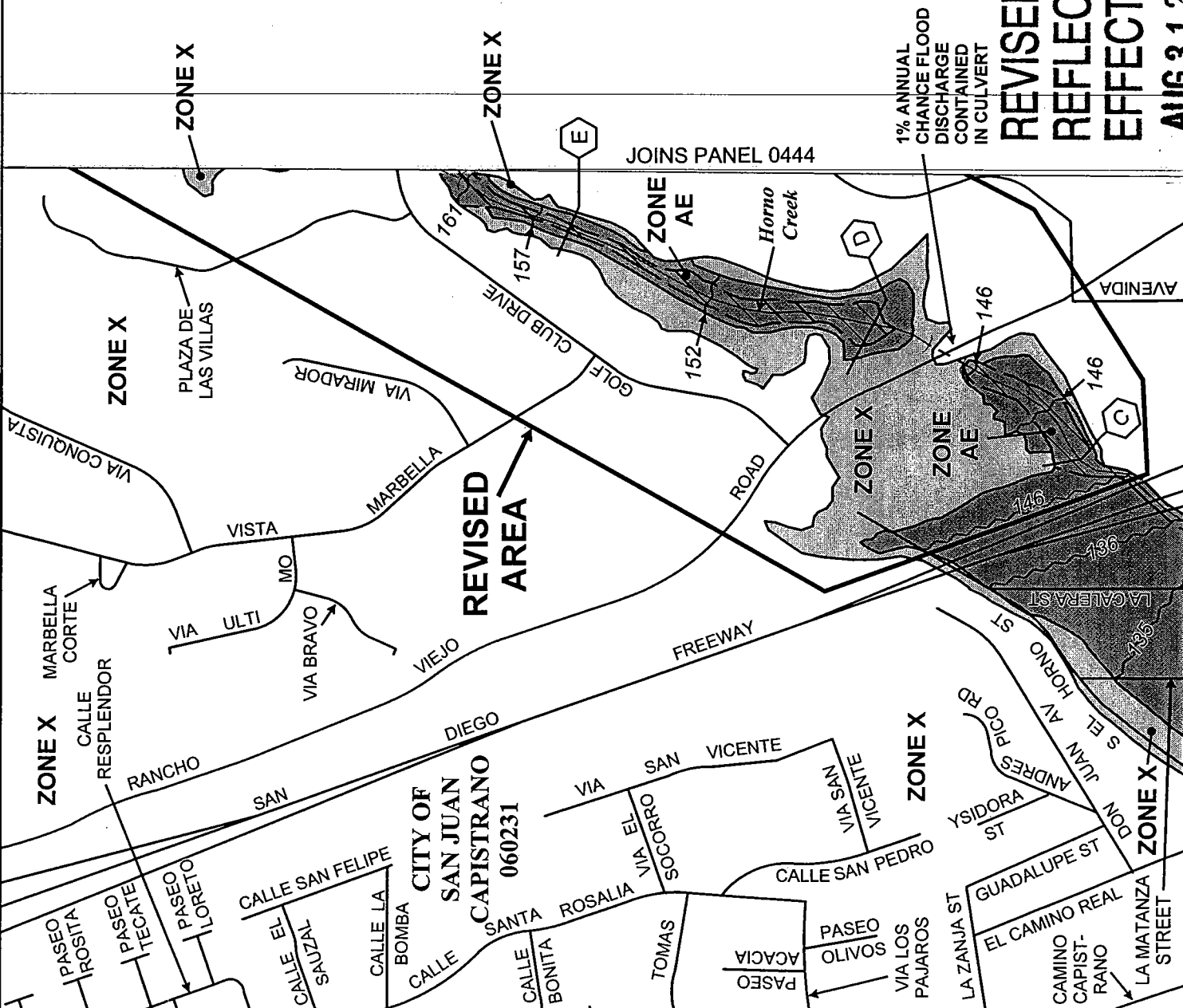


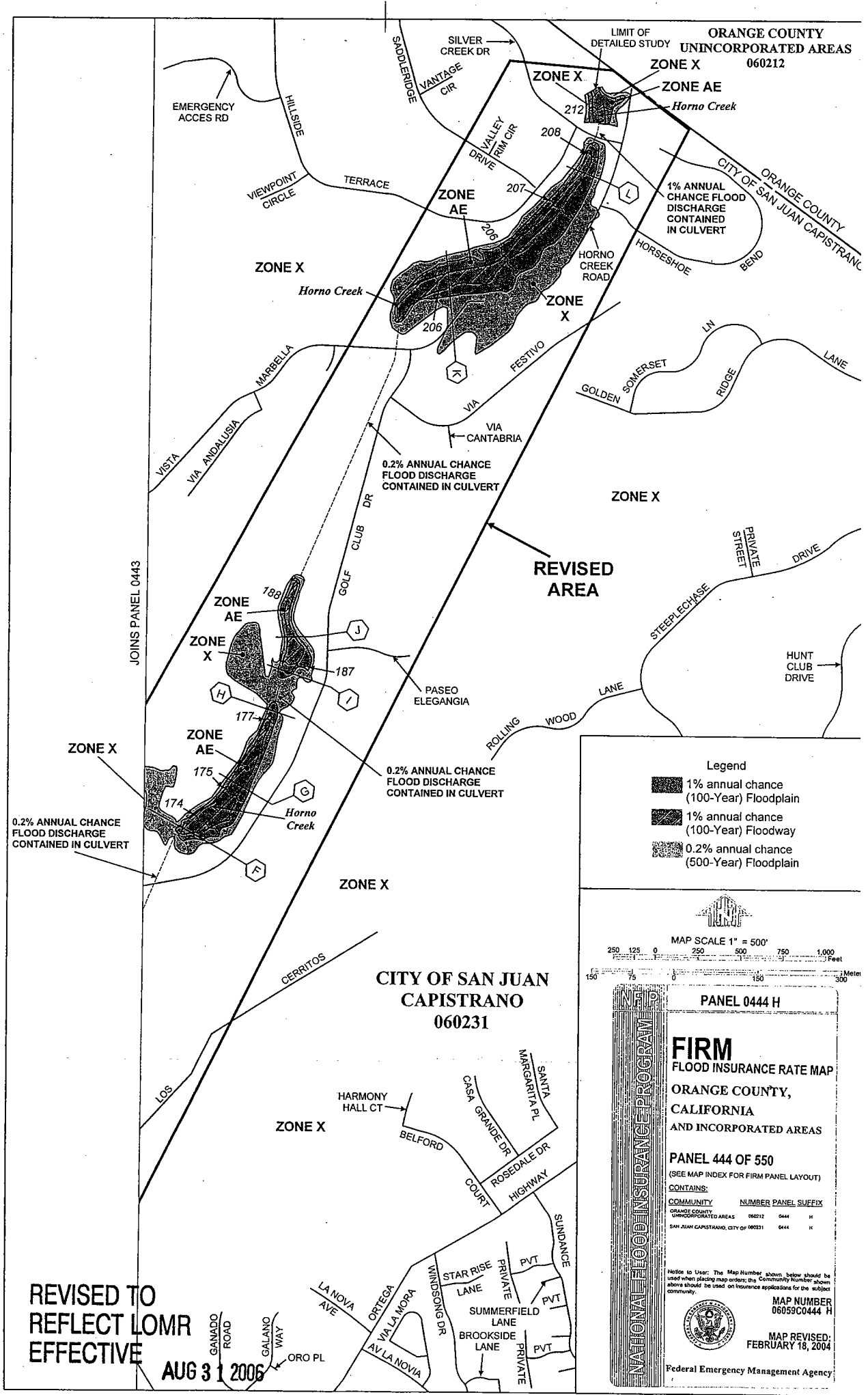
Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

REVISED TO REFLECT LOMB
EFFECTIVE

AUG 31 2006





REVISED TO REFLECT LOMR EFFECTIVE AUG 31 2006

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'

250 125 0 250 500 750 1,000 Feet

150 75 0 150 300 Meter

PANEL 0444 H

FIRM FLOOD INSURANCE RATE MAP
ORANGE COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 444 OF 550
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL SUFFIX
ORANGE COUNTY UNINCORPORATED AREAS	060212	0444 H
SAN JUAN CAPISTRANO, CITY OF	060231	0444 H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 06059C0444 H
MAP REVISED: FEBRUARY 18, 2004

Federal Emergency Management Agency

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION		
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY WITH FLOODWAY	INCREASE
Horno Creek							
A	0.57	135	225	7.6	123.0	123.7	0.7
B	0.68	231	282	6.0	132.6	133.2	0.6
C	0.82	115	1,099	1.5	145.8	145.9	0.1
D	0.98	156	1,003	1.7	147.0	147.0	0.0
E	1.18	67	187	9.1	156.6	156.6	0.0
F	1.37	41	501	3.4	173.4	173.4	0.0
G	1.46	99	399	4.3	175.0	175.0	0.0
H	1.55	50	308	5.5	177.0	177.1	0.1
I	1.59	61	686	2.5	186.9	186.9	0.1
J	1.64	68	369	4.6	186.9	186.9	0.0
K	2.10	68	585	2.9	206.0	205.9	0.0
L	2.31	63	364	4.7	208.1	208.2	0.1
REVISED DATA							

¹Miles Above Confluence With San Juan Creek

REVISED TO

REFLECT LOMR

EFFECTIVE

AUG 31 2006

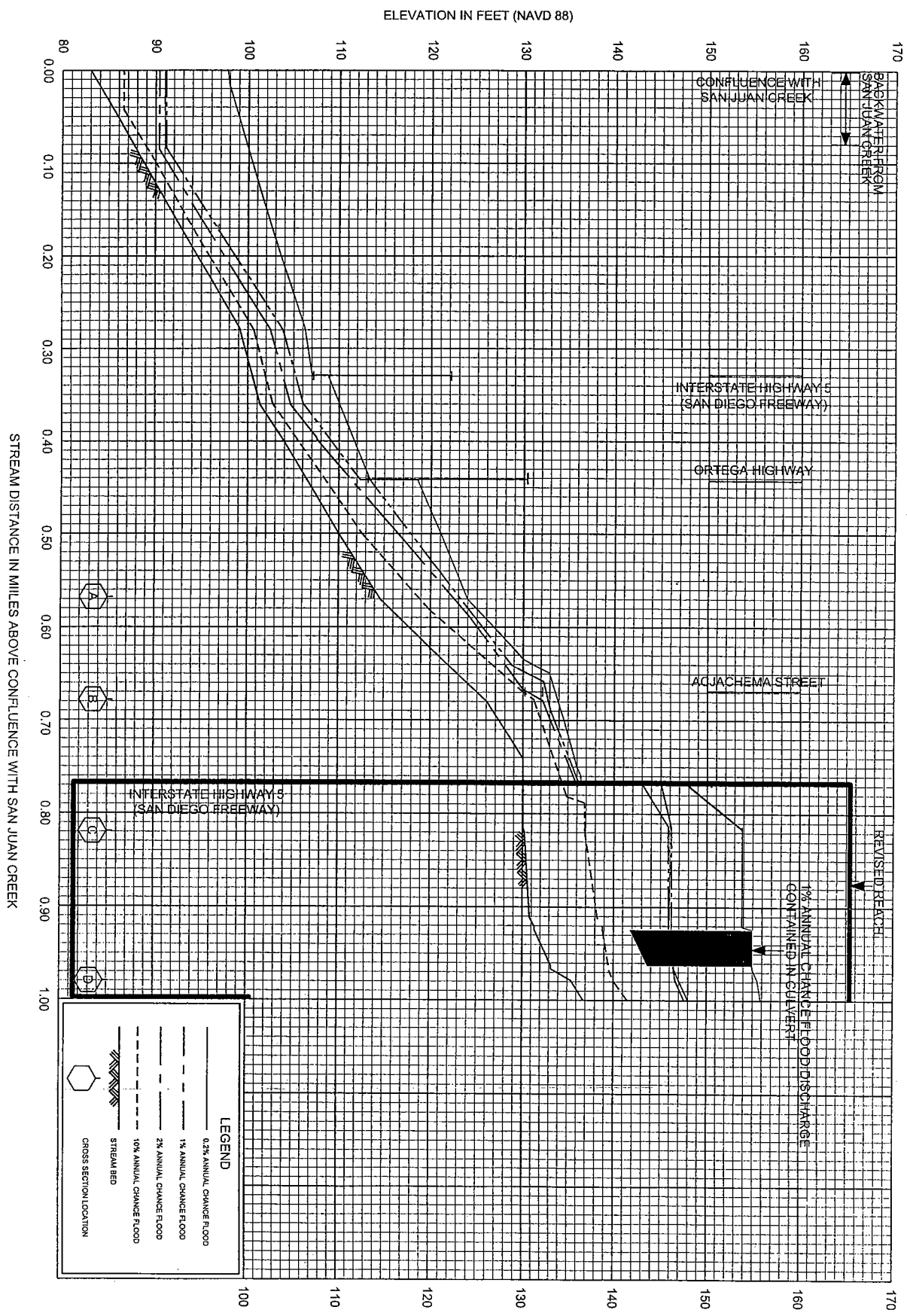
FLOODWAY DATA

HORNO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

ORANGE COUNTY, CA

AND INCORPORATED AREAS

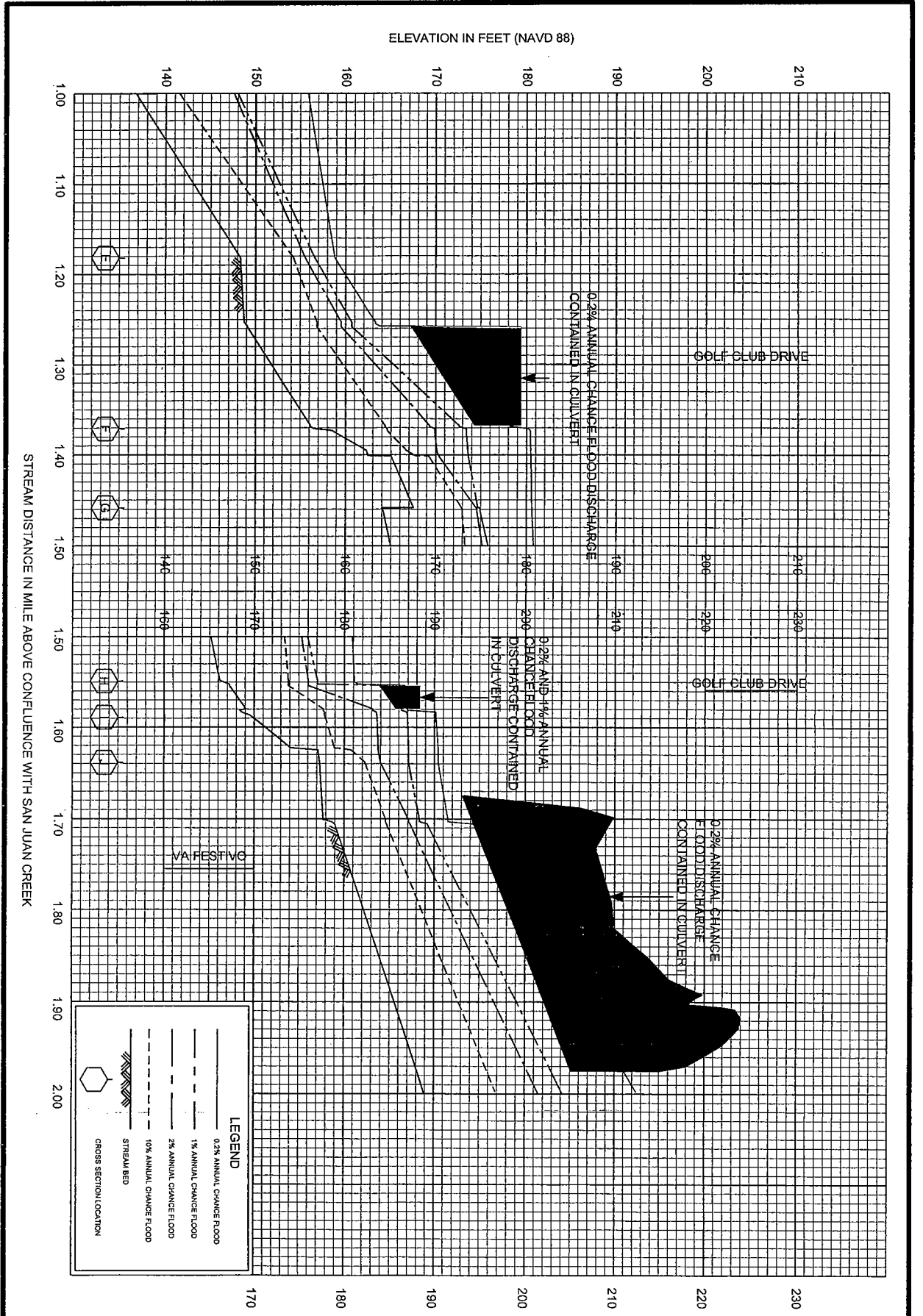


FEDERAL EMERGENCY MANAGEMENT AGENCY
 ORANGE COUNTY, CA
 AND INCORPORATED AREAS

FLOOD PROFILES
 HORNO CREEK
 REVISED TO REFLECT LOWER EFFECTIVE

67P

AUG 31 2006



AUG 31 2006

