



Federal Emergency Management Agency

Washington, D.C. 20472

JUL 17 2019

The Honorable Mary Salas
Mayor, City of Chula Vista
276 4th Avenue
Chula Vista, California 91910

Dear Mayor Salas:

This is in reference to our letter of final determination, in which we informed you of the final flood hazard determinations for the City of Chula Vista and established an effective date for the Flood Insurance Study and Flood Insurance Rate Map. That letter also informed you that as a condition of continued eligibility in the National Flood Insurance Program (NFIP), your community would be required to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Section 60.3(d and e) of the NFIP regulations. However, our Regional Office in Oakland, California, has informed us that the requirements your community must meet are contained in Section 60.3(d) of the regulations.

Please consider this your formal notice that the requirements of Section 60.3(d) must be enacted in a legally enforceable document by December 20, 2019. If your community should encounter any difficulties enacting the floodplain management measures, we encourage you to contact the Director, Mitigation Division of the Federal Emergency Management Agency, in Oakland, California, at (510) 627-7100.

We regret any inconvenience we may have caused you or your community and look forward to working with the officials and residents of the City of Chula Vista in assuring that the goals of the NFIP are met.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

cc:

FEMA, Region IX
NFIP State Coordinator



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

June 20, 2019

The Honorable Mary Salas
Mayor, City of Chula Vista
276 4th Avenue
Chula Vista, California 91910

Community: City of Chula Vista,
San Diego County, California
Community No.: 065021
Map Panels Affected: See FIRM Index

Dear Mayor Salas:

On October 17, 2017, you were notified of proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Chula Vista, San Diego County, California. The statutory 90-day appeal period that was initiated on November 1, 2017, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the *San Diego Union Tribune* and *The Star-News*, has elapsed.

FEMA received no valid requests for changes in the FHDs. Therefore, the determination of the Agency as to the FHDs for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, will be effective as of December 20, 2019, and revise the FIRM that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are 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. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to December 20, 2019, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);
2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Mr. Edward Curtis
Engineer, FEMA Region IX
1111 Broadway, Suite 1200
Oakland, California 94607
(510) 627-7100

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Oakland, California, at (510) 627-7100 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the number shown

above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the NFIP*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Rodriguez', written over a light blue circular stamp.

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository
Frank Rivera, Principal Civil Engineer, City of Chula Vista

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on December 20, 2019.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	97-09-393A	02/28/1997	CHULA VISTA MARINA/RV PARK, PARCEL 1-- 550 MARINA PARKWAY	0650210004E	06073C1913H
LOMR-F	12-09-1061A	04/12/2012	FAIVRE HOMESTEAD TRACT, LOT 2 -- 2445 MAIN STREET	06073C2152F 06073C2154F	06073C2152G 06073C2154J
LOMR-FW	15-09-0931A	06/25/2015	RANCHO DE LA NACION, QUARTER SECTION 140, LOT 25 -- 971 4TH AVENUE, BUILDING E	06073C2152F	06073C2152G
LOMA	15-09-2354A	06/25/2015	RANCHO DE LA NACION, SECTION 140, LOT 25 -- 971 4TH AVENUE, BUILDINGS A & C	06073C2152F	06073C2152G
LOMA	16-09-2374A	07/27/2016	CHULA VISTA, SECTION 140, LOTS 4-5 -- 830 2ND AVENUE	06073C2152F	06073C2152G

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-09-3930A	11/04/2014	BONITA VERDE, LOT 26 -- 3605 BONITA VERDE DRIVE	06073C1916G	06073C1916G
LOMA	16-09-2564A	08/01/2016	4290 Main Street	06073C2156G	06073C2156G
LOMA	17-09-2414A	09/05/2017	RANCHO DE LA NACION, SECTIONS 98 & 111 -- 3001 BONITA ROAD	06073C1918G	06073C1918G
LOMA	18-09-0166A	10/23/2017	Lot 49, Bonita Verde Subdivision - 4025 Troon Way	06073C1916G	06073C1916G
LOMA	18-09-2445A	11/29/2018	SUNNY VISTA, LOTS 2 & 3 -- 150 BONITA ROAD	06073C1914G 06073C1918G	06073C1914G 06073C1918G
LOMA	19-09-0765A	02/20/2019	63 Sandalwood Drive	06073C1914G	06073C1914G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on December 20, 2019.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

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2A. LOMCs on Revised Panels

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LOMR-F	97-09-393A	02/28/1997	CHULA VISTA MARINA/RV PARK, PARCEL 1-- 550 MARINA PARKWAY	0650210004E	06073C1913H
LOMR-F	12-09-1061A	04/12/2012	FAIVRE HOMESTEAD TRACT, LOT 2 -- 2445 MAIN STREET	06073C2152F 06073C2154F	06073C2152G 06073C2154J
LOMR-FW	15-09-0931A	06/25/2015	RANCHO DE LA NACION, QUARTER SECTION 140, LOT 25 -- 971 4TH AVENUE, BUILDING E	06073C2152F	06073C2152G
LOMA	15-09-2354A	06/25/2015	RANCHO DE LA NACION, SECTION 140, LOT 25 -- 971 4TH AVENUE, BUILDINGS A & C	06073C2152F	06073C2152G
LOMA	16-09-2374A	07/27/2016	CHULA VISTA, SECTION 140, LOTS 4-5 -- 830 2ND AVENUE	06073C2152F	06073C2152G

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	98-09-160A	01/07/1998	CHULA VISTA TRACT 90-03, MAP 12832, LOT 29 RICHMOND PARK COURT	06073C1914F	06073C1914G
LOMA	98-09-681A	06/03/1998	CHULA VISTA TRACT 82-3 UNIT NO. 2, LOT 3 -- 575-D PORTSMOUTH DRIVE, UNIT 99	06073C2157F	06073C2157G
LOMA	00-09-043A	11/15/1999	5936 SAN MIGUEL ROAD -- PORTION OF SECTION 5, T17S, R1W & R2W	06073C1917F	06073C1917G
LOMR-F	00-09-643A	01/26/2001	CHULA VISTA TRACT 82-3, UNIT NOS. 1-3	06073C2156F	06073C2156G
LOMR-F	02-09-014A	03/01/2002	EASTLAKE TRAILS NORTH, LOTS 33-51	06073C1939F	06073C1939G
LOMA	03-09-1271A	07/31/2003	BONITA VERDE, LOT 3 -- 4040 TROON WAY	06073C1916F	06073C1916G
LOMR-F	06-09-B597A	05/12/2006	4355 BONITA ROAD -- PORTION OF SECTION 58, MAP 7377	06073C1916F	06073C1916G
LOMR-F	12-09-2041A	05/31/2012	CHULA VISTA TRACT 78-08, LA BONITA, LOT 1 -- 4095 BONITA ROAD	06073C1916G	06073C1916G
LOMR-F	12-09-2670A	08/02/2012	CHULA VISTA TRACT NO. 84-1, EUCALYPTUS GROVE UNIT NO. 1 & 2 - - EAST FLOWER STREET	06073C1914G	06073C1914G
LOMA	12-09-3011A	10/02/2012	TRACT 01-09, EASTLAKE III VISTAS PHASE I, LOT 110 -- 1404 OLD JANAL RANCH ROAD	06073C1939G	06073C1939G
LOMA	13-09-0034A	10/25/2012	TRACT 01-09, EASTLAKE III VISTAS PHASE I, LOT 67 -- 1389 OLD JANAL RANCH ROAD	06073C1939G	06073C1939G
LOMA	13-09-0453A	12/11/2012	PARCEL MAP NO. 201, PARCEL 2 -- 3995 BONITA ROAD (AUTO REPAIR BUILDING)	06073C1916G	06073C1916G
LOMA	13-09-0803A	01/08/2013	PARCEL MAP NO. 201, PARCEL 2 -- 3995 BONITA ROAD (MAIN BUILDING)	06073C1916G	06073C1916G
LOMA	13-09-2661A	09/30/2013	TRACT 01-09, EASTLAKE III VISTAS PHASE I, LOT 68 -- 1393 OLD JANAL RANCH ROAD	06073C1939G	06073C1939G
LOMR-F	14-09-2318A	05/13/2014	PARCEL MAP 19490, PARCEL 3 -- 3461 MAIN STREET	06073C2158G	06073C2158G

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-09-3930A	11/04/2014	BONITA VERDE, LOT 26 -- 3605 BONITA VERDE DRIVE	06073C1916G	06073C1916G
LOMA	16-09-2564A	08/01/2016	4290 Main Street	06073C2156G	06073C2156G
LOMA	17-09-2414A	09/05/2017	RANCHO DE LA NACION, SECTIONS 98 & 111 -- 3001 BONITA ROAD	06073C1918G	06073C1918G
LOMA	18-09-0166A	10/23/2017	Lot 49, Bonita Verde Subdivision - 4025 Troon Way	06073C1916G	06073C1916G
LOMA	18-09-2445A	11/29/2018	SUNNY VISTA, LOTS 2 & 3 -- 150 BONITA ROAD	06073C1914G 06073C1918G	06073C1914G 06073C1918G
LOMA	19-09-0765A	02/20/2019	63 Sandalwood Drive	06073C1914G	06073C1914G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

FINAL SUMMARY OF MAP ACTIONS

Community: CHULA VISTA, CITY OF

Community No: 065021

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		