



# Federal Emergency Management Agency

Washington, D.C. 20472

APR 9 2009

The Honorable Dennis Donohue  
Mayor of the City of Salinas  
200 Lincoln Avenue  
Salinas, CA 93901

Case No: 07-09-1032V  
Community: City of Salinas  
Community No.: 060202  
Effective Date: April 03, 2009  
LOMC-VALID

Dear Mayor Donohue:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated April 02, 2009 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact our Map Assistance Center, toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate

Enclosure

cc: Mr. Rob Russell, Salinas Deputy City Manager/Engineer  
Mr. Eric Simmons, Senior Engineer, FEMA Region IX  
Mr. Ricardo Pineda, P.E., CFM, CA DWR, NFIP State Coordinator  
LOMC Subscription Service Subscribers  
Community Map Repository



**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF SALINAS, CA**

Case No: 07-09-1032V

Community No.: 060202

April 03, 2009

<u>Case No.</u>	<u>Date Issued</u>	<u>Identifier</u>	<u>Map Panel No.</u>	<u>Zone</u>
92-09-011B	12/04/1991	APN 033144-16, LOTS F,G,&H BLK 21 35 ROSSI STREET	06053C0216G	X
94-09-590A	06/16/1994	SALINAS CITY, BLOCK 16, LOT S -- 33 SHERWOOD DRIVE	06053C0217G	X
95-09-640A	07/10/1995	LAUREL HILL LTD, TRACT 822, BLOCK 2, LOT 1-- 825 N. MADEIRA AVE.	06053C0217G	X
96-09-903A	08/06/1996	URABE TRACT NO. 1, LOTS 38, 39, 40-- 40 PEACH DR	06053C0217G	X
99-09-1091A	08/11/1999	TRACT 247, FAIRVIEW PARK NO. 2, BLOCK 3, LOT 12 -- 485 CAROL DRIVE	06053C0236G	X
99-09-691A	05/19/2000	ROSSI CIRCLE -- PARCEL MAP 958, PARCELS 1-5	06053C0208G	X
99-09-691A	05/19/2000	ROSSI CIRCLE -- PARCEL MAP 958, PARCELS 1-5	06053C0216G	X
00-09-934A	08/28/2000	WEST ROSSI STREET -- PARCEL MAP 958, PARCEL 6	06053C0216G	X
01-09-1057A	10/10/2001	TRACT 1354, CREEKBRIDGE 19, LOTS 1-17	06053C0228G	X
02-09-1332A	09/20/2002	306 NORTH MAIN STREET -- CLASSIC CAR WASH, AMENDED PARCEL MAP, PARCEL C	06053C0217G	X
04-09-0172A	12/05/2003	WILLIAM H. DEER SUBDIV, LOT 9 -- 3 DEER STREET	06053C0209G	X
05-09-1689A	12/06/2005	TRACT 1043, TORO HILLS ESTATES LOT 20, PORTION OF LOT 21 22281 TORO HILLS DRIVE	06053C0352G	X





# Federal Emergency Management Agency

Washington, D.C. 20472

October 2, 2008



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
115N(C)

The Honorable Dennis Donohue  
Mayor of the City of Salinas  
200 Lincoln Avenue  
Salinas, California 93901

Community No.: 060202  
Community: City of Salinas,  
Monterey County,  
California

Map Panels Affected: 0206-0209, 0216-  
0219, 0228, 0230, 0236, 0238, 0240

Dear Mayor Donohue:

On December 14, 2007, you were provided with revised preliminary copies of the Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for the City of Salinas.

Following the issuance of the preliminary FIS report and FIRM panels, your community was provided the opportunity to submit comments on the revised maps and report. To date, the Federal Emergency Management Agency (FEMA) has received no request for changes to the FIS report and FIRM panels from your community. The FIS report and FIRM will become effective on April 2, 2009. Final printed copies of the report and maps will be mailed to you prior to the effective date. In the meantime, prior to the arrival of the final maps, we encourage you to use the preliminary FIRM panels in the floodplain management regulations adoption process described below.

The revised FIRM is pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 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, 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIS report and FIRM and the modifications made by this map revision. Our records show that your community has met the requirements under 60.3(d).

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the

revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter shortly before the FIRM effective date that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMA or LOMR request and issue a new determination for the subject properties after the FIRM effective date.

If you have any questions or concerns regarding the FIS report and FIRM for your community, please do not hesitate to contact the FEMA Regional Office in Oakland, California. You may reach Mr. Eric Simmons, Senior Engineer, at (510) 627-7029. In addition, the California Department of Water Resources (CA DWR) is available to assist your community. You may reach Mr. Ricardo Pineda, P.E., CFM, the NFIP State Coordinator, at (916) 574-1475, or the FEMA Map Assistance Center toll-free at (877) 336-2627 (877-FEMA MAP).

Sincerely,



William R. Blanton, Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate

Enclosure:  
Final SOMA

cc: Mr. Robert Russell, Salinas Deputy City Manager and Engineer  
Mr. L. Joseph Howard, P.E., Northwest Hydraulic Consultants Inc.  
Mr. Vince C. Geronimo, P.E., CFM, Philip Williams & Associates, Ltd.  
Mr. Eric Simmons, Senior Engineer, FEMA Region IX  
Mr. Ricardo Pineda, P.E., CFM, CA DWR, NFIP State Coordinator



## FINAL SUMMARY OF MAP ACTIONS

Community: SALINAS, CITY OF

Community No: 060202

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on April 2, 2009.

## 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	Old Panel	New Panel
102	91-09-88P	02/21/1992			06053C0209G 06053C0228G
102	92-09-125P	09/10/1992			06053C0216G 06053C0217G
102	95-09-649P	09/27/1995		0602020003D	06053C0217G 06053C0236G
102	00-09-037P	12/28/1999	KERN STREET PARCELS	0602020003D	06053C0217G
102	03-09-0924P	02/17/2004	EAST LAUREL DRIVE -- PORTION OF RANCHO EL SAUSAL	0602020003D	06053C0217G 06053C0236G
LOMR	07-09-1856P	03/27/2008	245 WEST ROSSI STREET (CA)	0602020002 0602020002D	06053C0216G 06053C0217G

## 2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below 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.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	92-09-011B	12/04/1991	APN 033144-16, LOTS F,G,&H BLK 21 35 ROSSI STREET		06053C0216G
LOMA	94-09-590A	06/16/1994	SALINAS CITY, BLOCK 16, LOT S -- 33 SHERWOOD DRIVE	0602020002D	06053C0217G
LOMA	95-09-640A	07/10/1995	LAUREL HILL LTD, TRACT 822, BLOCK 2, LOT 1-- 325 N. MADEIRA AVE.	0602020003D	06053C0217G

## FINAL SUMMARY OF MAP ACTIONS

Community: SALINAS, CITY OF

Community No: 060202

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	96-09-903A	08/06/1996	URABE TRACT NO. 1, LOTS 38, 39, 40-- 40 PEACH DR	0602020003D	06053C0217G
LOMA	99-09-1091A	08/11/1999	TRACT 247, FAIRVIEW PARK NO. 2, BLOCK 3, LOT 12 -- 485 CAROL DRIVE	0602020005D	06053C0236G
LOMR-F	99-09-691A	05/19/2000	ROSSI CIRCLE -- PARCEL MAP 958, PARCELS 1-5	0601950068D	06053C0208G 06053C0216G
LOMR-F	00-09-934A	08/28/2000	WEST ROSSI STREET -- PARCEL MAP 958, PARCEL 6	0602020002D	06053C0216G
LOMR-F	01-09-1057A	10/10/2001	TRACT 1354, CREEKBRIDGE 19, LOTS 1-17	0602020003D	06053C0228G
LOMR-F	02-09-1332A	09/20/2002	306 NORTH MAIN STREET -- CLASSIC CAR WASH, AMENDED PARCEL MAP, PARCEL C	0602020002D	06053C0217G
LOMR-F	04-09-0172A	12/05/2003	WILLIAM H. DEER SUBDIV, LOT 9 -- 3 DEER STREET	0602020002D	06053C0209G

## 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 detailed 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
LOMA	199532957MBJ	05/08/1985	LOT 3, BLDGS 6-12 & 23-25	1
LOMA	199532956MBJ	07/02/1986	TRACT 218, BLOCK 1, LOT 6 -- S. RIANDA INDUSTRIAL TRACT	1
LOMA	199104441FIA	07/02/1986	DICK ADAMS AUTOMOTIVE	1
LOMR-F	199104401FIA	02/20/1987		1
LOMA	199106853FIA	06/14/1991	APNS004-341-10,16,18&004-333-11,12	1
102	199534737MBJ	02/21/1992	CITY OF SALINAS CARR LAKE TO E. BORONDA RD.	1
LOMR-F	94-09-526A	10/05/1994	LOTS 1-19, BLOCK 1-- LOTS 1-19, BLOCK 2-- LOTS 1-4, BLOCK 3-- AND LOTS 1-45, VILLAGE, LAS CASITAS UN	1

## FINAL SUMMARY OF MAP ACTIONS

Community: SALINAS, CITY OF

Community No: 060202

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	95-09-064A	01/04/1995	HOLIDAY TRACT, LOTS 16 & 17, BLOCK 11	1

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.

#### 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 has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		