



Federal Emergency Management Agency

Washington, D.C. 20472

JUL 29 2002

Mr. Mark D. Bixby
17451 Hillgate Lane
Huntington Beach, CA 92649-4707

Dear Mr. Bixby:

This is in response to your letter dated June 24, 2002, regarding the Conditional Letter of Map Revision (CLOMR) dated June 6, 2002, for the proposed Shea Homes Parkside Estates Development along the northern overbank of East Garden Grove-Wintersburg (EGGW) Channel from approximately 3,200 feet downstream to just downstream of Graham Street in the City of Huntington Beach and Orange County, California (Case No. 01-09-393R). In your June 24 letter, you stated that key technical data were not considered in the analysis of the proposed project, and you questioned the conclusions of the CLOMR. In addition, you stated that the proposed changes in water-surface elevations (WSELs) of the base (1-percent-annual-chance) flood were not provided for three areas adjacent to the proposed project site. Our responses to your comments are provided below.

In your June 24 letter, you expressed concerns regarding the operation of two proposed 147-cubic-feet-per-second (cfs) pumps to be added to the Slater Pump Station. You stated that Orange County would impose automatic throttle-back limits to prevent these pumps from causing the EGGW Channel to overflow. Further, you stated that you confirmed with the City of Huntington Beach Public Works Department that Orange County imposes throttle-back limits for all significant new pumps that are connected to the EGGW Channel. You observed that the water levels in Slater Channel and the EGGW Channel may be coincidentally high during a combination high tide and El Niño storm, thus preventing operation of the new 147-cfs pumps. You concluded that the proposed improvements related to the Shea Homes Park Side Estates Development could not be operated as described in the CLOMR during the base flood.

Please note that in accordance with Section 65.10 of the National Flood Insurance Program regulations, the CLOMR issued for Case No. 01-09-393R specifically requires the requester to submit an operation and maintenance plan for the Slater Pumping Station once a Letter of Map Revision (LOMR) is requested. A CLOMR provides FEMA's comments on the effects that a proposed project would have on the flood hazard information shown on the effective FIRM if built as proposed. If the pumps are not operated at full capacity, the changes to the flood hazard information described in the CLOMR may not be accurate. In a separate letter, to Orange County Officials, we are expressing concern over this issue.

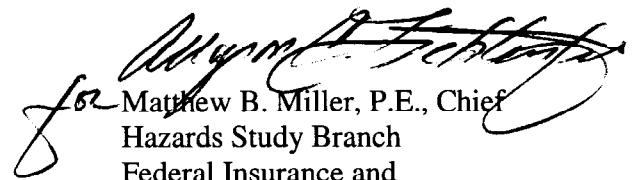
In addition, you requested information about proposed WSELs in three areas adjacent to the proposed project. These are provided below.

Location	WSEL (Feet) ¹
The triangular area bounded on the east by Graham Street, on the south by Slater Channel, and on the northwest by the southern bank of the EGGW Channel	2.6
The area bounded on the east by Springdale Street, on the south by the Slater Channel, on the west by Graham Street, and on the north by Warner Avenue	2.6
The area bounded on the east by Graham Street, on the south by Kenilworth Drive, and on the west by Bolsa Chica Street	2.3

¹Referenced to the National Geodetic Vertical Datum

We trust that we have adequately addressed the concerns raised in your June 24 letter. If you have any additional questions regarding this matter, please contact Mr. Michael Grimm of my staff at (202) 646-2878 or by facsimile at (202) 646-4596.

Sincerely,


 for Matthew B. Miller, P.E., Chief
 Hazards Study Branch
 Federal Insurance and
 Mitigation Administration

cc: The Honorable Debbie Cook
 Mayor, City of Huntington Beach

The Honorable Chuck Smith
 Chairman, Orange County
 Board of Supervisors

Mr. Sara Bavan
 Manager
 Flood Control Planning

Mr. David Webb
 City Engineer
 City of Huntington Beach

Mr. Scott Hess
 Planner
 Planning Department
 City of Huntington Beach

Mr. Neil M. Jordan, P.E.
 Senior Engineer
 Exponent Failure Analysis
 Associates

Mr. Ronald C. Metzler
 Vice President, Planning
 and Development
 Shea Homes



COUNTY OF ORANGE
PUBLIC FACILITIES & RESOURCES DEPARTMENT

300 N. Flower Street
Santa Ana, CA
P.O. Box 4048
Santa Ana, CA 92702-4048
Telephone: (714) 834-2300
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JUL 19 2001

Ronald C. Metzler
Vice President, Planning and Development
SHEA HOMES
P. O. Box 1509
Brea, CA 92822-1509

Subject: Parkside Estates – Tentative Tracts 15377 and 15419 (Huntington Beach)

Dear Mr. Metzler:

The following is in response to your letter dated July 3, 2001 and our meeting on the same date. Your letter requests two things: 1) my signature on FEMA Form 81-89 and 2) our approval of the CLOMR hydrology.

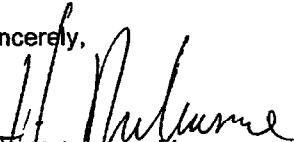
Regarding item 1, per FEMA's own instructions, "if more than one community is affected by the change, the community official from the community most affected should sign the form and letters from the other affected communities should be enclosed." Since unincorporated County areas are not affected by the subject floodplain study, only the City of Huntington Beach is affected. Thus, we believe that only the community official from the city needs to sign the form. This letter is intended to serve as our response for attachment to the form signed by the city.

Regarding item 2, we believe that since the County of Orange already has approved hydrology for floodplain purposes, any changes to the defined floodplain caused by deviations from the already approved hydrology needs to be approved by FEMA.

Please note that although we have neither reviewed nor approved the hydrology and hydraulics for the CLOMR submitted by your firm, we will accept the decision made by FEMA on your submittal.

If you have questions regarding the above, please do not hesitate to contact me at (714)834-3719.

Sincerely,



H. Nakasone, Manager
Program Development Division

KMO:cd/pw/fid056:2001576_071301Parkside Estates

cc: Robert F. Beardsley, Huntington Beach Director of Public Works

RECEIVED

JUL 25 2001

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