



February 20, 2024

VIA CERTIFIED MAIL

5895 Ciudad Leon Court
San Diego, CA 92120

Re: Notification of Flood Hazard Revisions

Dear Property Owner:

Chang Consultants is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) on behalf of Naranja 24, LLC to revise the FIRM to reflect the Creekside Pointe Residences multi-family project between Naranja Street and the Encanto Branch at 53rd Street.

The proposed work will revise the following FEMA Flood Insurance Rate Maps (FIRM) along the Encanto Branch:

06073C1904G

FIRMs are published by FEMA and are the official documents that show the Special Flood Hazard Areas (SFHA) for the purpose of defining a community’s flood risk. SFHAs are subject to a 1-percent or greater chance of flooding in any given year, and the floodways within these areas are reserved to discharge the 1-percent-annual-chance (base) flood without cumulatively increasing the water-surface elevation by more than a designated height. FIRMs are used to determine the flood insurance rates and they help communities with their floodplain management.

You are being notified because this project may affect the flood elevation at the property listed below:

Assessor’s Parcel Number (APN)	Property Address
548-040-12-00	5895 Ciudad Leon Court San Diego, CA 92120

In accordance with the Code of Federal Regulations, 44 CFR § 65.7 & 65.12, the City of San Diego hereby gives notice of the following impacts:

- Revised from a point near the existing trolley tracks approximately 1,000 feet upstream of Euclid Avenue to a point adjacent to 54th Street.
- Decreases in the effective 1-percent-annual-chance water-surface elevations.
- Widening and narrowing of the 1-percent-annual-chance floodplain.

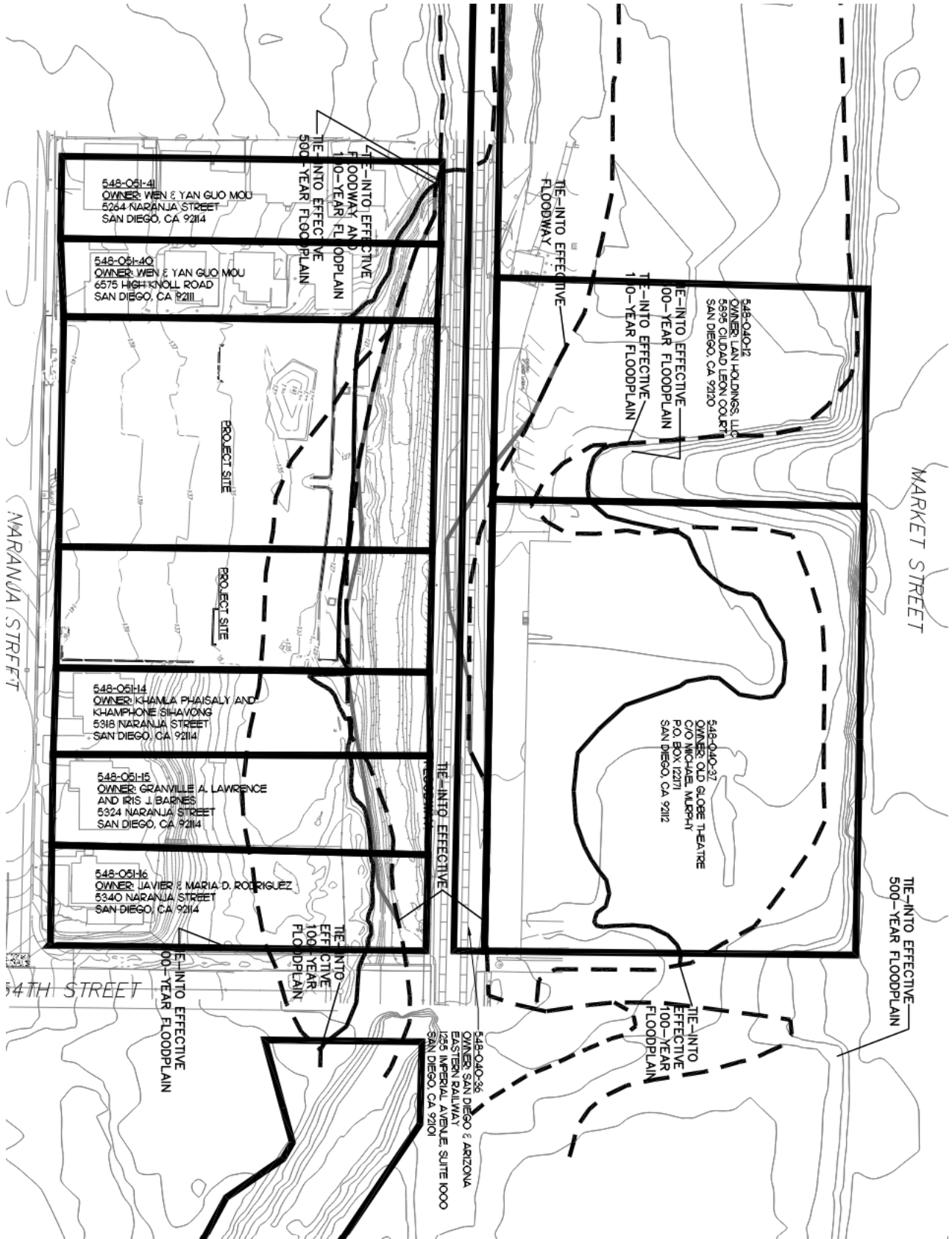
Included in this letter is a general exhibit of the proposed revisions to the FEMA Flood Insurance Rate Map as they relate to your property. Additional maps and analysis of the flood hazard revisions can be reviewed at the City of San Diego, Stormwater Department, 9370 Chesapeake Drive, Suite 100, San Diego, CA 92123, upon appointment.

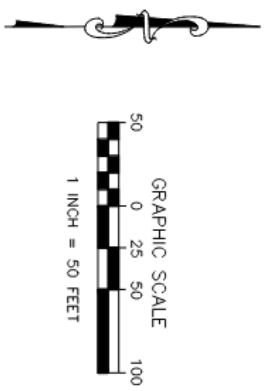
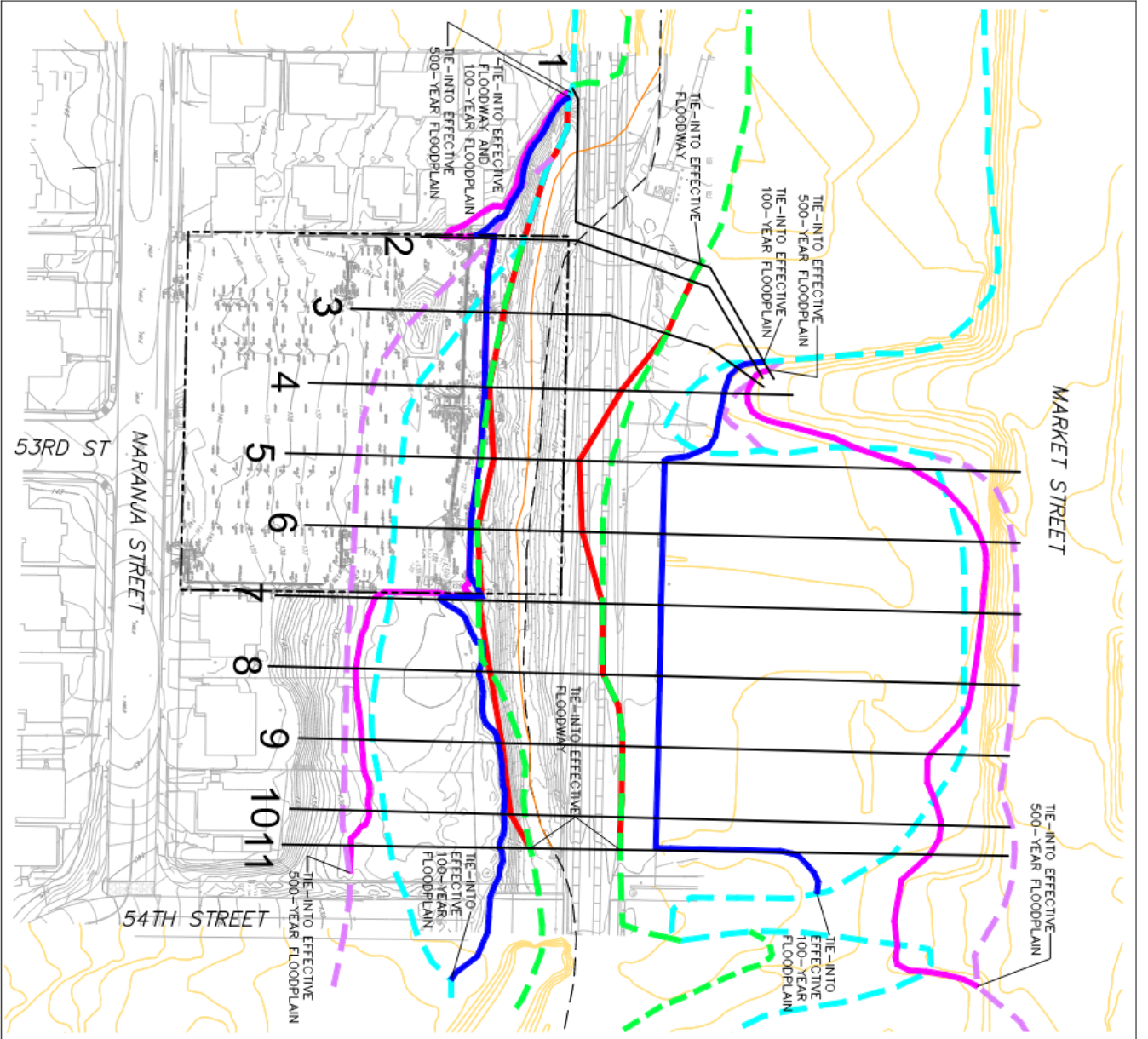
If you have any questions or concerns about the project or its impacts, please feel free to contact me directly, Ewilliams@sandiego.gov.

Warm Regards,

Emir Williams

Emir Williams
Stormwater Department
City of San Diego





- LEGEND:**
- PROPERTY LINE
 - PROJECT/AS-BUILT TOPOGRAPHIC MAPPING (NGVD 29)
 - SUPPLEMENTAL TOPOGRAPHIC MAPPING (NAVD 88)
 - HEC-RAS CROSS-SECTION
 - EXISTING FLOW LINE
 - EXISTING 100-YEAR FLOODPLAIN
 - EXISTING 500-YEAR FLOODPLAIN
 - PROPOSED FLOW LINE
 - PROPOSED REGULATORY FLOODWAY
 - PROPOSED 100-YEAR FLOODPLAIN
 - PROPOSED 500-YEAR FLOODPLAIN

NOTES:

THE PROJECT'S TOPOGRAPHIC MAPPING IS AT A 1-FOOT CONTOUR INTERVAL AND ON NGVD 29 VERTICAL DATUM. AN AS-BUILT SURVEY WAS PERFORMED FOR THE PROJECT BY ALTA LAND SURVEYING, INC. AND IS SHOWN ON THEIR MAY 3, 2023 "TOPOGRAPHICAL SURVEY, AS-BUILT SURVEY" EXHIBIT. THE PROJECT AND AS-BUILT MAPPING WERE SUPPLEMENTED WITH SANGIS' 2-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAPPING (NAVD 88). NAVD=NGVD+2.1'. THE HEC-RAS ANALYSES ARE ON NGVD 29.

THE PROPOSED CONDITION UPSTREAM AND DOWNSTREAM TIE-INS TO THE EFFECTIVE FLOODWAY AND FLOODPLAINS ARE IDENTIFIED.

CROSS-SECTIONS ARE LOOKING DOWNSTREAM AND HAVE ZERO STATION ON THE LEFT SIDE OF THE CROSS-SECTION.

Wayne W. Chang

WAYNE W. CHANG

AUGUST 2, 2023

DATE



CERTIFIED TOPOGRAPHIC WORK MAP

CREEKSIDE POINTE RESIDENCES