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OCT 28 2014

CITY OF LA QUINTA  
CITY MANAGER'S OFFICE



U.S. Department of Homeland Security  
Region IX  
1111 Broadway, Suite 1200  
Oakland, CA 94607-4052

## FEMA

cc: Mayor  
CM  
PW ✓  
ccleak

October 28, 2014

The Honorable Don Adolph  
Mayor, City of La Quinta  
78-495 Calle Tampico  
La Quinta, California 92253

Prelim-EAP  
Case No.: 10-09-0021S  
Community Name: City of La Quinta,  
Riverside County,  
California  
Community No.: 060709

Dear Mayor Adolph:

The U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) is pleased to present your community with the enclosed Preliminary Flood Insurance Rate Map (FIRM) panels and Flood Insurance Study (FIS) report for Riverside County, California and Incorporated Areas, for your review and comment. This map revision is in response to a request to address provisionally accredited levees and update the Special Flood Hazard Areas (SFHAs) of the San Jacinto Levee, Chino Canyon Levee, Palm Valley Stormwater Channel, the Whitewater River, Haystack Dike, Bear Creek, Dike 2, and Dike 4. We have produced only those Preliminary FIRM panels (06065C1488H, 06065C1490H, 06065C1495H, 06065C1552H, 06065C2061H, 06065C2062H, 06065C2080H, 06065C2207H, 06065C2208H, 06065C2209H, 06065C2220H, 06065C2226H, 06065C2227H, 06065C2228H, 06065C2229H, 06065C2231H, 06065C2233H, 06065C2237H, 06065C2239H, 06065C2241H, 06065C2243H, 06065C2244H, 06065C2263H, 06065C2900H, 06065C2925H, 06065CIND1C, and 06065CIND2C) for which revised flood hazard information was prepared. We have enclosed only those FIRM panels that actually affect your community. We have provided a complete set of the preliminary FIRM panels affected by the PMR to Riverside County officials under separate cover.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials to the following website:

<https://hazards.fema.gov/femaportal/prelimdownload/>. We will contact your community shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so they will have the opportunity to review them thoroughly before the formal CCO meeting. The review period provides community

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officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the Preliminary FIRM panels or in the FIS report.

Comments may be sent to:

Bob Bezek, Engineer  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, California 94607-4052

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

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]) within the affected FIRM panels that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM 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 FIRM and will become effective one day after the 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 FIRM becomes effective upon request.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Riverside County. A statutory 90-day appeal period is required when FEMA adds or modifies (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately two weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date.

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Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and 90-day appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM panels and FIS report. The revised FIRM and FIS report for your community will become effective approximately 9 to 11 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional IX Natural Hazards Specialist, Frank Mansell, either by telephone, (510) 627-7191, or by email at [Frank.Mansell@fema.dhs.gov](mailto:Frank.Mansell@fema.dhs.gov), or you may discuss those issues with your State National Flood Insurance Program (NFIP) Coordinator, Mr. James Eto of the California Department of Water Resources, at (916) 574-1409, or by email at [James.Eto@water.ca.gov](mailto:James.Eto@water.ca.gov). Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM panels and FIS report, please contact Bob Bezek of FEMA Region IX by telephone at (510) 627-7274, or by email at [Robert.Bezek@fema.dhs.gov](mailto:Robert.Bezek@fema.dhs.gov). If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP), or e-mail our FMIX staff at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

Sincerely,



Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

Enclosures:

Preliminary FIS report

Preliminary FIRM panels

06065C2229H

06065C2231H

06065C2233H

06065C2237H

06065C2239H

06065C2241H

06065C2243H

06065C2244H

06065C2263H

06065C2900H

06065C2925H

06065CIND1C

06065CIND2C

Preliminary Summary of Map Actions

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cc:

Timothy Jonasson, Public Works Director/City Engineer, City of La Quinta (without enclosures)

Mr. James Eto, State NFIP Coordinator, California Department of Water Resources (without enclosures)

Representative Raul Ruiz, District 36 Office (without enclosures)

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: LA QUINTA, CITY OF

Community No: 060709

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 by the preparation of the enclosed revised FIRM panel(s).

### 1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. 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
LOMR	09-09-0397P	01/21/2009	LA QUINTA	06065C2241G	06065C2241H
LOMR	09-09-0538P	01/21/2009	LA QUINTA	06065C2241G	06065C2241H

### 2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of 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 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	92-09-191B	08/20/1992	TRACT 14496-1, LOTS 9-11	0607090005B	06065C2241H
LOMR-F	94-09-808A	10/14/1994	DESERT CLUB TRACT UNIT NO. 5, LOT 7 -- 50550 CALLE QUINTO	0607090005B	06065C2241H
LOMR-F	96-09-1202A	10/17/1996	DESERT CLUB TRACT UNIT NO. 5, LOT 118-- 78740 CALLE TAMPICO	0607090005B	06065C2241H
LOMR-F	99-09-494A	08/09/1999	DESERT CLUB TRACT UNIT NO. 5, LOT 15 -- 78-510 AVENIDA TUJUNGA	0607090005B	06065C2241H
LOMR-F	99-09-1073A	12/17/1999	TRACT 28019, LOTS 35-61	0607090005B	06065C2241H
LOMR-F	02-09-1517A	01/15/2003	DESERT CLUB TRACT UNIT NO. 5, LOT 96 -- 78-510 AVENIDA LA FONDA	0607090005B	06065C2241H
LOMR-F	04-09-0567A	04/08/2004	DESERT CLUB TRACT UNIT NO. 5, LOT 188 -- 51305 CALLE PALOMA	0607090005B	06065C2241H

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: LA QUINTA, CITY OF

Community No: 060709

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	04-09-1222A	03/21/2005	DUNA GARDENS CONDOMINIUMS UNIT 38 -- 78376 CALLE LAS RAMBLAS	0607090005B	06065C2241H
LOMR-F	05-09-0430A	05/16/2005	DESERT CLUB, TRACT UNIT NO. 2, BLOCK 4, LOT 23 -- 51-250 CALLE HUENEME	0607090005B	06065C2241H
LOMR-F	06-09-0039A	01/10/2006	TRACT 14496-2, LOT 47 -- 49-531 AVENIDA VISTA BONITA	0607090005B	06065C2237H
LOMR-F	06-09-BC44A	08/08/2006	Lot 49, Tract 14496-2 -- 49-559 AVENIDA VISTA BONITA	0607090005B	06065C2237H
LOMR-F	06-09-BF57A	12/05/2006	TRACT 29586, LOT 2 -- 78-262 CALLE LAS RAMBLAS	0607090005B	06065C2241H
LOMR-F	07-09-1288A	09/04/2007	49573 AVENIDA VISTA BONITA -- LOT 50, TRACT 14496-2, (CA)	0607090005B	06065C2237H
LOMR-F	08-09-0007X	10/04/2007	49573 AVENIDA VISTA BONITA -- LOT 50, TRACT 14496-2, (CA)	0607090005B	06065C2237H
LOMA	09-09-0835A	04/28/2009	TRACT 14496-2, LOT 59 -- 49699 AVENIDA VISTA BONITA	06065C2237G	06065C2237H
LOMR-F	09-09-1317A	06/16/2009	TRACT 28867, LOT 30 -- 52-820 LATROBE LANE	06065C2241G	06065C2241H
LOMA	10-09-2496A	05/27/2010	(70-R) TRACT 28470-1, LOT 86 -- 52-350 DEL GATO DRIVE	06065C2241G	06065C2241H
LOMA	10-09-2509A	06/03/2010	(70-R) TRACT 28470-1, LOT 87 -- 52-380 DEL GATO DRIVE	06065C2241G	06065C2241H
LOMA	14-09-2914A	06/19/2014	TRACT NO. 28470-2, LOT 5 -- 52-590 DEL GATO DRIVE	06065C2241G	06065C2241H

## 3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the 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
			NO CASES RECORDED	

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: LA QUINTA, CITY OF

Community No: 060709

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
LOMR-F	99-09-074A	12/08/1998	TRACT 27984, LA QUINTA VILLAGE SHOPPING CENTER, PARCELS 1-7 -- 50929, 50949, 50855, 50801, 50921, 5	0607090005B	06065C2241H