



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-N

December 16, 2010

The Honorable Satish I, Hiremath, D.D.S.
Mayor, Town of Oro Valley
11000 North La Canada Drive
Oro Valley, Arizona 85737

Community: Town of Oro Valley, AZ
Community No.: 040109
Map Panels Affected: See FIRM Index

Dear Dr. Hiremath:

This is to formally notify you of the final flood hazard determination for your community in compliance with Title 44, Chapter I, Part 67, Code of Federal Regulations. On February 8, 1999, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs) the areas subject to inundation by the base (1-percent-annual-chance) flood in the Town of Oro Valley, Pima County, Arizona. Recently, FEMA completed a re-evaluation of flood hazards in your community. On May 29, 2009, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community.

FEMA has not received any comments on the Preliminary copies of the FIS report and FIRM. Accordingly, the FIS report and FIRM for your community will become effective on June 16, 2011. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to June 16, 2011, 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 (44 CFR 59, etc.). 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 adoption of the current effective FIS report and FIRM to which the regulations apply and the other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish eligibility in the NFIP. 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 Flood Disaster Protection Act of 1973 as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the Base Flood Elevations established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) 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 SFHA 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 and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Pima County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

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 your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the FEMA Regional Office in Oakland, California. You may reach Mr. Edward Curtis, P.E., CFM, Senior Engineer, at (510) 627-7207. In addition, the Arizona Department of Water Resources is available to assist your community. You may reach Mr. Brian Cosson, CFM, the NFIP State Coordinator, at (602) 771-8657, or our FEMA Map Information eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-226-2627). If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the toll free 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 National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling the FMIX.

Sincerely,



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

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository
Mr. Craig Civalier, P.E., Town of Oro Valley Director of Public Works
Ms. Susanne Shields, Director, Pima County Flood Control District
The Honorable John McCain, United States Senator
The Honorable Jon Kyl, United States Senator
The Honorable Gabrielle Giffords, U.S. Representative
The Honorable Raul M. Grijalva, U.S. Representative

FINAL SUMMARY OF MAP ACTIONS

Community: ORO VALLEY, TOWN OF

Community No: 040109

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 June 16, 2011.

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	99-09-783P	07/14/1999	VILLAGE 19	04019C1020K 04019C2210K	04019C1070L
102	00-09-839P	09/28/2000	SAN JOSE PLAZA	04019C1039K	04019C1089L
102	04-09-0958P	07/15/2005	BIG WASH AT RANCHO VISTOSO, NEIGHBORHOODS 3 & 4, PHASE 1	04019C1040K	04019C1080L 04019C1090L
LOMR	07-09-0603P	03/21/2007	SUNSET CANYON ESTATES LOMR 04001-04	04019C1020K	04019C1070L
LOMR	07-09-1167P	06/29/2007	BIG WASH MAP CORRECTION AT VISTOSO BOULAVARD	04019C1030K 04019C1035K	04019C1080L 04019C1085L
LOMR	07-09-1088P	08/03/2007	CHAPARRAL HEIGHTS	04019C1020K	04019C1070L
LOMR	08-09-1811P	01/19/2010	CDO LOMR (CAÑADA DEL ORO WASH)	04019C1020K 04019C1039K 04019C1040K 04019C1045K 04019C1610K	04019C0495L 04019C0515L 04019C1070L 04019C1085L 04019C1089L 04019C1090L 04019C1095L 04019C1655L 04019C1660L
LOMR	08-09-1800P	04/19/2010	BIG WASH, RANCHO VISTA, NEIGHBORHOOD 4	04019C1040K	04019C1090L 04019C1095L
LOMR	10-09-1312P	05/17/2010	UNNAMED WASH AT EL CONQUISTADOR TOWNHOMES	04019C1039K	04019C1089L
LOMR	10-09-1281P	05/24/2010	CDO La Canada Floodway Revision	04019C1020K 04019C1040K	04019C1070L 04019C1090L
LOMR	10-09-3451P	09/30/2010	CDO LOMR (Cañada Del Oro Wash) Revision	04019C1039K 04019C1040K	04019C1089L 04019C1090L

FINAL SUMMARY OF MAP ACTIONS

Community: ORO VALLEY, TOWN OF

Community No: 040109

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	199107253FIA	08/27/1990	MONTE DEL ORO, LOT 5B – 10908 NORTH POINSETTA DRIVE	04019C1040K	04019C1090L
LOMR-F	99-09-681A	04/22/1999	THE VILLAGES OF LA CANADA, LOTS 9-15, 131-140 & 315-352	04019C1040K	04019C1090L
LOMA	03-09-0206A	03/31/2003	TOWN CENTER AT ROONEY RANCH, PORTIONS OF SECTIONS 7, 18, & 13, T12S, R14/13E, G.&S.R.B.&M.	04019C1039K	04019C1089L
LOMR-F	03-09-1208A	07/14/2003	RIVERS EDGE, LOTS 112-119 – 222, 238, 254, 270, 286, 302, 318, & 334 EAST SHORE CLIFF PLACE	04019C1039K	04019C1089L
LOMA	05-09-1386A	09/01/2005	13450 NORTH PIPER DRIVE – PORTION OF SECTION 27, T11S, R13E, G. & S. R. B. & M.	04019C1025K	04019C1075L
LOMA	05-09-1387A	09/07/2005	13500 NORTH PIPER DRIVE -- A PORTION OF SECTION 27, T11S, R13E, G. & S.R.B. & M.	04019C1025K	04019C1060L
LOMA	05-09-1388A	09/07/2005	1950 WEST DEHAVILLAND WAY – PORTION OF SECTION 22, T11S, R13E, G.&S.R.B.&M.	04019C1025K	04019C1060L
LOMR-F	08-09-0248A	12/06/2007	CANADA HILLS VILLAGE 10, LOTS 23-25 & 41 – 1868, 1869, 1857 & 1719 WEST WIMBLEDON WAY	04019C1020K	04019C1070L
LOMA	10-09-0595A	03/23/2010	(70-OAS)Lot 42-48,50,Lamb.Ln.,23-25,37,Rlv.Edg.,132&133,319 329,333,336-349,351,352,VillagesLaCan	04019C1039K 04019C1040K	04019C1090L
LOMR-F	10-09-2664A	07/06/2010	(65-RS) EL CONQUISTADOR RESORT PATIO HOMES, LOTS 5-10, 74-81, & 91-95	04019C1039K	04019C1089L
LOMA	11-09-0022A	10/12/2010	(70-RS) ORO VALLEY ESTATES, LOTS 232 & 227 – 120 W & 133 W ORD VALLEY DR.	04019C1039K 04019C1040K	04019C1089L 04019C1090L
LOMA	11-09-0023A	10/21/2010	(70-RS) LOT 233, ORO VALLEY ESTATES – 160 WEST ORO VALLEY DR.	04019C1039K 04019C1040K	04019C1090L
LOMA	11-09-0027A	10/19/2010	(70-RS) SADDLE VALLEY II, LOTS 47 & 48 -- 1040/1050 WEST SADDLEHORN DRIVE	04019C1040K	04019C1090L

FINAL SUMMARY OF MAP ACTIONS

Community: ORO VALLEY, TOWN OF

Community No: 040109

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
LOMR-F	93-09-420A	09/20/1993	CANADA HILLS VILLAGE 16, LOTS 1-33	4
LOMR-F	96-09-383A	04/18/1996	CANADA HILLS VILLAGES B & C, LOTS 1-2, 24-25, 40-41, & 43	4
LOMA	99-09-636A	05/24/1999	CANADA HILLS VILLAGE 10, LOTS 20-22, 26, 40, 44-46	4
LOMR-F	99-09-870A	07/09/1999	CANADA HILLS VILLAGE 10, LOTS 23-25 & 41 - 1868, 1869, 1857 & 1719 WEST WIMBLEDON WAY	4
102	99-09-822P	08/13/1999	CANYON SHADOWS	4
LOMA	10-09-0604A	02/02/2010	SADDLE VALLEY II, LOTS 47 & 48 - 1050W AND 1040 W SADDLEHORN DR	4
LOMA	10-09-0603A	03/11/2010	(70-RS, 70-NS) ORO VALLEY ESTATES, LOTS 232 & 227 - 120 W & 133W ORO VALLEY DR.	4

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		