Federal Emergency Management Agency

Washington, D.C. 20472

DEC 11 1997

IN REPLY REFER TO CASE NO. 98-09-186A
Community: City of Mission Viejo, California
Community No.: 060735
Map Panel Affected: 06059C0058 F
Map Effective Date: November 3, 1993
218-70-RS

We reviewed your request dated September 30, 1997, for a Letter of Map Amendment. All required information for this request was received on November 18, 1997. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined portions of the property described below are in a Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, the six structures on the property are not in the SFHA.

Property Description:	Parcels 2, 3, 4, 6, 7, and 10, Highpark Office Park Complex, Parcel Map No. 89-132, as shown on the Plat recorded as Instrument No. 90-594518, in Book 258, Pages 23 and 24, in the Office of the Recorder, Orange County, California
Street Address:	26056, 26060, 26050, 26030, 26020, and 26034 Acero
Flooding Source:	Aliso Creek

This letter amends the above-referenced NFIP map to remove the six structures from the SFHA. The structures are now in Zone X (unshaded), an area of minimal flooding outside the SFHA. Flood insurance coverage for the structures may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

The enclosed document provides additional information about Letters of Map Amendment. If you have any questions about this letter, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,

Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository