

Follows Conditional Case Nos.: 19-09-2074R & 03-09-1660R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION			PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of San Mateo San Mateo County California		COASTAL STRUCTURE CULVERT FILL LEVEE	1D HYDRAULIC ANALYSIS 2D HYDRAULIC ANALYSIS COASTAL ANALYSIS HYDROLOGIC ANALYSIS LEVEE CERTIFICATION UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 060328			
IDENTIFIER	North Shoreview Flood Hazard Mitigation		APPROXIMATE LATITUDE & LONGITUDE: 37.580, -122.320 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 06081C0154G DATE: April 5, 2019 TYPE: FIRM* NO.: 06081C0158G DATE: April 5, 2019			DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 05, 2019 PROFILE(S): 40P, 62P, 63P, 64P, 65P SUMMARY OF DISCHARGES TABLE: 10	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) & REVISED REACH(ES)

See Page 2 for Additional Flooding Sources

San Mateo Creek - From the confluence with the San Francisco Bay to approximately 340 feet upstream of South Humboldt Street.
Poplar Shoreline - From approximately 850 feet downstream to approximately 2,930 feet upstream of Monte Diablo Avenue.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
San Mateo Creek	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone AE	Zone AH	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES
Poplar Shoreline	BFEs	BFEs	NONE	YES
	Zone AE	Zone AE	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH(ES)

Coyote PS – From approximately 110 feet upstream of Bay Trail to just downstream of Airport Boulevard.

Poplar Dore – From approximately 1,200 feet downstream to just downstream of Dore Avenue.

Poplar Golf Course – From approximately 3,680 feet downstream to just downstream of North Bayshore Boulevard.

Burlingame Lagoon – From the confluence with the San Francisco Bay to the Bayshore Freeway (101).

San Francisco Bay – Area bounded by San Mateo Creek to the south and southeast; San Francisco Bay to the north and northeast; Airport Boulevard, within the city of Burlingame, to the west; and approximately 2,200 feet southwest of the Bay shore Freeway (101).

Poplar Pump Station Forebay - At the confluence of Poplar Dore, Poplar Golf Course, and Poplar Shoreline.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Coyote PS	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	NONE	YES
	Zone AE	Zone AH	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES
Poplar Dore	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	NONE	YES
	Zone AE	Zone AH	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES
Poplar Golf Course	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	NONE	YES
	Zone AE	Zone AH	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES
Burlingame Lagoon	Zone AE	Zone X (Unshaded)	NONE	YES
	Zone X (Shaded)	Zone X (Unshaded)	NONE	YES
			NONE	YES
San Francisco Bay	Zone AE	Zone AE	NONE	YES
	Zone VE	Zone VE	NONE	YES
	Zone AE	Zone X (Shaded)	NONE	YES
Poplar Pump Station Forebay	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	NONE	YES

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 065019 Name: City of Burlingame, California

AFFECTED MAP PANELS

TYPE: FIRM* NO.: 06081C0154G DATE: April 5, 2019

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 5, 2019
PROFILE(S): 40P
SUMMARY OF DISCHARGES TABLE: 10

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community is responsible for maintaining and disseminating information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, for the levee system(s) shown as providing protection. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and flood proofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <https://www.fema.gov/flood-insurance>.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1 percent annual chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1 percent annual chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Kathryn Lipiecki
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607-4052
(510) 627-7211

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The San Mateo Daily Journal*

Dates: June 6, 2024 and June 13, 2024

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbabit".

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

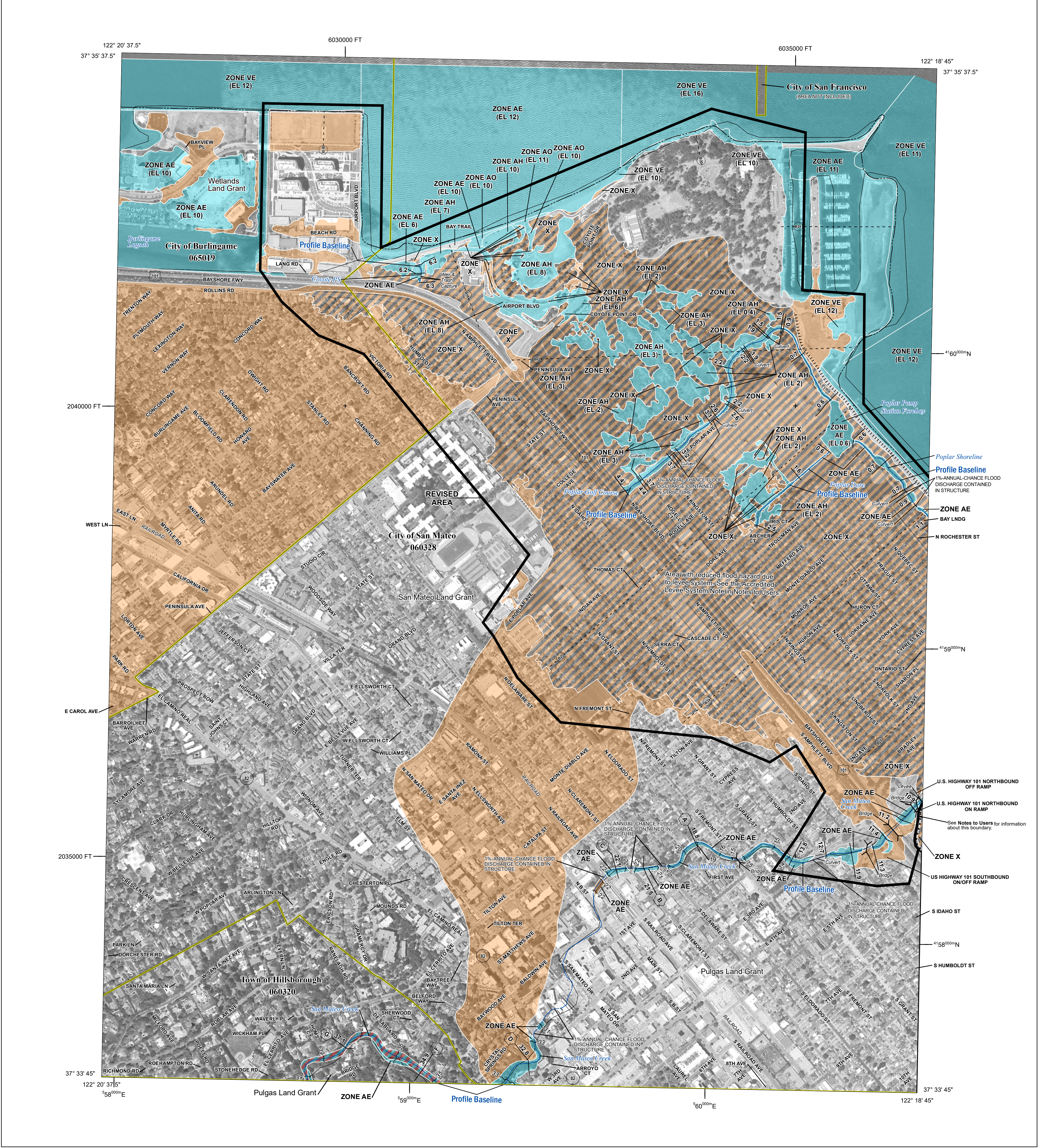
Table 10: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Coyote PS	Approximately 110 feet upstream of Bay Trail.	1.0	*	*	*	375 ¹	*
Poplar Dore	At confluence with Poplar Pump Station Forebay.	0.5	*	*	*	237 ¹	*
Poplar Golf Course	At confluence with Poplar Pump Station Forebay.	0.6	*	*	*	210 ¹	*
Poplar Shoreline	At confluence with Poplar Pump Station Forebay.	0.3	*	*	*	64 ¹	*

*Data not available

¹Values extracted from hydraulic model.

REVISED TO
REFLECT LOMR
EFFECTIVE: October 11, 2024



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		Areas of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

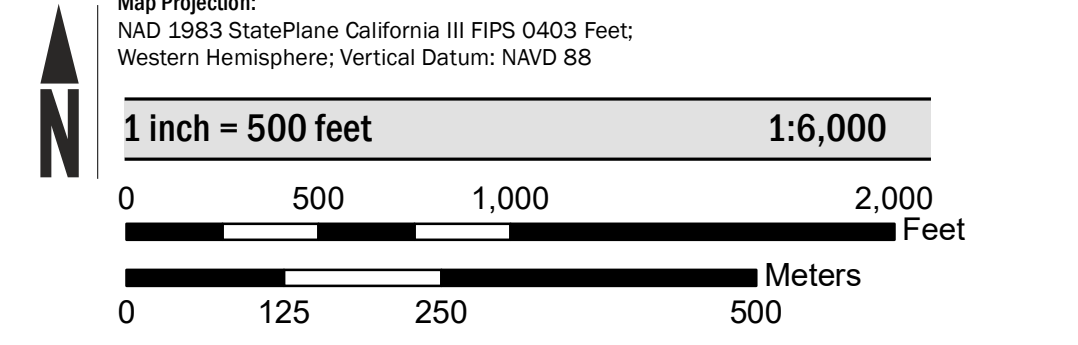
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from USGS LIDAR dated 2010 and Coastal California digital imagery dated 2011. USDA NAIP imagery dated 2012 is used in areas not covered by the Coastal California digital imagery.

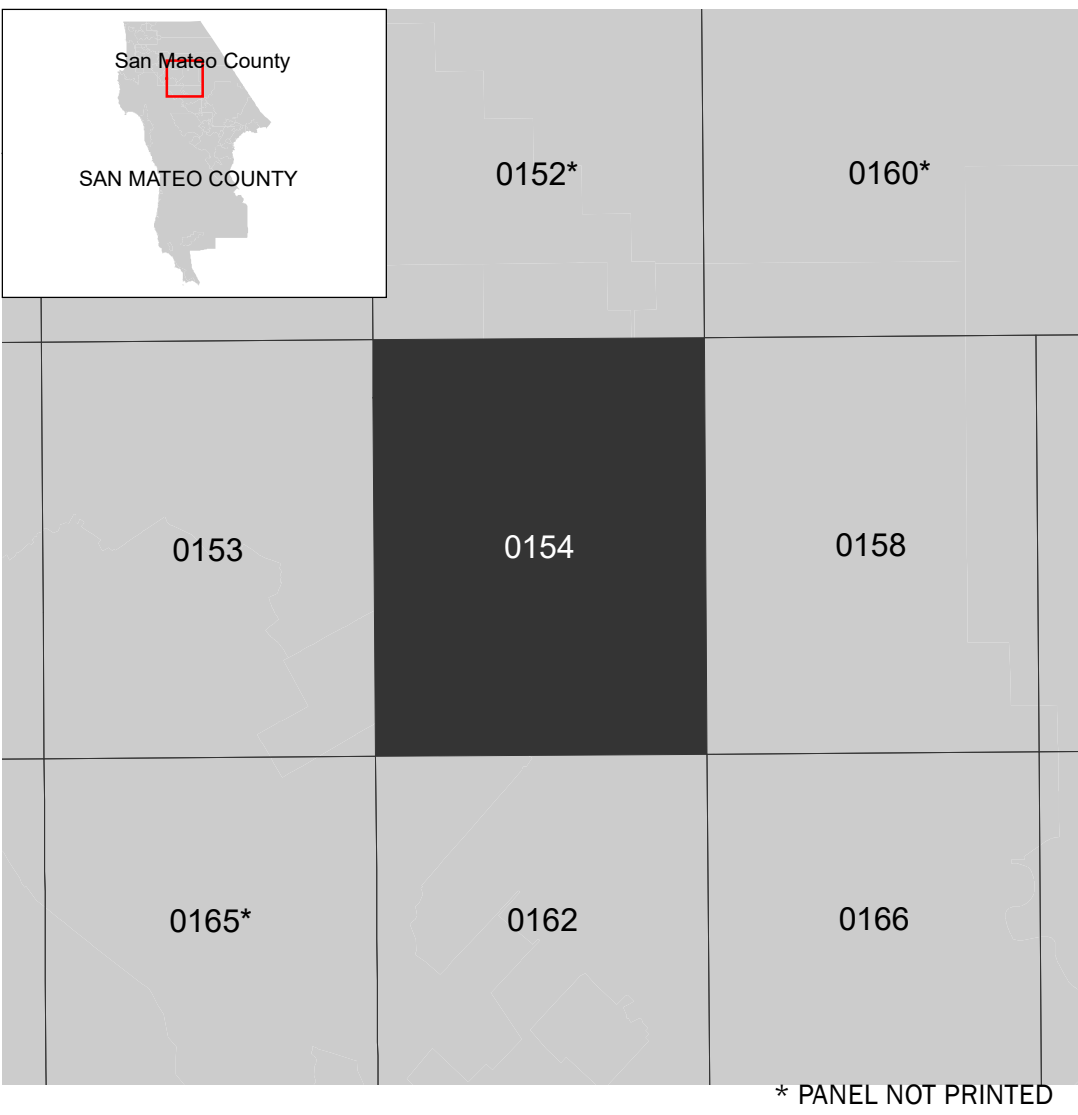
ACCREDITED LEEVE NOTES TO USERS: Check with your local community to obtain more information, such as, on the levee system(s) shown as providing flood hazard reduction on this panel. To mitigate flood hazards in residual risk areas, property owners and residents are encouraged to review the community's emergency preparedness plan and to consider flood insurance and floodproofing or other risk reduction measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/national-flood-insurance>.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SAN MATEO COUNTY, CALIFORNIA
and Incorporated Areas

PANEL 154 OF 510

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURLINGAME, CITY OF	065019	0154	G
HILLSBOROUGH, TOWN OF	060320	0154	G
SAN MATEO, CITY OF	060328	0154	G

REVISED TO REFLECT LOMR EFFECTIVE: October 11, 2024

VERSION NUMBER
2.3.2.0

MAP NUMBER
06081C0154G

MAP REVISED
APRIL 5, 2019








2040000 FT

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN MATEO LAND GRANT AND PULGAS LAND GRANT.

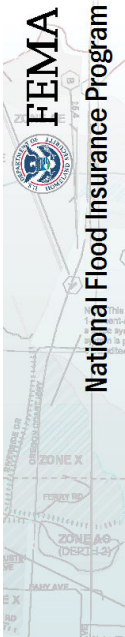
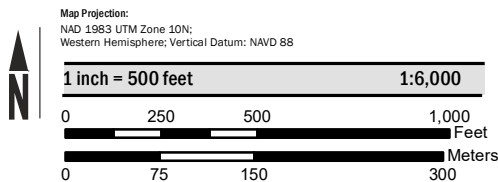
ACCREDITED LEVEE NOTES TO USERS: Check with your local community to obtain more information, such as , on the levee system(s) shown as providing flood hazard reduction on this panel. To mitigate flood hazards in residual risk areas, property owners and residents are encouraged to review the community's emergency preparedness plan and to consider flood insurance and floodproofing or other risk reduction measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/national-flood-insurance>.

Area with reduced flood hazard due to levee system. See the Accredited Levee System Note in Notes to Users.

N ROCHESTER ST

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area of Undetermined Flood Hazard Zone D

SCALE



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

SAN MATEO COUNTY,
CALIFORNIA
and Incorporated Areas

PANEL 158 OF 510

Panel Contains:

COMMUNITY
FOSTER CITY, CITY OF
SAN MATEO, CITY OF

NUMBER
060318
060328

PANEL
0158
0158

SUFFIX
G
G

REVISED TO
REFLECT LOMR
EFFECTIVE: October 11, 2024

VERSION NUMBER
2.3.2.0

MAP NUMBER
06081C0158G

MAP REVISED
APRIL 5, 2019

