

## Yates, Edward

---

**From:** Gibbs, Michelle  
**Sent:** Wednesday, February 06, 2008 3:48 PM  
**To:** Yates, Edward; Slutzky, Mary  
**Subject:** FW: Miramar flood issue

Background email 3 of 3...

In the meantime, we receive this.

-----Original Message-----

**From:** Matt Middlebrook [mailto:MMiddlebrook@carusoaffiliated.com]  
**Sent:** Wednesday, February 06, 2008 12:32 PM  
**To:** Gibbs, Michelle  
**Cc:** Nefouse, Amy; David Silva  
**Subject:** Miramar flood issue

Michelle --

We did not request the information from Jon Frye cited in your email. As we have stated on a number of occasions, it is our belief that our analysis of the flood hazard area as submitted with our application in November is sufficient. Furthermore, in the Determination of Application Completeness we received from the County on December 13th in which you deemed our application complete, there was no reference in the letter to a need for further analysis of the flood hazard area. It is our desire to be responsive in providing information that will help the County make an informed decision, and I will follow up with you to discuss how best to do that.

----- Original Message -----

**From:** Gibbs, Michelle <mgibbs@co.santa-barbara.ca.us>  
**To:** Matt Middlebrook  
**Cc:** Black, Dianne <Dianne@co.santa-barbara.ca.us>; Ward, Dave <dward@co.santa-barbara.ca.us>; Almy, Anne <Anne@co.santa-barbara.ca.us>  
**Sent:** Mon Feb 04 09:54:20 2008  
**Subject:** FW: Miramar flood issue

Hi Matt,

Forwarding this on from Jon so that we can discuss tomorrow.

Michelle

---

**From:** Frye, Jon  
**Sent:** Thursday, January 31, 2008 9:51 AM  
**To:** Gibbs, Michelle  
**Cc:** Ward, Dave; Black, Dianne; Almy, Anne; Fayram, Tom; Constantine, Candice; Parker, Mike  
**Subject:** RE: Miramar flood issue

Michelle,

I understand the applicant has requested direction on how to proceed with the technical analysis of the project's potential impacts to the special flood hazard area.

- \* FIRM shows Oak, San Ysidro and Romero Creeks' special flood hazard areas combined;
- \* FIRM shows flow over the UPRR tracks;
- \* Water surface elevation (20) contour shows flow towards Oak Creek from San Ysidro Creek;
- \* Effective FEMA San Ysidro Creek HEC-2 model shows right over-bank (looking downstream) flows of significant amounts leaving the San Ysidro Creek channel in the direction of Oak Creek;
- \* Flows were observed heading to Oak Creek from San Ysidro Creek in 1995. These flows were unofficially estimated to be on the order of a 25-year return period;
- \* Flows were reportedly observed heading to Oak Creek from San Ysidro Creek in 1998 (per Penfield & Smith Preliminary Drainage Report Appendix D, page 2, December 7, 2007);
- \* The question is how does loss of over-bank storage (Miramar project) affect the other areas of the special flood hazard area?
- \* In attempting to address that question, the P&S Report of December 7 does not take the above into consideration therefore does not represent acceptable evaluation;
- \* HEC software should be used for all hydrology/hydraulics. Hydrocadd SBUH not applicable.
- \* HEC-RAS unsteady flow analysis options are described in software documentation that specifically address loss of over-bank storage.
- \* Unsteady flow analysis needs hydrographs.
- \* HEC-HMS should be used to develop watershed hydrograph(s) with a peak equal to the 25- and 100-yr flow for use in HEC-RAS unsteady flow analysis.
- \* Hydrograph needs to include flows directed to Oak Creek from San Ysidro Creek.
- \* HEC-RAS cross-sections need to extend far enough upstream and downstream to capture the influence of the Miramar project.
- \* HEC-RAS model needs to be calibrated to FIRM and consistent with San Ysidro Creek effective HEC-2 over-bank flows unless better technical information that FEMA would be willing to accept is provided.
- \* In use of HEC-HMS and HEC-RAS, provide technical justification if Romero and/or San Ysidro Creeks are not included in the detailed study.
- \* Any change in base flood elevation and/or floodway limits will require a submittal to FEMA for a Conditional Letter of Map Revision.

Mention was made of speaking to what mitigations would be required if pre- and post-project results showed an adverse impact. That's too speculative, not knowing the exact nature of what those adverse impacts might be.

Jon Frye, PE, CFM

Engineering Manager

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

123 East Anapamu Street

Santa Barbara, CA 93101

Main Phone: 805-568-3440 Direct Line: 805-568-3444

Fax: 805-568-3434

This information is private and confidential and intended solely for the person or persons addressed herein. Any review, distribution, reliance on, or other use of this information by persons or entities other than the intended recipient is prohibited. If you have received this communication in error, immediately notify the sender and destroy/delete any