



Federal Emergency Management Agency

Washington, D.C. 20472

page 1 of 4

September 28, 2007

Mr. Paul Caruso
Chair, Board of Supervisors
1010 Tenth Street
Suite 65000
Modesto, CA 95354

PFCW (GIS)
Community: Stanislaus County,
California
(Unincorporated Areas)
Community No.: 060384

2007 SEP 28 AM 8:09
BOARD OF SUPERVISORS

Dear Mr. Caruso:

Please find enclosed three copies of the preliminary partial Flood Insurance Study (FIS) report and accompanying Flood Insurance Rate Map (FIRM) for the unincorporated areas of Stanislaus County. Please note that this FIS and FIRM have been prepared in the countywide format, whereby the flood hazard information for all jurisdictions within Stanislaus County has been combined into one FIS and FIRM. In addition, for the communities which had a Flood Boundary and Floodway Map (FBFM), as well as a FIRM, all information formerly shown on the FBFM has been combined to be shown on the FIRM only.

Users of this FIRM should be aware that these maps have been computer generated. Once the FIS and FIRM are published in final format, the digital files containing the flood hazard data 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 determinations, and many other planning applications. In addition, your community may be eligible for additional credits under the Community Rating System if you implement your activities using digital mapping files.

FEMA maintains information about map features, such as street locations and names, in or near designated flood hazard areas. Requests to revise such information in or near designated flood hazard areas may be provided to FEMA during the community review period, at the Preliminary DFIRM Community Coordination (PDCC) meeting, or during a statutory 30-day review period. Approved requests for changes will be shown on the final printed DFIRM.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

2

In the near future, a member of our Regional Office staff will be arranging a meeting with community officials and interested citizens from the county and its incorporated areas. The purpose of the meeting will be to officially present the findings contained in the FIS and FIRM and to solicit comments.

The community's comments are an important part of our review process and will be carefully considered before the FIS is published in final form. Your distribution of this report to the appropriate community officials so that they may have ample time to prepare questions and comments on the study would be greatly appreciated.

Should you have any questions regarding this matter, please do not hesitate to contact our Regional Office in Oakland, California, at (510) 627-7029, or the FEMA Map Assistance Center toll-free at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



William R. Blanton, Jr., CFM, Chief
Engineering Management Section
Mitigation Division

Enclosures

cc: FEMA, Region IX
NFIP State Coordinator

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: STANISLAUS COUNTY

Community No: 060384

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
102	01-09-1115P	08/27/1993	SALADO CREEK	0603840685B	06099C0732E 06099C0734E
102	93-09-637P	08/27/1993	ORESTIMBA CREEK	0603840720C	06099C0770E 06099C0931E

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	01-09-123A	01/19/2001	1617 RIVER ROAD -- PORTION OF SECTION 3, T4S, R9E, M.D.B.&M.	0603840505A	06099C0555E
LOMR-F	01-09-146A	12/18/2000	WESTSIDE VILLAGE APTS, BLDGS. 1-10 & COMM CENTER -- 2030 PRINCE STREET	0603840895B	06099C0934E 06099C0945E
LOMR-F	02-09-893A	06/05/2002	1637 RIVER ROAD -- PORTION OF SECTION 3, T4S, R9E, M.D.B.&M.	0603840505B	06099C0555E
LOMR-F	04-09-1070A	07/12/2004	2110 PRINCE ROAD -- ROLLING HILLS APTS, PARCEL MAP 51/50, PARCEL A, PORTION OF SECTION 18, T7S, R9E	0603840895B	06099C0945E
LOMA	04-09-1413A	10/08/2004	1154 MITCHELL ROAD -- PORTION OF SECTION 1, T4S, R9E, M.D.B.&M.	0603840510B	06099C0560E
LOMR-F	96-09-020A	12/08/1995	PORTION OF PARCEL 1 -- 11056 SHOEMAKER AVENUE	0603840250B	06099C0300E
LOMA	97-09-280A	02/28/1997	PATTERSON COLONY SUB-TRACT NO. 1, LOT 39 -- 2631 OLIVE AVENUE	0603840490C	06099C0540E

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: STANISLAUS COUNTY

Community No: 060384

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	97-09-943A	09/17/1997	PATTERSON COLONY SUB-TRACT NO. 4, LOT 957 -- 548 SEQUOIA AVENUE	0603840470C	06099C0520E
LOMA	98-09-051A	03/02/1998	1185 BEARD ROAD -- PARCEL 4, PORTION OF SECTION 21, T3S, R11E, M.D.B.&M.	0603840320A	06099C0367E
LOMA	98-09-096A	11/13/1997	14225 TIM BELL ROAD-- PARCEL 3	0603840340A	06099C0390E

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	

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.

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		