



Federal Emergency Management Agency

Washington, D.C. 20472

Page 1 of 11

SEP 28 2007

CORRESPONDENCE 2

2007 OCT 10 P 3:41
BOARD OF SUPERVISORS

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable William O'Brien
Chairman, Board of Supervisors
Stanislaus County
1010 10th Street, Suite 6500
Modesto, CA 95354

IN REPLY REFER TO:

Case No.: 07-09-0214P
Community Name: Stanislaus County, CA
Community No.: 060384
Effective Date of This Revision: JAN 24 2008

Dear Mr. O'Brien:

The Flood Insurance Study Report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7175, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Max H. Yuan, P.E., Project Engineer
Engineering Management Section
Mitigation Directorate

For: William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate

List of Enclosures:

- Letter of Map Revision Determination Document
- Annotated Flood Insurance Rate Map
- Annotated Flood Insurance Study Report

cc: Mr. Steven Erickson
Road Commissioner
Stanislaus County

Mr. William J. Barkett
Barusa, LLC

Mr. Chris Ferrari, P.E.
Wood Rodgers

Page 2 of 11

Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Stanislaus County California (Unincorporated Areas)	LEVEE	LEVEE CERTIFICATION NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 060384		
IDENTIFIER	Stanislaus County LOMR (CA)	APPROXIMATE LATITUDE & LONGITUDE: 37.751, -120.980 SOURCE: Other DATUM: NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 0603840280 C DATE: September 30, 2004 TYPE: FIRM* NO.: 0603840140 C DATE: September 30, 2004		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 30, 2004 PROFILE(S): 04P and 05P	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Stanislaus River - From approximately 1,600 feet upstream of McHenry Avenue to approximately 10,500 feet upstream

Unnamed Pond - From approximately 8,000 feet northeast of the intersection of McHenry Avenue and Patterson Road to approximately 4,000 feet northeast of the intersection

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Stanislaus River	Zone AE	Zone AE	NONE	YES
	Zone X (shaded)	Zone X (shaded)	YES	NONE
Unnamed Pond	BFES*	BFES*	NONE	YES
	Zone AE	Zone AE	NONE	YES
	Zone X (shaded)	Zone X (shaded)	YES	NONE

* 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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Max H. Yuan
Max H. Yuan, P.E., Project Engineer
Engineering Management Section
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

page 3 of 11

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 or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State 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 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 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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Max H. Yuan
Max H. Yuan, P.E., Project Engineer
Engineering Management Section
Mitigation Directorate



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Washington, D.C. 20472

page 4 of 11

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

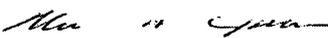
We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY NFIP MAPS

We are preparing a revised FIRM and FIS report for Stanislaus County; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the Stanislaus County FIRM and FIS report, which will present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Stanislaus County, will be distributed for review in approximately 1 month. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.


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Washington, D.C. 20472

page 5 of 11

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Unnamed Pond	Approximately 8,000 feet northeast of the intersection of McHenry Avenue and Patterson Road	80	76	0603840140C
	Approximately 4,000 feet northeast of the intersection of McHenry Avenue and Patterson Road	80	76	0603840280C

Within 90 days of the second publication in the local newspaper, a citizen 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 BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER Name: *Modesto Bee*
 Dates: 10/18/2007 10/25/2007

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 Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

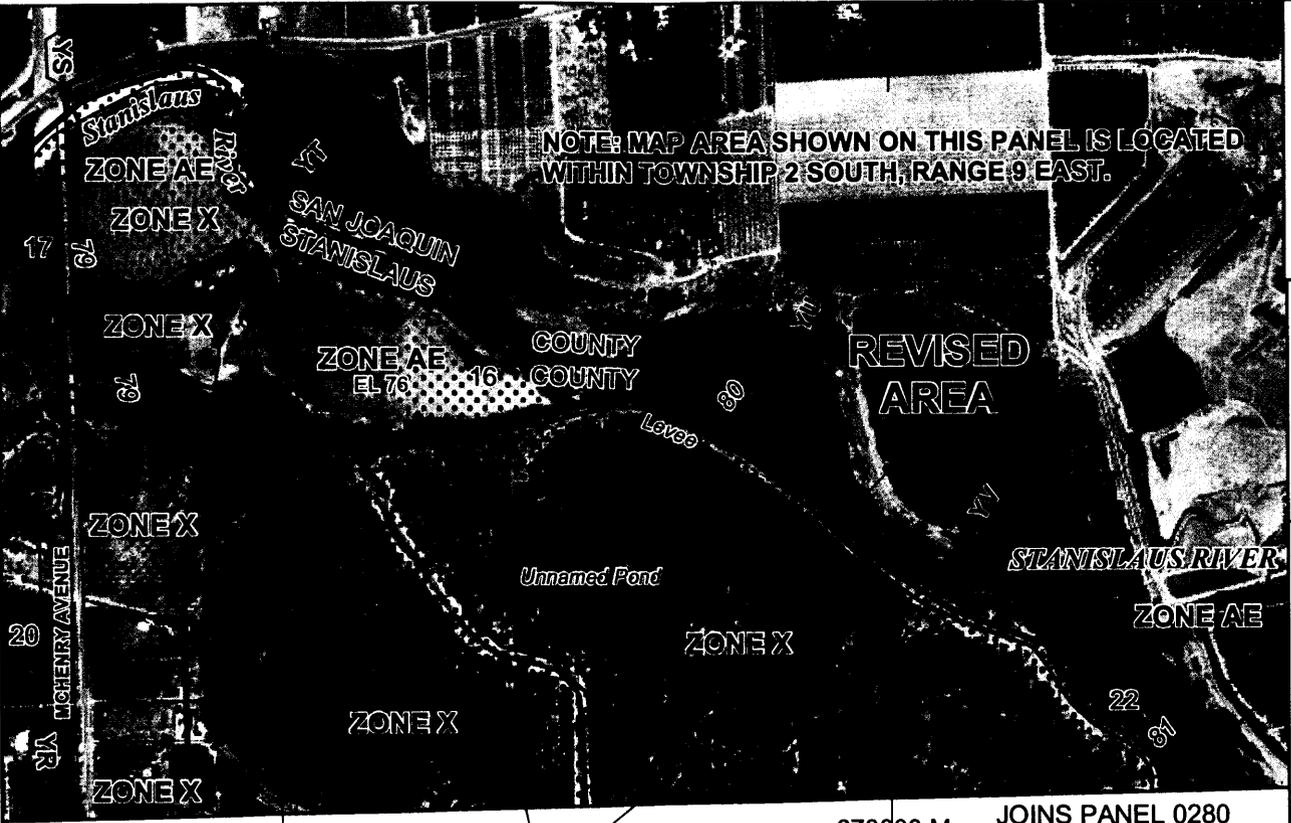
Max H. Yuan

Max H. Yuan, P.E., Project Engineer
 Engineering Management Section
 Mitigation Directorate

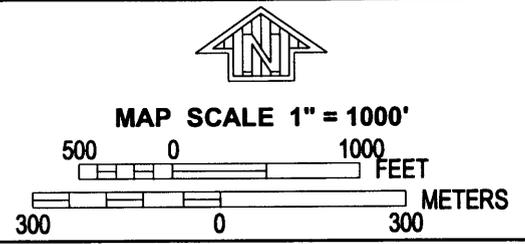
DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Base Flood Elevation Determination for the Unincorporated areas of Stanislaus County, California and Case No. 07- 09-0214P. The Department of Homeland Security's Federal Emergency Management Agency solicits technical information or comments on the proposed Base (1-percent-annual-chance) Flood Elevations (BFEs) shown in the updated Flood Insurance Study (FIS) and on the Flood Insurance Rate Map (FIRM) for your community. These proposed BFEs are the basis for the floodplain management measures that your community is required to either adopt or show evidence of having in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP). For a detailed listing of the proposed BFEs and information on the statutory period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp, or call the FEMA Map Assistance Center toll free at 1-877-FEMA MAP.



- Legend**
-  1% annual chance (100-Year) Floodplain
 -  1% annual chance (100-Year) Floodway
 -  0.2% annual chance (500-Year) Floodplain



677000 M 678000 M JOINS PANEL 0280

WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE, WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND HIGH VELOCITY FLOODWATERS. THERE IS A CHANCE THAT LARGE FLOODS WILL OCCUR THAT ARE GREATER THAN THE LEVEL OF PROTECTION PROVIDED BY THE LEVEE. COMMUNITIES SHOULD ISSUE EVACUATION PLANS AND ENCOURAGE PROPERTY OWNERS BEHIND THESE STRUCTURES TO PURCHASE FLOOD INSURANCE EVEN IF THE STRUCTURE IS CURRENTLY SHOWN AS PROVIDING PROTECTION FOR THE 1-PERCENT-ANNUAL-CHANCE-FLOOD.

REVISED TO REFLECT LOMR EFFECTIVE JAN 24 2008

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0140C

FIRM
FLOOD INSURANCE RATE MAP

STANISLAUS COUNTY,
CALIFORNIA
(UNINCORPORATED AREAS)

PANEL 140 OF 1050
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

STANISLAUS COUNTY NUMBER PANEL SUFFIX
STANISLAUS COUNTY 060384 0140 C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

 **MAP NUMBER**
0603840140C

MAP REVISED
SEPTEMBER 30, 2004

Federal Emergency Management Agency

page 7 of 11



Federal Emergency Management Agency

Washington, D.C. 20472

page 8 of 11

FEE SCHEDULE FOR PROCESSING REQUESTS FOR MAP CHANGES

This notice contains the fee schedule for processing certain types of requests for changes to National Flood Insurance Program (NFIP) maps. The fee schedule allows FEMA to further reduce the expenses to the NFIP by more fully recovering the costs associated with processing conditional and final map change requests. The fee schedule for map changes is effective for all requests dated October 1, 2007, or later and supersedes the fee schedule that was established on October 30, 2005.

To develop the fee schedule for conditional and final map change requests, FEMA evaluated the actual costs of reviewing and processing requests for Conditional Letters of Map Amendment (CLOMAs), Conditional Letters of Map Revision – Based on Fill (CLOMR-Fs), Conditional Letters of Map Revision (CLOMRs), Letters of Map Revision – Based on Fill (LOMR-Fs), and Letters of Map Revision (LOMRs).

Based on our review of actual cost data for Fiscal Years 2005 and 2006, FEMA has maintained the following review and processing fees, which are to be submitted with all requests that are not otherwise exempted under 44 CFR 72.5.

Fee Schedule for Requests for CLOMAs, CLOMR-Fs, and LOMR-Fs

Request for single-lot/single-structure CLOMA and CLOMR-F	\$500
Request for single-lot/single structure LOMR-F.....	\$425
Request for single-lot/single-structure LOMR-F based on as-built information (CLOMR-F previously issued by FEMA)	\$325
Request for multiple-lot/multiple-structure CLOMA	\$700
Request for multiple-lot/multiple-structure CLOMR-F and LOMR-F	\$800
Request for multiple-lot/multiple-structure LOMR-F based on as-built information (CLOMR-F previously issued by FEMA)	\$700

Based on our review of actual cost data for Fiscal Years 2005 and 2006, FEMA has established the following review and processing fees, which are to be submitted with all requests that are not otherwise exempted.

Fee Schedule for Requests for CLOMRs

Request based on new hydrology, bridge, culvert, channel, or combination of any of these.....	\$4,400
Request based on levee, berm, or other structural measure	\$5,500

Fee Schedule for Requests for Map Revisions

Requesters must submit the review and processing fees shown below with requests for LOMRs that are not based on structural measures or alluvial fans.

Request based on bridge, culvert, channel, or combination of these	\$4,800
Request based on levee, berm, or other structural measure	\$6,500
Request based on as-built information submitted as follow-up to CLOMR	\$4,800

Fees for CLOMRs, LOMRs, and PMRs Based on Structural Measures on Alluvial Fans

FEMA has maintained the initial fee for requests for CLOMRs and LOMRs based on structural measures on alluvial fans to \$5,600. FEMA will also continue to recover the remainder of the review and processing costs by invoicing the requester before issuing a determination letter, consistent with current practice. The prevailing private-sector labor rate charged to FEMA (\$60 per hour) will be used to calculate the total reimbursable fees.

Payment Submission Requirements

Requesters must make fee payments for non-exempt requests before we render services. This payment must be in the form of a check or money order or by credit card payment. Please make all checks and money orders in U.S. funds payable to the *National Flood Insurance Program*. FEMA will deposit all fees collected to the National Flood Insurance Fund, which is the source of funding for providing these services.

WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE, WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND HIGH VELOCITY FLOODWATERS. THERE IS A CHANCE THAT LARGE FLOODS WILL OCCUR THAT ARE GREATER THAN THE LEVEL OF PROTECTION PROVIDED BY THE LEVEE. COMMUNITIES SHOULD ISSUE EVACUATION PLANS AND ENCOURAGE PROPERTY OWNERS BEHIND THESE STRUCTURES TO PURCHASE FLOOD INSURANCE EVEN IF THE STRUCTURE IS CURRENTLY SHOWN AS PROVIDING PROTECTION FOR THE 1-PERCENT-ANNUAL-CHANCE-FLOOD.



Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 1000'

NFIP

PANEL 0280C

FIRM
FLOOD INSURANCE RATE MAP

STANISLAUS COUNTY,
CALIFORNIA
(UNINCORPORATED AREAS)

PANEL 280 OF 1050
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

<p style="font-size: small;">CONTAINS COMMUNITY STANISLAUS COUNTY</p>	<p style="font-size: small;">NUMBER PANEL SUFFIX 060384 0280 C</p>
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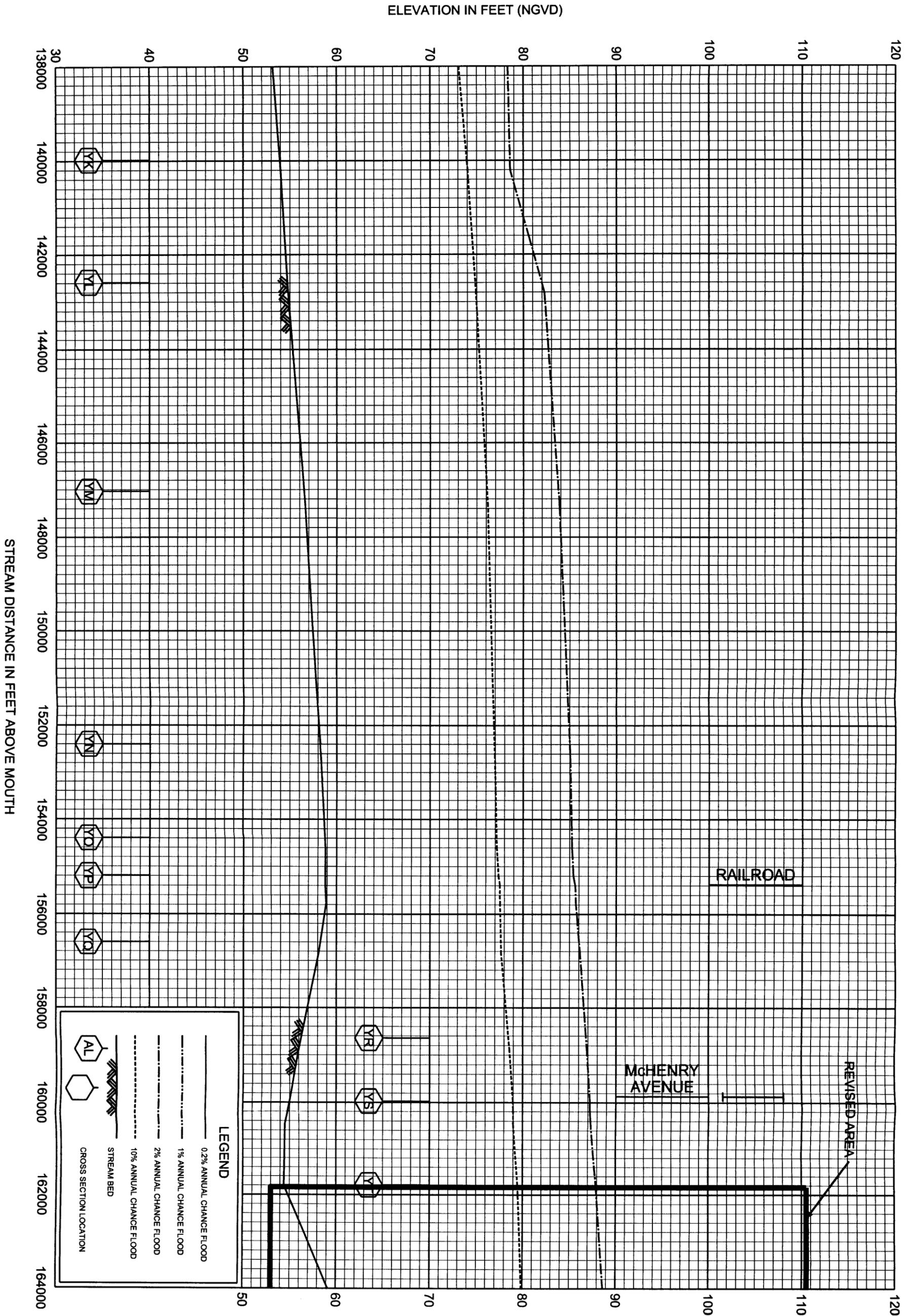
REVISED TO REFLECT LOMR EFFECTIVE JAN 24 2008

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
0603840280C
MAP REVISED
SEPTEMBER 30, 2004
Federal Emergency Management Agency

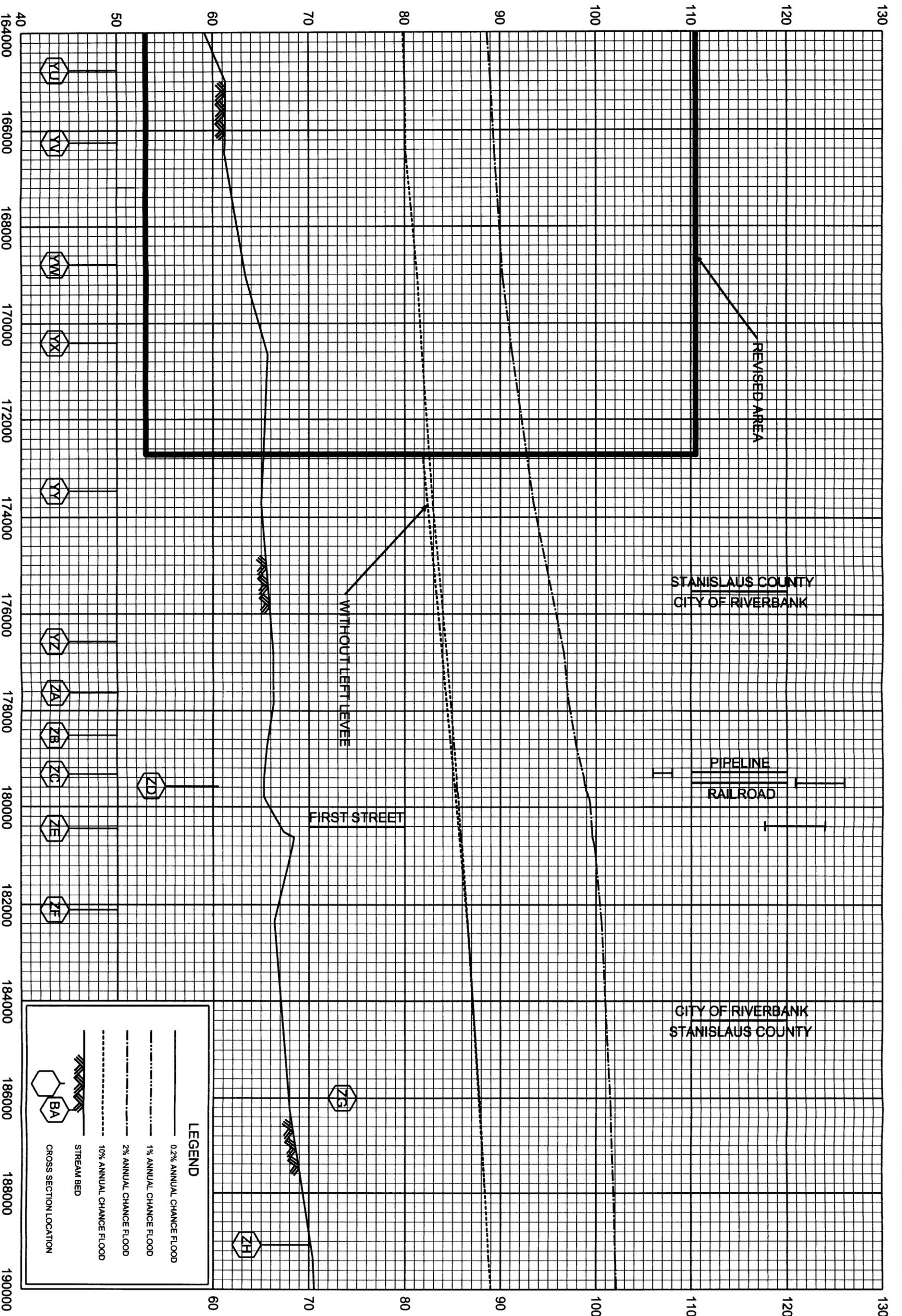
FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF STANISLAUS COUNTY

FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE CITY OF RIVERBANK FOR INFORMATION ONLY. FOR FLOOD INSURANCE, REFER TO SEPARATELY PRINTED FLOOD INSURANCE RATE MAP FOR THE CITY OF RIVERBANK.



Page 10 of 11

ELEVATION IN FEET (NGVD)



STREAM DISTANCE IN FEET ABOVE MOUTH

FEDERAL EMERGENCY MANAGEMENT AGENCY

STANISLAUS COUNTY, (UNINCORPORATED AREAS)

REVISED TO REFLECT LOMR EFFECTIVE JAN 24 2008

FLOOD PROFILES

STANISLAUS RIVER

05P

page 11 of 11