

Federal Emergency Management Agency

Washington, D.C. 20472

November 13, 2008

THE HONORABLE WILLIAM O'BRIEN STANISLAUS COUNTY 1010 TENTH STREET, SUITE 6500 MODESTO, CA 95354 CASE NO.: 08-09-1219C COMMUNITY: STANISLAUS COUNTY, CALIFORNIA (UNINCORPORATED AREAS) COMMUNITY NO.: 060384

DEAR MR. O'BRIEN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, 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), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R Blanton p

William R. Blanton Jr., CFM, Chief Engineering Management Branch Mitigation Directorate

LIST OF ENCLOSURES: CLOMR-F COMMENT DOCUMENT

cc: Mr. Nathan Neufeld

BOARD OF SUPERVISURS

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Page '	1 of 10			[r	Date: November 1	3, 2008 Ca	ise No.: 08-09-12	219C	CLOMR-F
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(COMMU	NITY	AND MAP PANEL			LEGAL F	PROPERTY DESC	RIPTION	
COMN	NUNITY		CALIF	JS COUNTY, [:] ORNIA vrated Areas)	Proposed Lots 26 Patterson Unit 1, California	-			s at
		CON	MMUNITY NO.: 060)384					
AFFE	CTED	NUN	WBER: 06099C073	2E					
MAP F	PANEL	DAT	TE: 9/26/2008						
FLOOD	ING SO	URCI	E: SHEET FLOW		APPROXIMATE LATIT SOURCE OF LAT & L			· · · ·	1 DATUM: NAD 83
				ED PROPERTY (PLEASE NO		A FINAL DETERM	INATION. A FINAL DI	ETERMINATION WILL	- BE
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26			Villages at Patterson		Structure	X (shaded)	91.6 feet	92.3 feet	
			zard Area (SFHA d in any given year) - The SFHA is an a r (base flood).	area that would be	inundated by	y the flood havin	ng a 1-percent c	hance of being
DETER	RMINATIO ONS REM	DN TA MAIN	SIDERATIONS (Pie ABLE (CONTINUED) IN THE SFHA R-F DETERMINATIO			int 1 for the add	itional consideration	ns listed below.)	
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Engineering Management Branch Mitigation Directorate

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			ATTACHMENT 1	(ADDITIONAL C	ONSIDERA	TIONS)		
DETE		TABLE (CONTINU	ED)					
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
27		Villages at Patterson		Structure	X (shaded)	91.5 feet	92.2 feet	
28		Villages at Patterson		Structure	X (shaded)	91.2 feet	92.0 feet	
29		Villages at Patterson		Structure	X (shaded)	91.1 feet	91.9 feet	
30		Villages at Patterson		Structure	X (shaded)	91.0 feet	91.7 feet	
31	·	Villages at Patterson		Structure	X (shaded)	90.9 feet	91.6 feet	
32		Villages at Patterson		Structure	X (shaded)	90.7 feet	91.4 feet	
33		Villages at Patterson		Structure	X (shaded)	90.6 feet	91.3 feet	
34		Villages at Patterson		Structure	X (shaded)	90.6 feet	90.8 feet	
35		Villages at Patterson		Structure	X (shaded)	90.1 feet	90.7 feet	
36		Villages at Patterson		Structure	X (shaded)	90.0 feet	90.4 feet	
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FEMA	Map Assistan	ice Center toll fre	formation regarding th e at (877) 336-2627 (0, Alexandria, VA 22304-6	877-FEMA MAP) or				

William R Blanton A

CORRESPONDENCE NO. 2 Page 4 of 11 Page 3 of 10 Date: November 13, 2008 CLOMR-F Case No.: 08-09-1219C Federal Emergency Management Agency Washington, D.C. 20472 CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS) LOWEST 1% ANNUAL LOWEST OUTCOME CHANCE ADJACENT LOT WHAT WOULD BLOCK/ FLOOD SUBDIVISION STREET FLOOD GRADE **ELEVATION** LOT BE REMOVED SECTION ZONE FROM THE SFHA ELEVATION **ELEVATION** (NAVD 88) (NAVD 88) (NAVD 88) 37 ---Villages at Structure 89.9 feet 90.2 feet Х ---Patterson (shaded) 38 Structure 89.9 feet 90.2 feet ---Villages at ---Х --Patterson (shaded) 39 Structure Villages at Х 90.0 feet 90.2 feet -----Patterson (shaded) 40 Villages at Structure 90.1 feet 90.4 feet Х Patterson (shaded) 41 90.1 feet 90.7 feet Villages at Structure Х --Patterson (shaded) 42 Structure 90.1 feet 90.9 feet Villages at ------Х --Patterson (shaded) 43 Villages at Structure 90.1 feet 90.9 feet Х Patterson (shaded) 44 90.7 feet Villages at ---Structure Х 90.1 feet ---Patterson (shaded) 45 Structure 90.1 feet 90.4 feet Villages at Х ~-Patterson (shaded) 46 Villages at Structure Х 89.8 feet 90.2 feet Patterson (shaded) 90.0 feet 47 Structure 89.6 feet Villages at х ------Patterson (shaded)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton p

CORRESPONDENCE NO. 2 Page 5 of 11 Page 4 of 10 Date: November 13, 2008 CLOMR-F Case No.: 08-09-1219C Federal Emergency Management Agency Washington, D.C. 20472 CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS) 1% ANNUAL LOWEST LOWEST OUTCOME CHANCE ADJACENT LOT WHAT WOULD BLOCK/ FLOOD STREET SUBDIVISION FLOOD GRADE ELEVATION LOT BE REMOVED SECTION ZONE **ELEVATION ELEVATION** (NAVD 88) FROM THE SFHA (NAVD 88) (NAVD 88) 48 Structure 89.6 feet 90.4 feet ---Villages at ---Х ---Patterson (shaded) 49 Structure 89.8 feet 90.6 feet Villages at Х ------Patterson (shaded) 50 Villages at Structure 89.9 feet 90.8 feet ---Х ---Patterson (shaded) 90.0 feet 90.8 feet 51 Villages at Structure Х Patterson (shaded) 52 90.7 feet Villages at Structure Х 90.1 feet Patterson (shaded) Structure 90.2 feet 90.7 feet 53 ___ Villages at ---Х ---Patterson (shaded) 90.0 feet 54 Structure 90.8 feet Villages at Х -----Patterson (shaded) 55 Structure 89.9 feet 90.8 feet ___ Villages at --х ---Patterson (shaded) 56 Structure 89.9 feet 90.6 feet Villages at ---Х ____ Patterson (shaded) Structure 89.8 feet 90.4 feet 57 Villages at Х Patterson (shaded) 58 Structure 89.5 feet 90.1 feet --Villages at ---Х ---Patterson (shaded) This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the

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CORRESPONDENCE NO. 2 Page 6 of 11

Page 5 of 10 CLOMR-F Date: November 13, 2008 Case No.: 08-09-1219C Federal Emergency Management Agency Washington, D.C. 20472 CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS) 1% ANNUAL LOWEST LOWEST OUTCOME CHANCE ADJACENT LOT WHAT WOULD BLOCK/ STREET FLOOD FLOOD SUBDIVISION GRADE ELEVATION LOT **BE REMOVED** SECTION ZONE FROM THE SFHA ELEVATION ELEVATION (NAVD 88) (NAVD 88) (NAVD 88) 59 Structure 89.2 feet 90.0 feet ---Villages at ----Х ---Patterson (shaded) 60 Structure 89.0 feet 89.9 feet Villages at Х ------Patterson (shaded) 61 Villages at Structure Х 89.1 feet 89.7 feet --------Patterson (shaded) 62 Structure 89.1 feet 89.5 feet Villages at х Patterson (shaded) Structure 89.1 feet 89.4 feet 63 _ Villages at Х Patterson (shaded) Structure 89.2 feet 89.5 feet 64 ___ Villages at ---Х ___ Patterson (shaded) Structure 89.3 feet 89.5 feet 65 Villages at Х -----Patterson (shaded) 66 Structure 89.3 feet 89.5 feet Villages at ---Х ------Patterson (shaded) 67 Villages at Structure 89.3 feet 89.5 feet -----Х ---Patterson (shaded) Structure 89.3 feet 89.7 feet 68 Villages at Х -----Patterson (shaded) 69 Villages at Structure Х 89.5 feet 89.9 feet ------Patterson (shaded) This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the

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Page	6 of 10		C	Date: November 1	3, 2008 Ca	ase No.: 08-09-12	219C	CLOMR-F
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ł			COMN		UMENT			
			ATTACHMENT 1					
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
70		Villages at Patterson		Structure	X (shaded)	89.5 feet	90.0 feet	
71		Villages at Patterson		Structure	X (shaded)	89.9 feet	90.1 feet	
72		Villages at Patterson		Structure	X (shaded)	90.1 feet	90.3 feet	
73		Villages at Patterson		Structure	X (shaded)	90.2 feet	90.5 feet	
74		Villages at Patterson		Structure	X (shaded)	90.4 feet	90.9 feet	
75		Villages at Patterson		Structure	X (shaded)	90.6 feet	91.1 feet	
76		Villages at Patterson		Structure	X (shaded)	90.8 feet	91.3 feet	
77		Villages at Patterson		Structure	X (shaded)	91.0 feet	91.4 feet	
78		Villages at Patterson		Structure	X (shaded)	91.2 feet	91.6 feet	
79		Villages at Patterson		Structure	X (shaded)	91.3 feet	91.7 feet	
80		Villages at Patterson		Structure	X (shaded)	91.4 feet	91.9 feet	
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CORRESPONDENCE NO. 2 Page 8 of 11

Page	7 of 10			Date: November 1		ase No.: 08-09-12		CLOMR-F
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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
81		Villages at Patterson		Structure	X (shaded)	91.5 feet	92.1 feet	
82		Villages at Patterson		Structure	X (shaded)	91.7 feet	.92.2 feet	
83		Villages at Patterson		Structure	X (shaded)	91.9 feet	92.4 feet	
84		Villages at Patterson		Structure	X (shaded)	92.1 feet	92.5 feet	
85		Villages at Patterson		Structure	X (shaded)	92.4 feet	93.1 feet	
88		Villages at Patterson		Structure	X (shaded)	93.6 feet	93.8 feet	
89		Villages at Patterson		Structure	X (shaded)	93.3 feet	93.9 feet	
90		Villages at Patterson		Structure	X (shaded)	93.2 feet	94.0 feet	
91		Villages at Patterson		Structure	X (shaded)	93.2 feet	94.2 feet	
92		Villages at Patterson		Structure	X (shaded)	93.2 feet	94.3 feet	
93		Villages at Patterson	-	Structure	X (shaded)	93.4 feet	94.3 feet	
FEMA N	Map Assistar	nce Center toll fre	formation regarding th e at (877) 336-2627 (0, Alexandria, VA 22304-	877-FEMA MAP) or				

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Page	8 of 10			Date: November 1	3, 2008 Ca	se No.: 08-09-12	219C	CLOMR-
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				MENT DOCI		TIONS)		
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
94		Villages at Patterson		Structure	X (shaded)	93.5 feet	95.3 feet	
95		Villages at Patterson		Structure	X (shaded)	93.7 feet	95.4 feet	
96		Villages at Patterson		Structure	X (shaded)	94.2 feet	95.7 feet	
97		Villages at Patterson		Structure	X (shaded)	95.3 feet	95.6 feet	
98		Villages at Patterson		Structure	X (shaded)	94.8 feet	95.4 feet	
99		Villages at Patterson		Structure	X (shaded)	94.5 feet	95.2 feet	
100		Villages at Patterson		Structure	X (shaded)	94.2 feet	95.0 feet	
101		Villages at Patterson		Structure	X (shaded)	93.9 feet	94.9 feet	
102		Villages at Patterson		Structure	X (shaded)	93.6 feet	94.6 feet	
103		Villages at Patterson		Structure	X (shaded)	93.4 feet	94.5 feet	
104		Villages at Patterson		Structure	X (shaded)	93.0 feet	94.4 feet	

William R Blanton A

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Page 9	9 of 10		D	ate: November 1	3, 2008 0	ase No.: 08-09-12	219C	CLOMR-F
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	C	ONDITION					ON FILL	
			COMN ATTACHMENT 1	(ADDITIONAL C				
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
105		Villages at Patterson		Structure	X (shaded)	92.8 feet	94.2 feet	
106		Villages at Patterson		Structure	X (shaded)	92.8 feet	94.0 feet	
107		Villages at Patterson		Structure	X (shaded)	92.8 feet	93.9 feet	
108		Villages at Patterson		Structure	X (shaded)	92.7 feet	93.7 feet	
109		Villages at Patterson		Structure	X (shaded)	92.5 feet	93.6 feet	
110		Villages at Patterson		Structure	X (shaded)	92.4 feet	93.4 feet	
111		Villages at Patterson		Structure	X (shaded)	92.4 feet	93.3 feet	

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 84 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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Page 10 of 10

CORRESPONDENCE NO. 2 Page 11 of 11

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Date: November 13, 2008 Case No.: 08-09-1219C

CLOMR-F

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 84 Properties.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

ANNEXATION (This Additional Consideration applies to the preceding 84 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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