



# 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 Jr., CFM, Chief  
 Engineering Management Branch  
 Mitigation Directorate

**LIST OF ENCLOSURES:**

CLOMR-F COMMENT DOCUMENT

cc: Mr. Nathan Neufeld

BOARD OF SUPERVISORS  
 2008 NOV 17 P 2:31

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Date: November 13, 2008

Case No.: 08-09-1219C

CLOMR-F



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## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	STANISLAUS COUNTY, CALIFORNIA (Unincorporated Areas)	Proposed Lots 26 through 85 and Lots 88 through 111, Villages at Patterson Unit 1, Self Help Phase 1 & 2, Stanislaus County, California
	COMMUNITY NO.: 060384	
AFFECTED MAP PANEL	NUMBER: 06099C0732E DATE: 9/26/2008	

FLOODING SOURCE: SHEET FLOW

APPROXIMATE LATITUDE &amp; LONGITUDE OF PROPERTY: 37.482, -121.131

SOURCE OF LAT &amp; LONG: PRECISION MAPPING STREETS 8.0

DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

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)
26	--	Villages at Patterson	--	Structure	X (shaded)	91.6 feet	92.3 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)  
PORTIONS REMAIN IN THE SFHA  
CONDITIONAL LOMR-F DETERMINATION

ANNEXATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, 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 Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



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## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

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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37	--	Villages at Patterson	--	Structure	X (shaded)	89.9 feet	90.2 feet	--
38	--	Villages at Patterson	--	Structure	X (shaded)	89.9 feet	90.2 feet	--
39	--	Villages at Patterson	--	Structure	X (shaded)	90.0 feet	90.2 feet	--
40	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.4 feet	--
41	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.7 feet	--
42	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.9 feet	--
43	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.9 feet	--
44	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.7 feet	--
45	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.4 feet	--
46	--	Villages at Patterson	--	Structure	X (shaded)	89.8 feet	90.2 feet	--
47	--	Villages at Patterson	--	Structure	X (shaded)	89.6 feet	90.0 feet	--

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48	--	Villages at Patterson	--	Structure	X (shaded)	89.6 feet	90.4 feet	--
49	--	Villages at Patterson	--	Structure	X (shaded)	89.8 feet	90.6 feet	--
50	--	Villages at Patterson	--	Structure	X (shaded)	89.9 feet	90.8 feet	--
51	--	Villages at Patterson	--	Structure	X (shaded)	90.0 feet	90.8 feet	--
52	--	Villages at Patterson	--	Structure	X (shaded)	90.1 feet	90.7 feet	--
53	--	Villages at Patterson	--	Structure	X (shaded)	90.2 feet	90.7 feet	--
54	--	Villages at Patterson	--	Structure	X (shaded)	90.0 feet	90.8 feet	--
55	--	Villages at Patterson	--	Structure	X (shaded)	89.9 feet	90.8 feet	--
56	--	Villages at Patterson	--	Structure	X (shaded)	89.9 feet	90.6 feet	--
57	--	Villages at Patterson	--	Structure	X (shaded)	89.8 feet	90.4 feet	--
58	--	Villages at Patterson	--	Structure	X (shaded)	89.5 feet	90.1 feet	--

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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
59	--	Villages at Patterson	--	Structure	X (shaded)	89.2 feet	90.0 feet	--
60	--	Villages at Patterson	--	Structure	X (shaded)	89.0 feet	89.9 feet	--
61	--	Villages at Patterson	--	Structure	X (shaded)	89.1 feet	89.7 feet	--
62	--	Villages at Patterson	--	Structure	X (shaded)	89.1 feet	89.5 feet	--
63	--	Villages at Patterson	--	Structure	X (shaded)	89.1 feet	89.4 feet	--
64	--	Villages at Patterson	--	Structure	X (shaded)	89.2 feet	89.5 feet	--
65	--	Villages at Patterson	--	Structure	X (shaded)	89.3 feet	89.5 feet	--
66	--	Villages at Patterson	--	Structure	X (shaded)	89.3 feet	89.5 feet	--
67	--	Villages at Patterson	--	Structure	X (shaded)	89.3 feet	89.5 feet	--
68	--	Villages at Patterson	--	Structure	X (shaded)	89.3 feet	89.7 feet	--
69	--	Villages at Patterson	--	Structure	X (shaded)	89.5 feet	89.9 feet	--

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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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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	--

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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)
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	--

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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)
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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## 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.

A handwritten signature in cursive script that reads "William R. Blanton Jr." followed by a stylized flourish.

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