



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA	Lots 1 through 7, Tract No. 15853, as shown on the Plat recorded as Instrument No. 99-651384, in Book 790, Pages 15 through 18, in the Office of the Recorder, Orange County, California
	COMMUNITY NO.: 060231	
AFFECTED MAP PANEL	NUMBER: 06059C0075F	
	NAME: ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS	
	DATE: 11/03/1993	
FLOODING SOURCE: SHEETFLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.486, -117.668 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST FLOOR ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
5	—	Tract 15853	—	Structure (Building E)	AO (depth 1)	69.4 feet	65.7 feet	69.6 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.)

AO FLOODING-LOMR-F-N

This document provides the Federal Emergency Management Agency's determination regarding a request for a 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 structure(s) on the property(ies) is/are 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). Therefore, flood insurance is required for the subject property described above. If fill was placed for construction of a structure to raise the elevation of the lowest adjacent grade to the structure above the Base Flood Elevation (BFE) after the effective date of the first NFIP map showing the property in the SFHA, then the elevations of both the lowest adjacent grade to the structure and the lowest floor (including basement/crawl space) must be at or above the BFE for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. 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 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Version 1.3.2

2418012CBM06094520493

APR 23 2001



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

AO FLOODING-LOMR-F-N (This Additional Consideration applies to the preceding 1 Property.)

For the structure to be removed from the Special Flood Hazard Area (SFHA) in areas of sheetflow flooding (Zone AO), the elevations of both the lowest floor (including basement and crawl space) and the finished grade of the fill pad on which the structure is placed must be above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective National Flood Insurance Program (NFIP) map. In addition, adequate drainage paths are required to guide floodwaters around and away from the structure; therefore, the structure should be on an elevated pad within the sheetflow flooding area. Because this area is subject to sheetflow flooding and both the finished pad elevation and the lowest floor are not above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective NFIP map, and because adequate drainage paths to guide floodwaters around and away from the structure have not been provided, the structure is in the SFHA and flood insurance is required.

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 600, Alexandria, VA 22304-6439.

Matthew B. Miller

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Hazards Study Branch
Mitigation Directorate



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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF SAN JUAN CAPISTRANO, ORANGE COUNTY, CALIFORNIA	Lots 1 through 7, Tract No. 15853, as shown on the Plat recorded as Instrument No. 99-651384, in Book 790, Pages 15 through 18, in the Office of the Recorder, Orange County, California
	COMMUNITY NO.: 060231	
AFFECTED MAP PANEL	NUMBER: 06059C0075F	
	NAME: ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS	
	DATE: 11/03/1993	
FLOODING SOURCE: SHEETFLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.486, -117.668 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST FLOOR ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1	—	Tract 15853	—	Structure (Building A)	X (unshaded)	64.4 feet	65.8 feet	66.0 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)

FILL RECOMMENDATION

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a 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 structure(s) on the property(ies) is/are not 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). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST FLOOR ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	—	Tract 15853	—	Structure (Building B)	X (unshaded)	65.2 feet	65.6 feet	65.8 feet	—
3	—	Tract 15853	—	Structure (Building C)	X (unshaded)	66.4 feet	66.6 feet	66.8 feet	—
4	—	Tract 15853	—	Structure (Building D)	X (unshaded)	67.4 feet	67.6 feet	67.8 feet	—
6	—	Tract 15853	—	Structure (Building F)	X (unshaded)	69.8 feet	70.8 feet	71.0 feet	—
7	—	Tract 15853	—	Structure (Building G)	X (unshaded)	69.8 feet	71.5 feet	72.0 feet	—

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 6 Properties.)

Although the criteria for removal of the subject area based on fill have been met for this request, Subparagraph 65.5(a)(4) of the National Flood Insurance Program regulations stipulates that if a structure is involved in a request for a Letter of Map Revision based on Fill, the Federal Emergency Management Agency's determination is based on comparisons of the lowest floor (including basement/crawl space) and the lowest adjacent grade elevations with the base flood elevation. If the entire structure is at or above the elevation of the base flood, the structure may be excluded from the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 6 Properties.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. 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 600, Alexandria, VA 22304-6439.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

April 18, 2001

THE HONORABLE WYATT HART
MAYOR, CITY OF SAN JUAN CAPISTRANO
32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675-0000

CASE NO.: 01-09-493A
COMMUNITY: CITY OF SAN JUAN CAPISTRANO, ORANGE
COUNTY, CALIFORNIA
COMMUNITY NO.: 060231

DEAR MAYOR HART:

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 Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-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 600, Alexandria, VA 22304-6439.

Sincerely,

A handwritten signature in black ink that reads "Matthew B. Miller".

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

LIST OF ENCLOSURES:

- LOMR-F-DEN DETERMINATION DOCUMENT (NON-REMOVAL)
- LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Dennis Gage