



Federal Emergency Management Agency

Washington, D.C. 20472

OCT 13 1998

LETTER OF MAP AMENDMENT
218-70-RS (REI)

IN REPLY REFER TO CASE NO. 99-09-014A

Community: City of Anaheim, California
Community No.: 060213
Map Panel Affected: 06059C0008 F
Map Effective Date: January 3, 1997

We reviewed a request dated September 28, 1998, for reissuance of a Letter of Map Amendment (LOMA) dated June 28, 1996, for the property described below. Using the effective National Flood Insurance Program (NFIP) map, we determined portions of the property described below are in a Special Flood Hazard Area (SFHA), 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); however, the structure on the property is not in the SFHA.

Property Description: Parcel 1, as described in the Grant Deed recorded as Document No. 93-0582297 in the Office of the Recorder, Orange County, California

Street Address: 1755 North Bubach Street

Flooding Source: Shallow Flooding

The June 28 LOMA that amended the NFIP map for the above-referenced community, dated September 15, 1989, revised by a Letter of Map Revision dated April 30, 1996, has been superseded. This letter amends the effective NFIP map to remove the structure from the SFHA. The structure is now in Zone X (shaded), an area of moderate flooding outside the SFHA. Flood insurance coverage for the structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

The enclosed document provides additional information about LOMAs. If you have any questions about this letter, please contact Ms. Sally P. Magee of our staff in Washington, DC, either by telephone at (202) 646-8242 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

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

Enclosure

cc: Community Map Repository



Federal Emergency Management Agency

Washington, D.C. 20472

JUN 28 1996

Ms. Rosita M. Dorris
1755 North Bubach Street
Anaheim, California 92807

IN REPLY REFER TO:
Case No.: 96-09-848A
Community: City of Anaheim, California
Community No.: 060213
Map Panel Affected: 0008 E

218-70-RS

Dear Ms. Dorris:

This responds to your letter dated June 4, 1996, requesting that the Federal Emergency Management Agency determine whether the property described below is located in a Special Flood Hazard Area (SFHA), 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).

Property Description: Parcel 1, as described in the Grant Deed recorded as Document No. 93-0582297 in the Office of the Recorder, Orange County, California

Street Address: 1755 North Bubach Street

Community and State: City of Anaheim, California

On June 17, 1996, we received all information necessary to process this request. After comparing this information to the National Flood Insurance Program (NFIP) map for the referenced community, we determined that although portions of the property described above would be inundated by a base flood, the existing structure on the property would not be inundated. Therefore, this letter amends the map that accompanied the Letter of Map Revision (LOMR) dated April 30, 1996, for Orange County, California and Incorporated Areas, to remove the structure from the SFHA. The April 30 LOMR revised the effective NFIP Map Number 06059C0008 E, dated September 15, 1989. The structure is now located in Zone X (unshaded), an area of minimal flooding outside the SFHA. Because portions of the property are in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

You should note that this property could be inundated by a flood greater than the base flood or by local flooding conditions not shown on the NFIP map. Also, although we have based our determination on the flood data presently available, flood conditions may change or new information may be generated that would supersede this determination.

If any current flood insurance policy issued under the NFIP covers a structure on this property and that policy was required by the mortgage company in conjunction with Federal flood insurance requirements, then flood insurance coverage is no longer required under the NFIP.

Accordingly, if a lender imposed the flood insurance requirement, that lender will have to determine whether or not to continue that requirement. The lender may determine, as a business decision, that it wishes to continue the flood insurance requirement in order to protect its collateral security on the loan. If the lender

decides to release the borrower from the flood insurance requirement, and the insured decides to cancel the policy and seek a refund for the current policy year, the insured must obtain a written waiver of the flood insurance requirement from the lender to provide to their property insurance agent or company that is servicing their policy. The agent or company will then process the refund request for the insured.

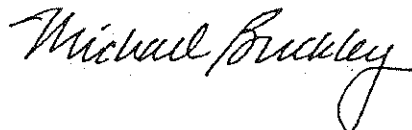
Even though this property is not included in an SFHA, it could be inundated by a flooding event of greater magnitude than the base flood. In fact, more than 25 percent of all losses in the NFIP occur to structures located outside the SFHA in Zones B, C, or X. More than 25 percent of all policies purchased under the NFIP protect structures located in these zones. This clearly illustrates that there is a risk of flooding in non-SFHAs. That risk is just not as great as the flood risk to structures located in SFHAs. To offer flood insurance protection to owners of such structures, the NFIP offers two types of flood insurance. Property owners should discuss their individual flood risk situation and insurance needs with their insurance agent or company before making a final decision regarding flood insurance coverage.

A copy of this Letter of Map Amendment is being sent to the community's official NFIP map repository where, in accordance with regulations adopted by the community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map, which is available for public inspection.

This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State, County, or community has adopted more restrictive and comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,



Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

cc: Community Map Repository

ELEVATION CERTIFICATE
National Flood Insurance Program

ATTENTION: This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

Owner's Name

Charisma Group (A California Corp.)

Street Address (including apt., unit, suite and/or bldg. number) or P.O. Route and Box number
1755 North Bubach Street

Other Description (Lot and Block numbers, etc.)

City

Anaheim, CA 92807

State

Zip Code

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

1 Community Number	2 Panel Number	3 Suffix	4 Date of FIRM Index	5 FIRM Zone	6 Base Flood Elevation (in AO Zones, use depth)
060213	0008	E	09/15/89	AH	259

Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29
 Other (describe on back)

8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: _____ feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number that best describes the subject building's reference level 3
- (a) FIRM Zones A1-A30, AE, AH and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 260.50 feet NGVD (or other FIRM datum-see Section B, Item 7).
(b) FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is _____ feet above _____ or below _____ (check one) the highest grade adjacent to the building.
(c) FIRM Zone AO. The floor used as the reference level from the selected diagram is _____ feet above _____ or below _____ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
- Indicate the elevation datum system used in determining the above reference level elevations:
 NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM (see Section B, Item 7), then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2).
- Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4).
- The reference level elevation is based on: actual construction construction drawings (NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete).
- The elevation of the lowest grade immediately adjacent to the building is: 259.50 feet HGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1, is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: _____ feet NGVD (or other FIRM datum-see Section B, Item 7).

2. Date of the start of construction or substantial improvement 9-15-92.

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Certifier's Name	Gerald E. Carlat	License Number (or Affix Seal)	R.C.E. 8448
Role	Owner	Company Name	Carlat Engineering
Address	3812 E. La Palma Avenue	City	Anaheim
		State	CA
		Zip	92807
Signature	<i>Gerald E. Carlat</i>	Date	June 14, 1993
		Phone	(714) 666-2050

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company and 3) building owner.

COMMENTS: _____

