



Federal Emergency Management Agency

Washington, D.C. 20472

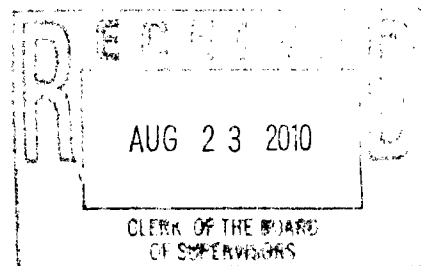
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-A

August 18, 2010

The Honorable Mary Jane Griego
Chair, Board of Supervisors
915 8th Street, Suite 109
Marysville CA 95901

Community: Yuba County, CA
(Unincorporated Areas)
Community No.: 060427
Map Panels Affected: See FIRM Index



Dear Supervisor Griego:

This is to formally notify you of the final flood elevation determination for the Unincorporated Areas of Yuba County, California in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood elevations shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On September 15, 1983, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On September 30, 2008, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community, including Base Flood Elevations (BFEs). The proposed BFEs for your community were published in the *Appeal-Democrat*, on October 2, 2006 and October 9, 2006, and in the *Federal Register* at Part 67, Volume 71, Page 6476, on November 3, 2006.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. The proposed BFEs for your community were appealed during that time. All technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the BFEs for your community are considered final. The final rule for BFEs will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on February 18, 2011. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS establishing the BFEs for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to February 18, 2011, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3 (d) of the NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

The revised FIRM is pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIS report and FIRM and the modifications made by this map revision. Our records show that your community has met the requirements under 60.3 (d).

In addition to your community using the FIS to manage development in the floodplain, FEMA will use the FIS to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified Special Flood Hazard Areas, the areas subject to inundation by the base flood. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the BFEs established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Oakland, California, at (510) 627-7140 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood*

Insurance Program Elevation Certificate and Instructions, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Robert Bendorf, County Administrator
The Honorable Barbara Boxer
The Honorable Dianne Feinstein
The Honorable Wally Berger

FINAL SUMMARY OF MAP ACTIONS

Community: YUBA COUNTY

Community No: 060427

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on February 18, 2011.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR	06-09-B119P	01/29/2007	SOUTH OLIVEHURST INTERCEPTOR, DR-1044, FEMA #16	0604270295B 0604270360B	06115C0345D 06115C0410D
LOMR	07-09-1090P	08/31/2007	SOUTH OLIVEHURST	0604270360B 0604270370B	06115C0410D 06115C0420D
LOMR	06-09-BD46P	09/28/2007	SAGE/GRAF PROPERTY	0604270370B 0604270400B	06115C0420D 06115C0440D

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	92-09-079B	04/27/1992	4040 MARY AVENUE	0604270350B	06115C0410D
LOMR-F	92-09-150G	07/13/1992	TRACT 89-451, CALIFORNIA HEARTLANDS, UNITS 1-4, LOTS 53-55, 58-64, 68-110 & 171-186	0604270360B	06115C0410D
LOMR-F	92-09-201G	11/04/1992	TRACT 89-451, CALIFORNIA HEARTLANDS, UNITS 3-4, LOTS 151-170	0604270360B	06115C0410D
LOMA	93-09-051A	11/23/1992	4070 MARY AVENUE	0604270360B	06115C0410D
LOMA	93-09-202A	02/11/1993	EDGEWATER UNIT 1, LOTS 1-175	0604270360B	06115C0410D
LOMR-F	93-09-484A	06/24/1993	TRACT 89-451, CALIFORNIA HEARTLANDS, UNITS 3-4, LOTS 111-128 & 210	0604270360B	06115C0410D

FINAL SUMMARY OF MAP ACTIONS

Community: YUBA COUNTY

Community No: 060427

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	93-09-624A	08/11/1993	TRACT 89-451, CALIFORNIA HEARTLANDS, UNIT 3, LOTS 129-150	0604270360B	06115C0410D
LOMR-F	93-09-789A	11/10/1993	TRACT 89-451, CALIFORNIA HEARTLANDS, UNIT 4, LOTS 187-197, 202-209 & 211	0604270360B	06115C0410D
LOMR-F	94-09-507A	05/25/1994	TRACT 89-451, CALIFORNIA HEARTLANDS, UNIT 4, LOTS 201 & 212 -- 4237 & 4238 DONALD DRIVE	0604270360B	06115C0410D
LOMA	95-09-102A	12/27/1994	OSTROM ACRES NO. 2, LOT 135 -- 4080 MARY AVENUE	0604270360B	06115C0410D
LOMR-F	98-09-386A	02/19/1998	TRACT 89-451, CALIFORNIA HEARTLANDS, LOTS 1-52, 56-57, 65-67 & 198-200	0604270360B	06115C0410D
LOMA	99-09-995A	07/27/1999	TRACT 210, LOT 3 -- 1886 18TH STREET	0604270360B	06115C0410D
LOMA	00-09-002A	10/22/1999	TRACT 90-460, LOT 15 -- 4250 FRUITLAND ROAD	0604270225B	06115C0410D
LOMR-F	01-09-193A	03/14/2001	EDGEWATER UNIT 3A, LOTS 1-3, & 33-35; UNIT 3B, LOTS 18-20, 22-25, & 27-29	0604270360B	06115C0410D
LOMA	01-09-516A	06/01/2001	TRACT 210, KINGS MANOR NO. 1, LOT 33 -- 1877 18TH STREET AVENUE	0604270360B	06115C0410D
LOMR-F	04-09-0383A	03/25/2004	TRACT 99-584, COLLEGE VIEW UNIT 3, LOTS 1-5 -- 2115, 2123, 2129, 2135 & 2141 ROBERTA AVENUE	0604270295B	06115C0345D
LOMA	04-09-0582A	04/14/2004	OSTRAM TRACT ACRES, LOTS 33-34 & 38-39	0604270360B	06115C0410D
LOMA	04-09-0702A	04/28/2004	12845 HONCUT ROAD -- PORTION OF SECTION 13, T17N, R4E, M.D B.&M.	0604270225B	06115C0250D
LOMR-F	04-09-0691A	05/26/2004	RIVER GLEN UNIT 1, LOTS 2, 4-12, 29-31, 33-38, 41-43, 47-51, & 62-65	0604270360B	06115C0410D
LOMR-F	04-09-1719A	11/05/2004	EDGEWATER, UNIT 2A, LOTS 1, 20-21, 46-47, 49-68, 77-81, UNIT 5, LOTS 39-40, 51-71, 91-92, 97-98, UNIT	0604270360B	06115C0410D
LOMR-F	05-09-0107A	02/09/2005	RIVER GLEN SUBDIV UNIT II, LOTS 1-156	0604270360B	06115C0410D
LOMR-F	05-09-1018X	06/01/2005	RIVER GLEN SUBDIV, UNIT 1, LOTS 1, 3, 13-28, 32, 39-40, 44-46, 52-61, 66-79	0604270360B	06115C0410D
LOMR-F	05-09-0603A	06/09/2005	EDGEWATER UNIT 10, LOTS 20-31, 44-49	0604270360B	06115C0410D
LOMA	05-09-1017A	06/27/2005	PARCEL MAP 9.78, PARCEL 2--10179 LARKSPUR WAY	0604270225B	06115C0250D

FINAL SUMMARY OF MAP ACTIONS

Community: YUBA COUNTY

Community No: 060427

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	05-09-1400A	09/13/2005	TRACT NO. 2005-14-EDGEWATER, UNIT 11, LOTS 1-65, 77-87	0604270360B	06115C0410D
LOMR-F	05-09-1705A	11/01/2005	EDGEWATER, UNITS 12, LOTS 1-22, 28-55, EDGEWATER, UNITS 14, LOTS 12-60, EDGEWATER, UNITS 15, LOTS 19	0604270360B	06115C0410D
LOMA	06-09-B809A	07/18/2006	PEORIA RIDGE ESTATES, LOT 10 -- 9870 TOWNSHIP ROAD (CA)	0604270350B	06115C0275D
LOMR-F	07-09-0431A	01/23/2007	ORCHARD SUBDIVISION Phase 3, LOTS 213-221, 234-257, 262-294	0604270360B	06115C0410D
LOMR-F	07-09-1186A	05/24/2007	TRACT 03-003, EDGEWATER UNIT NO. 4, LOTS 1-28, 60-67, 87-110	0604270360B	06115C0410D
LOMA	07-09-1615A	09/18/2007	4074 MARY AVENUE	0604270360B	06115C0410D
LOMA	08-09-0796A	05/15/2008	10790 TEXAS HILL ROAD -- PORTION OF SECTION 32, T18N, R7E, M.D.B.&M.	0604270275B	06115C0300D
LOMA	08-09-1145A	06/30/2008	OSTROM ACRES 2, LOT 110 -- 1918 HARVEY ROAD	0604270360B	06115C0410D
LOMA	08-09-1899A	10/30/2008	TRACT 114, LOT 25 -- 4525 BOMANN DRIVE	0604270360B	06115C0410D
LOMA	09-09-0580A	01/29/2009	16912 CACHE LANE -- PORTION OF SECTION 3 T18N, R6E, M D B & M	0604270125B	06115C0125D
LOMA	09-09-0683A	02/03/2009	1773 & 1773A LINDA AVENUE	0604270295B	06115C0345D
LOMA	09-09-2646A	10/06/2009	SECTION 8, T14N, R4E -- 4293 OLIVEHURST AVE	0604270360B	06115C0410D

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
102	199106548FIA	01/14/1991		1
LOMR-F	92-09-034G	01/02/1992	TRACT 89-451, CALIFORNIA HEARTLANDS, UNIT 1, LOTS 12, 16, 18-19, 24, 30	1

FINAL SUMMARY OF MAP ACTIONS

Community: YUBA COUNTY

Community No: 060427

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR-F	93-09-207A	04/20/1993	BUTLER ESTATES UNIT 1	1
LOMR-F	93-09-717A	12/02/1993	BUTLER ESTATES UNIT 1	1
102	04-09-0348P	03/08/2005	RIO DEL ORO PHASE 1, VILLAGES 1-S, VILLAGE 7, & VILLAGE 13	4
LOMR	07-09-1893P	12/26/2007	LINDA MALL AREA	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		