



Federal Emergency Management Agency

Washington, D.C. 20472

February 06, 2007

MS. MARISSA COUGHLAN
23852 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

CASE NO.: 07-09-0144A
COMMUNITY: LOS ANGELES COUNTY,
CALIFORNIA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 065043

DEAR MS. COUGHLAN:

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 Amendment (LOMA) 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 LOMAs. 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 Section
Mitigation Division

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Jeffrey Farless



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	LOS ANGELES COUNTY, CALIFORNIA (Unincorporated Areas)	A portion of the Rancho Topanga Malibu Sequit, as described in the Grant Deed, recorded as Document No. 061200138 in the Office of the Recorder, Los Angeles County, California (APN: 4469-045-001) The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds: COMMENCING at the centerline intersection of Pacific Coast
	COMMUNITY NO.: 065043	
AFFECTED MAP PANEL	NUMBER: 0650430764C DATE: 11/15/1985	
FLOODING SOURCE: TRANCAS CREEK; PACIFIC OCEAN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 34.015, -118.503 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 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 LOT ELEVATION (NGVD 29)
-	-	Rancho Topanga	-	Portion of Property	B	14.3 feet	--	14.4 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.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of 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 amends 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 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Highway and Trancas Canyon Road; thence N21°53'28"E, 42.53 feet; thence S48°15'55"E, 31.89 feet to the POINT OF BEGINNING; thence N21°53'28"E, 520.84 feet to the beginning of a curve concave northwesterly having a radius of 380.00 feet; thence north along said curve through a central angle of 01°35'11" an arc distance of 10.52 feet; thence S48°09'14"E, 530.71 feet; thence S41°50'46"W, 101.65 feet; thence S01°58'18"W, 185.06 feet; thence S41°10'23"W, 254.35 feet to the beginning of a curve concave northeasterly having a radius 9960.00 feet, a radial line passing through said point bears S41°10'23"W; thence northwesterly along said curve through a central angle of 00°33'45" an arc length of 97.79 feet; thence N48°15'55"W, 373.07 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

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.

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

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division