



Federal Emergency Management Agency

Washington, D.C. 20472

MAY 23 1996

Mr. and Mrs. Paul W. Bole
39429 Calle El Fuente
Green Valley, California 91350

IN REPLY REFER TO:
Case No.: 96-09-567A
Community: Los Angeles County, California
Community No.: 065043
Map Panel Affected: 0215 B

T-218-70-RS

Dear Mr. and Mrs. Bole:

This is in response to your letter dated March 12, 1996, requesting that the Federal Emergency Management Agency determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by a flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

Property Description: Lots 10 and 11, Block 3, Tract 6183, as described by the Grant Deed recorded as Instrument No. 93-1313062 in the Office of the Recorder, Los Angeles County, California

Street Address: 39429 Calle El Fuente

Community and State: Los Angeles County, California

On April 24, 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 the base flood, the existing structure on the property would not be inundated. Therefore, this letter amends the NFIP map for Los Angeles County, California (NFIP Map Number 065043, Panel 0205 B, dated December 2, 1980), to remove the structure from the SFHA. The structure is now located in Zone C, 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.

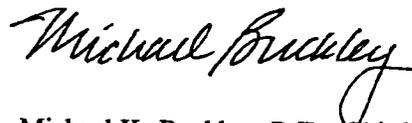
Even though this property is not included in an SFHA, it could be inundated by a flooding event of greater magnitude than the base flood. In fact, more than 25 percent of all losses in the NFIP occur to structures located outside the SFHA in Zones B, C, or X. More than 25 percent of all policies purchased 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 of California or Los Angeles County 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

bcc: Regional Director R9-MT
State Coordinator
Originator MT-HZ-ID
LOMC Distribution Service
MBJ Case File/CEC/DSM/5592
MBJ Project File
MBJ LOMC File

Concurrence: MT-HZ-ID
De Coca