



Federal Emergency Management Agency

Washington, D.C. 20472

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JAN 1996
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IN REPLY REFER TO:
Case No.: 96-09-148P

The Honorable Elizabeth Williams
Mayor, City of Gonzales
P.O. Box 647
Gonzales, California 93926

Community: City of Gonzales, California
Community No.: 060198
Panel Affected: 060195 0250 D
Effective Date of
This Revision: JAN 10 1996

102-D

Dear Mayor Williams:

This is in response to a request for a revision to the effective Flood Insurance Study and National Flood Insurance Program (NFIP) map for your community. Specifically, this responds to a letter dated August 22, 1995, from Mr. Bill Beaman, Charles W. Davidson Co., regarding the effective Flood Insurance Rate Map (FIRM) for the unincorporated areas of Monterey County, California. Mr. Beaman requested that the Federal Emergency Management Agency (FEMA) revise the effective FIRM to show the effects of construction of two masonry floodwalls, each approximately 100 feet long, on the east and west sides of Cabernet Way beginning at Fanoe Road, and modifications to the inlet and outlet geometry of the existing retention basin located north of the intersection of Zinfandel Drive and Cabernet Drive. Although the above-described project is shown on the effective FIRM as being within the unincorporated areas of Monterey County, California, the project is within the City of Gonzales corporate limits. This request follows up on a Conditional Letter of Map Revision, which was issued on August 3, 1994.

All data required to complete our review of this request were submitted with Mr. Beaman's August 22 letter and a letter dated October 25, 1995, from Ms. Carla L. Pew, City Manager, City of Gonzales. All fees necessary to process this Letter of Map Revision (LOMR), a total of \$1,010, have been received.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and have revised the FIRM to modify the floodplain boundary delineations and zone designations of a flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Johnson Canyon Creek between Fanoe Road and U.S. Route 101. The Special Flood Hazard Area (SFHA) for the portion of the base flood of Johnson Canyon Creek, which enters the Sunrise Ranch development through Cabernet Way at Fanoe Road, will decrease. We have determined that although portions of the properties would be inundated by the base flood, the existing structures on the following properties would not be inundated: Lots 23 through 32 of Block 1; Lots 1, 2, 3, 16, and 22 of Block 5; and Lots 1, 18, 19, and 20 of Block 6 of Tract 1142, as shown on the Sunrise Ranch Tract Maps, recorded as G-No. 59834, October 11, 1990, in Volume 17, Page 23, City of Gonzales, County of Monterey, State of California. In addition, as a result of the construction of floodwalls, the SFHA for a portion of Lot 1 of Block 3 and Lot 1 of Block 6 will be redesignated from Zone A, an area subject to inundation by the base flood with no base flood elevations determined, to Zone B, an area protected by levees from the base flood.

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The modifications are shown on the enclosed annotated copy of FIRM Panel 060195 0250 D. This LOMR hereby revises this panel of the effective FIRM dated January 30, 1984.

The revisions are effective as of the date of this letter; however, a review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

Due to present funding constraints, we must limit the number of physical map revisions processed. Consequently, we will not republish the FIRM for your community to reflect the modifications described in this LOMR at this time. However, when changes to FIRM Panel 060195 0250 D for your community warrant a physical revision and republication in the future, we will incorporate the modifications described in this LOMR at that time.

This response to Mr. Beaman's request is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, including this request, and for ensuring that necessary permits required by Federal or State law have been received. With knowledge of local conditions and in the interest of safety, State and community officials may set higher standards for construction, or may limit development in floodplain areas. If the State of California or your community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.


The map panel as listed above and as revised by this letter will be used for all flood insurance policies and renewals issued for your community.

This determination has been made 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 NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

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If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this LOMR, please contact Mr. John Magnotti of our staff in Washington, DC, either by telephone at (202) 646-3932 or by facsimile at (202) 646-4596.

Sincerely,



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

Enclosure

cc: Mr. Bill Beaman
Charles W. Davidson Co.

Ms. Carla L. Pew
City Manager
City of Gonzales

Mr. John Brezzo ✓
DKB Homes LLC

