



Federal Emergency Management Agency

Washington, D.C. 20472

APR 16 1997

IN REPLY REFER TO CASE NO. 97-09-596A
Community: City of Mission Viejo, California
Community No.: 060735
Map Panel Affected: 06059C0058 F
Map Effective Date: November 3, 1993
218-70-RS

We reviewed your request dated February 28, 1997, for a Letter of Map Amendment. All required information for this request was received on March 19, 1997. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property described below is located 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: Lot 29, Tract No. 7799, as shown on the Plat recorded in Book 421, Pages 42, 43, and 44, in the Office of the Recorder, Orange County, California

Street Address: 24412 Verena Court

Flooding Source: Facility No. L04P07

This letter amends the above-referenced NFIP map to remove the structure from the SFHA. The structure is now located in Zone X (unshaded), an area of minimal 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 Letters of Map Amendment. If you have any questions about this letter, 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,

A handwritten signature in black ink, reading "Frederick H. Sharrocks, Jr.", is written over a white background.

Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository