Federal Emergency Management Agency

Washington, D.C. 20472

JUN 30 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Ron Gonzales
Mayor, City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

IN REPLY REFER TO:
Case No.: 06-09-B378P
Community Name: City of San Jose, CA
Community No.: 060349
Effective Date of This Revision: OCT 25 2006

Dear Mayor Gonzales:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Oakland, California, at (510) 627-7175, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Michael B. Godesky, Project Engineer
Engineering Management Section
Mitigation Division

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

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: (See attached list.)

Courtesy Copies List – City of San Jose

The Honorable Liz Kniss
Chair, Santa Clara County
Board of Supervisors

The Honorable Patricia Mahan
Mayor, City of Santa Clara

Mr. Jim Fiedler
Chief Operating Officer
Santa Clara Valley Water District

Ms. Maria Angeles
Floodplain Manager
Department of Public Works
City of San Jose

Mr. Thomas P. Whisler
Manager
Development Services Office
Santa Clara County

Mr. Kevin L. Riley
Director of Planning and Inspection
City of Santa Clara

Ms. Rechelle R. Blank, P.E.
Project Manager
Santa Clara Valley Water District

 | Issue Date: JUN 3 0 2006 | Effective Date: OCT 2 5 2006 | Case No.: 06-09-B378P | LOMR-APP

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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of San Jose Santa Clara County California	LEVEE	LEVEE CERTIFICATION
	COMMUNITY NO.: 060349		
IDENTIFIER	Guadalupe River Project	APPROXIMATE LATITUDE & LONGITUDE: 37.335, -121.894 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 060349 0007 G	DATE: August 17, 1998	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 060349 0008 F	DATE: December 16, 1988	
TYPE: FIRM	NO.: 060349 0013 E	DATE: February 19, 1986	
TYPE: FIRM	NO.: 060349 0014 E	DATE: December 16, 1988	
TYPE: FIRM	NO.: 060349 0018 D	DATE: August 2, 1982	
TYPE: FIRM	NO.: 060349 0019 E	DATE: December 16, 1988	
TYPE: FIRM	NO.: 060349 0024 D	DATE: August 2, 1982	
TYPE: FIRM	NO.: 060349 0025 D	DATE: August 2, 1982	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Guadalupe River – from just upstream of State Route 237 to just downstream of Interstate Highway 280

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Guadalupe River	Zone A99	Zone X (shaded)	NONE	YES
	Zone A	Zone AH	NONE	NONE
	Zone A	Zone AO	NONE	NONE
	No BFEs	BFEs	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Michael B. Godesky, Project Engineer
Engineering Management Section
Mitigation Division

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 060337 **Name:** Santa Clara County, California

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 060337 0070 F	DATE: December 16, 1988	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 060337 0235 E	DATE: December 16, 1988	

CID Number: 060350 **Name:** City of Santa Clara, California

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 060350 0001 D	DATE: January 20, 1999	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM	NO.: 060350 0003 D	DATE: January 20, 1999	
TYPE: FIRM	NO.: 060350 0005 D	DATE: January 20, 1999	

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Michael B. Godesky, Project Engineer
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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 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, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a revised FIRM and FIS report for Santa Clara County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Santa Clara County, were submitted to your community for review on September 30, 2005. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

As part of this revision, the format of the map panels has changed. Previously, flood-hazard information was shown on both the Flood Insurance Rate Map and Flood Boundary and Floodway Map. In the new format, all base flood elevations, cross sections, zone designations, and floodplain and floodway boundary delineations are shown on the Flood Insurance Rate Map have been eliminated. Some of the flood insurance zone designations were changed to reflect the new format. Areas previously shown as numbered Zone A were changed to Zone AE. Areas previously shown as Zone B were changed to Zone X (shaded). Areas previously shown as Zone C were changed to Zone X (unshaded).

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER Name: *San Jose Mercury News*
Dates: 07/19/2006 07/26/2006

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Guadalupe River	Just upstream of State Route 237	None	2	060349 0008 F
	Just upstream of Southern Pacific Railroad	None	75	060349 0025 D

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Michael B. Godesky, Project Engineer
Engineering Management Section
Mitigation Division

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITIES OF SANTA CLARA AND SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On January 20, 1999, and August 17, 1998, respectively, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the Cities of Santa Clara and San Jose, Santa Clara County, California, through issuance of Flood Insurance Rate Maps (FIRMs). The Mitigation Division has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in these communities is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRMs for these communities.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are 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.

A hydraulic analysis was performed to incorporate levee improvements along the revised reach of the Guadalupe River from just upstream of State Route 237 to just downstream of Interstate Highway 280 and has resulted in a decrease in SFHA width and establishment of BFEs for the revised reach of the Guadalupe River. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)	Modified BFE (feet)*
[1] Just upstream of State Route 237	None	2
[2] Approximately 11,850 feet downstream of Montague Expressway	None	3
[2] At intersection of Bellomy Street and Campbell Avenue	None	63
[1] Just upstream of Southern Pacific Railroad	None	75

*National Geodetic Vertical Datum, rounded to nearest whole foot
[1]City of San Jose
[2]City of Santa Clara

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Division reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Division's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Ron Gonzales
Mayor, City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

OR

The Honorable Patricia Mahan
Mayor, City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050