



Federal Emergency Management Agency

Region IX
Building 105
Presidio of San Francisco
San Francisco, California 94129

Roberto Reyes
Associate Civil Engineer
City of Fremont, CA
Development Services Center
39550 Liberty Street
Fremont, CA 94537-5006

DEC 8 2000

Dear Mr. Reyes:

Please see the enclosed copies of FEMA Elevation Certificates for Tract 5329, the Wildflower Common Development. The information detailed on the enclosed certificates specify expensive flood insurance on the structures within this tract. The certificates specify that although the structures in questions are located within a Flood Zone 'B', they have a storm drain system that is directly connected to a Flood Zone 'A6'. With this connected storm drain system, the buildings are rated as having a portion of the structure within an 'A6' Flood Zone with a subgrade attached garage as the lowest floor. This rating of these structures as being within an 'A6' Flood Zone with their lowest floors a few feet below the Base Flood Elevation level has resulted in what may be unnecessary expensive flood insurance premium rates on these structures.

I'm wondering if there is a way in which we can lower the flood insurance premium rates for the owners of these homes? Please review the enclosed FEMA Elevation Certificates for Tract 5329 and the homes located within this tract. Is the storm drain system for this tract of homes connected to these buildings? If so, does this storm drain system run into an 'A6' Flood Zone? If so, can this storm drain system be disconnected from these homes in such a way as to still provide for proper storm drainage and yet permit these homes to be re-rated as being within a 'B' Flood Zone? A 'B' Flood Zone rating would bring these structures into compliance with local and NFIP building regulations and will result in a less expensive flood insurance premium for the owners of these homes.

Thank you for your assistance with this important matter.

Sincerely,

Michael Shore
Flood Program Planner

Cc:

Ray Lee, CA Department of Water Resources, Central District

ELEVATION CERTIFICATE

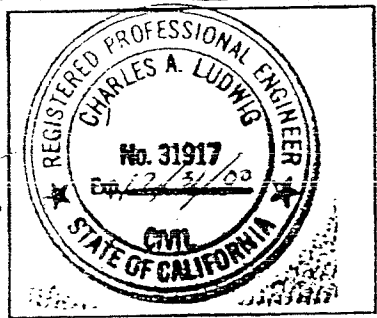
Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:	
BUILDING OWNER'S NAME <u>Aldrich Place Home Owners Association</u>		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <u>3940 thru 3968 Wildflower Common</u>		Company NAIC Number	
CITY <u>Fremont</u>	STATE <u>CA</u>	ZIP CODE <u>94538</u>	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lots 6 thru 16 Tract 5329 APN: 525-0611- 83 thru 90</u>			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary) <u>residential</u>			
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-##.##" or ##.####')		HORIZONTAL DATUM: SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

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SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <u>City of Fremont 65028</u>		B2. COUNTY NAME <u>Alameda</u>		B3. STATE <u>CA</u>	
B4. MAP AND PANEL NUMBER <u>065028 0029</u>	B5. SUFFIX <u>c</u>	B6. FIRM INDEX DATE <u>Feb. 9, 2000</u>	B7. FIRM PANEL EFFECTIVE/REVISED DATE <u>Feb. 9, 2000</u>	B8. FLOOD ZONE(S) <u>A6 see note 1</u>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <u>43.0</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe):					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe):					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date:					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Building Diagram Number <u>2</u> (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)	
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion. Datum <u>NGVD 1929</u> Conversion/Comments	
Elevation reference mark used <u>see note 2</u> Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>41.6</u> ft.(m)
<input checked="" type="checkbox"/> b) Top of next higher floor	<u>50.5</u> ft.(m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	_____ ft.(m)
<input type="checkbox"/> d) Attached garage (top of slab)	_____ ft.(m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building	<u>N/A</u> ft.(m)
<input checked="" type="checkbox"/> f) Lowest adjacent grade (LAG)	<u>41.5</u> ft.(m)
<input checked="" type="checkbox"/> g) Highest adjacent grade (HAG)	<u>44.1</u> ft.(m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	_____
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3h	_____ sq. in. (sq. cm)



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
CERTIFIER'S NAME <u>Charles Ludwig</u>	LICENSE NUMBER <u>R.C.E. 31917</u>		
TITLE <u>president</u>	COMPANY NAME <u>Fremont Engineers Inc.</u>		
ADDRESS <u>4551 Eggers Dr.</u>	CITY <u>Fremont</u>	STATE <u>CA</u>	ZIP CODE <u>94536</u>
SIGNATURE <u>[Signature]</u>	DATE <u>7/13/00</u>	TELEPHONE <u>510-792-1817</u>	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.			Policy Number	
3940 thru 3968	Wildflower Common			
CITY	STATE	ZIP CODE	Company NAIC Number	
Fremont	CA	94538		

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
 1. Per the Flood Insurance Rate Map this building is located in Zones B&A1, however a review of the storm drainage plan for Tract 5329 shows the storm drain system provides a direct connection to Zone A6 extending it to the Bldg.
 2. City of Fremont benchmark "M9", Elev. 41.318 NGVD1929 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ft.(m) in.(cm) above or below (check one) the highest adjacent grade.
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ft.(m) in.(cm) above the highest adjacent grade.
- E4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME			
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS			<input type="checkbox"/> Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____
- G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

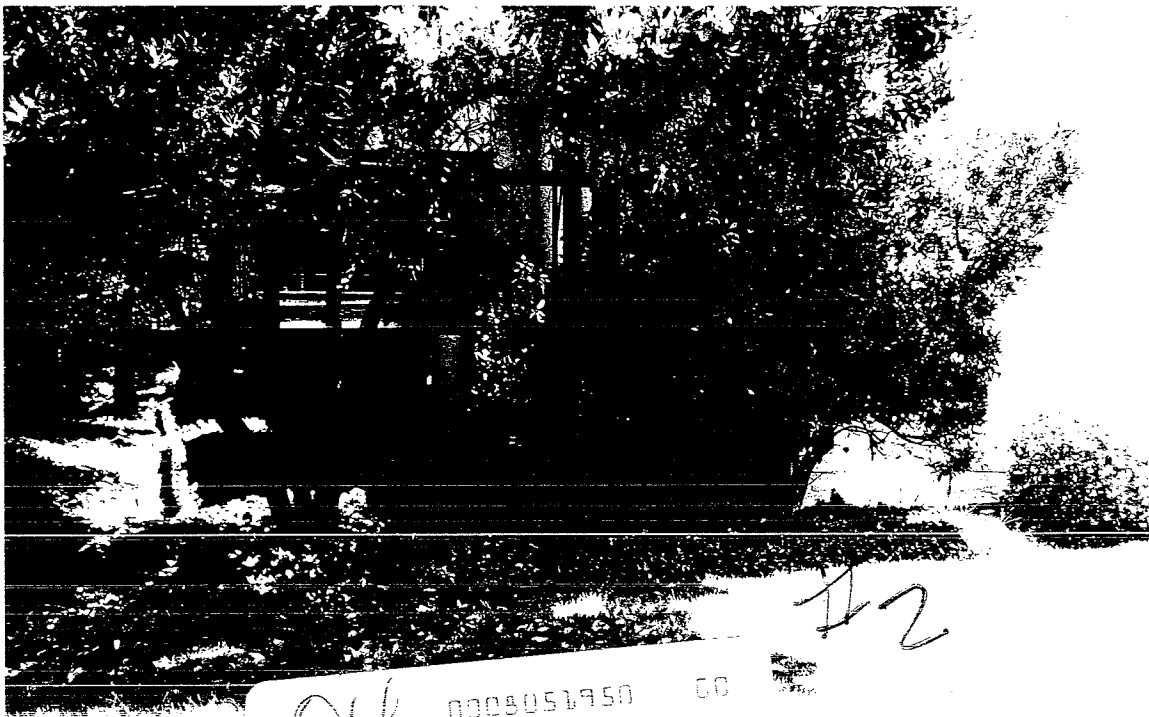
Check here if attachments



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