

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: PACIFIC, CITY OF

Community No: 290134

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effect of the enclosed revised FIRM panel(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below are either not located on revised FIRM panels, or have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

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2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	96-07-045A	11/06/1995	T.M. AULT'S ADDITION,BLOCK 199, NORTH 1/2 OF LOTS 19-21-- 820 N. FIRST ST.	2901340001C	29071C0351E
LOMA	97-07-217A	02/12/1997	SUNSET VALLEY ADDTN, LOT 9- -109 JUDY BROOK LANE	2901340001C	29071C0332E
LOMA	97-07-590A	09/23/1997	SUNSET VALLEY ADDITION, LOT 7-- 119 JUDY BROOK STREET	2901340001C	29071C0332E
LOMA	98-07-280A	02/17/1998	HAWTHORNE PLAT 13, LOT 14 --	2901340001C	29071C0332E
LOMA	98-07-536A	06/01/1998	SUNSET VALLEY ADDITION, LOT 3-- 143 JERRY MAC STREET	2901340001C	29071C0332E
LOMA	98-07-782A	08/13/1998	SUNSET VALLEY ADDITION, LOT 4 -- 1607 MEADOW CIRCLE DRIVE	2901340001C	29071C0332E
LOMA	98-07-718A	09/03/1998	HIGH SCHOOL ADDITION, LOT 27 AND PORTIONS OF LOTS 24-26 -- 916 WEST THORNTON STREET	2901340001C	29071C0332E
LOMA	99-07-111A	12/17/1998	BLUMENTHAL'S ADDITON, BLOCK 19, LOT 5; 266 EAST WALNUT ST.	2901340001C	29071C0351E
LOMA	99-07-230A	01/20/1999	BLUMENTHAL'S ADDITION, BLOCK 11, LOTS 10-11 -- 403 NORTH COLUMBUS ST.	2901340001C	29071C0351E
LOMA	01-07-843A	10/03/2001	EDMUNDSON TERRACE, BLOCK 1, LOT 23; 130 EAST PARK STREET	2901340001C	29071C0351E
LOMA	02-07-223A	01/09/2002	PARK LAMAR-PLAT 1, LOT 2; 2044 ROSE LANE	2901340001C	29071C0332E
LOMA	02-07-809A	06/19/2002	SUNSET VALLEY ADDITION, LOT 5; 1609 MEADOW CIRCLE	2901340001C	29071C0332E
LOMA	02-07-958A	10/09/2002	SCHNEIDER INDUSTRIAL PARK, LOT 4; 2244 ROSE LANE	2901340001C	29071C0332E
LOMA	03-07-617A	05/02/2003	WEST MORE PLACE ADDITION, BLOCK 3, LOTS 5-8; MUELLER CONDOS	2901340001C	29071C0332E
LOMA	03-07-867A	05/14/2003	PARKVIEW, LOT 6; 416 KALEIGH LANE	2901340001C	29071C0332E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	03-07-1007A	06/27/2003	WESTMOOR PLACE CONDOMINIUMS, BUILDINGS 1, 3,4, 6,7, 9,10	2901340001C	29071C0332E
LOMA	03-07-1160A	08/01/2003	WESTMOOR PLACE CONDOS, BLDGS 2, 5, 8	2901340001C	29071C0332E
LOMA	03-07-1194A	09/22/2003	PARK VIEW SUBDIVISION, LOT 5; 424 KALEIGH LANE	2901340001C	29071C0332E
LOMA	03-07-1499A	10/22/2003	BLUMENTHAL'S ADDITION, LOT 1, BLOCK 19; 212 EAST WALNUT	2901340001C	29071C0351E
LOMR-F	04-07-146A	12/05/2003	PACIFIC ESTATES CONDOMINIUM, PLAT 2, PHASE I	2901340001C	29071C0351E
LOMA	04-07-A390A	12/02/2004	320 WEST MERAMEC STREET	2901340001C	29071C0351E
LOMR-F	05-07-0022A	01/14/2005	SCHNEIDER INDUSTRIAL PARK, LOT 6 – 2286 ROSE LANE	2901340001C	29071C0332E
LOMA	06-07-B087A	02/02/2006	PATTON'S ADDITION, LOTS 5-6 – 1302 WEST CONGRESS STREET (MO)	2901340001C	29071C0332E
LOMA	06-07-B093A	02/07/2006	BLUMENTHAL'S ADDITION, BLOCK 10, LOT 12 – 213 EAST WALNUT STREET (MO)	2901340001C	29071C0351E
LOMA	06-07-BE76A	09/28/2006	BLUMENTHAL'S ADDITION, BLOCK 10, LOT 12 – 213 EAST WALNUT STREET (MO)	2901340001C	29071C0351E
LOMA	06-07-BC73A	10/03/2006	HIGH SCHOOL ADDITION, LOTS 36-37 – 803 WEST UNION STREET (MO)	2901340001C	29071C0332E
LOMA	07-07-0034A	10/20/2006	BLUMENTHAL'S ADDITION, LOT 1, BLOCK 19 – 212 EAST WALNUT STREET	2901340001C	29071C0351E
LOMA	09-07-0967A	05/21/2009	WEST MORE PLACE, PORTION OF TRACT 2 – 917 THORNTON STREET	2901340001C	29071C0332E
LOMA	10-07-1439A	05/25/2010	428 MONROE STREET – LOTS 40 & 41 IN BLOCK 3 OF WESTMOR PLACE	2901340001C	29071C0332E
LOMA	11-07-3538A	11/10/2011	HAWTHORNE ESTATES PLAT 11 SUBDIVISION, LOT 5 -- 400 REDBUD PACIFIC	29071C0335D	29071C0332E
LOMA	12-07-0861A	12/14/2011	Lot 6, Hawthorne No. 11 Subdivision - 402 Redbud Court	29071C0335D	29071C0332E

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LOMA	12-07-0909A	12/16/2011	Lot 4, Hawthorne No. 11 Subdivision - 401 Redbud Court	29071C0335D	29071C0332E
LOMA	12-07-0882A	01/10/2012	LOT 3, HAWTHORNE PLAT 11 — 403 REDBUD COURT	29071C0335D	29071C0332E
LOMA	12-07-1249A	02/21/2012	PACIFIC ESTATES CONDO, UNITS 23-25—629, 633, 637 PACIFIC ESTATES DRIVE	29071C0335D	29071C0332E
LOMR-FW	12-07-2420A	06/05/2012	HOGAN PLACE ADDITION NO. 2 — BLDG 6, 10, 11	29071C0335D	29071C0332E
LOMR-F	12-07-2754A	08/07/2012	1545 WEST PACIFIC STREET	29071C0335D	29071C0332E
LOMA	13-07-0284A	01/08/2013	MERAMEC INDUSTRIAL PARK, LOT 2 -- 830 JEFFERSON STREET	29071C0335D	29071C0332E
LOMA	13-07-0939A	02/07/2013	Lot 51, The Cedars No. 3 Subdivision - 120 Cedar Ridge Drive	29071C0335D	29071C0332E
LOMA	13-07-0758A	03/12/2013	KEATLEY'S SUBDIVISION, LOT 7 -- 1423 WEST CONGRESS STREET	29071C0335D	29071C0332E
LOMA	13-07-1611A	05/09/2013	Lot 11 and 12, Block 173, T.M. Ault's Addition Subdivision - 622 North Columbus	29071C0355D	29071C0351E
LOMA	13-07-2148A	08/06/2013	Lot 1, 2, 3, Block 21, Blumenthal's Subdivision - 400 E Walnut	29071C0355D	29071C0351E
LOMA	14-07-0349A	12/12/2013	T.M. AULT'S ADDITION, BLOCK 173, LOTS 9 & 10 — 618 NORTH COLUMBUS STREET	29071C0355D	29071C0351E
LOMA	14-07-1491A	04/11/2014	727 West Union Street	29071C0335D	29071C0332E
LOMA	14-07-1507A	04/15/2014	Lot 5, Block 10, Blumenthal's Addition Subdivision - 228 East Franklin Street	29071C0355D	29071C0351E
LOMA	14-07-1612A	05/08/2014	1547 THORNTON STREET	29071C0335D	29071C0332E
LOMA	15-07-0193A	12/18/2014	LOT 2, BLOCK 19, BLUMENTHAL'S ADDITION -216 EAST WALNUT STREET	29071C0355D	29071C0351E
LOMA	15-07-0556A	02/05/2015	HAWTHORNE PLAT II, LOT 2 — 405 RED BUD	29071C0335D	29071C0332E

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-07-1707A	07/22/2015	BLUMENTHAL'S ADDITION, BLOCK 19, LOT 2 -- 216 EAST WALNUT STREET (219-NC)	29071C0355D	29071C0351E
LOMA	15-07-1825A	08/04/2015	PARKVIEW, LOT 4 -- 425 KALEIGH LANE	29071C0335D	29071C0332E
LOMA	15-07-2330A	09/30/2015	Lot 44, Block 3, West More Place Addition Subdivision - 414 Monroe Street	29071C0335D	29071C0332E
LOMR-FW	16-07-1027A	05/04/2016	THE CEDARS PLAT NO. 3, LOT 56 -- 100 CEDAR RIDGE DRIVE	29071C0335D	29071C0332E
LOMA	16-07-2068A	09/26/2016	BLUMENTHALS ADDITION, BLOCK 11, LOTS 8 & 9 -- 411 NORTH COLUMBUS STREET	29071C0355D	29071C0351E
LOMA	17-07-0637A	01/27/2017	BLUMENTHAL'S ADDITION, BLOCK 19, LOTS 9 & 10 -- 225 EAST OSAGE (RESIDENCE)	29071C0355D	29071C0351E
LOMA	17-07-0638A	01/27/2017	BLUMENTHAL'S ADDITION, BLOCK 19, LOTS 9 & 10 -- 225 EAST OSAGE (GARAGE)	29071C0355D	29071C0351E
LOMA	17-07-0925A	03/08/2017	BLUMENTHAL'S ADDITION, BLOCK 24, LOTS 4-6 -- 221 NORTH OLIVE STREET	29071C0355D	29071C0351E
LOMA	17-07-1141A	04/10/2017	LOT 8, SUNSET VALLEY ADDITION -- 113 JUDY BROOK	29071C0335D	29071C0332E
LOMA	18-07-0344A	12/14/2017	SECTION 12, T43N, R2E -- 228 INDIAN PRIDE DRIVE	29071C0335D	29071C0332E
LOMA	18-07-0587A	01/16/2018	BLUMENTHAL'S ADDITION, BLOCK 19, LOT 7 -- 307 NORTH OLIVE STREET	29071C0355D	29071C0351E
LOMA	18-07-0588A	01/16/2018	BLUMENTHAL'S ADDITION, BLOCK 19, LOT 7 -- 233 EAST OSAGE STREET	29071C0355D	29071C0351E

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-07-1127A	02/14/2012	SEC. 8, T43N, R43E -- 1047 EAST OSAGE STREET	29071C0355D	29071C0355 D

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	98-07-748A	11/18/1998	HAWTHORNE SUBDIV PLAT 12, LOTS 11-13; PLAT 13, LOTS 14-26; PLAT 14, LOT 27	1
LOMA	11-07-3305A	12/13/2011	T.M. AULT'S ADDITION, BLOCK 199, LOTS 29 & 30 — 115 EAST PARK STREET	4
LOMA	15-07-0174A	12/04/2014	PURSLEY ADDITION, LOT 2 -- 1331 WEST CONGRESS	4
LOMA	15-07-1050A	04/20/2015	BLUMENTHALS ADDITION, BLOCK 10, LOTS 16 & 17 – 414 NORTH COLUMBUS STREET	4
LOMA	15-07-1640A	06/26/2015	Lot 1-3, Block 20, Blumenthal's Addition Subdivision - 316 North Olive Street	4
LOMA	17-07-1339A	05/03/2017	BLUMENTHAL'S ADDITION, BLOCK 10, LOTS 1 & 2 – 212 EAST FRANKLIN STREET (REAR)	4
LOMA	18-07-0589A	01/16/2018	BLUMENTHAL'S ADDITION, BLOCK 20, LOTS 1, 2, & 3 – 312 NORTH OLIVE STREET	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

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			NO CASES RECORDED		

Community Review Checklist

This checklist is to assist your community in the review of its Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM). This checklist should be completed by a community representative familiar with flood hazards within your community.

Flood Insurance Rate Maps		Yes	No
1.	Are your community's political boundaries correct?		
2.	Are road names correct? Please note the FIRM is not intended to be used as a street map; road names should appear when in close proximity to identified flood hazards.		
3.	Are there concerns with the depicted flood hazards? Are flooding source names and hydraulic structures (i.e. dams, levees), properly identified? Do the Base Flood Elevations, if applicable, appear scientifically correct?		
4.	Do the floodplain boundaries correspond well with historical flooding patterns?		
5.	Are there any areas prone to flooding not shown on the preliminary FIRM panels?		
6.	Is the map repository address on the FIS Table 31 showing the correct location where the DFIRM panels will be stored and available for public review within your community?		
Flood Insurance Study report (if applicable)			
7.	Is the community description, description of principal flood problems, and description of flood protection measures in Section 4.1 through 4.4 in the FIS Report correct?		
Summary of Map Actions (SOMA)			
8.	If your community was provided a SOMA with your preliminary maps, did it include all Letters of Map Amendment and Letters of Map Revision issued since your last FIRM effective date?		
Additional Comments:			



Please send comments to:

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FEMA



Changes to FEMA's Appeals Process

FEMA is revising its existing appeal policy to expand the due process procedures currently provided for new or modified Base Flood Elevations (BFEs) and base flood depths to other new or modified flood hazard information shown on a Flood Insurance Rate Map (FIRM), including the addition or modification of any Special Flood Hazard Area (SFHA) boundary or zone designation, or regulatory floodway. SFHAs are areas subject to inundation by the base flood and include the following flood insurance risk zone designations: A, AO, AH, A1-A30, AE, A99, AR, AR/A1-A30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-V30, VE, and V. The regulatory floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water-surface elevation more than a designated height.

When is the new policy effective?

This guidance is effective as of December 1, 2011 and applies to certain in-progress and all future flood studies and Physical Map Revisions (PMRs). Specifically it will apply to all flood studies and PMRs for which preliminary and certain revised preliminary FIRMs and Flood Insurance Study (FIS) reports are issued on or after December 1, 2011. It will also apply to all flood studies and PMRs for which a proposed flood hazard determination (formerly called a Proposed Rule) is published in the FEDERAL REGISTER on or after December 1, 2011. It will not apply to flood studies and PMRs for which preliminary FIRMs and FISs were issued prior to December 1, 2011 and for which a statutory 90-day appeal period was not required at the time of issuance.

The guidance also applies to Letters of Map Revision (LOMRs) that reflect updated flood hazards issued on or after December 1, 2011.

What Effect will the Policy Change Have?

Under the new policy, the addition/modification of BFEs/base flood depths or any change in SFHA boundary, floodway delineation, or zone designation requires a statutory 90-day appeal period and the fulfillment of the additional due process notification requirements outlined in the National Flood Insurance Program regulations.

Federal Register publications and other public notices identifying appealable FIRM changes will be simplified under the *Expanded Appeals Process* and will no longer include specific flooding source names or BFE listings; instead links to online preliminary Flood Insurance Studies (FISs) and FIRMs and LOMR documents will be included in the notices to allow users to better understand the changes being made to their community's FIS and FIRM.

For More Information

For more detailed information on the *Expanded Appeals Process*, refer to FEMA Procedure Memorandum 57; or contact your local FEMA Region Office: http://www.fema.gov/plan/prevent/fhm/fp_key.shtm.

RiskMAP

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