Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 96-09-652P

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, Nevada 89505

Community: City of Reno, Nevada
Community No.: 320020
Panels Affected: 32031C3159 E, 3170 E, and 3178 E
Effective Date of This Revision: FEB 05 1997

RECEIVED
OCT 16 1998
DIVISION OF WATER PLANNING

102-I-C

Dear Mayor Griffin:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated April 8, 1996, Ms. Margaret F. Bowker, P.E., President, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of the construction of new roads, culverts and channels along Thomas Creek from just downstream of South Virginia Street to its confluence with Whites Creek. The annexation map submitted with Ms. Bowker's request shows that the area of the revision request have been annexed by the City of Reno.

All data required to complete our review of this request were submitted with letters from Ms. Bowker.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Thomas Creek. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for Thomas Creek increased in some areas and decreased in other areas, as shown on the existing conditions work maps, Figures 5A, 5B, and 5C, all dated January 1995, and as described in the report, entitled "Hydrologic and Hydraulic Analysis, South Meadows/Double Diamond Ranch, Reno, Nevada, Application for Conditional Letter of Map Revision," dated February 8, 1995, and an addendum to this report, dated April 8, 1996, all prepared by Nimbus Engineers. The modifications are shown on the enclosed annotated copy of FIRM Panels 32031C3159 E, 32031C3170 E, and 32031C3178 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panels of the effective FIRM dated September 30, 1994.

The modifications are effective as of the date of this letter. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

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.

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development,.and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culvert rests with your community.

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 a related 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.

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 minimum NFIP criteria. These criteria are the minimum 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 made by this LOMR. Our records show that your community has met this requirement.

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

Ms. Dorothy M. Lacey
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. 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,

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

Enclosures

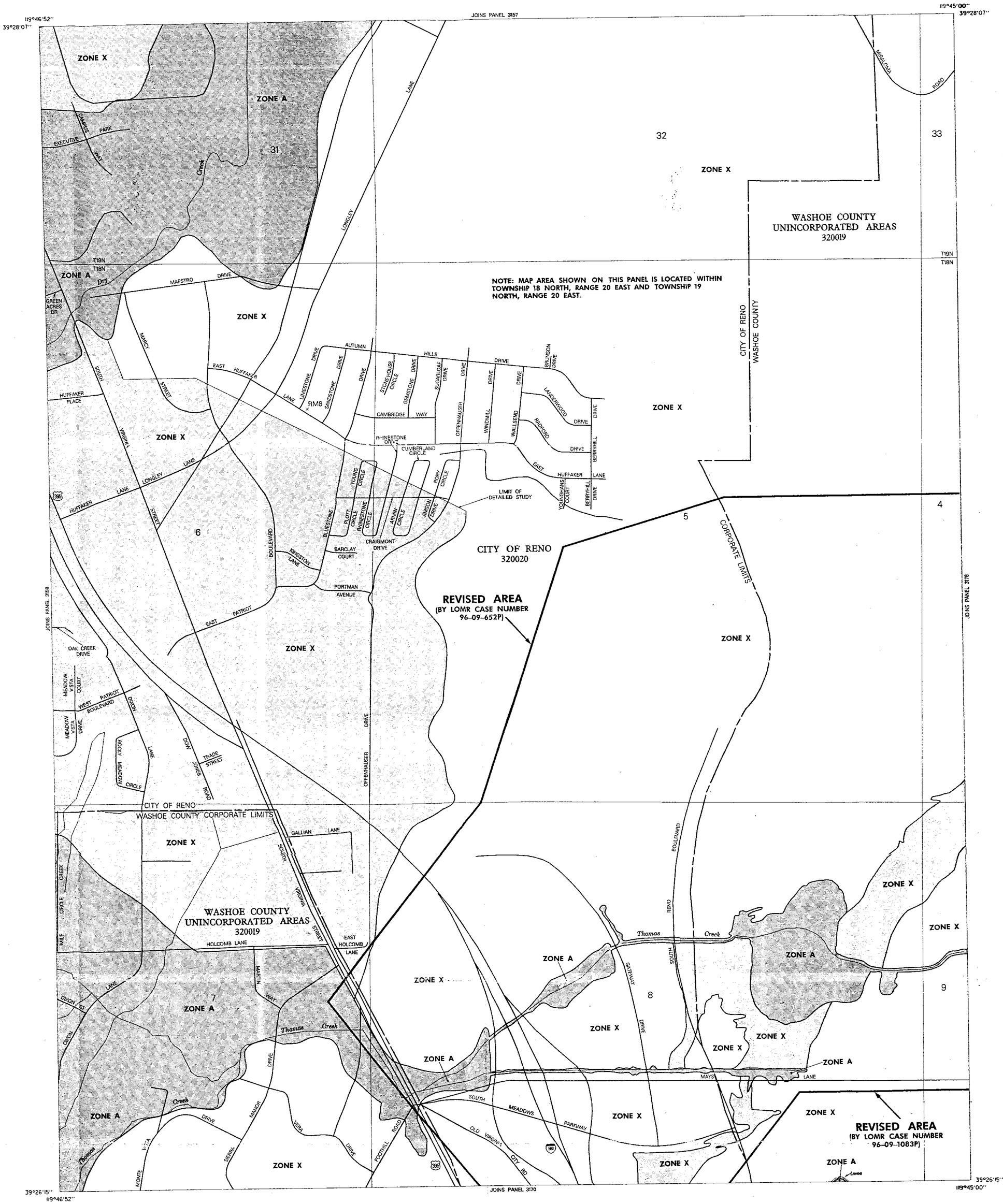
cc: Mr. Steve Varela, P.E.
City Engineer/Maintenance Director
City of Reno

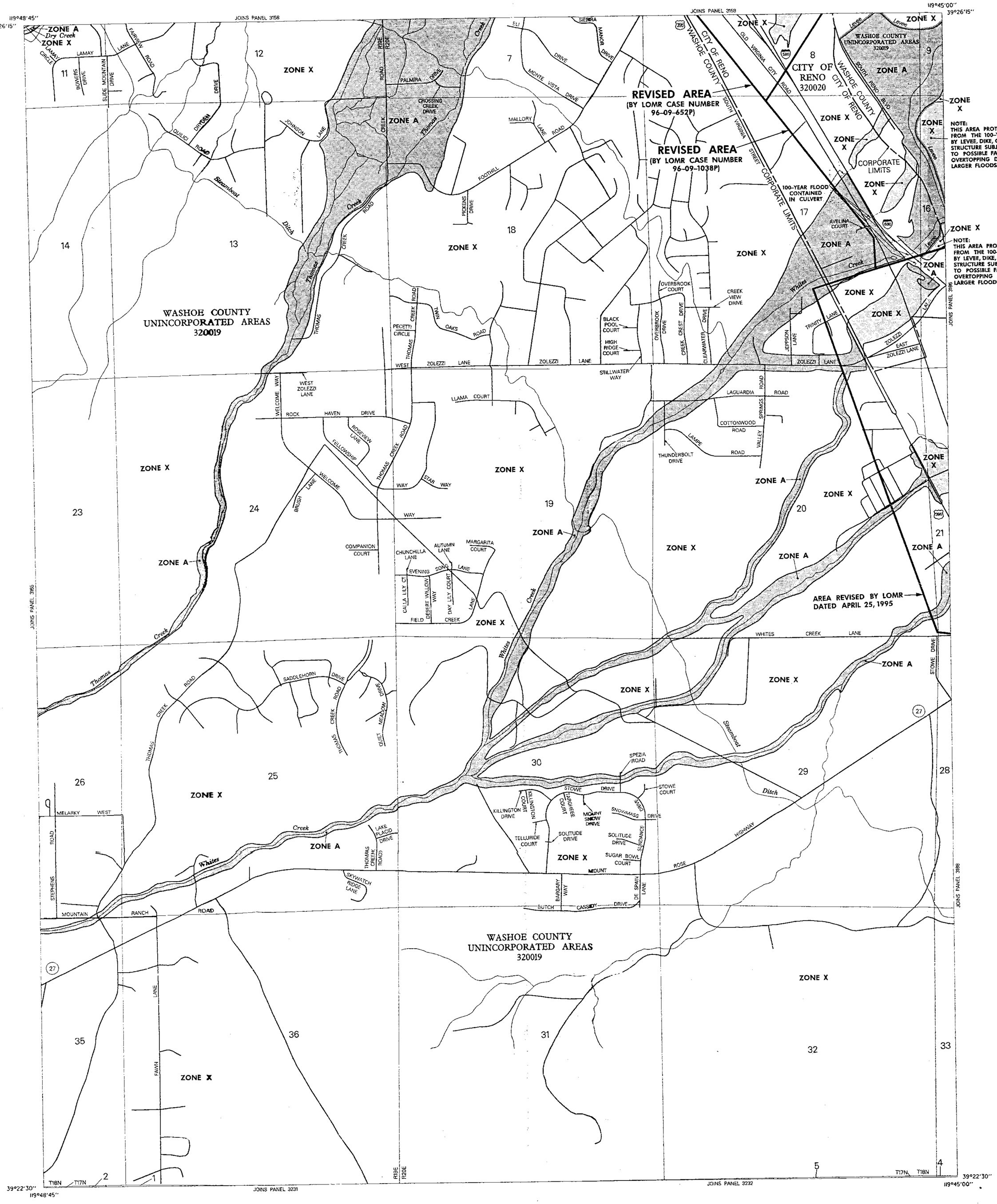
Mr. David T. Price, P.E.
County Engineer
Engineering Division
Department of Public Works
Washoe County

Ms. Margaret F. Bowker, P.E.
President
Nimbus Engineers

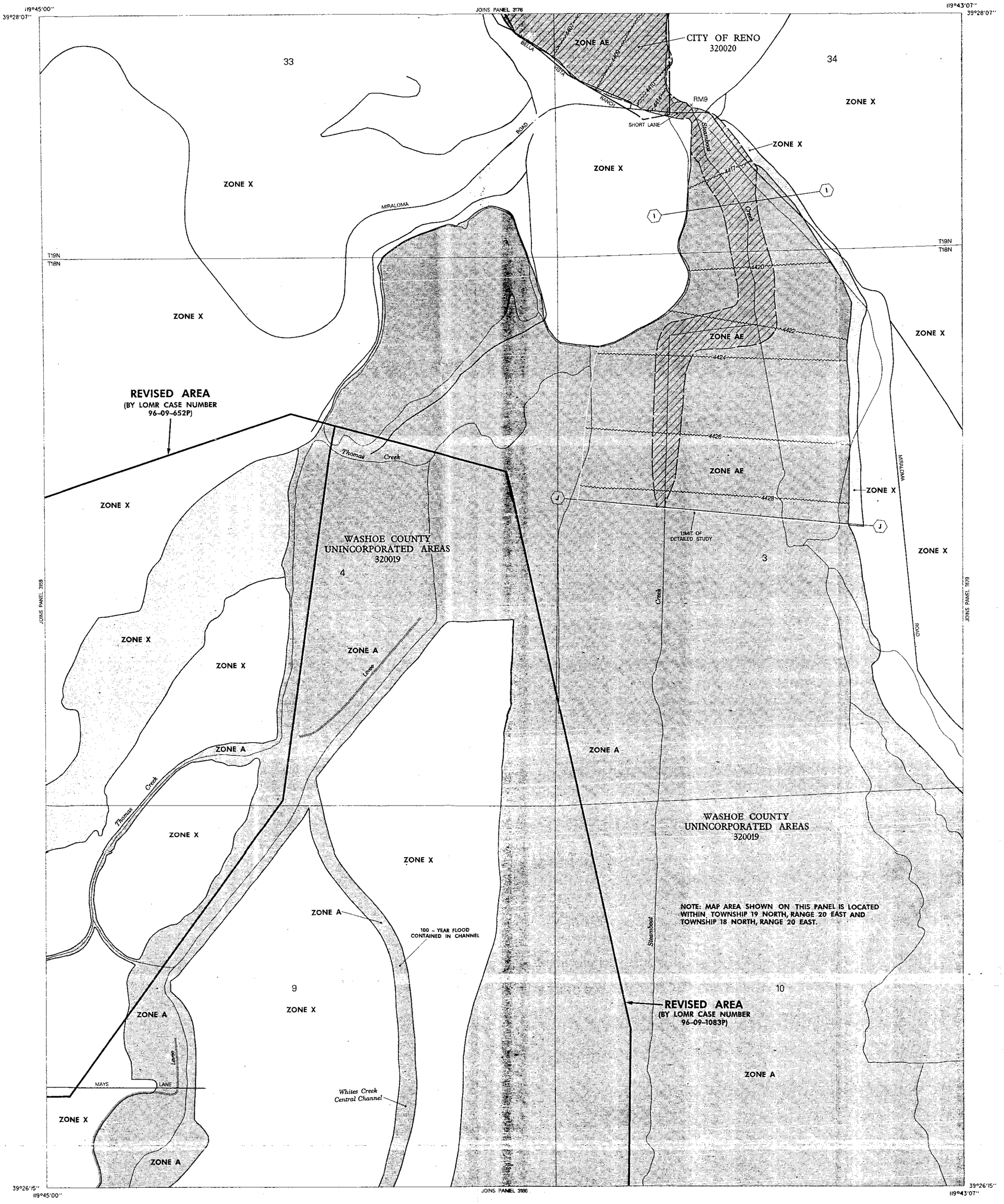
ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FEET NGVD)	DESCRIPTION OF LOCATION
RM8	4459.92	City of Reno benchmark. Is a 1 1/2-inch diameter steel cap in top of curb at northeast corner of the intersection of Huffaker Lane and Limestone Drive. Stamped with "1346."




A
B
C
D
E
F
119°48'45"
39°26'15"
JOINS PANEL 3158
119°45'00"
39°26'15"
ZONE A
Dry Creek
ZONE X
WASHOE COUNTY
UNINCORPORATED AREAS
320019
CITY OF
RENO
320020
REVISED AREA
(BY LOMR CASE NUMBER
96-09-652P)
REVISED AREA
(BY LOMR CASE NUMBER
96-09-1038P)
CORPORATE LIMITS
100-YEAR FLOOD
CONTAINED
IN CULVERT
NOTE:
THIS AREA PROTECTED
FROM THE 100-YEAR FLOOD
BY LEVEE, DIKE, OR OTHER
STRUCTURE SUBJECT
TO POSSIBLE FAILURE OR
OVERTOPPING DURING
LARGER FLOODS.
AREA REVISED BY LOMR
DATED APRIL 25, 1995
JOINS PANEL 3165
JOINS PANEL 3186
JOINS PANEL 3188
JOINS PANEL 3231
JOINS PANEL 3232
39°22'30"
119°48'45"
39°22'30"
119°45'00"
T18N
T17N
R19E
R20E

A B C D E F G

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FEET NGVD)	DESCRIPTION OF LOCATION
RM9	4417.54	Railroad spike in corner post of fence, located approximately 150 feet east of Steamboat Creek on Short Lane. Established by Towill, Inc.