



C I T Y O F
RENO

Memorandum

DATE: 1/3/2025

TO: Mayor and City Council

THROUGH: Jackie Bryant, Interim City Manager

FROM: Trina Magoon, Director

DEPT: Utility Services

SUBJECT: Silver and Swan Lake Federal Emergency Management Agency (FEMA)
Flood Map Update

In September 2024, members of the Reno City Council were briefed on the proposed map changes to Swan and Silver Lake floodplains in the Lemon Valley resulting from a Letter of Map Revision (LOMR) initiated by Washoe County. The presentation included in the briefings is included as an attachment. This memo is intended as an update.

The original briefing information is listed below, noting that no action from council was requested:

- Federal Emergency Management Agency (FEMA) Floodplain mapping updates are proposed for Silver and Swan Lake, through a LOMR process which will impact certain properties within the City of Reno. Updated floodplain maps are attached, with affected properties within the City outlined in black.
- The Silver and Swan Lake 1% annual chance (also known as 100-year event) existing (effective) floodplains are dated 2009. These effective floodplains were based on older hydrologic and hydraulic analyses, with less detailed topographic information.
- The 2017 and 2019 high water/flooding events at Swan and Silver Lakes identified flooded areas that were outside of the delineated effective floodplains, indicating a need for updating these boundaries.
- FEMA requires communities to update floodplains once there is a known discrepancy or when better information becomes available. This proposed map change was initiated by Washoe County, in coordination with the City, through the Letter of Map Change process, specifically a LOMR. Washoe County hired a consultant to update the hydrologic and hydraulic models using superior modeling and analysis methods and updated topographic information.

- The current 1% annual chance flood water surface elevations (WSELs) of Silver Lake remained the same at elevation 4971.8 feet. Note that the existing (effective) FEMA flood maps rounded up to elevation 4972 and the proposed water surface elevation will be shown on the new maps. Therefore, changes to affected properties are based on updated topography only.
- Within the City of Reno, there are only three (3) affected "developed" properties at Silver Lake: one on Resource Drive and two on Moya Boulevard. The City intends to contact and meet with each property owner to describe the changes. Newer topographic data shows portions of each building, such as dock bays, to be below the 1% annual chance WSEL. Floodproofing options may be available.
- The current 1% annual chance WSEL of Swan Lake has increased 0.7 feet from elevation 4924 feet to 4924.7 feet in the proposed mapping.
- Within the City of Reno, there are no adversely affected "developed" properties at Swan Lake, and 16 undeveloped properties that will see an increase in WSEL. There is one developed property with a minor reduction in floodplain boundary across the site.
- Changes to the Swan Lake WSEL result in a number of developed parcels that will be placed within the floodplain that are located in Washoe County. The improved topography, modeling and analysis showed many of the properties inundated in 2017/19 to be within the proposed floodplain boundary, as was expected. The County will perform its own public engagement process for those affected properties.

Activities that have occurred since the update are listed below:

- Washoe County has notified property owners of land within both unincorporated Washoe County and the City of Reno impacted by the changes to the Swan Lake floodplain by letter. Sample letters are included as an attachment.
- Washoe County has notified owners of land within unincorporated Washoe County impacted by changes to the Silver Lake Floodplain by letter. Sample letters are included as an attachment.
- The County is holding a public meeting for Swan Lake residents and property owners to discuss the map changes to the Swan Lake floodplain. The meeting will be held January 29, 2025. Washoe County has requested that City staff not be present at the meeting. The County is mailing residents and landowners notification of the meeting.
- The County plans to publish a public notice in the Reno Gazette Journal of the map changes and the public meeting around January 2, 2025.
- The County has created an interactive public-facing website that includes information on the Swan Lake and Silver Lake map changes and allows users to look up property to see any impacts of the map changes to their property.

www.LVfloodplains.com

- The City of Reno has notified property owners of land within the City of Reno impacted by the changes to the Silver Lake floodplain boundary by letter. The letter includes a link to the County's website identified above. There are two types of letters

listed below that were sent out December 31, 2024. Sample letters are included as an attachment.

- Letters informing the property owner that changes to the Silver Lake 1% annual chance floodplain will slightly impact their property with no significance.
- Letters informing the property owner that changes to the Silver Lake 1% annual chance floodplain will impact their property and now put a structure on that property within the floodplain. There are 3 such properties within the City, as mentioned above. The City intends to follow up these letters with direct contact.

Ultimately, these updates are required by FEMA and most importantly provide the community benefit of better informing property owners of their flood risk.

Attachments:

- A: 9/24 Council Briefing Presentation and Figures
- B: Silver and Swan Lake LOMR Impact Maps
- C: Washoe County Sample Notification Letters for Swan and Silver Lake Property Owners
- D: City of Reno Sample Notification Letter for Silver Lake Property Owners

Attachment A: 9/24 Council Briefing Presentation

Proposed Silver and Swan Lake Flood Map Change

9/16/24



Alignment with Strategic Plan



Economic & Community
Development



Infrastructure, Climate
Change, & Environmental
Sustainability

Proposed Silver and Swan Lake LOMR

- LOMR-- Letter of Map Revision (Flood Map Change)
- Requested by Washoe County (coordinated)

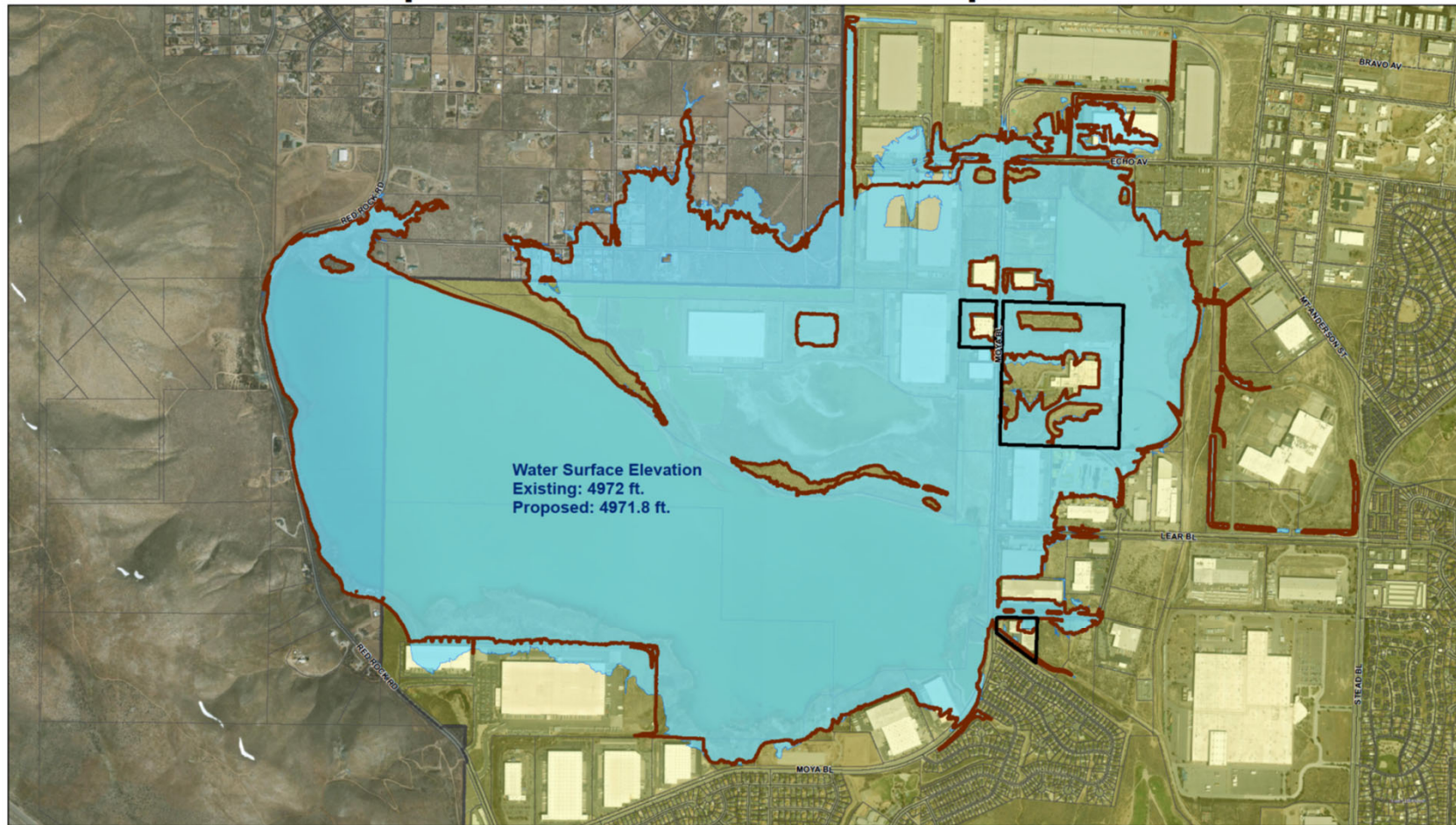
Proposed Silver and Swan Lake LOMR

- LOMR based on better Hydrologic data, superior methods of analysis, and better topographic data compared to existing mapping

Proposed Silver and Swan Lake LOMR

- Washoe County Public Outreach for Swan Lake is slated for ~October 2024 at time of flood map release.
- USD will reach out to impacted property owners around Silver Lake within City

Proposed Silver Lake LOMR Impact



Silver Lake for portion within City of Reno:

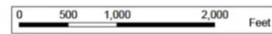
Flood Map Change impacts 3 commercial structures not previously impacted



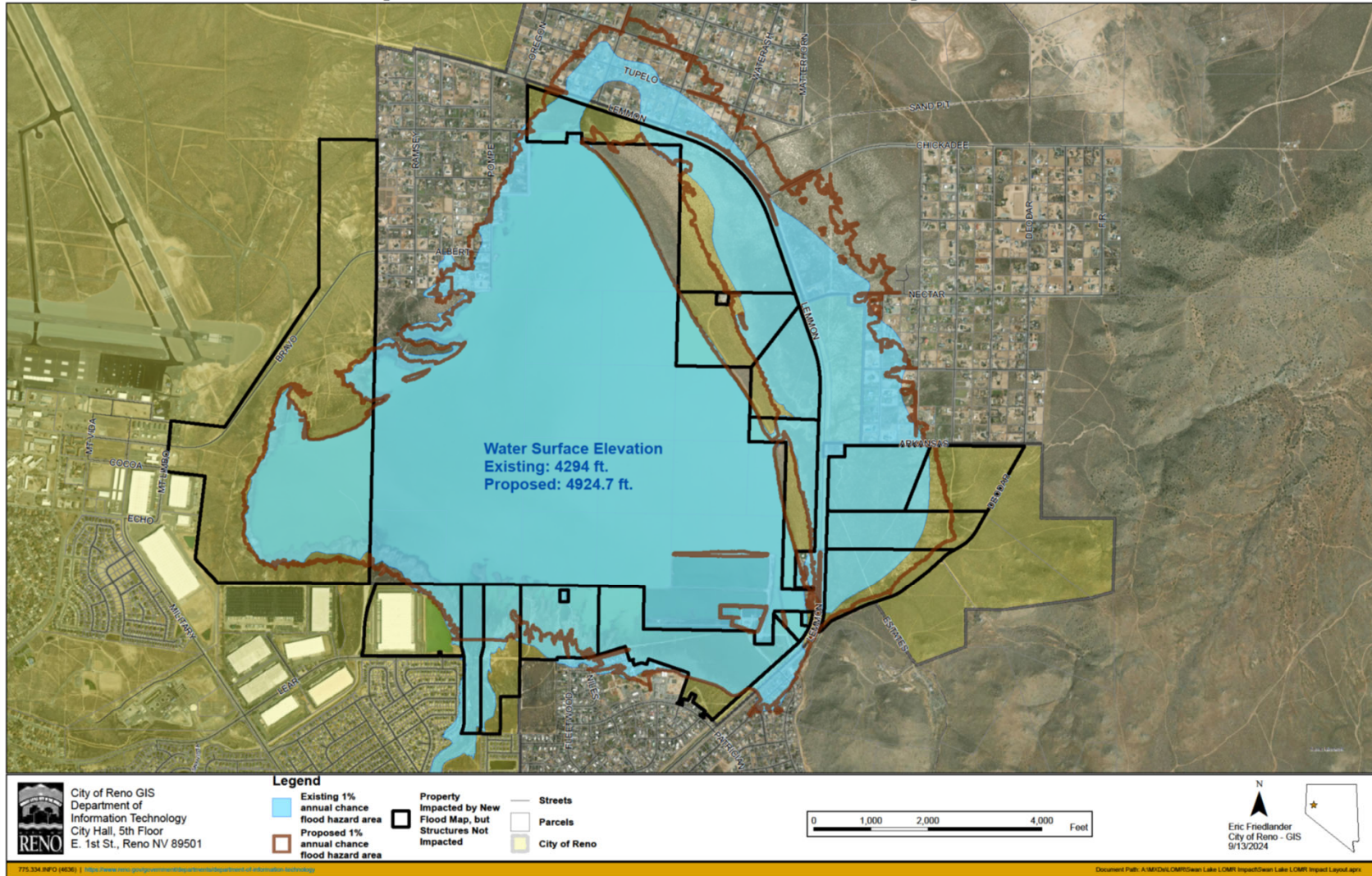
City of Reno GIS
Department of Information Technology
City Hall, 5th Floor
E. 1st St., Reno NV 89501

Legend

- Existing 1% annual chance flood hazard area
- Proposed 1% annual chance flood hazard area
- New 1% Annual Chance Structure Impacts
- City of Reno
- Streets
- Parcels



Proposed Swan Lake LOMR Impact



Swan Lake for portion within City of Reno:

Flood Map Change impacts 16 properties, but does not impact any structures

Silver and Swan Lake Flood Map Change

Silver Lake

Flood insurance may be required if owner has federally backed loans for property (3 properties)

- 6990 Resource Drive—Mas Reno LLC
- 12150 Moya Boulevard—Manufacturing (HVR Manufacturing Co, a.k.a, Hidden Valley Ranch)
- 12125 Moya Boulevard—Logistics

Swan Lake

Flood insurance won't be required since structures not impacted (16 properties)



Attachment B: Silver and Swan Lake LOMR Impact Maps

Proposed Silver Lake LOMR Impact



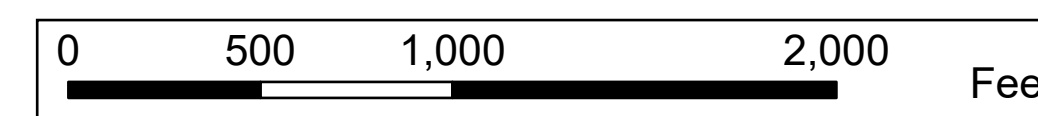
Water Surface Elevation
Existing: 4972 ft.
Proposed: 4971.8 ft.



City of Reno GIS
Department of
Information Technology
City Hall, 5th Floor
E. 1st St., Reno NV 89501

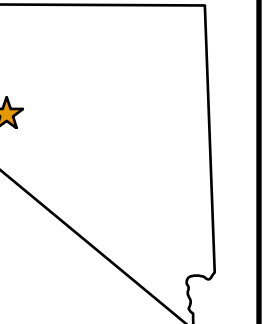
Legend

- Existing 1% annual chance flood hazard area
- Proposed 1% annual chance flood hazard area
- New 1% Annual Chance Structure Impacts
- City of Reno
- Streets
- Parcels

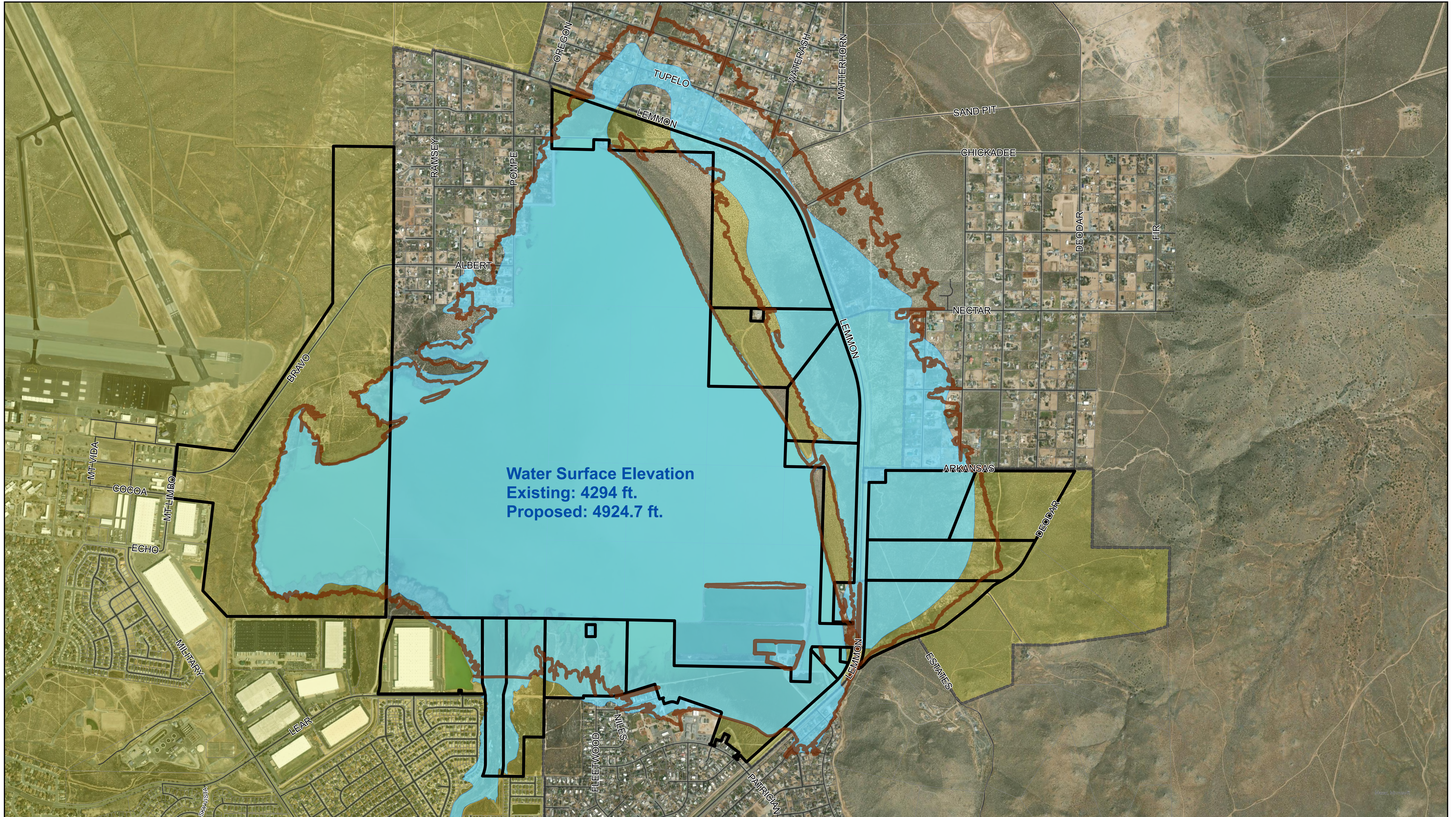



N

Eric Friedlander
City of Reno - GIS
9/13/2024



Proposed Swan Lake LOMR Impact






 City of Reno GIS
 Department of Information Technology
 City Hall, 5th Floor
 E. 1st St., Reno NV 89501

Legend

- Existing 1% annual chance flood hazard area
- Proposed 1% annual chance flood hazard area
- Property Impacted by New Flood Map, but Structures Not Impacted
- City of Reno
- Streets
- Parcels




 Eric Friedlander
 City of Reno - GIS
 9/13/2024



**Attachment C: Washoe County Sample Notification
Letters for Swan and Silver Lake Property Owners**



December 26, 2024

EUCARIO G AYALA et al

9065 CONVAIR WAY

RENO, NV 89506

Re: Notification of REMOVAL from 1% (100-year) annual chance floodplain

Dear Mr./Ms./Mr. & Mrs. EUCARIO G AYALA et al:

This letter is to inform you of a change to the Federal Emergency Management Agency (FEMA) 1% (100-year) annual chance floodplain in the Lemmon Valley area associated with Swan Lake. This change affects your property at 10890 REDPINE RD, Washoe County Parcel #080-288-07 as the floodplain has changed with respect to your property and your property is no longer subject to FEMA's regulatory requirement as it was previously. The purpose of this letter is to inform you of this change and to explain the remapping process and what it may mean for you. Please see the attached map for a depiction of the revised floodplain mapping showing your property has been removed from the 1% (100-year) annual change floodplain. The property was removed due to better mapping methods and highly accurate measurements of the topography of your property. To further help to show this change, Washoe County has created a website with detailed information about this process and the website address is at the end of this letter.

While it has been determined through the technical analysis that your property has been removed from FEMA's mapped floodplain, the following information is provided to better describe the process and so you are aware of the changes to the floodplain associated with Swan Lake.

FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of the land areas in the United States are subject to flood risks that have been determined to be "special hazard" areas. FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these "special hazard" areas have a 1-in-100 chance every year of being flooded. It doesn't mean that these areas will only be flooded once in a 100-year period and in fact, there are areas in the United States that are consistently flooded each year. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County is submitting to them a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically those around the Swan Lake closed hydro basins. The maps are FIRM Panels 32031C2836G, 32031C2838G and 32031C2850G.

The LOMR will result in:

- Establishment of the 100-year floodplain elevation (referred to as the Base Flood Elevation or BFE), from 4924.0 feet (estimated with limited data in 1987) to 4924.7 feet (based on the longer period of record and improved methods of analysis).

- Establishment of the 100-year floodplain boundary based on the revised BFE and more accurate topography.
- Identification of land areas that are affected by the change to the BFE, showing an increase or decrease based on the new base flood elevation.

The LOMR is also based solely on existing conditions and does not represent any recently proposed projects. All projects located in the mapped areas are subject to FEMA requirements which are administered by Washoe County.

This change to the floodplain area and the base flood elevation reflects better hydrologic data, improved methods of analysis and detailed topographic data compared to what was available at the time the existing floodplain mapping was done. In the case of Swan Lake, the previous FEMA study was performed in 1987 on behalf of FEMA Region IX as a part of a regional re-study. The topographic mapping and hydrologic data were very limited 38 years ago when this study was performed. The hydrologic data was also limited at that time as well, requiring more reliance on limited flooding data to provide a frame of reference.

For instance, the latest topography developed by the United States Geological Survey (USGS 2017) was used which consists of high-resolution terrain data that accurately shows the actual land areas that are subject to flooding from Swan Lake. Additionally, the topography data was used in conjunction with the latest water level data to provide a more accurate determination of the lake water levels associated with the 1% (100-year) risk. Remember, for a shorter period of time, such as the typical life of a standard home mortgage, the 1% (100-year) risk has a 26% chance of occurring. Therefore, properties that are located within the high-risk areas have a 1:4 chance of flooding.

Maps and detailed analysis of the floodplain revision can be reviewed at the Washoe County Office at 1001 E. Ninth Street, Reno, NV 89512. Even better, you can view an interactive map online at the following web address:

www.LVFloodplain.com

If you have any questions or concerns about the Revised mapping or its effect on your property, you may contact me, Dwayne Smith, of Washoe County at 775-328-2300 from Monday through Friday.

Sincerely,

Dwayne Smith, P.E.
County Engineer/Director of Engineering
Washoe County Community Services Department
(775) 328-2300



December 26, 2024

LANSING-ARCUS LLC

505 LOMAS SANTA FE DR STE 230

C/O LANSING COMPANIES

SOLANA BEACH, CA 92075

Re: Notification of increases in 1% (100-year) annual chance floodplain

Dear LANSING-ARCUS LLC:

This letter is to inform you of a change to the Federal Emergency Management Agency (FEMA) 1% (100-year) annual chance flood plain in the Lemmon Valley area associated with Swan Lake. This change affects your properties at 0 LEMMON DR, 0 PAN AMERICAN, 0 W PATRICIAN, 0 DEODAR, and 95 A NECTAR STREET, Washoe County Parcel #s 080-281-01, 080-461-27, 080-461-30, 080-671-55, 080-671-56, 080-671-57, 080-721-04, 080-722-03, 080-730-11, 080-730-12, 080-730-14, 080-730-16, and 540-051-01 as the flood plain base flood elevation (BFE) is increasing in elevation and is narrowing and/or widening, with respect to your property. The purpose of this letter is to inform you of this change and to explain the remapping process and what it may mean for you. Please see the attached map for a depiction of the effective and revised floodplain mapping for additional details. In addition, Washoe County has created a website with detailed information about this process and the website address is at the end of this letter.

FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of the land areas in the United States are subject to flood risks that have been determined to be "special hazard" areas. FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these "special hazard" areas have a 1-in-100 chance every year of being flooded. It doesn't mean that these areas will only be flooded once in a 100-year period and in fact, there are areas in the United States that are consistently flooded each year. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County is submitting to them a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically those around the Swan Lake closed hydro basins. The maps are FIRM Panels 32031C2836G, 32031C2838G and 32031C2850G.

The LOMR will result in:

- Establishment of the 100-year flood plain elevation (referred to as the Base Flood Elevation or BFE), from 4924.0 feet (estimated with limited data in 1987) to 4924.7 feet (based on the longer period of record and improved methods of analysis).
- Establishment of the 100-year flood plain boundary based on the revised BFE and more accurate topography.

- Identification of land areas that are affected by the change to the BFE, showing an increase or decrease based on the new base flood elevation.

The LOMR is also based solely on existing conditions and does not represent any recently proposed projects. All projects located in the mapped areas are subject to FEMA requirements which are administered by Washoe County.

This change to the flood plain area and the base flood elevation reflects better hydrologic data, improved methods of analysis and detailed topographic data compared to what was available at the time the existing floodplain mapping was done. In the case of Swan Lake, the previous FEMA study was performed in 1987 on behalf of FEMA Region IX as a part of a regional re-study. The topographic mapping and hydrologic data were very limited 38 years ago when this study was performed. The hydrologic data was also limited at that time as well, requiring more reliance on limited flooding data to provide a frame of reference.

For instance, the latest topography developed by the United States Geological Survey (USGS 2017) was used which consists of high-resolution terrain data that accurately shows the actual land areas that are subject to flooding from Swan Lake. Additionally, the topography data was used in conjunction with the latest water level data to provide a more accurate determination of the lake water levels associated with the 1% (100-year) risk. Remember, for a shorter time period, such as the typical life of a standard home mortgage, the 1% (100-year) risk actually has a 26% chance of occurring. Therefore, properties that are located within the high-risk areas have a 1:4 chance of flooding.

Maps and detailed analysis of the floodplain revision can be reviewed at the Washoe County Office at 1001 E. Ninth Street, Reno, NV 89512. Even better, you can view an interactive map online at the following web address:

www.LVFloodplain.com

If you have any questions or concerns about the Revised mapping or its effect on your property, you may contact me, Dwayne Smith, of Washoe County at 775-328-2300 from Monday to Friday.

Sincerely,

Dwayne Smith, P.E.
County Engineer/Director of Engineering
Washoe County Community Services Department
(775) 328-2300



January 1, 2025

HOWARD FAMILY LIVING TRUST
10150 RED ROCK RD
RENO, NV 89508

Re: Notification of REMOVAL from 1% (100-year) annual chance floodplain

Dear HOWARD FAMILY LIVING TRUST:

As required by the Federal Emergency Management Agency (FEMA) requirements, you are receiving this letter to inform you of a change to the FEMA 1% (100-year) annual chance floodplain in the Lemmon Valley area, specifically associated with Silver Lake and located within the unincorporated area of Washoe County.

- The associated floodplain has been determined to have minor changes and has either widened or narrowed by a small amount. It has also been determined there is no change to the elevation of the floodplain, which is 4971.8 feet. Please note that FEMA's website identifies the Silver Lake flood elevation as 4972 feet, which we understand to be the elevation rounded to the nearest whole number. The current action simply updates the mapping to accurately identify the existing flood elevation to the tenth of a foot, or 4971.8 feet.

This change affects your property at 10150 RED ROCK RD, Washoe County Parcel #086-340-28 as the floodplain has changed with respect to your property and your property is no longer subject to FEMA's regulatory requirement as it was previously. The purpose of this letter is to inform you of this change and to explain the remapping process and what it may mean for you. Please see the attached map for a depiction of the revised floodplain mapping showing your property has been removed from the 1% (100-year) annual chance floodplain. The property was removed due to better mapping methods and highly accurate measurements of the topography of your property. To further help to show this change, Washoe County has created a website with detailed information about this process and the website address is at the end of this letter.

While it has been determined through the technical analysis that your property has been removed from FEMA's mapped floodplain, the following information is provided to better describe the process and so you are aware of the changes to the floodplain associated with Swan Lake.

For background, FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of the land areas in the United States are subject to flood risks that have been determined to be "special hazard" areas. FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these "special hazard" areas have a 1-in-100 chance every year of being flooded. It doesn't mean that these areas will only be flooded once in a 100-year period and in fact, there are areas in the United States that are consistently flooded each year. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County and the City of Reno are jointly submitting to FEMA a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically the around the Silver Lake closed hydro basin. The maps are FIRM Panels 32031C2818G, 32031C2819G, 32031C2825H.

The LOMR will result in:

- No change to the existing 100-year floodplain elevation (referred to as the Base Flood Elevation or BFE), of 4971.8 feet.
- Confirmation of the 100-year floodplain boundary based on the revised BFE and more accurate topography.
- Identification of land areas that are affected by the minor changes to either the widening or narrow of the floodplain boundary line.

The LOMR is also based solely on existing conditions and does not represent any recently proposed projects. All projects located in the mapped areas are subject to FEMA requirements which are administered by Washoe County and the City of Reno.

This change to the floodplain area reflects better methods of analysis and detailed topographic data compared to what was available at the time the existing floodplain mapping was done. For instance, the latest topography developed by the United States Geological Survey (USGS 2017) was used which consists of high-resolution terrain data that accurately shows the actual land areas that are subject to flooding from Silver Lake. Additionally, the topography data was used in conjunction with the latest water level data to provide a more accurate determination of the lake water levels associated with the 1% (100-year) risk.

Maps and detailed analysis of the floodplain revision can be reviewed at the Washoe County Office at 1001 E. Ninth Street, Reno, NV 89512. Even better, you can view an interactive map online at the following web address:

www.LVFloodplain.com

In concert with Washoe County, the City of Reno is also working with the City of Reno property owners that have land around Silver Lake that may be impacted. They are providing the same information to help the City of Reno residents understand the process and to give them the same tools to see the minor changes to the floodplain boundary. In the event it is not clear if you are within the City of Reno or in Unincorporated Washoe County, please call the number below and we will assist you and make sure you are provided with the correct information.

If you have any questions or concerns about the Revised mapping or its effect on your property, you may contact me, Dwayne Smith, of Washoe County at 775-328-2300 from Monday through Friday.

Sincerely,
Dwayne Smith, P.E.
County Engineer/Director of Engineering
Washoe County Community Services Department
(775) 328-2300



January 1, 2025

JERRY N & LINDA F BECK
8750 LITTLE CREEK RD
RENO, NV 89508

Re: Notification of minor changes (narrowing or expanding) of FEMA's 1% (100-year) annual chance floodplain on your property

Dear JERRY N & LINDA F BECK:

As required by the Federal Emergency Management Agency (FEMA) requirements, you are receiving this letter to inform you of a change to the FEMA 1% (100-year) annual chance floodplain in the Lemmon Valley area, specifically associated with Silver Lake and located within the unincorporated area of Washoe County.

- The associated floodplain has been determined to have minor changes with respect to your property and has either widened or narrowed by a small amount. It has also been determined there is no change to the elevation of the floodplain, which is 4971.8 feet. Please note that FEMA's website identifies the Silver Lake flood elevation as 4972 feet, which we understand to be the elevation rounded to the nearest whole number. The current action simply updates the mapping to accurately identify the existing flood elevation to the tenth of a foot, or 4971.8 feet.

These minor changes do not change the FEMA designated status of your property at 8750 LITTLE CREEK RD, Washoe County Parcel #086-350-02, and only reflect minor changes based on recent created, highly accurate topographic mapping of the Lemmon Valley area. In short, if you were previously subject to FEMA's flood insurance program and paid annual flood insurance, there is no change, and you are still subject to the same requirements. The same is true if your property was not located within FEMA's floodplain, you are still outside of this regulatory boundary.

The purpose of this letter is to inform you of these minor changes, a FEMA requirement anytime a floodplain boundary changes, even if it is a minor change such as this. Please see the attached map for a depiction of the revised floodplain mapping showing the new boundary (light blue line) and where it lies with respect to your property. The dark blue areas are land areas that have been removed from the floodplain. There are a very few areas where additional land has been added to FEMA's floodplain and they are shown in yellow. To further help show this change, Washoe County has created a website with detailed information about this process and the website address is at the end of this letter.

For background, FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of the land areas in the United States are subject to flood risks that have been determined to be "special hazard" areas. FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these "special hazard" areas have a 1-in-100 chance every year of being flooded. It doesn't mean that these areas will only be flooded once in a 100-year period and in fact, there are areas in the United States that are consistently flooded each year. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County and the City of Reno are jointly submitting to FEMA a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically the around the Silver Lake closed hydro basin. The maps are FIRM Panels 32031C2818G, 32031C2819G, 32031C2825H.

The LOMR will result in:

- No change to the existing 100-year floodplain elevation (referred to as the Base Flood Elevation or BFE), of 4971.8 feet.
- Confirmation of the 100-year floodplain boundary based on the revised BFE and more accurate topography.
- Identification of land areas that are affected by the minor changes to either the widening or narrow of the floodplain boundary line.

The LOMR is also based solely on existing conditions and does not represent any recently proposed projects. All projects located in the mapped areas are subject to FEMA requirements which are administered by Washoe County and the City of Reno.

This change to the floodplain area reflects better methods of analysis and detailed topographic data compared to what was available at the time the existing floodplain mapping was done. For instance, the latest topography developed by the United States Geological Survey (USGS 2017) was used which consists of high-resolution terrain data that accurately shows the actual land areas that are subject to flooding from Silver Lake. Additionally, the topography data was used in conjunction with the latest water level data to provide a more accurate determination of the lake water levels associated with the 1% (100-year) risk.

Maps and detailed analysis of the floodplain revision can be reviewed at the Washoe County Office at 1001 E. Ninth Street, Reno, NV 89512. Even better, you can view an interactive map online at the following web address.

www.LVfloodplain.com

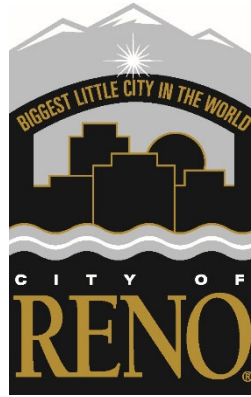
In concert with Washoe County, the City of Reno is also working with the City of Reno property owners that have land around Silver Lake that may be impacted. They are providing the same information to help the City of Reno residents understand the process and to give them the same tools to see the minor changes to the floodplain boundary. In the event it is not clear if you are within the City of Reno or in Unincorporated Washoe County, please call the number below and we will assist you and make sure you are provided with the correct information.

If you have any questions or concerns about the Revised mapping or its effect on your property, you may contact me, Dwayne Smith, of Washoe County at 775-328-2300 from Monday through Friday.

Sincerely,
Dwayne Smith, P.E.
County Engineer/Director of Engineering
Washoe County Community Services Department
(775) 328-2300

**Attachment D: City of Reno Sample Notification
Letter for Silver Lake Property Owners**

*Utility Services Department
PO Box 1900
Reno, NV 89505*



Trina Magoon, Director

December 31, 2024

SALLY BEAUTY COMPANY INC
PO BOX 90220
DENTON, TX 76202

Re: Notification of de minimis changes (narrowing or expanding) to the Federal Emergency Management Agency's 1% annual chance floodplain on your property at:

9975 MOYA BLVD
RENO, NV 89506
APN: 090-030-12

Dear SALLY BEAUTY COMPANY INC,

As required by the Federal Emergency Management Agency (FEMA) requirements, you are receiving this letter to inform you of a change to the FEMA 1% (100-year) annual chance floodplain in the Lemmon Valley area, specifically associated with Silver Lake and located within the City of Reno.

For background, FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of the land areas in the United States are subject to flood risks that have been determined to be "special flood hazard areas" (SFHAs). FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these SFHAs have a 1-in-100 chance every year of being flooded, however it does not mean that these areas will only be flooded once in a 100-year period. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County and the City of Reno are jointly submitting to FEMA a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically the around Silver Lake, because FEMA requires floodplain mapping to be updated once new information is available. For Silver Lake, the affected maps are FIRM Panels 32031C2818G, 32031C2819G, 32031C2825H, and for the LOMR:

- It has been determined there is no change to the elevation of the floodplain, which is 4971.8 feet. Please note that FEMA's website identifies the Silver Lake flood elevation as 4972 feet, which is the elevation rounded to the nearest whole number. The current action simply updates the mapping to accurately identify the existing flood elevation to the tenth of a foot, or 4971.8 feet.
- The change in the floodplain boundary reflects more detailed topographic data compared to what was available at the time the existing floodplain mapping was prepared. The proposed mapping utilizes the latest topography developed by the United States Geological Survey (USGS 2017) which consists of high-resolution terrain data that more accurately shows the land areas that are subject to flooding from Silver Lake.

- The mapping revision is based solely on existing conditions topography and is not due to any recently built or proposed projects. All proposed projects located within FEMA floodplain boundaries are required to meet both FEMA and more stringent City of Reno requirements for mitigation of any impacts due to development.

The purpose of this letter is to inform you of these minor changes, which is a FEMA requirement anytime a floodplain boundary changes, even for a minor change, such as this. Please see the attached map for a depiction of the revised floodplain mapping for Silver Lake. Below is a description of the map information:

- The dark red line identifies the proposed 1% Annual Chance Flood Hazard Boundary,
- The light blue shaded areas indicate the existing 1% Annual Chance Flood Hazard Area,
- The dark blue shaded area indicates areas removed from the FEMA Floodplain, and
- The orange shaded areas indicate areas added to the FEMA Floodplain.

The City has researched the property address identified in this letter, the LOMR and associated floodplain boundary, and has determined there are only minor changes that have either widened or narrowed the floodplain by a small amount.

These minor changes do not change the FEMA designated status of your property and only reflect minor changes based on newer, more highly accurate topographic mapping of the Lemmon Valley area. In short, for the property listed above, if you were previously required to purchase flood insurance due to location of a structure within in a FEMA 1% annual chance floodplain, and you have a federally backed loan for the structure, there is no change, and you are still subject to the same requirements. Similarly, if your structure was not located within FEMA's floodplain, there will still be no mandatory federal flood insurance requirement.

For more information, please type in the following link into an internet browser. This link includes an interactive online map where you can search your parcel by address.

www.lvfloodplain.com

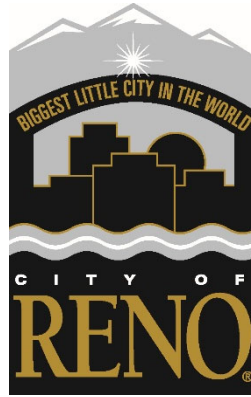
If you have any questions or concerns about the revised mapping or its effect on your property, you may contact Mary Horvath at the City of Reno Utility Services Department at 775-334-4230, Monday through Friday, 8am to 5pm.

Sincerely,



Trina Magoon, P.E.
Director
City of Reno
Utility Services Department

Utility Services Department
PO Box 1900
Reno, NV 89505



Trina Magoon, Director

December 31, 2024

HVR MANUFACTURING COMPANY
C/O TAX DEPARTMENT
PO BOX 24305
OAKLAND, CA 94623

Re: Notification of changes to the Federal Emergency Management Agency's 1% annual chance floodplain on your property at:

12150 MOYA BLVD
RENO, NV 89506
APN: 090-051-07

Dear HVR MANUFACTURING COMPANY,

As required by the Federal Emergency Management Agency (FEMA) requirements, you are receiving this letter to inform you of a change to the FEMA 1% (100-year) annual chance floodplain in the Lemmon Valley area, specifically associated with Silver Lake and located within the City of Reno.

For background, FEMA is responsible for all Flood Insurance Rate maps (FIRM) for communities across the United States. Over 60% of land areas in the United States are subject to flood risks that have been determined to be "special flood hazard areas" (SFHAs). FIRM maps identify these areas by depicting land which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year based on existing conditions. Simply put, these SFHAs have a 1-in-100 chance every year of being flooded, however, it does not mean that these areas will only be flooded once in a 100-year period. FIRM maps are used by FEMA to determine flood insurance rates and to help the community with floodplain management in accordance with their local ordinances.

In accordance with FEMA requirements, Washoe County and the City of Reno are jointly submitting to FEMA a request for a Letter of Map Revision (LOMR) to revise the floodplain maps in the Lemmon Valley area, specifically the around the Swan and Silver Lake closed hydro basins, because FEMA requires floodplain mapping to be updated once new information is available. For Silver Lake, the affected maps are FIRM Panels 32031C2818G, 32031C2819G, 32031C2825H, and for the LOMR:

- It has been determined there is no change to the elevation of the floodplain, which is 4971.8 feet. Please note that FEMA's website identifies the Silver Lake flood elevation as 4972 feet, which is the elevation rounded to the nearest whole number. The current action simply updates the mapping to accurately identify the existing flood elevation to the tenth of a foot, or 4971.8 feet.
- The change in the floodplain boundary reflects more detailed topographic data compared to what was available at the time the existing floodplain mapping was prepared. The proposed mapping utilizes the latest topography developed by the United States Geological Survey (USGS 2017)

which consists of high-resolution terrain data that more accurately shows the land areas that are subject to flooding from Silver Lake.

- The mapping revision is based solely on existing conditions topography and is not due to any recently built or proposed projects. All proposed projects located within FEMA floodplain boundaries are required to meet both FEMA and more stringent City of Reno requirements for mitigation of any impacts due to development.
- Previously obtained FEMA Letters of Map Revision (LOMR) or Conditional Letters of Map Revision (CLOMR) may be superseded by the new floodplain boundaries.

The purpose of this letter is to inform you of these changes, which is a FEMA requirement anytime a floodplain boundary changes. Please see the attached map for a depiction of the revised floodplain mapping for Silver Lake. Below is a description of the map information:

- The dark red line identifies the proposed 1% Annual Chance Flood Hazard Boundary,
- The light blue shaded areas indicate the existing 1% Annual Chance Flood Hazard Area,
- The dark blue shaded area indicates areas removed from the FEMA Floodplain, and
- The orange shaded areas indicate areas added to the FEMA Floodplain.

The City has researched the property address identified in this letter, and we believe that the property and the associated structure located on the parcel is within the revised Silver Lake 1% Annual Chance SFHA, or the 100-year floodplain boundary.

If the property or building is currently held with a Federally backed loan, you may be required to purchase flood insurance if you do not already have insurance. Furthermore, if there is a flood insurance policy in place for the structure, the map change may impact the insurance fee rates. If the structure does not have a Federally backed loan, the City of Reno highly recommends you obtain and maintain flood insurance to protect against damage to the building and its contents.

Within the next two weeks, the City of Reno Utility Services Department will attempt to contact you to discuss the map changes and impacts to the property. If we are unsuccessful in contacting you or you would like to talk to us prior to us speaking to you, please call the number below and we can arrange a virtual or in-person meeting. For more information, please type the following link into an internet browser. This link includes an interactive online map where you can search your parcel by address.

www.lvfloodplain.com

If you have any questions or concerns about the revised mapping or its effect on your property, you may contact Mary Horvath at the City of Reno Utility Services Department at 775-334-4230, Monday through Friday, 8am to 5pm.

Sincerely,



Trina Magoon, P.E.
Director
City of Reno
Utility Services Department