



# Federal Emergency Management Agency

Washington, D.C. 20472

March 8, 2022

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable David Ortega  
Mayor, City of Scottsdale  
3939 North Drinkwater Boulevard  
Scottsdale, AZ 85251

IN REPLY REFER TO:

Case No.: 22-09-0008R  
Community Name: City of Scottsdale, AZ  
Community No.: 045012

Dear Mayor Ortega:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in in Oakland, California, at (510) 627-7211, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: Mr. Ashley Couch, P.E., CFM  
Floodplain Administrator  
City of Scottsdale

Mr. Scott Vogel, P.E.  
Chief Engineer and General Manager  
Flood Control District of Maricopa County

Mr. Kusi Akuoko  
GIS Analyst  
Flood Control District of Maricopa County

Mr. Jared Gardner, P.E. CFM  
Project Engineer  
Atwell, LLC



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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

| COMMUNITY INFORMATION |  | PROPOSED PROJECT DESCRIPTION  | BASIS OF CONDITIONAL REQUEST                    |
|-----------------------|--|---|---|
| COMMUNITY             | City of Scottsdale<br>Maricopa County<br>Arizona | RETENTION BASIN<br>FILL   | HYDROLOGIC ANALYSIS<br>UPDATED TOPOGRAPHIC DATA |
|                       | COMMUNITY NO.: 045012                            |   |   |
| IDENTIFIER            | ZOM BLUESKY                                      | APPROXIMATE LATITUDE & LONGITUDE: 33.504, -111.925<br>SOURCE: USGS QUADRANGLE DATUM: NAD 83 |   |
| AFFECTED MAP PANELS   |  |   |   |
| TYPE: FIRM*           | NO.: 04013C1770M                                 | DATE: September 18, 2020  | * FIRM - Flood Insurance Rate Map               |

### FLOODING SOURCE(S) AND REACH DESCRIPTION

Unnamed Shallow Flooding – Approximately 660 feet northeast of the intersection of North Scottsdale Road and East Camelback Road, approximately 930 feet southeast of the intersection of North Scottsdale Road and East Chaparral Road, and bounded by Arizona Canal Diversion Channel to the southeast.

### PROPOSED PROJECT DESCRIPTION

| Flooding Source          | Proposed Project    | Location of Proposed Project   |
|--------------------------|---------------------|--|
| Unnamed Shallow Flooding | New Retention Basin | Approximately 660 feet northeast of the intersection of North Scottsdale Road and East Camelback Road, approximately 930 feet southeast of the intersection of North Scottsdale Road and East Chaparral Road, and bounded by Arizona Canal Diversion Channel to the southeast. |

### SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

| Flooding Source          | Effective Flooding | Proposed Flooding | Increases | Decreases |
|--------------------------|--------------------|-------------------|-----------|-----------|
| Unnamed Shallow Flooding | Zone AH            | Zone X (shaded)   | None      | Yes       |
|                          | BFEs*              | No BFEs           | None      | Yes       |

\* BFEs - Base (1-percent-annual-chance) Flood Elevations

### COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

| Flooding Source:          |                  | BFE Change (feet) | Location of maximum change   |
|---------------------------|------------------|-------------------|--|
| Unnamed Shallow Flooding  |                  |                   |  |
| Existing vs.<br>Effective | Maximum increase | None              | Not Applicable.  |
|                           | Maximum decrease | None              | Not Applicable.  |
| Proposed vs.<br>Existing  | Maximum increase | None              | Not Applicable.  |
|                           | Maximum decrease | 3.0               | Approximately 660 feet northeast of the intersection of North Scottsdale Road and East Camelback Road. |
| Proposed vs.<br>Effective | Maximum increase | None              | Not Applicable.  |
|                           | Maximum decrease | 3.0               | Approximately 660 feet northeast of the intersection of North Scottsdale Road and East Camelback Road. |

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM. If the project is built as proposed and the data below are received, a revision to the FIRM would be warranted.

- Form 1, entitled "Overview & Concurrence Form". Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1 must be included. If as-built conditions differ from the proposed plans, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms#mt-2>, or annotated copies of the previously submitted forms showing the revised information.
- Form 2, entitled "Riverine Hydrology & Hydraulics Form"
- Form 3, entitled "Riverine Structures Form"
- Hydrologic analyses, for as-built conditions of the base flood, together with a topographic work map showing the revised floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised floodplain boundary delineations shown on the submitted work map and how they tie into the floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered professional engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening/shifting of the base floodplain and/or any BFE increases along Unnamed Shallow Flooding.

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### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION (CONTINUED)

- An officially adopted maintenance and operation plan for the underground retention basin system. This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.
- FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse  
3601 Eisenhower Avenue, Suite 500  
Alexandria, VA 22304-6426

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### COMMUNITY REMINDERS

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. Kathryn Lipiecki  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IX  
1111 Broadway, Suite 1200  
Oakland, CA 94607-4052  
(510) 627-7211

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