



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Cottonwood Yavapai County Arizona	NO PROJECT	UPDATE
	COMMUNITY NO.: 040096		
IDENTIFIER	Silver Springs Gulch Detailed Study (Update to LOMR Case No. 22-09-0848P)	APPROXIMATE LATITUDE AND LONGITUDE: 34.719, -112.046 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
NO REVISIONS TO EFFECTIVE FLOOD INSURANCE RATE MAPS		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: February 8, 2024 FLOODWAY DATA TABLE: 24	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Silver Springs Gulch North Tributary - From its confluence to approximately 1,770 feet upstream of its confluence with Silver Spring Gulch

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding BFEs*	Revised Flooding BFEs	Increases	Decreases
Silver Springs Gulch North Tributary			NONE	YES


This Letter of Map Revision (LOMR) is an update of the LOMR that became effective on November 29, 2024 (Case No. 22-09-0848P). The November 29, 2024, LOMR revised the Special Flood Hazard Area (SFHA), the area subject to inundation by the base (1-percent-annual-chance) flood and established regulatory floodway, base flood depths, and BFEs* along Silver Springs Gulch, Silver Springs Gulch North Tributary and Silver Springs Gulch South Tributary. The Silver Springs Gulch North Tributary Floodway Data Table in the November 29, 2024, LOMR inadvertently shows the BFE at Cross Section B, which does not align with the effective model. As a result, this LOMR updates the BFE at Cross Section B in the Floodway Data Table to reflect the effective model, revised FIRM and Flood Profile from November 29, 2024, LOMR. There are no changes to the Summary of Discharges Table, Flood Profiles, or FIRMs from the November 29, 2024, LOMR.

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange 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 our website at <https://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbitt, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

25-09-0337X

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 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 NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.


COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the LOMR Case No. 22-09-0848P for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange 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 our website at <https://www.fema.gov/flood-insurance>.


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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

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:

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

STATUS OF THE COMMUNITY NFIP MAPS

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

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange 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 our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibt".

Patrick "Rick" F. Sacbibt, P.E.
Chief, Engineering Services Branch
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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp


LOCAL NEWSPAPER

Name: *The Verde Independent*

Dates: March 18, 2025 and March 25, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange 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 our website at <https://www.fema.gov/flood-insurance>.


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Table 24: Floodway Data (continued)

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	522	102	201	8.6	3,703.4	3,703.4	3,703.4	0.0
B	1,036	231	345	7.4	3,723.2	3,723.2	3,723.2	0.0

¹ Feet above confluence with Silver Springs Gulch

REVISED DATA

DATA REVISED BY LOMR
EFFECTIVE NOVEMBER 29,
2024

REVISED TO
REFLECT LOMR
EFFECTIVE: July 23, 2025

TABLE 24

FEDERAL EMERGENCY MANAGEMENT AGENCY

YAVAPAI COUNTY, AZ

AND INCORPORATED AREAS

FLOODWAY DATA

**FLOODING SOURCE: SILVER SPRINGS GULCH
NORTH TRIBUTARY**