



Federal Emergency Management Agency

Washington, D.C. 20472

January 15, 2010

MS. TARA TETZLAFT
NORTHRIM BANK
CONSTRUCTION LOAN DEPARTMENT
P.O. BOX 241489
ANCHORAGE, AK 99524

CASE NO.: 10-10-0004A
COMMUNITY: MUNICIPALITY OF ANCHORAGE,
ANCHORAGE BOROUGH COUNTY,
ALASKA
COMMUNITY NO.: 020005

DEAR MS. TETZLAFT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

bcc: LOMC Subscription Service
PTS Case File
PTS Project File

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Project Management & Engineering
Municipality of Anchorage



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MUNICIPALITY OF ANCHORAGE, ANCHORAGE BOROUGH COUNTY, ALASKA	Lot 4, Block 1, Johnson-Young Subdivision, as described in the Construction Deed of Trust, recorded on December 22, 2006, in the Anchorage Recording District, Anchorage Borough, Alaska
	COMMUNITY NO.: 020005	
AFFECTED MAP PANEL	NUMBER: 0200050761D DATE: 9/25/2009	
FLOODING SOURCE: NORTH FORK LITTLE CAMPBELL CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 61.158, -149.854 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (MSL1972)	LOWEST ADJACENT GRADE ELEVATION (MSL1972)	LOWEST LOT ELEVATION (MSL1972)
4	1	Johnson-Young	6934 Meadow Street	Structure	X (unshaded)	116.6 feet	118.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE FLOODWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

A handwritten signature in cursive script that reads "Kevin C. Long".

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



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ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

Cambio de Dirección Para Solicitudes de Cartas de Cambio a Mapas

Comenzando el 9 de julio de 2009, toda solicitud de Carta de Cambio al Mapa (LOMC*) o datos adicionales sometidos para apoyar solicitudes en progreso deberán ser enviados a la siguiente dirección:

**LOMC Clearinghouse
6730 Santa Barbara Court
Elkridge, MD 21075**

Para facilitar el procesamiento, por favor dirija su solicitud a la atención de los siguientes especialistas:

ATENCIÓN: LOMA MANAGER

Use para solicitudes MT-1, incluyendo Cartas de Revisión al Mapa Basada en Relleno (LOMR-Fs*), Cartas de Enmienda al Mapa (LOMAs*), Cartas Condicionales de Revisión al Mapa Basada en Relleno (CLOMR-Fs*) y Cartas Condicionales de Enmienda al Mapa (CLOMAs*).

ATENCIÓN: LOMR MANAGER

Use para solicitudes MT-2, incluyendo Cartas de Revisión al Mapa (LOMRs*) y Cartas Condicionales de Revisión al Mapa (CLOMRs*).

Comenzando el 9 de julio de 2009 para solicitudes MT-1, y el 3 de agosto de 2009 para solicitudes MT-2, la Oficina Regional de FEMA ha asignado la responsabilidad para la evaluación y el procesamiento de estas solicitudes a los siguientes equipos contratistas de Producción y Servicios Técnicos (Production and Technical Services, en inglés, o PTS):

**Regiones I, V, VII, X: STARR
Regiones II, III, VI: RAMPP
Regiones IV, VIII, IX: BakerAECOM**

Si tiene preguntas acerca de su solicitud, por favor llame a nuestro Centro de Asistencia de Mapas al 1-877 FEMA MAP (1-877-336-2627) o visite la página web de www.fema.gov/hazard/map/lomc.shtml.

*Por sus siglas en inglés.

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ATENCIÓN: LOMA MANAGER

Use para solicitudes MT-1, incluyendo Cartas de Revisión al Mapa Basada en Relleno (LOMR-Fs*), Cartas de Enmienda al Mapa (LOMAs*), Cartas Condicionales de Revisión al Mapa Basada en Relleno (CLOMR-Fs*) y Cartas Condicionales de Enmienda al Mapa (CLOMAs*).

ATENCIÓN: LOMR MANAGER

Use para solicitudes MT-2, incluyendo Cartas de Revisión al Mapa (LOMRs*) y Cartas Condicionales de Revisión al Mapa (CLOMRs*).

Comenzando el 9 de julio de 2009 para solicitudes MT-1, y el 3 de agosto de 2009 para solicitudes MT-2, la Oficina Regional de FEMA ha asignado la responsabilidad para la evaluación y el procesamiento de estas solicitudes a los siguientes equipos contratistas de Producción y Servicios Técnicos (Production and Technical Services, en inglés, o PTS):

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Regiones II, III, VI: RAMPP
Regiones IV, VIII, IX: BakerAECOM**

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*Por sus siglas en inglés.