



June 28, 2016

Brad Bingham, P.E.
AMAFCA
2600 Prospect Ave. NE
Albuquerque, NM 87107

**RE: Boca Negra Arroyo LOMR Property Owner Notification
Case No.: 16-06-0422P**

Dear Mr. Bingham,

As part of the LOMR application, affected property owners were notified of the revision to the floodplain and floodway. The purpose of this letter is to document and certify that individual legal notices were sent to all property owners affected by the revision in the floodplain and floodway.

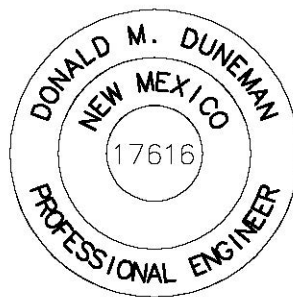
In 2015, WCI compiled a list of twenty-six (26) affected properties with a total of twenty-one (21) affected property owners for notification. Two (2) property owners were found to own multiple lots. Certified notification letters were mailed to each affected property owner on October 30, 2015 notifying them of the floodplain revision. See Attachment 1 for a list of the affected property owners who were notified. A copy of a signed notification letter is also attached.

On June 20, 2016, notification letters were sent to property owners affected by a revision to the floodway. There are a total of five (5) affected property owners, listed on Attachment 2. A copy of a signed notification letter is also attached.

I hereby certify that notification letters were sent to the property owners listed on Attachment 1 and 2.

Sincerely,
Wilson & Company, Inc.

Donald M. Duneman, P.E.
Project Manager



Cc: Tiffany Tillison, AECOM via email

ATTACHMENT 1

BOCA NEGRA ARROYO LOMR

NO.	UPC	LEGAL DESCRIPTION	OWNER	OWNER ADDRESS	SITUS ADDRESS
1	100906329046411104	4 002VOLCANO CLIFFS SUBD UNIT 13	STROUD JOHN M & MELISSA J	8019 VICTORIA NW, ALBUQUERQUE NM 87120	N/A, ALBUQUERQUE NM 87120
2	100906329545511105	5 002VOLCANO CLIFFS SUBD UNIT 13	BREWER MARK ALEXANDER & ERIK CHRISTOPHER BREWER	CMR 480 BOX 703, APO AE 09128	N/A, ALBUQUERQUE NM 87120
3	100906329744611106	6 002VOLCANO CLIFFS SUBD UNIT 13	MERWIN GLADYS M C/O VIRGINIA M STEELE	3523 TIMBER LN, SLATINGTON PA 18080	N/A, ALBUQUERQUE NM 87120
4	100906330043811107	7 002VOLCANO CLIFFS SUBD UNIT 13	KRAMER DENNIS K 1 FOX HILLS LANE	PO BOX 970, SANDIA PARK NM 87047-0970	N/A, ALBUQUERQUE NM 87120
5	100906330342911108	8 002VOLCANO CLIFFS SUBD UNIT 13	KRAMER JULIA B	10005 CARDINAL NW, ALBUQUERQUE NM 87114	N/A, ALBUQUERQUE NM 87120
6	100906328342120164	001TRACT 6 VOLCANO CLIFFS SUBD UNIT 13	LE KHANH TRAN & THONG NGUYEN	15522 ASHLEY AVE, WESTMINSTER CA 92683	FACIEL RD NW, ALBUQUERQUE NM 87120
7	100906326043220165	TRACT 23 VOLCANO CLIFFS SUBD UNIT 12	RALPH DALE L & TAZMIN	5816 MIMOSA PL NE, ALBUQUERQUE NM 87111	ROSA PARKS RD NW, ALBUQUERQUE NM 87120
8	100906328940110534	3 008VOLCANO CLIFFS SUBD UNIT 13	SOLID GOLD CLASSIC LTD	5319 MENAUL BLVD NE, ALBUQUERQUE NM 87110-3113	N/A, ALBUQUERQUE NM 87120
9	100906329738310520	17 008VOLCANO CLIFFS SUBD UNIT 13	KASSAM LAND ACQUISITIONS 5 LLC % LEGACY HOSPITALITY LLC	6500 EAGLE ROCK AVE NE B5, ALBUQUERQUE NM 87113	N/A, ALBUQUERQUE NM 87120
10	100906330738510521	16 008VOLCANO CLIFFS SUBD UNIT 13	KASSAM LAND ACQUISITIONS 5 LLC % LEGACY HOSPITALITY LLC	6501 EAGLE ROCK AVE NE B5, ALBUQUERQUE NM 87113	N/A, ALBUQUERQUE NM 87120
11	100906331736910523	14 008VOLCANO CLIFFS SUBD UNIT 13	KASSAM LAND ACQUISITIONS 5 LLC % LEGACY HOSPITALITY LLC	6501 EAGLE ROCK AVE NE B5, ALBUQUERQUE NM 87113	N/A, ALBUQUERQUE NM 87120
12	100906331735610524	13 008VOLCANO CLIFFS SUBD UNIT 13	FRYE EUGENE R & RUTH E	5201 ROMA NE APT 336, ALBUQUERQUE NM 87108	N/A, ALBUQUERQUE NM 87120
13	100906332240710614	2 005UNIT 13 VOLCANO CLIFFS SUBD	DIEKE LOUIS H & BETTY D	8772 E FARM RD 2, FAIR GROVE MO 65648	N/A, ALBUQUERQUE NM 87120
14	100906333040410613	3 005VOLCANO CLIFFS SUBD UNIT 13	DIEKE LOUIS H & BETTY D	8772 E FARM RD 2, FAIR GROVE MO 65648	N/A, ALBUQUERQUE NM 87120
15	100906333939910612	4 005VOLCANO CLIFFS SUBD UNIT 13	DIEKE LOUIS H & BETTY D	8772 E FARM RD 2, FAIR GROVE MO 65648	FACIEL RD NW, ALBUQUERQUE NM 87120
16	100906334939010611	5 005VOLCANO CLIFFS SUBD UNIT 13	DIEKE LOUIS H & BETTY D	8772 E FARM RD 2, FAIR GROVE MO 65648	N/A, ALBUQUERQUE NM 87120
17	100906344430510622	003 001VOLCANO CLIFFS UNIT 25	DENTON GORDON E & NANCY J TR OF DENTON LIVING TRUST	4030 PEPPER POST AVE, LAS CRUCES NM 88011	N/A, ALBUQUERQUE NM 87120
18	100906345029410623	004 001VOLCANO CLIFFS UNIT 25	BARZ RICHARD K	PO BOX 82, ACT 2616 AUSTRALIA	N/A, ALBUQUERQUE NM 87120
19	100906345728210624	005 001VOLCANO CLIFFS UNIT 25	BALDRIDGE FAMILY LIMITED PARTNERSHIP II LP	110 CYPRESS LN, COUSHATTA LA 71019	N/A, ALBUQUERQUE NM 87120
20	100906348131011301	LT 2-A BLK 2 PLAT OF LTS 1-A THRU 3-A BLK 2 UNIT 25VOLCANO CLIFFS SUBD CONT 1.4483 AC	VP UNIT #25 LLC & ETAL	2806 LYNDAL LN, BILLINGS MT 59102	7501 RAINBOW BLVD NW, ALBUQUERQUE NM 87120
21	101006301023230801	TR 1 PLAT OF TR 1 BOCA NEGRA DETENTION DAM CONT 24.4245 AC	AMAFCA	2600 PROSPECT NE, ALBUQUERQUE NM 87107	UNSER BLVD NW, ALBUQUERQUE NM 87120
22	101006326006030920	TR A UNIT 28 VOLCANO CLIFFS SUBDIVISION CONT 56.9670 AC	CITY OF ALBUQUERQUE	PO BOX 2248, ALBUQUERQUE NM 87103-2248	, ALBUQUERQUE NM 87120
23	101006225850810906	008 012VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27	STATE OF NEW MEXICO STATE LAND OFFICE, FACILITY MANAGEMENT DIVISION	PO BOX 6850, SANTA FE NM 87502	ATRISCO RD NW, ALBUQUERQUE NM 87120
24	101006229449510928	LT 8 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING AREPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFSSUBDIVISION CONT	KAMM CHRISTINA L	6423 STAR BRIGHT RD NW ALBUQUERQUE NM 87120	6423 STAR BRIGHT RD NW ALBUQUERQUE NM 87120
25	101006236247410914	LT 2 BLK 12 VOLCANO CLIFFS SUBD UNIT 3 CONT 1.9945 AC	PIANO JASPER & EMILY E TRUSTEES PIANO FAMILY TRUST	200 S BURKE DR, GALLUP NM 87301	MOJAVE ST NW, ALBUQUERQUE NM 87120
26	101006238548310920	LOT 1-A BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCANO CLIFFSUNIT 3 CONT	CHAVEZ JOE V & VIRGINIA B	6515 TESUQUE DR NW ALBUQUERQUE NM 87120	6515 TESUQUE NW ALBUQUERQUE NM 87120

ATTACHMENT 2

BOCA NEGRA ARROYO LOMR

NO.	UPC	LEGAL DESCRIPTION	OWNER	OWNER ADDRESS	SITUS ADDRESS
22	101006326006030920	TR A UNIT 28 VOLCANO CLIFFS SUBDIVISION CONT 56.9670 AC	CITY OF ALBUQUERQUE	PO BOX 1293 ALBUQUERQUE NM 87103	ALBUQUERQUE NM 87120
23	101006225850810906	008 012VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27	STATE OF NEW MEXICO STATE LAND OFFICE, FACILITY MANAGEMENT DIVISION	PO BOX 6850, SANTA FE NM 87502	ATRISCO RD NW, ALBUQUERQUE NM 87120
24	101006229449510928	LT 8 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING AREPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFSSUBDIVISION CONT	KAMM CHRISTINA L	6423 STAR BRIGHT RD NW ALBUQUERQUE NM 87120	6423 STAR BRIGHT RD NW ALBUQUERQUE NM 87120
25	101006236247410914	LT 2 BLK 12 VOLCANO CLIFFS SUBD UNIT 3 CONT 1.9945 AC	PIANO JASPER & EMILY E TRUSTEES PIANO FAMILY TRUST	200 S BURKE DR, GALLUP NM 87301	MOJAVE ST NW, ALBUQUERQUE NM 87120
26	101006238548310920	LOT 1-A BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCANO CLIFFSUNIT 3 CONT	CHAVEZ JOE V & VIRGINIA B	6515 TESUQUE DR NW ALBUQUERQUE NM 87120	6515 TESUQUE NW ALBUQUERQUE NM 87120



Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214
Website: www.amafca.org

October 30, 2015

VP Unit #25 LLC & ETAL
2806 Lyndale Ln.
Billings, MT 59102

RE: Notification of Revision of 1% (100-year) Annual Chance Floodplain along the North Branch of Boca Negra Arroyo

Dear Property Owner,

Federal Emergency Management Agency (FEMA) provides Flood Risk Products to help community officials and the public view and understand their local flood risk. The Flood Insurance Rate Map (FIRM) for a community depicts land which has been determined to be subject to a 1% (100-year) or greater chance of flooding in any given year. The FIRM is used to delineate flood insurance zones for insurance companies to use to set rates and to help the community with floodplain management.

The construction of the Boca Negra Detention Dam Facility was completed in 2014. As a result, the floodplain for the Boca Negra Arroyo has changed.

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (DHS-FEMA) to revise FIRM #35001C0111G and 35001C0112G, (effective date September 26, 2008) for Bernalillo County, New Mexico along the Boca Negra Arroyo (See attached Floodplain Exhibit and Annotated FIRMs).

The current hydrological / hydraulic study of the Boca Negra Arroyo confirms a narrower floodplain than the floodplain reflected in the effective (2008) FIRM during the 1% (100-year) event in most areas. The study also identified extensions of floodplains were necessary at various locations within the limits of the study area.

The Letter of Map Revision will result in:

1. Revision of Base (1% annual chance) Flood Elevations (BFEs), and of 1% annual chance floodplain.
2. Inclusion of the Boca Negra Detention Dam Facility floodplain.
3. Widening and narrowing of existing 1% annual chance floodplains.

The floodplain study area analyzed along Boca Negra Arroyo begins at the eastern edge of the North Geological Window and ends at the San Ildefonso Drive bridge crossing.

This letter is to inform you of the establishment of Base Flood Elevations and revision of the 1% annual chance floodplain on affected properties. Attached are the Floodplain Exhibit and Annotated FIRMs showing the revised floodplain.

A paper copy of the proposed maps showing the affected areas is also available for viewing at:

AMAFCA
2600 Prospect Avenue, NE
Albuquerque, NM 87107

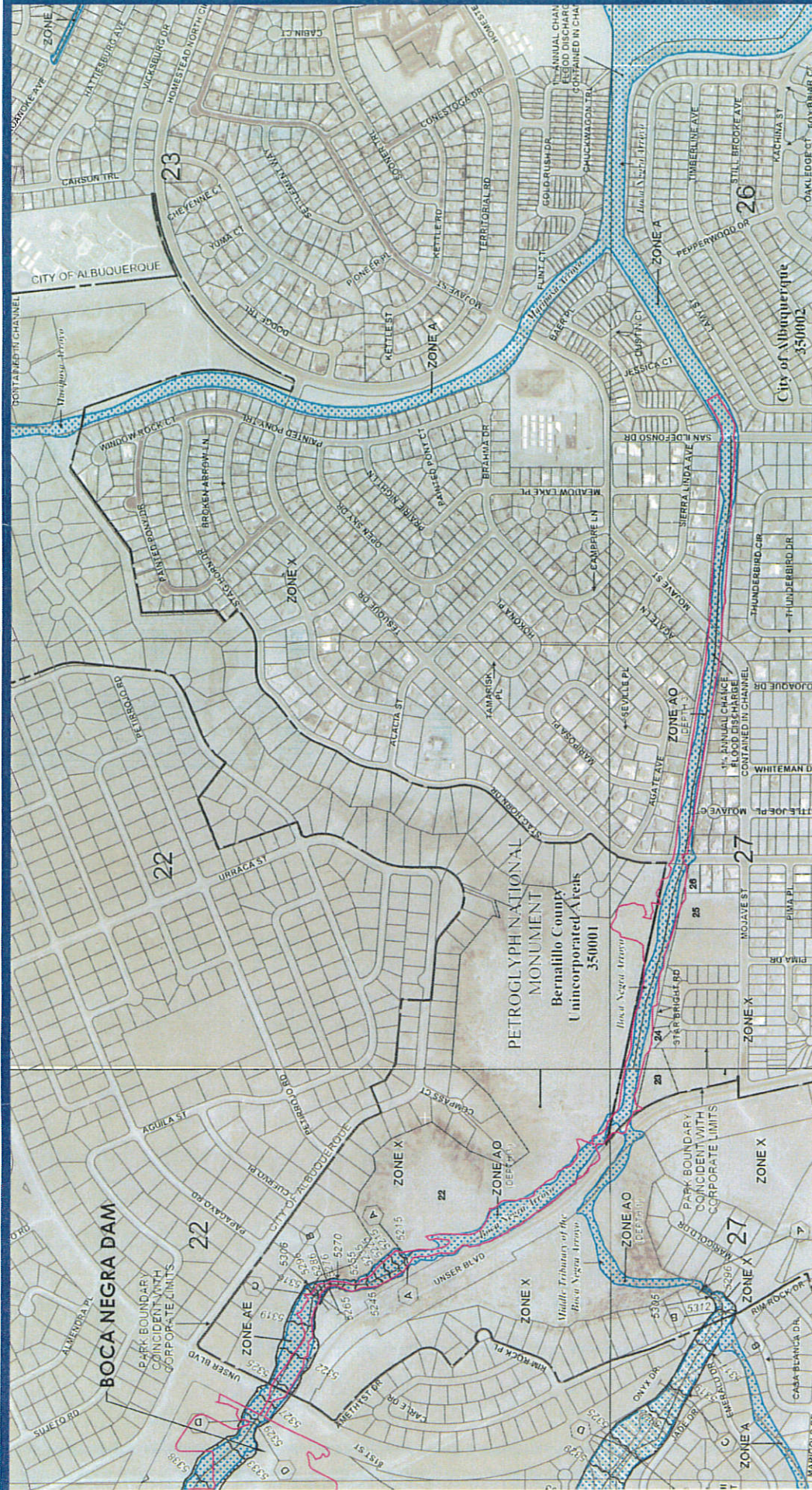
Once revised FIRM maps are published by FEMA and become effective, residents will be responsible for coordinating insurance policy changes with their respective lenders. Neither AMAFCA nor FEMA have the authority to change terms of individual policies.

If you have any questions or concerns about the proposed changes to the FIRMs or its effect on your property, you may contact Brad Bingham, P.E., Drainage Engineer, for the Albuquerque Metropolitan Arroyo Flood Control Authority's Office, at (505) 884-2215.

Sincerely,
AMAFCA



Jerry M. Lovato, P.E.
Executive Engineer



LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- 25
- AFFECTED PROPERTY NUMBER



FLOODPLAIN EXHIBIT

SCALE: 1 inch = 600 ft

The first step is to select an interviewing technique. The interview can be structured, semistructured, or unstructured. The structured interview is the most formal, with a predetermined list of questions and a predetermined order of questions. The semistructured interview is a less formal, more flexible approach, with a predetermined list of questions and a predetermined order of questions, but the interviewer is allowed to ask follow-up questions. The unstructured interview is the most informal, with no predetermined list of questions and no predetermined order of questions. The interviewer is allowed to ask any questions that come to mind during the interview.

Next, the interviewer must select a sampling method. The most common sampling method is simple random sampling, in which every member of the population has an equal chance of being selected. Other sampling methods include stratified sampling, in which the population is divided into strata and members are selected from each stratum; cluster sampling, in which the population is divided into clusters and members are selected from one or more clusters; and convenience sampling, in which members are selected from a convenient location or source.

After selecting a sampling method, the interviewer must select a sample size. The sample size is the number of members of the population that will be interviewed. The sample size should be large enough to provide a representative sample of the population, but not so large that the interview becomes too costly or too time-consuming. The sample size should be determined based on the level of confidence and the margin of error that the researcher wants to achieve.

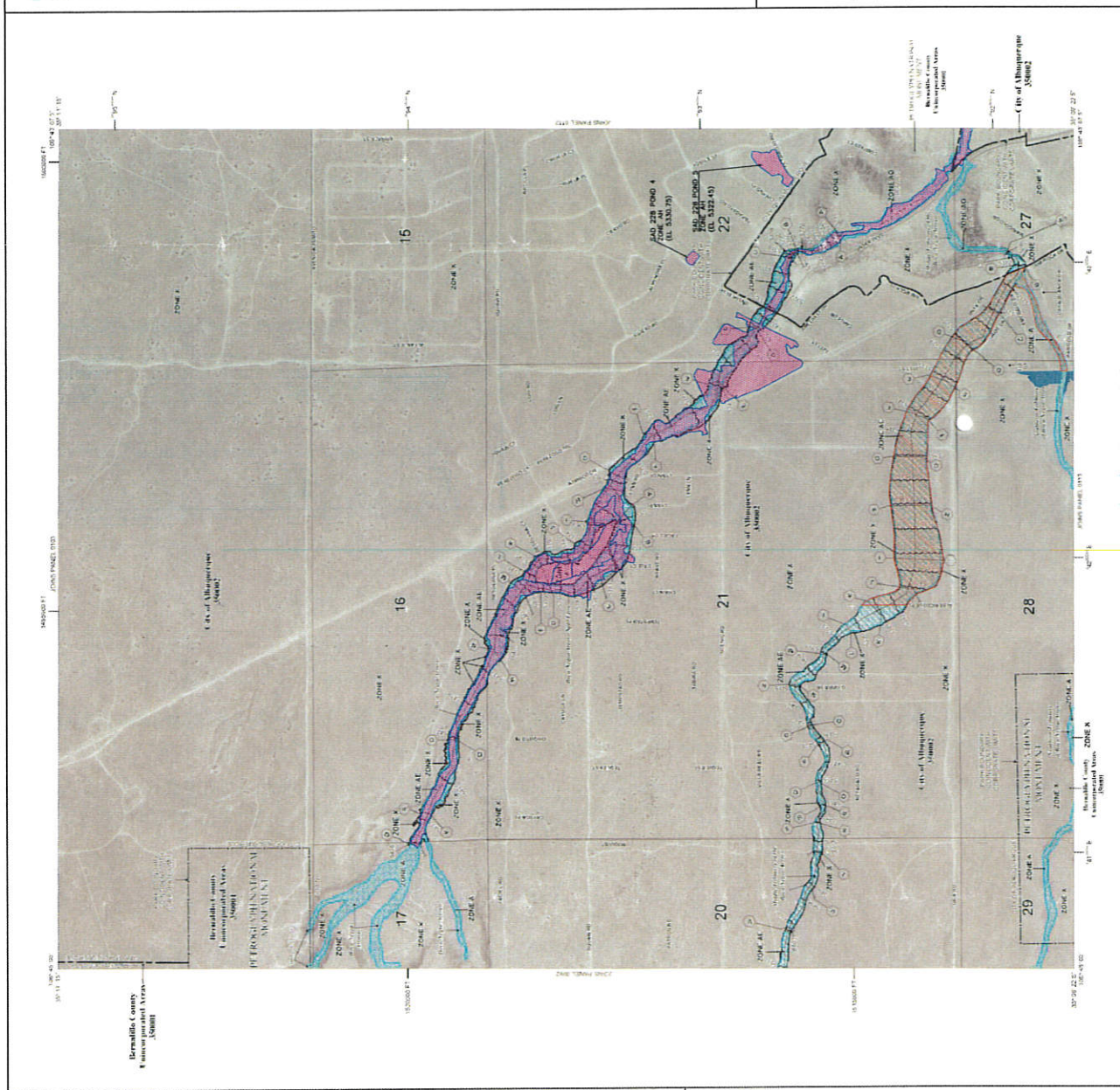
Finally, the interviewer must select a data collection method. The most common data collection method is a questionnaire, in which the interviewer asks the respondent a series of questions and the respondent answers the questions. Other data collection methods include interviews, in which the interviewer asks the respondent a series of questions and the respondent answers the questions; focus groups, in which a group of respondents discuss a topic with a moderator; and observations, in which the interviewer observes the respondent's behavior.

[illegible]

REMOVED FLOODPLAIN PER LOMR CASE
NUMBER 09-06-2899P, MARCH 25, 2010

REPORT DATED JANUARY 2012

PROPOSED 100YR FLOODPLAIN

[illegible]

1995-1996

DANIEL 011110

FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY,
NEW MEXICO

DANIEL 11:1 OF 275

ANNOTATED FIRM



MAP NUMBER
35001C0111G

MAP REVISED
1999

Federal Reserve, Washington, D.C.

Bruce M. Thomson, P.E., Chair
Cynthia D. Borrego, Vice Chair
Ronald D. Brown, Secretary-Treasurer
Deborah L. Stover, Assistant Secretary-Treasurer
Tim Eichenberg, Director

Jerry M. Lovato, P.E.
Executive Engineer



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Website: www.amafca.org

June 20, 2016

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Notification of Revision of 1% (100-year) Annual Chance Floodplain and floodway
along the North Branch of Boca Negra Arroyo**

Dear City of Albuquerque,

The Federal Emergency Management Agency (FEMA) provides Flood Risk Products to help community officials and the public view and understand their local flood risk. The Flood Insurance Rate Map (FIRM) for a community depicts land which has been determined to be subject to a 1% (100-year) or greater chance of flooding in any given year. The FIRM is used to delineate flood insurance zones that insurance companies use to set policy rates. It is also used by the community to manage the floodplain. The floodway is the portion of the floodplain that needs to be reserved to discharge the base flood without a significant increase in water surface elevation when other parts of the floodplain are encroached.

The construction of the Boca Negra Detention Dam Facility was completed in 2014. As a result, the floodplain for the Boca Negra Arroyo has changed.

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (DHS-FEMA) to revise FIRM #35001C0111G and 35001C0112G, (effective date September 26, 2008) for Bernalillo County, New Mexico along the Boca Negra Arroyo (See attached Floodplain Exhibit and Annotated FIRMs).

The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Albuquerque and Bernalillo County intent to establish the 1% annual chance (100-year) floodway, generally located between Unser Boulevard and San Ildefonso Drive. Specifically, the floodway shall be established from a point 1,350 ft downstream of Unser Boulevard to upstream of San Ildefonso Drive. As a result of the LOMR, the floodway shall be established within the area of revision.

The floodplain study area analyzed along the Boca Negra Arroyo begins at the eastern edge of the North Geological Window and ends at the San Ildefonso Drive bridge crossing. In most areas, it confirmed a narrower floodplain than what is reflected in the effective FIRM (2008) during the 1% (100-year). In other areas, the floodplain has been extended. In some cases, the extension is a result of more accurate field information.

The Letter of Map Revision will result in:

1. Revision of Base (1% annual chance) Flood Elevations (BFEs), and of 1% annual chance floodplain.
2. Inclusion of the Boca Negra Detention Dam Facility floodplain.
3. Widening and narrowing of existing 1% annual chance floodplains.
4. Change of floodplain map zone designation of "AO-3" to "AE" from 1,350 ft downstream of Unser Boulevard to San Ildefonso Drive.

This letter is to inform you of the establishment of Base Flood Elevations and the revision of the 1% annual chance floodplain on affected properties. Attached are the Floodplain Exhibit and Annotated FIRMs showing the revised floodplain.

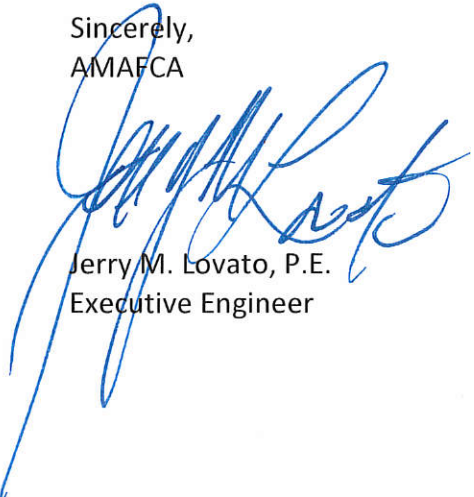
A paper copy of the proposed maps showing the affected areas is also available for viewing at:

AMAFCA
2600 Prospect Avenue, NE
Albuquerque, NM 87107

Once the revised FIRM maps are published by FEMA and become effective, residents will be responsible for coordinating insurance policy changes with their respective lenders. Neither AMAFCA nor FEMA have the authority to change terms of individual policies.

If you have any questions or concerns about the proposed changes to the FIRMs or its effect on your property, you may contact Brad Bingham, P.E., Drainage Engineer, for the Albuquerque Metropolitan Arroyo Flood Control Authority's Office, at (505) 884-2215.

Sincerely,
AMAFCA



Jerry M. Lovato, P.E.
Executive Engineer



LEGEND	
	PROPOSED 100 YR FLOODPLAIN
	PROPOSED 100 YR FLOODWAY
	PROPOSED 500 YR FLOODPLAIN
	EFFECTIVE FLOODPLAIN
	CURRENT CROSS SECTION LABEL
	PROPOSED CROSS SECTION NUMBER
	BASELINE ALIGNMENT
	CROSS SECTION LINE
REMOVED FLOODPLAIN PER LOWR CASE NUMBER 09-45-2659P, MARCH 25, 2010	
CREATED FLOODPLAIN LOWR CASE NUMBER 09-45-2659P, MARCH 25, 2010	

This map is a key to summarizing the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

Coastal Base Flood Elevations shown on this map apply only to landward areas with minimal elevation change. Coastal flood elevations for the FEMA study were obtained from coastal flood insurance studies for the community of Silverdale. Elevations are also provided in the Summary of Silverdale Elevations table in the Flood Insurance Study. Report for this jurisdiction. Elevations shown in the Summary of Silverdale Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this report.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

[illegible]

NGS Information Services
NOAA, NTHGS12
National Geospatial Survey, SSAC-3, #0202
1315 East-West Highway
Silver Spring, Maryland 20910-3292
NOAA 745-7342

To obtain current elevation and location information for bench marks shown on this map, please contact the Information Services Branch of the National Geographic Society at (301) 713-2242 or visit their website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by Benalillo County produced at a scale of 1:12,000 from photography dated 1999 or later.

Also, the road to floodplain relationships for unretained streams may differ from what is shown on previous maps.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map points, community map repository addresses, and the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

and a listing of communities with participating National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-334-6273), or visit the FEMA website at <http://www.fema.gov>.

© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 103–110

LEGEND

 PROPOSED 100YR FLOODPLAIN

PROPOSED 500YR FLOODPLAIN

NUMBER 09-06-2809P, MARCH 25, 2010

CREATED FLOODPLAIN PERLOUR CASE
NUMBER 09-06-2899P, MARCH 25, 2010

NOTE: PONDS 4 & 5 WATER SURFACE ELEVATION PER SAD 228 DRAINAGE DISTRICT WATER QUALITY CONTROL PLAN

REPORT DATED JANUARY 2012

