



FEMA

October 15, 2025

IN REPLY REFER TO: PRELIM OCTOBER 15, 2025

The Honorable Lee Adams
Chair, Sierra County Board of Supervisors
P.O. Drawer D
Downieville, CA 95936

Community: Sierra County,
California
(Unincorporated Areas)
Community No.: 060630

Dear Chair Adams:

We are pleased to present your community with a revised copy of the preliminary Flood Insurance Rate Map (FIRM) panels and revised Flood Insurance Study (FIS) report for Sierra County, California and Incorporated Areas for your review and comment. The enclosed FIS report for Sierra County describes the flood hazard information updates made to the FIRM panels and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

We are sending the revised preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, the Federal Emergency Management Agency (FEMA) has posted digital copies of the revised FIRM panels and FIS report materials to the following website: <https://hazards.fema.gov/femaportal/prelimdownload/>. We will contact your community shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the preliminary FIRM panels and FIS report so that they will have the opportunity to review them thoroughly before the formal CCO Meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the preliminary FIRM panels or in the FIS report. Comments may be sent to:

FEMA Region 9
Attn: Patrick Clancey
1111 Broadway, Suite 1200
Oakland, CA 94607

Please submit initial comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be

incorporated, as appropriate, before the preliminary FIRM panels and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the preliminary FIRM panel becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the preliminary FIRM panels; (2) LOMCs for which results could not be shown on the preliminary FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area (SFHA) as shown on the preliminary FIRM panels; (3) LOMCs for which results have not been included on the preliminary FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the revised FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective upon request.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Sierra County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHA, flood zone designations, or regulatory floodways within a community, as shown on the preliminary FIRM panels. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the revised FIRM panels and FIS report. The revised FIRM panels and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Region 9 Floodplain Management & Insurance Branch Chief, Xing Liu, either by telephone, (510) 612-5601, or by email at xing.liu@fema.dhs.gov, or you may discuss those issues with your State National Flood Insurance Program (NFIP) Coordinator, Anntonette Duncan of the California Department of Water Resources, at (916) 217-4684, or by email at

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anntonette.duncan@water.ca.gov. Several months before the effective date, we will mail one set of printed copies of the revised FIRM panels and FIS report and digital copies of the map and report products.

Your community's comments on the preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the preliminary copies of the FIRM panels and FIS report, please contact Patrick Clancey of FEMA Region 9 by telephone at (510) 289-5326, or by email at patrick.clancey@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMA-FMIX@fema.dhs.gov.

Sincerely,



David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

Enclosures:

Preliminary FIS report
Preliminary FIRM panels
Preliminary SOMA

cc: Brandon Pangman, Planning Director, Sierra County (with enclosures)
Anntonette Duncan, P.E., State NFIP Coordinator, California Dept. of Water Resources (without enclosures)
Amy Bindra, State Floodplain Manager, California Dept. of Water Resources (without enclosures)
MD Haque, State Floodplain Mapping Lead, California Dept. of Water Resources (without enclosures)
Patrick Clancey, Chief, Risk Analysis Branch, FEMA Region 9 (without enclosures)

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bcc: Regional Director RIX-MT
Casey DeShong, Public Affairs Officer, FEMA Region 9
Eileen Chao, Public Affairs Officer, FEMA Region 9
FEDD File
STARR II Project File:

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Concurrence:

STARR II
Originator
AE 6/28/25
GDP 10/10/25

STARR II
QC

STARR II
QA

FEMA
IM-HM-MS