**FINAL PUBLIC NOTICE**

**washoe county**

**scope modification-**

**lemmon valley acquisition and demolition**

**Washoe County, nevada**

**HMGP 4307-002-02R**

The U.S. Department of Homeland Security’s Federal Emergency Management Agency (FEMA) proposes to provide federal financial assistance under the Hazard Mitigation Grant Program to Washoe County, (sub-applicant) in Washoe County, Nevada, to acquire and demolish a residential property and deed restrict the parcel to permanent open space (proposed action). Pursuant to Executive Order 11988 (Floodplain Management), Executive Order 11990 (Protection of Wetlands), and FEMA’s implementing regulations at Title 44 of the Code of Federal Regulations Part 9, FEMA hereby provides interested parties with a notice of its final decision and an explanation of the alternatives that were considered.

The overall purpose of the proposed action is to acquire and demolish two residential properties located at 310 Pompe Way (39.66844, -119.84898) and 455 Pompe Way (39.66565, -119.84986) in Washoe County. 310 Pompe Way was constructed in 1990 and 455 Pompe Way was constructed in 1973. Demolition would include removal of the house foundation, concrete slab and leveling. An excavator or similar equipment will be used to pull up the foundation under the mobile and stick-built structure. The resulting excavations would be between 24 inches and 30 inches in depth and would be backfilled with imported material as needed to bring each area to grade. The County would not remove subterranean utility lines but would only terminate services. The septic tank will be pumped out, backfilled with slurry, and left in place, without removing sewer laterals running from the structure to the septic tank. The water line will be terminated at the street and will remain in place, while water meters and meter pits will be removed. Any domestic well located in the project area will be abandoned. No grubbing or vegetation removal is proposed, and temporary staging will take place in previously disturbed or graded areas within the parcel. The project will reduce future property damage and health and safety risks associated with persistent flooding of the Swan Lake closed basin.

The project area is depicted on the FEMA Flood Insurance Rate Map (FIRM), Number 32031C2836G, effective 3/16/2009. The FIRM shows the proposed action lies within Zone AE, the area that has a 1-percent probability of flooding every year and where predicted floodwater elevations have been established. The U.S. Fish and Wildlife Service National Wetlands Inventory Map shows the project is not located within wetlands.

Maps of the project area and its location within the floodplain and outside of wetlands are available for public inspection. Parties interested in receiving a copy of either map should contact the FEMA Region IX Environmental Officer using contact information provided in this notice.

Three alternatives to the proposed action were considered: Alternative 1: No Action; Alternative 2: Home Elevation; and Alternative 3: Development of a Comprehensive Capital Project Program and Costs. Alternative 1 would result in no action being taken to mitigate flood hazards. This Alternative is not recommended because the risk of flood hazards, including damage to property and people, would remain. Alternative 2 included elevation of the structure. This Alternative is not recommended because it does not address impacts to home access, on-site septic systems, and domestic wells from the sustained presence of flood water. Therefore, Alternative 2 is not feasible. Alternative 3 contemplated the analysis, design, construction, and maintenance of large capital projects including pumping systems and piping to move flood water out of the Lemmon Valley hydro basin, berms and dams to contain flood waters within the Swan Lake closed basin and dredging within the basin to create more flood storage. This alternative is not recommended because of the significant challenges with moving flood water out of the closed basin. In addition, the cost of construction and subsequent maintenance with replacement of infrastructure would be too costly. Therefore, Alternative 3 is not feasible. FEMA has determined that the proposed project is the only practicable alternative available; therefore, the proposed action must be taken at this location.

The proposed action would have no significant adverse impact on the floodplain but would restore and preserve the natural and beneficial values served by floodplains which would benefit the area by minimizing the impact of floods on human health, safety, or welfare. Washoe County has declared that the proposed action conforms to local floodplain standards, and would be responsible for the management, construction, and maintenance of the proposed action.

Additional information about FEMA’s proposed action may be requested by writing the FEMA Region IX Environmental Officer at FEMA, 1111 Broadway, Suite 1200, Oakland, California 94607, or [fema-rix-ehp-documents@fema.dhs.gov.](mailto:fema-rix-ehp-documents@fema.dhs.gov) All requests should be received no later than 15 days after publication of this notice. No action will be taken before this date.