



Scott L. Shapiro Managing Partner

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Practice Areas

Flood Protection Law | Regulatory Law & Business Permitting | Water Law

Scott Shapiro is highly regarded for his expertise in flood protection improvement projects throughout California's Central Valley and the West, as well as his successful track record on issues of water rights and water supplies.

Scott is helping clients with more than a billion dollars in projects in California's Central Valley and issues involving the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (USACE) throughout the Western United States.

With a special focus on massive flood protection improvement projects, Scott advises clients through regulatory, contractual, financing and legislative challenges. Acting as general or special counsel, he regularly interacts with senior management at USACE (Headquarters, South Pacific Division, and Sacramento District), the California Department of Water Resources and the Central Valley Flood Protection Board. He was named to the National Section 408 Task Force and has been invited to give testimony to the National Academies. Scott was instrumental in helping the first regional flood improvement agency that took a basin threatened by flood risk from a less than 30-year level of protection to a level of protection approaching 200-year.

Having worked with FEMA on issues of floodplain mapping and levee accreditation for many years, Scott has developed collaborative environments in which he fosters win-win solutions for his clients. He is also currently serving as the lead counsel on a flood insurance rate map (FIRM) appeal.

Scott has developed significant expertise in drafting and advocating for Federal legislation in the flood protection arena. He has drafted Federal legislation to modify the National Flood Insurance Program (NFIP) several times and key provisions have been incorporated into acts that have become law. He has also drafted legislation affecting USACE's mission that was incorporated into various Water Resources Development Acts with a similarly favorable outcome. Scott's success derives out of his frequent visits to Washington D.C. and the longstanding relationships he has fostered.

Scott is also known throughout the region for his extensive litigation experience focusing on cases arising from levee failures. He has litigated levee failures resulting from underseepage, failed encroachments and rodent burrows, as well as briefing levee overtopping cases at the appellate level. Scott is one of the few attorneys with

experience litigating flood cases on behalf of plaintiffs as well as defendant government entities.

In regards to water rights and water supplies, Scott has assisted many landowners, farmers and developers in ensuring an adequate water supply for proposed projects. Clients look to Scott for guidance on acquiring and securing water rights, relying on his nuanced understanding of the requirements of a Water Supply Assessment (under SB 610) and a Water Verification (under SB 221) for new developments. Scott has also drafted key chapters of these documents for contentious matters.

Assisting other development clients with the creation of mutual water companies and resolving issues before the Public Utilities Commission, Scott provides valuable experience in this unique area of the law. He has appeared before the State Water Resources Control Board (SWRCB) on traditional water rights issues, including the preparation and prosecution of change petitions and in defense of water rights complaints and successfully prosecuted water rights applications from initiation through final permitting.

The security of water rights and supplies associated with real property is a critical factor in the lending process for financial institutions. Scott serves as a trusted advisor for lenders in all aspects of water rights, including evaluating the use of water for power plants, farms and residential property, with different assets acting as collateral. He understands and translates the arcane language of water rights into the clear communication required to accurately assess proposed business transactions.

Scott has developed a reputation for excellence in the specialized area of federal reclamation law, and was one of the first attorneys in the nation to negotiate a renewal of a long-term water supply contract with the U.S. Bureau of Reclamation (for a project in Southern California), and subsequently negotiated numerous other long-term water supply contracts for municipal and industrial uses in Northern California and Southern Nevada.

Experience

Flood Protection Law

- General Counsel to the Three Rivers Levee Improvement Authority, the San Joaquin Area Flood Control Agency, and the Sutter Butte Flood Control Agency on all issues, including formulation of nearly a billion dollars of levee improvement programs, before all regulatory agencies, and on all funding acquisition issues.
- General Counsel, Special Counsel, or Program Manager to other regional flood agencies advancing nearly a billion dollars of levee improvement programs in California and Oregon.
- Special Counsel for the Cities of Burlington and Mt. Vernon (Washington) prosecuting an appeal of flood insurance rate maps (FIRMs) issued by FEMA under the National Flood Insurance Program (NFIP).
- Counsel private companies and developers throughout California on flood protection issues, including navigating complicated regulatory environments for residential, industrial, and commercial development. Interact with FEMA on issues of floodplain mapping, special hazard flood zones, levee accreditation, and floodmap appeals.
- Defend public agencies in flood damages cases and represent flooded landowners in legal actions against State, local flood control districts, city, and private landowner.
- Develop state and federal legislation and regulations on floodplain management issues including amendments to the National Flood Insurance Act and Water Resources Development Acts.

- Senior Advisor to the Agricultural Floodplain Management Alliance and Convener of the National Coalition of Flood Project Partners.
- Guide non-Federal sponsors through U.S. Army Corps of Engineers' feasibility study process including negotiation of cost-sharing agreements, drafting of key sections of report, and presenter at Civil Works Review Board (CWRB).

Water Law

- Represent water suppliers and developers on preparation of water supply assessments under SB 610 and water verifications under SB 221.
- Research and execute California water rights opinions.
- Review, revise, and advise public water supplier regarding Urban Water Management Plan
- Research and execute California water right opinions for energy company financing and refinancing new and existing facilities
- Review and assessment of California water rights held by Nevada utility including effectiveness of documents to convey interests to successor entity
- Draft and field water rights applications, amendments, and petitions; negotiate with parties for dismissal of protests to applications; represent water right applicants at State Water Resource Control Board hearings
- Counsel recipients of State Water Resource Control Board Complaints; including investigating, responding, and resolving issues
- Negotiated numerous interim and long-term water service contracts and settlement contracts with U.S. Bureau of Reclamation, including negotiation of various rate setting methodologies and renewal options
- Counsel Central Valley Project Contract holders on numerous water-related contract and water supply issues
- Represent municipal water wholesaler on Colorado River in breach of trust lawsuit filed by Navajo Nation
- Researched, developed, and litigated claims on behalf of local agencies against the United States under federal reclamation law resulting in a settlement that saved the local agencies more than \$100 million.

Professional & Community Service

- American Leadership Forum, Mountain Valley Chapter, Senior Fellow, Class XVII, 2013-2014
- Valley Vision, Chair, 2018-2019; Vice Chair, 2016-2017; Board Member, 2014-present
- Association of California Water Agencies, 2010-2013; Legal Affairs Committee Member, Board Member and Legal Affairs Committee Chair, 2010-present
- Shalom School, Board Member, 2013-present; President, 2013-2015
- Jewish Community Foundation of the West, Board Member, 2003-2010; President 2013-2015
- Hillels at Davis and Sacramento, Board Member, 1995-2001; President, 1997-2000

- Sacramento Metro Chamber, Cap2Cap Program, Chair 2016; Flood Team Co-Chair and Steering Committee, 2007-present
- Floodplain Management Association
- California Central Valley Flood Control Association
- National Association of Flood & Stormwater Management Agencies, Member, 2019
- Leadership Sacramento, Sacramento Metro Chamber of Commerce, Class of 2001
- Floodplain Management and Liability Reporter, Founding Editor-In-Chief
- Editorial Board, California Water Law & Policy Reporter, Former Member
- California Water Law Newsletter, Former Contributing Editor

Education

- J.D., *cum laude*, Lewis & Clark Law School, Certificate in Environmental and Natural Resources Law, 1994
- B.S., Environmental Planning and Design, Rutgers University, 1990
- Graduate Certificate, National Session in Trial Advocacy, National Institute for Trial Advocacy, 2001

Honors & Rankings

- Best Lawyers in America[®], Water Law, 2018-2020
- *Sacramento Magazine*, Top Lawyer, Environmental, Energy & Natural Resources, State, Local & Municipal, 2016-2019
- *Sacramento Business Journal*, Best of the Bar, 2017-2019
- Communication and Outreach Award, Floodplain Management Association, National Coalition of Flood Project Partners, 2013

Speaking Engagements / Events

- *Government Code Section 1090: How to Stay Out of the Headlines (and Out of Jail)*, Moderator, ACWA Legal Briefing and CLE Workshop, December 3, 2019
- *Fundamentals of Flood Management Law and Liability*, Moderator/Panelist, Floodplain Management Association's 2019 Annual Conference, September 3-6, 2019
- *Current Legal Issues in Flood, Floodplain & Water Quality Management*, Speaker, National Association of Flood & Stormwater Management Annual Meeting, August 19-22, 2019
- *Flood Control and Water Storage—Concerns and Movement on New Projects*, Presenter, Argent's 34th Annual California Water Law & Policy Conference, June 20, 2019
- *2018 ACWA Legal Briefing & CLE Workshop Presented by Downey Brand LLP*, ACWA 2018 Fall Conference & Exhibition, November 27, 2018

- *Round Table Discussion With California Flood Management Entities*, Speaker, Floodplain Management Association's 2018 Annual Conference: Sustainability in the Face of Change, September 4-7, 2018
- *Agricultural Floodplain Management*, Panelist, Floodplain Management Association's 2018 Annual Conference: Sustainability in the Face of Change, September 4-7, 2018
- *Water Resource Infrastructure Financing Under the Trump Administration*, Moderator/Panelist, Floodplain Management Association's 2018 Annual Conference: Sustainability in the Face of Change, September 4-7, 2018
- *Post-Disaster: Weathering Scrutiny of Flood Management Decisions*, Presenter, California Central Valley Flood Control Association (CCVFCA) Annual Flood Forum, March 21, 2018
- *Floodplain Development and Management in Northern California*, The Seminar Group, November 17, 2017
- *NFIP Implementation in California*, Co-presenter, The Seminar Group's Seminar on Floodplain Development and Management in Northern California, November 17, 2017
- *Federal Flood Control Issues 2016 Update: A Legal Perspective*, Moderator, Floodplain Management Association Annual Conference, September 2016
- *Current Legal Issues in Flood, Flood Plain, and Water Quality Management*, Presenter, National Association of Flood and Stormwater Management Agencies (NAFSMA) 2016 Annual Meeting, August 2016
- *Levee Accreditation 101 – A Primer for Oregon Levee Agencies*, Presenter, Oregon Levee Workshop in Portland, OR, August 2016
- *Executive Order Update: Flood Risk Management Standard - Why, What & How*, Presenter, Floodplain Management Association Annual Conference, September 9, 2015
- *Federal Legal Flood Update*, Presenter, National Association of Flood and Stormwater Management Agencies (NAFSMA) 2015 Annual Meeting, August 19, 2015
- *All Systems Flow: Bypasses Clear & Ready*, Presenter, California Central Valley Flood Control Association (CCVFCA) Annual Flood Forum, March 18, 2015
- *Leveraging for Levees*, Keynote Speaker, Symposium sponsored by Oregon Solutions, November 2014
- *Opportunities for Federal and Local Collaboration*, Presenter, Society of American Military Engineers Northwest Conference, November 2014
- *Like Placing a Square Peg in a Round Hole: Obtaining Section 408 Approvals for Locally Implemented Flood Control Projects*, Presenter, Floodplain Management Association Annual Conference, September 1, 2014
- *Flood Risk Reduction: Future Funding After Prop 1E*, Presenter, California Central Valley Flood Control Association (CCVFCA) Annual Flood Forum, March 19, 2014
- *A Look at the Sutter Basin Process*, Presenter, National Association of Flood and Stormwater Management Agencies (NAFSMA) 2013 Annual Meeting, July 17, 2013
- *Update on USACE Crediting and Section 408 Permitting Issues*, Presenter, National Association of Flood & Stormwater Management Agencies (NAFSMA) 2012 Annual Meeting, August 2012

- *Impact on Local Communities: Flood Insurance Costs and Requirements*, Panelist, Floodplain Management Association Annual Conference, September 2011
- *Ten Easy Steps for a FEMA Appeal*, Presenter, Floodplain Management Association Annual Conference, September 2011
- *Like Slogging Through Mud: The Challenges of Implementing a Flood Protection Project in 2010*, Co-Chair and Presenter, Argent Communications 25th Annual California Water Law and Policy Conference, April 22-23, 2010
- *Water Law Basics to the Intricacies of the Clean Water Act and Beyond*, Co-Chair and Presenter, CLE International, Nevada Water Law Conference, January 2008
- *California's Bifurcated Water Law System*, Guest Lecturer, Lewis and Clark Law School, 2007
- *Just What is the State's Plan of Flood Control?*, Moderator and Presenter, ACWA Spring Conference with Assembly members Wolk and Laird, DWR Director Lester Snow and Senate Committee Consultant Dennis O'Connor, 2007
- *Local and Regional Perspectives*, Speaker and Moderator, 2007 Levee Conference: Still Battling the Inland Sea, 2007
- *Updating the State Plan for Flood Control and Risk Management in the Lower Sacramento Valley*, Moderator, American River Watershed Conference, 2007
- *Rethinking the Sacramento and San Joaquin Flood Control Projects: A Dialogue on Structural and Institutional Changes for the 21st Century*, Speaker and Moderator, California Water Law & Policy Conference, 2006
- *The Challenge of Aging Water Infrastructure: How Big is the Problem and Who Pays the Bill*, Speaker, American Bar Association, Section of Environment, Energy, and Resources, 2006
- *The Emerging Flood Control Paradigm*, Moderator, Lorman Education Services, 2006
- *Water Supply and Development: From Basics to Emerging Issues*, Speaker, State Bar of California, Real Property Law Section Retreat, 2006
- *Who Tames Our Inland Sea? Federal, State and Local Flood Control Roles*, Moderator, Eastern District of California, 2006
- *Development in Harm's Way: Challenges Associated with Managing Growth in the Floodplain*, Speaker and Moderator, ACWA Fall Conference, 2005
- *Impact of Turner v. Bassett*, Speaker, CLE International, Nevada Water Law Conference, 2005
- *Strategies for Meeting the State's Flood Protection Needs*, Speaker, ACWA Spring Conference, 2005
- *The Plumas Lake Experience: A Model for the Future or an Experiment to Forget?*, Speaker, Floodplain Management Association Annual Conference, 2005
- *Water and Flood Control for Development*, Speaker, Lorman Education Services, Zoning and Land Use Conference, 2005
- *Water Availability and Land Use Planning*, Speaker, CLE International, California Water Law and Policy Superconference, 2005

- *Water Supply-Land Use Logistical and Regulatory Requirements*, Speaker, CLE International, California Water Law and Policy Conference, 2005
- *Are We There Yet: Water Supply Planning Laws and California Land Use in 2004*, Speaker with Senator Mike Machado and Eric Parfrey, Sierra Club Officer, joint program of the State Bar of California and the Sacramento County Bar Association Environmental Law Sections, 2004
- *Delta Levee Break: What Did We Learn?*, Speaker, ACWA Conference, General Luncheon, 2004
- *Impacts of the Paterno Decision on Flood Control Agencies*, Speaker, California Central Valley Flood Control Association (CCVFCA) Annual Meeting, 2004
- *The Disconnect Between Land Use Decisions and Financial Consequences [of Flood]*, Moderator, Water Education Foundation and California DWR Joint Flood Management Workshop, 2004
- *The Public Interest Requirement for Nevada Water Rights*, Speaker, Nevada Water Resources Association Annual Conference, 2004
- *And You Thought Pellegrino Was Expensive: The True Cost of Forgetting Water Due Diligence in Real Property Transactions*, Speaker, The Trust for Public Lands, 2003
- *Closing the Loop on Water and Growth: A Special Briefing for Local Officials*, Speaker, Association of California Water Agencies and League of California Cities, 2003
- *Paper Water - Making It Real: The Legal and Planning Related Issues of Locating and Verifying Supplies*, Speaker, CLE International, California Water Law and Policy Conference, 2003
- *Perspectives on the Water Supply Planning Laws - Two Years with SB 610 and 221: How Are They Doing?*, Speaker, Association of California Water Agencies, CLE for Water Resource Professionals, 2003
- *The Law of the Colorado River and Emerging Issues for Nevada*, Guest Lecturer, University of Nevada, Reno, Graduate Studies Program, Department of Civil Engineering, 2003
- *Water Primer 101: The Central Valley Project*, Speaker, CLE International, California Water Law and Policy Super Conference, 2003
- *Conservation-Preventing the Southwest's Next Crisis*, Speaker, Nevada/California American Water Works Association Annual Conference, 2002
- *The Water Supply-Land Use Connection: Which Comes First, the Water or the Development*, Presenter, CLE International, California Water Law & Policy Conference, 2002
- *Overview of Nevada Water Law*, Presenter, CLE International, Nevada Water Law & Policy Conference, 2001
- *The Water's Got to Go Somewhere: The Effect of State and Local Policy Decisions on Flood Control Liability*, Presenter, CLE International, California Water Law & Policy Conference, 2001
- *The Law of the Colorado River*, Presenter, CLE International, Nevada Water Law & Policy Conference, 2000
- *University of California, Davis School of Law, Environmental Law Moot Court*, Visiting Professor, 1994-1999

Publications

- *A Compendium of California's Sustainable Groundwater Management Act*, Provided by Downey Brand's Water Law Practice, December 2016
- *Acceleration of Flood Damage Reduction Projects Concept*, Water Law White Paper, December 2011
- *Proposal for Revisions to California's Central Valley Flood Control System*, Discussion Paper, December 2004
- *Will New Flood Case Mean a Flood of Damages Paid to a Flood of Plaintiffs? Supreme Court Denies Review of Paterno Decision*, California Water Law & Policy Reporter, Vol. 14, No. 7, April 2004
- *Downey Brand's 75 Years of Water Law Practice: A History of Forging the Future*, Sacramento Lawyer, January/February 2003
- *Don't Forget the Water: A Water Due Diligence Primer for Real Property Transactions*, California Real Property Journal, Vol. 20, No. 1-2, Winter/Spring 2002
- *Areola v. Monterey: A New Flood Case that Changes the Standard of Liability*, 12 California Water Law & Policy Reporter 285, August 2002
- *The Shrinking Range of Water Supply Options for California Development*, 10 California Water Law & Policy Reporter 129, March 2000
- *Floodplain Management and Liability Reporter*, Editor-in-Chief
- *California Water Law & Policy Reporter*, Editorial Board, Former Member
- *California Water Law Newsletter*, Former Contributing Editor

Legal Alerts

- *New Law Mandates That Special Districts Maintain Public Websites by January 2020; Limited Exemptions Available*, February 13, 2019
- *AB 2257: New Brown Act Requirements for Meeting Agendas on Local Agency Websites Effective for Meetings Held on and after January 1, 2019*, September 13, 2018
- *California Supreme Court Confirms Certain Groundwater Pumping Charges are Outside Scope of Prop 218*, December 4, 2017
- *Appellate Court Holds That Constitution Overrides Statutory Exemption Related to Proposition 218 Assessments; Reclamation Districts Are Permitted to Assess School Districts*, April 7, 2017
- *California Supreme Court Rules Public Officials' and Employees' Personal Accounts Do Not Escape Reach of Public Records Act*, March 3, 2017
- *SB 272: A New Disclosure Requirement Under the Public Records Act, Effective July 1, 2016*, July 22, 2016
- *Governor Brown Signs Emergency Drought Legislation Into Law*, March 2014
- *First District Court of Appeal Defers to Water Agency's Discretion and Upholds Urban Water Management*

Plan, Rejecting Claim That Any "Uncertainty" About Future Water Supplies Requires Analysis of Alternative Supplies, October 2010

- *Floodplain Management & Liability Reporter*, March 2010
- *First District Court of Appeal Clarifies Calculation of Special Benefits and Proportionality for Assessments Subject to Proposition 218*, January 2010
- *Second District Court of Appeal Upholds EIR for Transfer of 41,000 Acre-Feet Per Year of State Project Water Despite Uncertain Status of the Monterey Agreement*, December 2009
- *Rohnert Park Decision: Water Suppliers Given "Substantial Discretion" To Analyze Groundwater Sufficiency for New Developments*, November 2008
- *Court of Appeal Finds Water Supply Assessments Not Actionable Until Completion of Environmental Review Process*, April 16, 2008
- *Applying Principles from the California Supreme Court's 2007 Decision in Vineyard Area Citizens, Court of Appeals Upholds EIR Against Challenge to Water Supply Analysis*, September 2007
- *Excerpts from Western Water Magazine's article, "It Can Happen Here: Assessing California's Flood Risk"*, November 2005

Blogs

- *Waiving USACE Policy Requirements: A Tool to Get Urgent Projects Completed*, September 4, 2019
- *How Flood Insurance and Endangered Species Are Connected*, July 26, 2019
- *House Financial Services Committee Schedules First NFIP Hearing of the Year*, March 12, 2019
- *Water Resources Development Act is Signed Into Law By President*, October 23, 2018
- *President Issues a Presidential Memoranda on Western Water (But Flood Is Mentioned)*, October 21, 2018
- *The Water Resources Development Act (WRDA) Finally to be Considered by the Senate*, October 7, 2018
- *USACE Appropriations Bill Signed by President, Becomes Law*, September 21, 2018
- *Federal Funding Panel Shared Interesting Perspectives at Annual FMA Conference*, September 13, 2018
- *WRDA, Appropriations, and USACE Is Staying Where It Is (for now, at least): A Busy Few Days on the Hill*, September 11, 2018
- *USACE 408 Guidance Is Officially Final (EC 1165-2-220)*, September 9, 2018
- *USACE Issues Guidance for Use of Supplemental Appropriation*, September 5, 2018
- *USACE 408 Guidance May Be Final (EC 1165-2-220)*, September 3, 2018
- *Will the Army Corps of Engineers lose the Civil Works mission? Looks like the Department of Defense is making some plans.*, August 7, 2018
- *No Long-Term Reauthorization Yet; NFIP Extended Through November 30, 2018*, August 1, 2018
- *USACE Issues 2018 Workplan*, June 11, 2018

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- *We Are Happy to Share the Comments of the L.A. Coastal Protection and Restoration Authority*, April 12, 2018
- *Leadership Changes at FEMA's Flood Insurance Group*, April 11, 2018
- *Should the Civil Works Mission Leave the US Army Corps of Engineers?*, March 11, 2018
- *National Waterways Conference Requests More Time on Draft 408 Policy*, February 20, 2018
- *President Trump Releases Infrastructure Proposal*, February 19, 2018
- *Technical Problems with First USACE 408 Webinar; Tune in Tomorrow for Second*, February 7, 2018
- *Draft 408 Guidance imminent; USACE Webinars Scheduled*, February 5, 2018
- *Why Advocacy Matters*, October 15, 2017
- *Trump Nominates RD James for Assistant Secretary of the Army for Civil Works*, October 4, 2017
- *The Money Calendar - How The Federal Budget Calendar Is Circular, Not Linear*, October 2, 2017
- *Will the National Flood Insurance Program (NFIP) be reauthorized, extended, or what?*, September 7, 2017
- *How Should the Flood Management Community Deal with the Uncertainty of Climate Change?*, September 5, 2017
- *Senate Democrats Are Eager to Invest in Infrastructure, Including Flood (but what about Climate Change?)*, September 4, 2017
- *Flooding in Houston: Can We - Should We? - Plan for Such Massive Flooding Events?*, August 31, 2017
- *Trump Executive Order Issued on Federal Flood Risk Management Standard and Regulatory Reform*, August 15, 2017
- *USACE Issues Guidance on Contributed Funds for Section 408 Review*, June 29, 2017
- *James Dalton, Director of Civil Works at USACE, Offers Valuable Perspectives at Annual NAFSMA Conference*, June 28, 2017
- *New Guidance from USACE Could Streamline Processes*, June 26, 2017
- *USACE Releases FY17 Work Plan; Media Book Released on FY18 Budget Proposal*, May 24, 2017
- *Rumors of an Impending Work Plan to be Released with the Draft USACE Budget on May 23?? Well, Not Quite Yet.*, May 22, 2017
- *The FY2017 Budget Continues to Support Army Corps Activities*, May 7, 2017
- *A potpourri of Northern California news, including the latest on Lake Oroville*, April 5, 2017
- *The Trump Skinny Budget and Federal Flood Protection*, March 16, 2017
- *Update on Oroville Dam, Concerns about Fish and a Related Snow Survey*, March 14, 2017
- *The Governor Writes a Letter, and Roundup on Flooding Issues Around the State*, February 24, 2017
- *A Mishmash of News as California Gets Even Wetter.*, February 19, 2017

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- *DWR Expresses Confidence That Oroville Threat Has Diminished, and Downstream Levees Will be Reinforced. And Here Comes the Rain!!*, February 17, 2017
- *Mandatory Evacuation Ends Below Oroville Dam, But the Flood Control System in the Valley Remains Strained*, February 14, 2017
- *"Dynamic" Situation at Oroville Dam: Valentine's Day Update (and in other news....)*, February 13, 2017
- *A Scary Night for Those Below Oroville Dam; And The Worst May Not be Over.*, February 12, 2017
- *Uncontrolled Releases on Oroville Dam Were Unlikely From This Storm Event; Now Certain*, February 10, 2017
- *Is Oroville Reservoir Heading Toward Uncontrolled Releases?*, February 9, 2017
- *Part II - Our Thoughts on FEMA's New Draft Regulations*, October 2, 2016
- *FEMA Issues Draft Regulatory Amendments to Implement President Obama's Executive Order 13690 and the Federal Flood Risk Management Standard; Comments Due by October 21, 2016*, September 28, 2016
- *2016 Water Resources Development Act (WRDA) Advances in the Senate with a Good CBO Score*, June 27, 2016
- *NFIP Rates are Going Up on April 1... But Do Enough People Care for Congress to Change its Mind?*, March 29, 2016
- *New Chief of Engineers Nominated by President Obama*, February 24, 2016
- *USACE Issues Draft Guidance on Federal Credit; Comments Due By September 28, 2015*, September 9, 2015
- *"Ride that Sun Across the Sky, from Jackson Hole Down to Telluride, and Get a Little Rocky Mountain High." Keeping it Country, Jake Owens (2011)*, August 17, 2015
- *2016 Energy and Water Appropriations Bill Passed by House Committee, Possible FFRMS Implications*, April 30, 2015
- *Deadline Approaching for Comments on Draft Guidelines for the Federal Flood Risk Management Standard (FFRMS)*, April 26, 2015
- *The new Federal Flood Risk Management Standard (FFRMS): An unclimbable mountain or a modest molehill?*, March 4, 2015
- *FEMA Announces Four Listening Sessions on Draft Federal Flood Risk Management Standard Guidance*, February 16, 2015
- *Attacks on Obama's Amendment of Executive Order 11988 Begin With a Letter*, February 9, 2015
- *Obama Amends Executive Order 11988; Potential for Drastic Impacts on Development in Flood-Risk Areas*, February 2, 2015
- *Corps Issues New 408 Guidance for Modifications of Authorized Projects*, September 23, 2014
- *Corps Issues the Mother of All Requests for Proposal*, October 14, 2014