

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SEDRO WOOLLEY, CITY OF

Community No: 530159

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	93-RX-0082	05/14/1993			53057C0957E
LOMA	04-10-0333A	03/10/2004	CEDAR GROVE ADDITION, LOT 10 -- 2251/ 2255 CEDAR LANE	5301590002B	53057C0957E

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

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1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		



Federal Emergency Management Agency

Region X
Federal Regional Center
130 228th Street Southwest
Bothell, Washington 98021-9796

June 30, 2010

Mr. Tim Holloran
County Administrator, Skagit County
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

RE: Revised Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS) report
for Skagit County, Washington and Incorporated Areas

Dear Administrator Holloran:

We are pleased to present you with two copies of the above-referenced DFIRM and FIS report for your review and comment. This Revised Preliminary DFIRM and FIS replace the Preliminary DFIRM and FIS that were released on 12/15/2009 that were corrected due to errors found with the initial products.

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has produced the DFIRM and FIS report in countywide format, which means that flood hazard information for the entire geographic area of the county, including both incorporated and unincorporated areas, is presented. The flood hazard information presented on the DFIRM includes Special Flood Hazard Areas (SFHAs), areas subject to inundation by the base (1-percent-annual-chance) flood; Base Flood Elevations (BFEs); and, if developed, regulatory floodways, which are the areas that must be kept free of encroachment so that the base flood can be carried without significant increases in flood levels.

We have enclosed only those DFIRM panels that actually cover your community. We have provided complete sets of the DFIRM panels to county officials under separate cover, and these should be available for review by contacting county officials. The address of the county's map repository is provided on the enclosed DFIRM Index.

The new map panels are produced in the DFIRM standard panel layout that is based on the United States Geological Survey (USGS) 7.5-minute quadrangle map grid. The USGS grid is subdivided for production of larger scale maps. This may result in an increase in the number of map panels for your community.

We are sending copies of the revised preliminary DFIRM and FIS report at this time to give your community an opportunity to review them. We will contact you shortly to discuss them and consider the possibility of scheduling a flood study review meeting. The purpose of this meeting would be to present the results of the study, discuss the information presented on the DFIRM and FIS report, discuss the impact of the DFIRM and FIS report on your community's participation in the National Flood Insurance Program (NFIP), and give you an opportunity to comment or ask questions regarding the DFIRM and FIS

report and the NFIP in general. At this meeting, we will discuss what public outreach will be required regarding the revised maps and what role the community would like FEMA to play in this effort. 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 your community that would have an interest in the DFIRM and FIS report so that they will have the opportunity to review them thoroughly before requesting or declining a meeting.

For those flooding sources that were not affected by the restudy, we have prepared the enclosed revised preliminary version of the DFIRM using the flood hazard information presented on the effective Flood Hazard Boundary Maps (FHBMs), Flood Insurance Rate Maps (FIRMs), and Flood Boundary and Floodway Maps (FBFMs) for the county and the incorporated areas. We captured data in a digital format and plotted map panels using computer technology. In so doing, we have incorporated all non-revised floodplain data from all previously effective FHBMs, FIRMs, and FBFMs.

To assist your community in maintaining the DFIRM, we have also enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (such as, Letters of Map Amendment (LOMAs) and Letters of Map Revision (LOMRs)) that will be superseded when the DFIRM becomes effective.

Information on the SOMA is presented in the following four categories: (1) LOMCs for which results have been included on the DFIRM panels; (2) LOMCs for which results could not be shown on the DFIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the DFIRM; (3) LOMCs for which results have not been included on the DFIRM 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. LOMCs in Category 2 will be revalidated through a single letter that reaffirms their validity; the letter will be sent to the community shortly before the DFIRM becomes effective and will become effective 1 day after the DFIRM. For the LOMCs listed in Category 4, we will review the previously submitted data for the LOMA or LOMR request and issue a new determination for the affected properties after the DFIRM becomes effective.

Your community and others will have 90 days from the receipt of this letter to review the enclosed copies of the DFIRM and FIS report. The review period provides your community and others with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names (within or adjacent to SFHAs), bridges, and streams labels, presented on the DFIRM or in the FIS report. Comments may be sent to STARR – Region X Support Center, 901 5th Avenue, Suite 3100, Seattle, WA 98164. We will review all comments or changes received during this 90-day review period and incorporate them, as appropriate, before the DFIRM and FIS report become effective.

During the course of preparing the countywide DFIRM and FIS report, we added or modified BFEs where appropriate. Therefore, following the 90-day review period and the flood study review meeting, we will initiate a statutory 90-day appeal period for the new or modified BFEs. 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 include a list of the BFEs as published in the *Federal Register*, a “Notice of Proposed Flood Elevation Determinations” to be published in your local newspaper, and will provide the first and second publication dates. The appeal period will start on the second publication date. During the appeal period, community officials and/or other interested parties may submit scientific or technical information that would serve to refute the proposed or proposed modified BFEs.

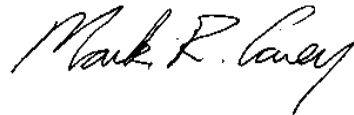
After the review and appeal periods have ended and all comments/appeals have been addressed, we will initiate final preparation of the DFIRM and FIS report. The new DFIRM and FIS report for your community will become effective approximately 6 months later. Before the effective date, you will be reminded that your community must adopt new floodplain ordinances or modify existing ordinances as necessary to reflect any changes in the DFIRM or FIS report, including reference to the new effective date. If you or other community officials have any questions regarding the floodplain ordinance for your community, you may raise them at the flood study review meeting if such a meeting is held, or you may discuss those issues with your State NFIP Coordinator. Approximately 1 or 2 months before the effective date, we will send your community printed copies of the DFIRM and FIS report.

Once the DFIRM and FIS report are printed and distributed, the final digital files containing the flood hazard data for the entire county will be available to your community from the Map Service Center for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

We have also provided digital versions of the revised preliminary products as electronic files in ArcGIS and PDF format. The digital files will be useful for your review and will help you provide us your comments.

Your community's comments on the revised preliminary DFIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the DFIRM and FIS report in their final form. If you are interested in discussing the enclosed documents, please contact the Consultation Coordination Officer, Ted Perkins, at (425) 487-4684.

Sincerely,



Mark Carey
Director, Mitigation Division

List of Enclosures:
DFIRM and FIS
SOMA

cc: (one set of maps and FIS report)
Mr. Tim DeVries
Building Official, Skagit County

(one set of maps and FIS report)
Daniel Sokol
Washington Department of Ecology

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Senator Maria Cantwell

Senator Patty Murray

Representative Rick Larsen

bcc: Ryan Ike, Risk Analysis Branch Chief
Katie D. Dopierala, CFM, RSC10
MBJ Project File
FEDD File