



Federal Emergency Management Agency

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

DEC 15 2009

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

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

Dear Mr. Holloran:

We are pleased to present you with two Preliminary copies of the above-referenced DFIRM and FIS report for your review and comment. 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 (SFHA's), which are the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); Base Flood Elevations (BFEs); and 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.

The new map panels are produced in the DFIRM standard panel layout that is based on the U.S. 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 Preliminary copies of the DFIRM and FIS report at this time to give your community an opportunity to review them. We have also included a CD with the digital files of the preliminary documents. We will contact you shortly to discuss them and consider scheduling a community coordination 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 your community a chance to comment or ask questions regarding the DFIRM and FIS report and the NFIP in general. 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 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 using a process that involves

capturing data in a digital format and plotting 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 enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the DFIRM panels become effective. Information on LOMCs 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 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 the community shortly before the effective date of the DFIRM and will become effective 1 day after the DFIRM 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 DFIRM becomes effective.

Your community and others will have 30 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 the 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 30-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, at the end of the 30-day review period, 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 forward a list of the BFEs to be published in your local newspaper in a "Notice of Proposed Flood Elevation Determinations," 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.

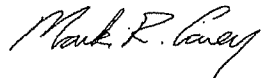
After the review and appeal periods have ended and all comments/appeals have been addressed, we will initiate final preparation of the DFIRM and FIS report. The new DFIRM and FIS report for your community will become effective approximately 6 months later. Before the effective date, you will be reminded 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 community coordination 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.

Your community's comments on the 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, John Graves, at (425) 487-4737.

Sincerely,



Mark Carey
Director, Mitigation Division

List of Enclosures:
DFIRM and FIS
SOMA
CD of DFIRM Data

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

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

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SKAGIT COUNTY

Community No: 530151

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
102	94-10-061P	02/14/1995	CLARK'S CABINS	5301510000	53057C0690E 53057C1130E
102	00-10-083P	04/07/2000	LAKE ERIE AND LAKE CAMPBELL	5301510225C	53057C0885E 53057C0900E 53057C0905E 53057C0915E
102	01-10-105P	04/10/2001	PARSON CREEK CULVERT - 00061	5301510045C	53057C0510E

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-0111	07/16/1993	1542 CHANNEL DRIVE -- TRACT 1, PLAT OF SKAGIT BEACH DIV NO. 4, A REPLAT OF A PORT. OF TRACT A & C,		53057C0936E
LOMA	94-RX-0016	11/16/1993	ROLLING RIDGE ESTATES NO. 1, LOT 25 -- 1933 ROLLING RIDGE DRIVE		53057C0956E
LOMA	94-RX-0084	02/18/1994	ROLLING RIDGE ESTATES NO. 2, LOT 2 -- 1028 RIDGE PLACE		53057C0956E
LOMA	94-RX-0090	03/03/1994	ROLLING RIDGE ESTATES NO. 1, LOT 23 -- 1929 ROLLING RIDGE DRIVE		53057C0956E
LOMA	94-RX-0097	03/05/1994	ROLLING RIDGE ESTATES NO. 2, LOT 8 -- 1029 RIDGE PLACE		53057C0956E

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SKAGIT COUNTY

Community No: 530151

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	94-RX-0098	03/05/1994	ROLLING RIDGE ESTATES NO. 2, LOT 3 -- 1030 RIDGE PLACE		53057C0956E
LOMA	94-RX-0100	03/10/1994	516 B CHANNEL VIEW DRIVE -- TRACT "A" IS THAT PORTION OF TRACT "B", PLAT OF HOLIDAY HIDEAWAY NO. 1		53057C0465E
LOMA	94-RX-0103	03/11/1994	ROLLING RIDGE ESTATES NO. 3, LOT 15 -- 1033 RIDGE PLACE		53057C0956E
LOMA	94-RX-0164	06/07/1994	ROLLING RIDGE ESTATES NO. 1, LOT 7 -- 1024 RIDGE PLACE		53057C0956E
LOMA	94-RX-0196	08/26/1994	727 THOMAS ROAD -- PORTION OF SHORT PLAT NO. 56-88		53057C0495E
LOMA	95-R10-090	05/04/1995	773 CHUCKANUT DRIVE -- PORTION OF SECTION 11, T35N, R3E, W.M.	5301510000	53057C0495E
LOMA	96-R10-031	11/01/1995		5301510225C	53057C0912E
LOMA	96-10-179A	06/19/1996	SAMISH RIVER PARK DIV. #7, LOT 42-- 664 DRIFTIN' LANE	5301510045C	53057C0515E
LOMA	96-10-195A	07/23/1996	ROLLING RIDGE ESTATES NO. 4, LOT 25 -- 1935 CLARA PLACE	5301510235D	53057C0956E
LOMA	97-10-053A	11/18/1996	ROLLING RIDGE ESTATES NO. 4, LOT 24 -- 1937 CLARA PLACE	5301510235D	53057C0956E
LOMA	97-10-269A	07/24/1997	DECEPTION PASS WATERFRONT TRACTS, LOTS 11-12 -- 367 YOKEKO DRIVE	5301510225C	53057C0915E
LOMA	97-10-289A	08/12/1997	FREESTAD'S PLAT 1ST DIV, BLOCK 7, LOTS 5-6 -- 980 SCOTT ROAD	5301510050C	53057C0480E
LOMA	97-10-359A	09/17/1997	ROLLING RIDGE ESTATES NO. 1, LOT 9 -- 1020 RIDGE PLACE	5301510235D	53057C0956E
LOMA	98-10-033A	11/13/1997	ROLLING RIDGE ESTATES NO. 1, LOT 35 -- 1941 ROLLING RIDGE DRIVE	5301510235D	53057C0956E
LOMA	98-10-135A	02/13/1998	SHORT PLAT NO. 67-73, LOT 2 -- 369 GUEMES ISLAND ROAD	5301510025C	53057C0450E
LOMA	98-10-171A	03/02/1998	DECEPTION PASS WATERFRONT TRACTS, TRACT 10 -- 360 YOKEKO DRIVE	5301510225C	53057C0915E
LOMA	98-10-247A	06/22/1998	SKAGIT BEACH DIV NO. 1, LOT 3-- 1418 CHANNEL DRIVE	5301510250C	53057C0930E
LOMA	98-10-365A	08/14/1998	SKAGIT BEACH DIV NO. 2, TRACT D, LOT 8 -- 1499 CHANNEL LANE	5301510250C	53057C0936E
LOMA	99-10-156A	01/20/1999	12572 EAST LAKE DRIVE -- PORTION OF GOVT LOT 7, SECTION 6, T34N, R5E, W.M.	5301510275C	53057C0980E