



Flood Map Revision Process



Contact Information

If you have any questions or would like to discuss the status of the flood map project for your community, please contact **FEMA** or **BakerAECOM**.

FEMA:

Eric Simmons
Engineer
(510) 627-7029
eric.simmons@fema.dhs.gov

City of Vallejo:

Sam Kumar
Senior Civil Engineer
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BakerAECOM:

Sarah Houghland
Project Manager
(720) 514-1129
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Where Can I Find Digital Data?

PDF copies of the preliminary FIRM panels, FIS, and SOMAs, and the GIS digital data are available on the Regional Support Center 9 Web site:
<http://www.r9map.org>

Introduction

At this stage in the flood map revision project, FEMA's contractor, BakerAECOM, has obtained all available data and produced Preliminary Flood Insurance Rate Map (FIRM) panels for community review. In this fact sheet, we cover the next steps, including the comment process, community and public meetings, community adoption/compliance requirements, future map change options, and insurance implications.

This map revision incorporates updated flood hazard information for Miller Ditch, Blue Rock Springs Creek, Lake Dalwigk and Lemon Street Canal, North Fork Rindler Creek, Rindler Creek, and South Fork Rindler Creek within the city of Vallejo. The FIRM panels impacted by the map revision include 06095C0440F and 06095C0630F.

Review and Comment Period

After the hydrologic and hydraulic analyses and mapping work was completed, your community received a preliminary version of the FIRM panels, Flood Insurance Study (FIS) report, and Summary of Map Actions (SOMA) listing all Letters of Map Change that FEMA issued for the flood map panels being revised. Your community officials will have 30 days to review this information and provide comments, such as changes or corrections to non-technical information (such as corporate limits or road names).

Any comments that FEMA receives will be assessed and incorporated, as appropriate, into the FIRM panels and FIS report. During the 30-day review period, FEMA will contact the community to schedule a meeting with community officials to formally present the study results, respond to your comments and questions, and discuss the floodplain management and adoption/compliance requirements.

After FEMA meets with community officials, your community is encouraged to hold a public meeting to present the study results and Preliminary FIRM panels. This meeting gives interested parties an opportunity to view the changes to the flood map and ask questions about how the map changes will affect them.

Appeal Process

FEMA provides a 90-day appeal period when new or revised flood elevations are proposed and when any regulatory floodway or Special Flood Hazard Area (SFHA) boundary or zone designations are added or modified. Before the appeal period is initiated, FEMA will publish the proposed Flood Hazard Determination (FHD) in the *Federal Register* and notify your community's Chief Executive Officer of the determination. FEMA will then publish information about the proposed FHD in a local newspaper at least twice. To make these notices available to a broader audience, the newspaper notices will direct readers to FEMA's Web site, http://www.floodmaps.fema.gov/fhm/scripts/bfe_main.asp#1, which will contain a link to the Preliminary FIRM panels and FIS report available at <http://www.r9map.org>.

The appeal period provides the community and owners or lessees of property in the community an opportunity to provide data or documentation indicating that the proposed FHDs are scientifically or technically incorrect. However, your community has the right, at any time, to submit scientific or technical data to improve the flood hazard information shown on the FIRM panels through the Letter of Map Change process. At the end of the 90-day appeal period, FEMA



What Is an Appeal?

An appeal is a formal objection to the proposed new or revised flood elevations, the addition or modification of any Special Flood Hazard Area (SFHA) boundary or zone designation, and the addition or modification of any regulatory floodway. An individual or the community must submit *technical or scientific data* to support an appeal. All appeals should be submitted through the community. All other change requests are considered comments. For more information on FEMA's appeal process refer to:

<http://www.fema.gov/library/viewRecord.do?id=4053>

What Is a Comment?

Comments generally involve one of the following:

- Corporate limits
- Roads and road names

Where Can I Get More Information?

You may view Part 67 of the NFIP regulations on the FEMA Web site at <http://www.gpo.gov/fdsys/pkg/CFR-2002-title44-vol1/pdf/CFR-2002-title44-vol1.pdf>.

More information on map amendments and revisions is available on FEMA's Web site at <http://www.fema.gov/national-flood-insurance-program-2/letter-map-change>.

addresses all appeals and other comments and finalizes the FIRM panels and FIS report.

To support an appeal, the appellant should provide the justification for the new methodology or change in assumptions. Anyone can also appeal the FHDs if they are technically incorrect, which means there is an error in the analysis. The error may involve data that are incorrect or errors in the application of the analysis.

When FEMA receives an appeal, we suspend the processing of the FIRM panels until the appeal is resolved. If warranted, we will revise the Preliminary FIRM panels and FIS report. Under Part 67 of the National Flood Insurance Program (NFIP) regulations, the required scientific and/or technical data to support an appeal must be submitted during the 90-day appeal period to receive consideration before the new FIRM panels and FIS report are published.

All appeals and other comments should be collected by your community and submitted to the FEMA Region IX office at:

FEMA Region IX
Attention: **Eric Simmons**
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

Map Adoption/Compliance Requirements

After all appeals and comments are addressed, FEMA will issue a Letter of Final Determination (LFD) for each affected community, which establishes the final flood elevations and provides the new FIRM panels and FIS report to each community. The LFD starts the six-month adoption and compliance period during which your community must adopt or amend its floodplain management regulations to reflect the changes in the FIRM panels and FIS report. Ordinances must meet or exceed 44 CFR 60.3 and be legally enforceable before the date the FIRM panels become effective.

The FIRM panels and FIS report become effective at the end of the six-month period. The effective date is also the date when flood insurance rates will be based on the new flood data.

In some cases, communities may have to adopt additional floodplain management requirements if a new type of flood hazard data is provided, such as a new flood zone or a floodway designation. Your State NFIP Coordinator may have a State Model Ordinance that you can use as the foundation for your ordinance.

Map Change Options

In addition to the appeal process, community officials and citizens may submit scientific or technical data to improve the flood hazard information shown on the effective FIRM panels for their community at any time. FEMA established the Letter of Map Amendment and Letter of Map Revision Based on Fill processes for individual structures or lots, and the Letter of Map Revision process for more extensive changes. Detailed information on map revisions and amendments is provided in the *Guide for Community Officials* and on FEMA's Web site (see links in sidebar).

Flood Insurance Implications

If a property is *mapped into a high-risk area* (shown as a zone labeled with letters starting with "A" or "V") and the owner has a mortgage through a federally regulated or insured lender, *flood insurance will be required when the FIRM panels become effective*. Property owners who obtain flood insurance before the FIRM panels become effective and then maintain it may be able to benefit from the NFIP's "grandfathering" insurance rating process and pay a lower premium.

Everyone is at some risk from flooding—even those behind levees or in low- or medium-risk areas. Therefore, FEMA encourages everyone to purchase flood insurance. Property owners should contact their insurance agent or visit www.FloodSmart.gov for more information.