



FEMA

April 30, 2020

The Honorable Ben Zeller
Judge, Victoria County
101 North Bridge Street
Room 102
Victoria, TX 77901

RE: Revised Preliminary Flood Insurance Rate Map and Flood Insurance Study Report, for the
Unincorporated Areas of Victoria County, Texas, Community No. 480637
Panels Affected: 48469C0375H, 48469C0450H, 48469C0500H and 48469C0575H

Dear Judge Zeller:

On November 19, 2010, the Federal Emergency Management Agency (FEMA) provided your community with preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) Report for Victoria County, Texas, and incorporated areas. Since that release, FEMA Region 6 has determined that revisions to several FIRM panels and the FIS Report are required. Enclosed for your information are copies of the Revised Preliminary FIRM panels and FIS Report dated April 30, 2020, for Victoria County, Texas and incorporated areas. This revised edition of the study reflects changes to the Special Flood Hazard Areas (SFHAs) and Base Flood Elevations (BFEs) at the Victoria Barge Canal Levee, incorporating a floodplain based on Natural Valley conditions. We have also included updated coastal mapping information along the border with Jackson County. The levee mapping changes reflect the implementation of the Levee Analysis and Mapping Procedure (LAMP) process for the Victoria Barge Canal. The LAMP process is followed for a levee that is not recognized as providing protection from the one-percent-annual-chance flood event. Your community provided valuable insight and contributed to the LAMP results as part of the Local Levee Partnership Team (LLPT). Please be advised that the LAMP process does not preclude any future community actions that could change this structure to an accredited levee under 44 CFR § 65.10. The LAMP process reflects the state of the current ground conditions, and the fact that at this time, this levee is considered a non-accredited structure. We have enclosed only those FIRM panels with these changes that actually cover your community.

On April 30, 2020, FEMA posts digital copies of the Revised Preliminary FIRM, FIS Report materials, and supporting database on the Flood Map Service Center. This data may be reviewed at <https://www.fema.gov/preliminaryfloodhazarddata>. This webpage contains a number of frequently asked questions pertaining to Preliminary Flood Hazard Data. If you click on the question, "Where Can I Access Preliminary Data," there is a link "Preliminary Data Search Tool" where you will be connected to the Preliminary FEMA Map Products page. On this page you may select your state and county from the drop-down menus to access the current

The Honorable Ben Zeller

April 30, 2020

Page 2

Preliminary and Revised Preliminary FIRM, FIS Report materials, and supporting database. We also request that your community make the hard copy Preliminary and Revised Preliminary FIRM and FIS Report available for review at your community's map repository located at the Dr. Pattie Dodson Public Health Center, 2805 North Navarro Street, Suite 106, Victoria, Texas 77901.

Digital Flood Hazard Data is now also available for viewing on the Flood Map Changes Viewer (FMCV) at <https://msc.fema.gov/fmcv>. The FMCV is a single interactive viewer that allows the user to access flood hazard data at several points along the study process. Flood risk data available on the viewer includes the preliminary National Flood Hazard Layer (NFHL). To review the preliminary data accompanying this letter, the preliminary NFHL will provide a view of the updated flood hazard data resulting from the current study.

In approximately 30 days, we will contact you to schedule a formal Consultation Coordination Officer (CCO) Meeting for discussion regarding the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. 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 the community that would have an interest in the Revised Preliminary FIRMs and FIS Report so that they will have the opportunity to review them thoroughly before the CCO Meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRMs or in the FIS Report. Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRMs and FIS Report become effective. Comments may be sent to:

Sandra Keefe
Mitigation Division Director
c/o Diane Howe, Appeals Coordinator
FEMA Region 6
Federal Regional Center
800 North Loop 288
Denton, TX 76209-3698

To assist you in this effort, we have listed the contact information of representatives who can answer your questions and respond to your concerns:

- Mapping – Larry Voice, larry.voice@fema.dhs.gov, (940) 898-5419
- Compliance – Michael Segner, michael.segner@fema.dhs.gov, (940) 383-7267
- Insurance – Gilbert Giron, Jr., gilbert.giron@fema.dhs.gov, (940) 383-7253

After the CCO Meeting, we will initiate a statutory 90-day appeal period for Victoria County and incorporated communities. A statutory 90-day appeal period is required when FEMA adds or

The Honorable Ben Zeller

April 30, 2020

Page 3

modifies Base (one-percent-annual-chance) Flood Elevations, Base Flood Depths, Special Flood Hazard Areas, Flood Zone Designations, or Regulatory Floodways within a community, as shown on the Revised Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately two weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date.

After the appeal period has ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS Report. The new FIRM and FIS Report for your community will become effective approximately seven to ten months later. Please note, your current effective mapping will continue to be used to rate insurance policies until the revised information is issued effective.

Prior to the effective date, you will be notified in writing of the official FIRM and FIS Report effective date and asked to adopt floodplain ordinances or modify existing ordinances, as necessary, that correspond with the new FIRM or FIS Report. If you or other community officials have any questions regarding floodplain ordinances, you may address them with our FEMA Regional Office or you may discuss those issues with your National Flood Insurance Program (NFIP) State Coordinator. Several months before the effective date, we will mail one set of printed, and one set of digital copies of the finalized FIRM and FIS Report.

A copy of the preliminary Summary of Map Actions (SOMA) was originally sent to your community on November 19, 2010. Since the distribution of the preliminary SOMA, there have been changes or additional Letter of Map Change (LOMCs) issued.

To assist your community in maintaining the FIRM, the enclosed Revised Preliminary SOMA documents previous LOMC actions that will be affected when the FIRM becomes effective. A fact sheet is included in this transmittal to assist your community in the review of this SOMA.

Your community should be aware that recently approved LOMCs, specifically Letters of Map Revision (LOMRs), may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary and Revised Preliminary FIRM, which includes incorporating the effects of *mappable* LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office before the end of the comment or appeal period.

The Honorable Ben Zeller

April 30, 2020

Page 4

Your community's comments on the enclosed materials are an important part of our review process and will be carefully considered before we publish the FIRM in its final form. If you are interested in discussing the enclosed materials, the FEMA Regional Office in Denton, Texas is available to assist your community at (940) 898-5127.

Sincerely,



Sandra Keefe
Mitigation Division Director

Enclosures: Revised Preliminary FIRM panels 0375H, 0450H, 0500H and 0575H, and Index
Revised Preliminary FIS Report
CD containing the Revised Preliminary FIRM and FIS Report
Revised Preliminary SOMA
Understanding FEMA's Summary of Map Actions and Revalidation Letter

cc: John Johnston, County Engineer and Floodplain Administrator, Victoria County
Yi Chan, NFIP State Coordinator, Texas Water Development Board (CD/DVD only)
Reddy Mudumalagurthy, Compass Region 6 Regional Director, RSC 6 (electronic copy)