



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A

February 1, 2019

The Honorable Gary Paxton
Mayor, City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835

Community: City and Borough of Sitka,
Alaska
Community No.: 020006
Map Panels Affected: See FIRM Index

Dear Mayor Paxton:

On February 14, 2017, you were notified of proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City and Borough of Sitka, Alaska. The statutory 90-day appeal period that was initiated on February 27, 2017, when the Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the *Daily Sitka Sentinel*, has elapsed.

FEMA did receive an appeal during that 90-day period. The technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the determination of the Agency as to the FHDs for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, are effective as of August 1, 2019, and revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and, on the maps, and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report made by this map revision, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to August 1, 2019, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Section 60.3 (d and e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all of the standards specified in Paragraph 60.3 (d and e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

- Amending existing regulations to incorporate any additional requirements of Paragraph 60.3 (d and e);
- Adopting all of the standards of Paragraph 60.3 (d and e) into one new, comprehensive set of regulations; or,
- Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3 (d and e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

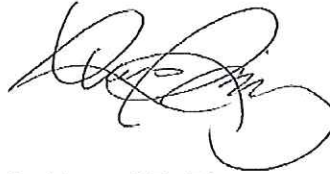
Dwight (Ted) Perkins
Regional Engineer
Federal Emergency Management Agency, Region 10
130 – 228th Street, S.W.
Bothell, Washington 98021 – 9796
(425) 487-4684

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are 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 your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM 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 revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community 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. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange, toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Bothell, Washington, at (425) 487-4600. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Rodriguez', with a stylized, cursive flourish at the end.

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Mr. Patrick Swedeen, Building Inspector, City and Borough of Sitka

FINAL SUMMARY OF MAP ACTIONS

Community: SITKA, CITY AND BOROUGH OF

Community No: 020006

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 1, 2019.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on 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 remain in effect until the revised FIRM becomes effective. 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.

FINAL SUMMARY OF MAP ACTIONS

Community: SITKA, CITY AND BOROUGH OF

Community No: 020006

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	96-10-045A	03/20/1996	A FRACTIONAL PORTION OF U.S. SURVEY NO. 3557; 108 CEDAR BEACH RD.	0200060962B	02220C0417D
LOMR-F	09-10-0418A	06/30/2009	ETHEL STATON SUBDIV, LOTS 1-15 -- ALICE LOOP	0200060913B	02220C0411D
LOMA	11-10-1135A	06/16/2011	LOT 3, BINGHAM SUBDIVISION -- 1009 HALIBUT POINT ROAD	02220C0411C	02220C0411D
LOMA	11-10-1444A	10/20/2011	Lot 1B, Coon Subdivision Replat Subdivision - 1900 Sawmill Creek Road	02220C0416C	02220C0416D
LOMA	12-10-0494A	01/20/2012	Lot 1, Fin and Feathers Subdivision - 4777 Halibut Point Road	02220C0382C	02220C0382D
LOMA	12-10-0495A	01/30/2012	Lot 2, Cannon Island Subdivision - 1326 Cannon Island Drive	02220C0416C	02220C0416D
LOMA	13-10-0467A	02/28/2013	LOT 10, THE SUBDIVISION OF GALANKIN ISLAND	02220C0412C	02220C0412D
LOMA	13-10-0480A	03/14/2013	LOT 3, U.S. SURVEY NO. 2417 -- 1867 HALIBUT POINT ROAD	02220C0403C	02220C0403D
LOMA	14-10-0249A	01/07/2014	320 HARBOR DRIVE	02220C0412C	02220C0412D
LOMA	14-10-0250A	01/07/2014	330 HARBOR DRIVE	02220C0412C	02220C0412D
LOMA	14-10-1142A	06/03/2014	SHEA SUBDIVISION, LOT 2 -- 803 HALIBUT POINT ROAD	02220C0411C	02220C0411D
LOMR-VZ	15-10-1092A	07/01/2015	ALICE AND CHARCOAL ISLAND SUBDIVISION AND ALICE ISLAND, PHASE 1, LOT 11 -- 500 ALICE LOOP	02220C0411C	02220C0411D
LOMR-F	15-10-1709A	12/18/2015	ETHEL STATION SUBDIVISION, LOT 13 -- 749 ALICE LOOP	02220C0411C	02220C0411D
LOMA	17-10-1383A	08/02/2017	US SURVEY 2187, TRACT A, LOT 2 -- 1506 SAWMILL CREEK ROAD	02220C0416C	02220C0416D
LOMR-VZ	19-10-0091A	12/06/2018	SHELDON JACKSON CAMPUS SUBDIVISION, LOT 7 -- 834 LINCOLN STREET	02220C0412C	02220C0412D

FINAL SUMMARY OF MAP ACTIONS

Community: SITKA, CITY AND BOROUGH OF

Community No: 020006

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised 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
LOMR	13-10-0358P	06/26/2013	KETTLESON MEMORIAL LIBRARY RESERVE	4

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.
6. Superseded by another LOMC.

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 is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		