



FEMA

August 12, 2016

PRELIM TRANS-CEO

Mike Thomas
County Manager, San Juan County
County Courthouse
350 Court Street, Number 5
Friday Harbor, Washington 98250

Community Name: San Juan County,
Washington
(Unincorporated Areas)

Community No.: 530149

Dear Mr. Thomas:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for San Juan County, Washington and Incorporated Areas for your review and comment. We have produced the FIRM and FIS report in our countywide format, which means that flooding information for the entire county, including Unincorporated Areas of San Juan County and all other incorporated areas, is also shown. However, we have enclosed only those FIRM panels that actually cover your community.

We have prepared the enclosed Preliminary version of the FIRM using a process that involves capturing flood hazard information in a digital format and plotting map panels using computer technology. In so doing, we have incorporated all non-revised flood hazard information from all current effective FIRMs, Flood Hazard Boundary Maps, and Flood Boundary and Floodway Maps as appropriate.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials to the following Website: www.fema.gov/preliminaryfloodhazarddata. We will contact you shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss 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 FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination 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 FIRM or in the FIS report. Comments may be sent to:

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. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

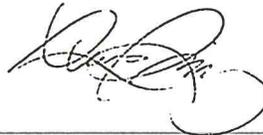
After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will 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 raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

In addition to the paper Preliminary copies of the DFIRM and FIS report, we are providing you with digital versions of the Preliminary products as electronic files in ESRI shapefile and PDF format on a DVD. Please remember that these files are preliminary and should be replaced when the effective data is released. Questions regarding the digital files may be sent to RSCX@STARR-team.com.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form.

If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact Dwight (Ted) Perkins, FEMA Region 10 Engineer. Mr. Perkins can be reached by telephone at (425) 487-4684 or by email at Dwight.Perkins@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosures:

Preliminary FIS report
Preliminary FIRM
Preliminary SOMA

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SAN JUAN COUNTY

Community No: 530149

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	96-10-087A	04/24/1996	MINERAL POINT, LOT 2-- 3828 CALLE DE LA PLAYA	5301490003B	53055C0255C
LOMA	98-10-290A	06/03/1998	MITCHELL BAY PLAYGROUND, PORTIONS OF LOTS 14-15-- 2335 DE HARO LANE	5301490003B	53055C0235C
LOMA	98-10-445A	09/24/1998	FOURTH ADDITION TO CAPE SAN JUAN, LOT 5; 2270 WEST HARBOR DR.	5301490005B	53055C0405C
LOMA	99-10-607A	12/09/1999	CRANE ISLAND PLAT, LOT 10	5301490003B	53055C0280C
LOMA	00-10-108A	01/27/2000	MITCHELL BAY PLAYGROUND, LOT 9 -- 2420 DEHARO LANE	5301490003B	53055C0235C
LOMA	01-10-327A	07/02/2001	FISHING BAY ADDITION, LOT 12 -- 118 MAIN STREET	5301490004B	53055C0160C
LOMA	02-10-414A	06/28/2002	YACHT HAVEN 1ST ADDITION, LOT 14 -- 290 HERON LANE	5301490003B	53055C0235C
LOMA	03-10-0179A	02/04/2003	214 MYERS ROAD -- PORTION OF GOVT LOT 1, SECTION 18, T35N, R2W, W.M.	5301490005B	53055C0290C

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Community: SAN JUAN COUNTY

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LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	11-10-0565A	03/08/2011	LOT A, SAN JUAN AVIATION ESTATES – 450B EAGLE BAY ROAD	5301490006B	53055C0305C
LOMA	11-10-0566A	03/08/2011	LOT 1 & A PORTION OF LOT A, SAN JUAN AVIATION ESTATES – 450 EAGLE BAY ROAD	5301490006B	53055C0305C
LOMA	11-10-0645A	03/17/2011	LOT 22, DAVISON HEAD – 407 DAVISON HEAD DRIVE	5301490003B	53055C0235C
LOMA	11-10-0804A	04/21/2011	PARCELS A, C, & D – 102 OLYMPIC LODGE LANE	5301490003B	53055C0235C
LOMA	11-10-1188A	05/05/2011	PARCELS A, C, & D – 102 OLYMPIC LODGE LANE	5301490003B	53055C0235C
LOMA	11-10-1302A	06/30/2011	A PORTION OF GOVERNMENT LOT 7, SECTION 7, T36N, R2W, W.M. – 155 CHANNEL ROAD	5301490003B	53055C0145C
LOMA	11-10-1339A	07/12/2011	LOT 25, OBSTRUCTION ISLAND	5301490006B	53055C0310C
LOMA	12-10-0184A	11/22/2011	LOT 13, MINERAL POINT – 57 STONY POINT LANE	5301490003B	53055C0255C
LOMA	12-10-0534A	04/05/2012	LOT 27 – 1035 PORT STANLEY ROAD	5301490006B	53055C0295C
LOMA	12-10-0809A	04/03/2012	LOT 12 – 1584 BAYSHORE ROAD	5301490006B	53055C0295C
LOMA	12-10-0916A	04/26/2012	LOT 31, OBSTRUCTION ISLAND – 940 PEAVINE WAY	5301490004B	53055C0310C
LOMA	12-10-0720A	06/28/2012	A PORTION OF GOVERNMENT LOT 5, SECTION 18, T36N, R3W, W.M. – 416 LONESOME COVE ROAD	5301490003B	53055C0255C
LOMA	12-10-1165A	07/03/2012	A PORTION OF GOVERNMENT LOT 3, SECTION 20, T36N, R3W, W.M. – 28 SAN JUAN DRIVE	5301490003B	53055C0255C
LOMA	13-10-0065A	11/13/2012	LOT 21, PLAT OF MITCHELL BAY PLAYGROUNDS – 308 DEHARO LANE	5301490003B	53055C0235C
LOMA	13-10-0074A	12/04/2012	TRACT 36 & A PORTION OF LOT 22, PEARL ISLAND	5301490003B	53055C0235C
LOMA	13-10-0248A	12/13/2012	TRACT 23, PEARL ISLAND	5301490003B	53055C0235C
LOMA	13-10-0959A	05/30/2013	A PORTION OF GOVERNMENT LOT 6, SECTION 13, T35N, R3W, W.M. – 67 BEST PLACE	5301490005B	53055C0290C
LOMA	13-10-1415A	07/30/2013	LOTS 15-16, FISHERMAN BAY WATER-FRONT TRACTS – 1373 BAYSHORE ROAD & 25 PENINSULA ROAD	5301490005B	53055C0235C
LOMA	13-10-1417A	07/30/2013	LOT 9, REPLAT OF SALMON POINT – 98 TROXEL PLACE	5301490008B	53055C0410C

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LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	15-10-1611A	10/07/2015	Lot 46, San Juan Aviation Estates Subdivision - 502 Marine Drive	5301490006B	53055C0305C
LOMA	16-10-0073A	11/02/2015	West Point Condominiums, Phase V Subdivision - 258 Armadale Road	5301490003B	53055C0305C
LOMA	16-10-0151A	11/10/2015	Lot 1, Re-Plat, J.C. Myer's First Addition Subdivision - 63 Myers Street	5301490004B	53055C0235C
LOMA	16-10-0237A	11/25/2015	38 Pinedrona Lane	5301490005B	53055C0290C
LOMA	16-10-0278A	12/23/2015	35 Mill Street	5301490005B	53055C0270C
LOMA	16-10-0419A	02/08/2016	SECTION 20, T36N, R3W, GOVERNMENT LOT 3 -- 4 SAN JUAN DRIVE	5301490003B	53055C0255C
LOMA	16-10-0505A	02/09/2016	Lot 56 - 57, Yacht Haven Subdivision - 83 Garrison Drive	5301490003B	53055C0235C
LOMA	16-10-0406A	02/19/2016	FRANCES GARR SHORT PLAT, LOT 1 -- 325 MOTTES LANDING ROAD	5301490004B	53055C0170C
LOMA	16-10-0647A	04/04/2016	YACHT HAVEN, LOT 38 -- 1937 YACHT HAVEN ROAD	5301490003B	53055C0235C
LOMA	16-10-0671A	04/20/2016	YACHT HAVEN TRACT K, LOT C -- 376 DE HARO LANE	5301490003B	53055C0235C
LOMA	16-10-0893A	04/29/2016	Lot 22, Friday Island Estates Subdivision - 22 Brown Island	5301490005B	53055C0290C
LOMA	16-10-0901A	06/03/2016	SHOAL AND SWIFT'S BAY TRACTS, LOT 12 - 659 PORT STANLEY ROAD	5301490006B	53055C0295C
LOMA	16-10-1162A	06/17/2016	Lot 2, Buck's Beach Subdivision - 4839 Pear Point Road	5301490005B	53055C0270C

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
LOMA	93-RX-0147	09/17/1993		1

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Community: SAN JUAN COUNTY

Community No: 530149

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