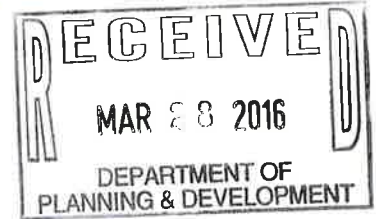


U.S. Department of Homeland Security
Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267



FEMA

FPA 2016-002



3/25/2016

The Honorable Terry Hart
Chairman, Pueblo County Board of
Commissioners
215 West 10th Street
Pueblo Colorado 81003

Prelim-EAP
Community Name: Pueblo County,
Pueblo County,
Colorado
Community No.: 080147

Dear Mr. Hart:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Pueblo County, Colorado 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 Pueblo 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 flood hazard materials at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, within a week after the preliminary map date FEMA will post digital copies of the FIRM and FIS report materials to the following website: www.fema.gov/preliminaryfloodhazarddata.

We will contact your community soon 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 preliminary FIRM 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 residents with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM panels or in the FIS report.

Comments may be sent to:

Sean McNabb, FEMA Region VIII
Federal Center Building 710
Post Office Box 25267
Lakewood, Colorado 80225-0267

With an additional copy to:

Brian Murphy, Regional Service Center, Compass
555 17th Street, Suite 1100
Denver, Colorado 80202

Please submit comments no later than 30 days from the date of this letter. Digital format, such as a shapefile, is preferred for comments related to spatial information such as flood zone boundaries and corporate limits. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM panels and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a revised Preliminary Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (e.g., Letters of Map Amendment and Letters of Map Revision) that will be superseded when the FIRM panels become effective. Only LOMCs affected by the revision will be addressed in the SOMA. Information on LOMCs is presented in 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 that was issued had determined that the lots or structures involved were outside the SFHA shown on the FIRM; (3) LOMCs for which the results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by more detailed flood hazard data; 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 this administrative process. We will review the previously submitted data for these LOMCs and issue a new determination for the affected properties after the FIRM becomes effective.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of the previously issued LOMCs; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

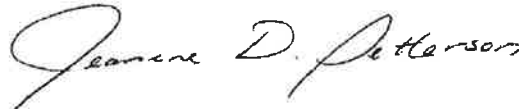
Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs, which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff date 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 Region VIII Office at the Denver Federal Center, Building 710, Post Office Box 25267, Denver, Colorado 80225-0267 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Pueblo County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM panels. If your community is identified as requiring an appeal period, 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 include 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 the 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 effective date for the FIRM and FIS report 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.

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 the Consultation Coordination Officer designated for your community by telephone at (303) 235-4830. 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,



Jeanine D. Petterson, Director
Mitigation Division
FEMA Region VIII

Enclosures:

DFIRM Index and Panels
FIS Report
Preliminary SOMA
Pueblo County Fact Sheet
FIRM-DVD:
FIRM Index and Panels
FIS Report
Preliminary SOMA
DFIRM Database
Pueblo County Fact Sheet

cc: Community Map Repository
Community Floodplain Administrator
Jamie Prochno – State NFIP Coordinator
Thuy Patton – State Risk MAP Program Manager
Sean McNabb – FEMA Region VIII Risk MAP Engineering Specialist
Douglas Bausch – FEMA Region VIII Risk MAP Modernization Geospatial Lead
Mary Beth Vasco – FEMA Region VIII Flood Insurance and Mitigation Specialist