



FEMA

September 2, 2022

The Honorable Laura Goos
Mayor, City of St. Joseph
700 Broad Street
St. Joseph, Michigan 49085

Prelim-EAP
Community Name: City of St. Joseph,
Berrien County,
Michigan
Community No.: 260044

Re: National Flood Insurance Program (NFIP)
Preliminary Flood Insurance Study and Flood Insurance Rate Map

Dear Mayor Goos:

We are pleased to present your community with revised Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Berrien County, Michigan (All Jurisdictions) for your review and comment. This revised preliminary version of the FIRM and FIS report incorporates updated flood hazard information for Lake Michigan and removes the Primary Frontal Dune. The delineation of the SFHA was revised in response to an appeal that was submitted by the City of Joseph during the 90-day appeal period. We have revised only those FIRM panels with updated flood hazard information.

We are sending the revised 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 revised FIRM and FIS report materials to the following Website:

<https://www.fema.gov/preliminaryfloodhazarddata>

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:

John Wethington
FEMA Region 5
536 South Clark Street, 6th Floor
Chicago, Illinois 60605
or by email at John.Wethington@fema.dhs.gov

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 FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is 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 FIRM and will become effective one day after the 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 FIRM becomes effective upon request.

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 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, before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date. Please submit to:

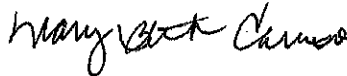
John Wethington
FEMA Region 5
536 South Clark Street, 6th Floor
Chicago, Illinois 60605

We will initiate a statutory 90-day appeal period for certain communities within Berrien 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 revised Preliminary FIRM. 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 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 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.

Your community's comments on the revised 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 revised Preliminary copies of the FIRM and FIS report, please contact John Wethington, FEMA Region 5, by telephone at (312) 408-5485 or by email at John.Wethington@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMA-FMIX@fema.dhs.gov.

Sincerely,



Mary Beth Caruso
Director, Mitigation Division
FEMA Region 5

Enclosures: Revised Preliminary Flood Insurance Rate Map panels
Revised Preliminary Flood Insurance Study report
Preliminary Summary of Map Actions
City of St. Joseph Appeal Resolution Letter

cc: Kristen Gundersen, Director, Community Development, City of St. Joseph
Matthew Occhipinti, P.E., CFM, State NFIP Coordinator, Michigan Department of Environment, Great Lakes and Energy
Ken Hinterlong, Regional Engineer, FEMA Region 5
John Wethington, Regional Engineer, FEMA Region 5
Christopher J. Quattrin, Drain Commissioner, Berrien County