



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-N

November 24, 2010

The Honorable Robert Sturla
Mayor, Town of Eldorado
5808 Eldorado Road
Rhodesdale, Maryland 21659

Community: Town of Eldorado,
Dorchester County, Maryland
Community No.: 240105
Map Panels Affected: See FIRM Index

Dear Mayor Sturla:

This is to formally notify you of the final flood hazard determination for your community in compliance with Title 44, Chapter I, Part 67, Code of Federal Regulations. On December 15, 1978, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs) the areas subject to inundation by the base (1-percent-annual-chance) flood in the Town of Eldorado. Recently, FEMA completed a re-evaluation of flood hazards in your community. On March 12, 2009, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community.

FEMA has not received any comments on the Preliminary copies of the FIS report and FIRM. Accordingly, the FIS report and FIRM for your community will become effective on May 24, 2011. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS for your community has been completed, 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 May 24, 2011, 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 Paragraph 60.3(b) of the NFIP regulations (44 CFR 59, etc.). 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 the standards specified in Paragraph 60.3(b) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and the other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish eligibility in the NFIP. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(b)
2. Adopting all the standards of Paragraph 60.3(b) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(b).

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 Flood Disaster Protection Act of 1973 as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the Base Flood Elevations established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) will be superseded when the revised FIRM panels become effective. According to our records, no LOMCs were issued previously for the affected FIRM panels.

The FIS report and FIRM for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Dorchester County has been combined into one FIS report and FIRM. When the FIS report and FIRM are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIS report and FIRM 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 (FMIX), 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.

Please submit your existing or draft ordinance to Mr. David Guignet, PE, State NFIP Coordinator, within one month. Mr. Guignet will review the ordinance, work with your community to develop a compliant ordinance, and submit the compliant ordinance to FEMA Region III for approval. Once you have received feedback and adopt the ordinance, you should also mail a complete, signed official copy of the adopted ordinance to Mr. Guignet before the effective date. Email submissions are preferred, though full contact information follows:

Mr. David Guignet, PE
Maryland Department of Environment
1800 Washington Boulevard, Suite 430
Baltimore, MD 21230
Phone: 410-537-3775 Fax: 410-631-3873
dguignet@mde.state.md.us

The FEMA Region III staff is also available to assist you with your floodplain management measures and may be contacted by telephone at (215) 931-5530. If you have any questions concerning mapping issues in general, please call the FMIX at the toll free number provided above. 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*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling the FMIX.

Sincerely,



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

cc: Community Map Repository
Town Commission Office
5753 Eldorado Road
Rhodesdale, Maryland 21659

Ms. Helen McAllister
Town of Eldorado
5808 Eldorado Road
Rhodesdale, Maryland 21659

bcc: Martin Frengs, FPM&I Branch Chief, RIII [Email PDF to Martin.Frengs@dhs.gov](#)
Ferne Antkowiak, Administrative Assistant, RIII, [Email PDF to Ferne.Antkowiak@dhs.gov](#)
Rich Sobota, Mitigation Planner, RIII, [Email PDF to Richard.Sobota@dhs.gov](#)
David Guignet, P.E., CFM, State NFIP Coordinator, Maryland Department of the Environment [Mail](#)
[hard copy to Mr. Guignet and email PDF to dguignet@mde.state.md.us and](#)
[kwagner@mde.state.md.us](#)
Jason Sevanick, AMEC Earth & Environmental [Email PDF to](#)
[jason.sevanick@amec.com](#)
RAMPP Case File/ M. Braddox & G. Byma
[Email PDF to mbraddox@dewberry.com and Garrett_Byma@URSCorp.com](#)
FEDD File/ [Maintained by Study Contractor](#)