



FEMA

April 30, 2021

The Honorable William R. Hollaway  
Mayor, Town of Clifton  
P.O. Box 309  
Clifton, Virginia 20124

Prelim-EAP  
Community Name: Town of Clifton,  
Fairfax County,  
Virginia

Community No.: 510186

Dear Mayor Hollaway:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Fairfax County, Virginia and Incorporated Areas for your review and comment. The enclosed FIS report for Fairfax County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

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, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) has posted digital copies of the revised FIRM, FIS report, and supporting database on the following page of the Map Service Center: <https://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 Brian Lee, at STARR II, either at 6110 Frost Place, Laurel, MD 20707 or by email at [brian.lee@stantec.com](mailto:brian.lee@stantec.com). 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.

We reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision [LOMRs]) for your community will be superseded when the FIRM becomes effective. According to our records, no LOMCs have been issued for your community.

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, to our FEMA Regional Office at 615 Chestnut Street, One Independence Mall, Sixth Floor, Philadelphia, Pennsylvania 19106-4404 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 Fairfax County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations, base flood depths, Special Flood Hazard Areas (SFHAs), flood zone designations, or regulatory floodways within a community, as shown on the 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 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 National Flood Insurance Program (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 Lee Brancheau of FEMA’s Regional Office in Philadelphia, Pennsylvania at (215) 931-5729 or Brian Lee at STARR II, either by telephone at (301) 220-1880 or by email at [brian.lee@stantec.com](mailto:brian.lee@stantec.com). 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](mailto:FEMA-FMIX@fema.dhs.gov).

Sincerely,



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

Enclosures:

Preliminary FIRM and FIS report

Floodplain Management Bulletin 1-98, *Use of Flood Insurance Study (FIS) Data  
as Available Data*

*Adoption of Flood Insurance Rate Maps by Participating Communities*

*Flood Hazard Mapping Fact Sheet*

Region III State Floodplain Coordinating Offices

cc: Ms. Kathleen Barton, Floodplain Administrator, Town of Clifton  
Ms. Angela Davis, CFM, Floodplain Program Planner, Virginia Department of Conservation &  
Recreation  
Ms. Wendy C Howard-Cooper, Director, State NFIP Coordinator and Director, Dam Safety and  
Floodplain Management, Virginia Department of Conservation & Recreation