



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **SWE-7**

June 6, 2022

«OWNER_NAME»
«MAIL_ADDRESS»
«MAIL_CITYSTATE» «MAIL_ZIP_CODE»

**FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD ZONE REVISIONS FOR
KAGEL CANYON
AFFECTING «SITE_ADDRESS», «SITE_CITYSTATE» «SITE_ZIP_CODE»
ASSESSOR'S PARCEL NO. «APN»**

This is a follow up on our December 30, 2021, letter to you and the January 6, 2022, Community Meeting with Kagel Canyon residents to inform you that on June 7, 2022, Los Angeles County Public Works (Public Works) applied to the United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) to request a Letter of Map Revision (LOMR) to revise FEMA's Flood Insurance Rate Maps (FIRMs) in Kagel Canyon. The requested revision is to more accurately reflect the boundaries and flood elevations of Special Flood Hazard Areas and other less severe flood hazard zones. The revisions will better inform residents of their flood risk so they can take measures to protect their families, homes, and possessions.

You are receiving this letter because the property you own or rent is within the Special Flood Hazard Area boundaries shown on the current or requested revised FIRMs.

The limits of the Kagel Canyon LOMR Study area are from approximately 560 feet upstream of Blue Sage Drive down to the canyon's mouth at Little Tujunga Creek. The current effective FIRM Panel Numbers that we are requesting FEMA to revise the LOMR are: 06037C1067F, 06037C1086F, and 06037C1088F.

The revised FIRMs resulting from the requested LOMR, when issued by FEMA, will show the following: lower Base (1 percent annual-chance) Flood Elevations on some properties and higher Base Flood Elevations on others; a narrower Special Flood Hazard Area (1 percent annual-chance area) on some properties and a wider one on others; a narrower floodway encroachment boundary (regulated floodway) on some properties and

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a wider one on others; and a moderate (0.2 percent annual-chance) flood area on one property. For other properties, the mapped flood hazard risk will not be changed. The enclosed exhibit(s) shows the current and proposed flood zones in relation to your property.

Please note that the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 (as amended) requires owners of insurable structures located in a Special Flood Hazard Area (e.g., Zones A, AE, AO) that have a federally-backed loan (e.g., most mortgages) or have received some type of federal disaster assistance to maintain flood insurance as a condition of their loan or assistance. The federal mandatory purchase requirement is based on whether any part of the building footprint, including attached decks and other structures, are touching a Special Flood Hazard Area. Renters are not under an insurance mandate, but they can access flood insurance for their belongings through the National Flood Insurance Program.

It will take several months or more for FEMA to review our LOMR application and issue the LOMR. When FEMA issues the LOMR, it will become effective approximately six months after the date of issue. When FEMA issues the LOMR, Public Works will notify you and hold a community meeting for the residents affected by the LOMR.

If your structure or planned structure is, or would be, located in a Special Flood Hazard Area shown on the requested LOMR, it is recommended you contact your insurance agent to discuss your flood insurance rating options.

However, if you are currently under a federal mandate to purchase flood insurance for your structure due to the current effective FIRMs, and the requested LOMR shows your structure would be outside the new Special Flood Hazard Area boundary, you would, when the LOMR is issued by FEMA, be able to remove the mandatory purchase requirement as of the effective date of the LOMR.

Public Works and FEMA encourage property owners and renters to discuss the purchase of flood insurance with their insurance agent regardless of their flood zone. More than one third of all National Flood Insurance Program claims originate on buildings located outside of the Special Flood Hazard Areas. Properties can experience the following: floods larger than the magnitude upon which the FIRMs are based; flood hazards resulting from local drainage issues; or other unmapped flood hazards.

Information from FEMA on purchasing flood insurance is available at: [floodsmart.gov/](https://www.floodsmart.gov/) or (877) 336-2627.

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If you have any questions about the requested LOMR, you can visit our Kagel Canyon LOMR Website at: pw.lacounty.gov/WMD/NFIP/KagelLOMR.aspx to find information such as Frequently Asked Questions.

For more information, please contact Ms. Patricia Wood at (626) 458-6131 or pwood@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

ADAM ARIKI
Assistant Deputy Director
Stormwater Engineering Division

PW:sg

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Enc.