



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**

November 19, 2020

Property Owner
Mailing Address
Mailing City, State, Zip Code

**FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD ZONE REVISIONS FOR
OPEN PACIFIC COAST STUDY
AFFECTING <<SITE ADDRESS>>, <<SITE CITY>> <<SITE ZIP>>
ASSESSOR'S PARCEL NO. <<APN>>**

The United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) has revised floodplain boundaries along the coastline of Los Angeles County to more accurately reflect the Special Flood Hazard Areas (SFHA) on the FEMA Flood Insurance Rate Maps (FIRMs).

You are receiving this letter from us because we are the National Flood Insurance Program Administrator for unincorporated Los Angeles County, the area in which your property is located. The unincorporated area FIRM Panels that will be revised are Nos. 06037C1487G, 06037C1491G, 06037C1492G, 06037C1511G, 06037C1512G, 06037C1536G, 06037C1537G, 06037C1541G, 06037C1542G, 06037C1561G, 06037C1562G, 06037C1590G, 06037C1752G, 06037C1754G, 06037C1941G, and 06037C2031G, dated September 26, 2008.

The revised FIRMs will show a decrease in the flood hazard on many properties. However, for some properties the revised FIRMs will show the same or increased flood hazard. The revised FIRMs will also newly map some properties into SFHA that were not previously mapped in this flood zone before. The old and new flood zones on your property can be seen at: <https://pw.lacounty.gov/floodzone/newfemastudies> (type in your property's address or Assessor's Parcel Number.)

Please note that insurable structures located in a SFHA (e.g., Zones A, AE, V or VE) on the FEMA FIRM that have a federally-backed loan or have received some types of federal disaster assistance are required by the Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 (as amended) to maintain flood insurance as a condition of their loan or assistance. The mandatory purchase

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requirement is based on whether any part of the building footprint, including attached decks, docks, and other structures, is touching a SFHA. **The revised FEMA FIRMs will become effective on April 21, 2021.**

If your structure or planned structure will be located in a SFHA on the revised FEMA FIRM, you should contact your insurance agent as soon as possible to discuss your flood insurance rating options. Purchasing a flood insurance policy **before the revised flood map becomes effective on April 21, 2021**, may be a lower cost option.

However, if you are now under a federal mandate to purchase flood insurance for your structure, and the revised FIRMs show your structure to be outside the new SFHA boundary, **the mandatory purchase requirement may be removed as of April 21, 2021.**

The Federal Emergency Management Agency and Public Works encourage all 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 SFHAs. 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. Flood insurance on structures outside the high-risk areas can be obtained at a lower cost than those mapped in SFHAs.

Information on buying flood insurance can be found on FEMA's Website at: <https://www.floodsmart.gov/> or by calling 1-877-336-2627.

For more information, please contact Ms. Patricia Wood at (626) 458-6131 or pwood@pw.lacounty.gov, or visit our website at <https://dpw.lacounty.gov/WMD/NFIP/>, which includes a link to our Open Pacific Coast Study web page (under FEMA Map (FIRM) Revisions) containing Frequently Asked Questions on the revised maps and other helpful materials.

Very truly yours,

MARK PESTRELLA
Director of Public Works

Patricia M. Wood for

ADAM ARIKI
Assistant Deputy Director
Stormwater Engineering Division