



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**

August 22, 2024

«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, and June 7, 2022, letters to you and the January 6, 2022, Community Meeting with Kagel Canyon residents, and our recent update at the April 4, 2024, Kagel Canyon Civic Association meeting, to inform you that on August 14, 2024, the United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Letter of Map Revision (LOMR) to revise FEMA's Flood Insurance Rate Maps (FIRMs) in Kagel Canyon. The map revision is to more accurately reflect the boundaries and flood elevations of Special Flood Hazard Areas and other less severe flood hazard zones. The map revision better informs residents of their flood risk so they can take measures to protect their families, homes, and possessions. The LOMR will become effective December 27, 2024.

You are receiving this letter because either the current FIRMs or revised FIRMs resulting from the LOMR show the property you own or rent is within the boundaries of a Special Flood Hazard Area. The map revision may thus affect you regarding your understanding of potential flood risk, flood insurance requirements, and/or flooding-related development restrictions on your property.

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 FEMA is revising with the LOMR are: 06037C1067F, 06037C1086F, and 06037C1088F.

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The revised FIRMs resulting from the LOMR issued by FEMA will show the following: lower Base Flood Elevations (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 flood area) on some properties and a wider one on others; a narrower floodway encroachment boundary (regulated floodway) on some properties and a wider one on others; and a moderate flood area (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), require owners of insurable structures located in a Special Flood Hazard Area (e.g., Zones A, AE, and AO on the FIRM) 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. This federal mandatory purchase requirement is based on whether any part of the building footprint, including the footprint of decks and other structures attached to your building, are touching a Special Flood Hazard Area. Renters are not under this federal flood insurance mandate, but they can access flood insurance for their belongings through the National Flood Insurance Program.

If your existing structure is or your planned structure would be located in a Special Flood Hazard Area shown on the LOMR, it is recommended that 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 existing structure due to the current effective FIRMs, and the LOMR shows your structure to be outside the new Special Flood Hazard Area boundary, you will be able to remove the federal mandatory purchase requirement as of December 27, 2024.

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.

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

We want to answer your questions about the LOMR. You are invited to attend an in-person meeting to discuss the LOMR, flood insurance requirements, and flood zone mapping.

Kagel Canyon LOMR Community Meeting
September 19, 2024, 6:30 p.m. Pacific Daylight Time
Dexter Park
11053 North Trail
Sylmar, CA 91342

Visit the Kagel Canyon LOMR website at: pw.lacounty.gov/WMD/NFIP/KagelLOMR.aspx for additional information such as Frequently Asked Questions.

You can also e-mail us at: FloodAnalysis@pw.lacounty.gov, or call our Flood Zone Hotline at (626) 458-4321.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

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STERLING KLIPPEL
Assistant Deputy Director
Stormwater Engineering Division

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Enc.