Meeting Notice For
The Potential Addition of Special Flood Hazard Areas

Dear Owner/Resident

This letter is to inform you that your property may be located within a future designated Special Flood Hazard Area, as described below.

In September 2016, the U.S. Army Corps of Engineers (USACE) completed a study of hydraulic modeling and floodplain analysis using existing conditions of the channel of the Los Angeles River, for an area from Barham Boulevard in Burbank to 1st Street in the City of Los Angeles (see diagram). This was done to assess flood hazards along this approximately 13-mile stretch of the Los Angeles River, which includes properties that are primarily in the City of Los Angeles, as well as some properties in Burbank and Glendale. This study area is part of the Los Angeles County Drainage Area (LACDA). The same area was part of a 1991 LACDA study.

The results of the modeling indicate that the Flood Insurance Rate Maps (FIRMs) published by the Federal Emergency Management Agency (FEMA) should be updated. Pursuant to Title 44 of the Code of Federal Regulation (CFR) Section 65.4, Right to Submit New Technical Data, the City of Los Angeles will be submitting the USACE study to FEMA for review. FEMA may revise the Special Flood Hazard Areas on the FIRMs based on this information. The submittals will be posted online at http://eng.lacity.org/projects/LARIVER_Glendale_Narrows/ and will be available for review at the following locations:

Atwater Village Branch Library
3379 Glendale Blvd., Los Angeles, CA 90039
Phone: (323) 664-1353

Thirteenth Council District Office
1722 Sunset Blvd., Los Angeles, CA 90026
Phone: (213) 207-3015

FEMA’s FIRMs depict land which has been determined to be subject to a “100-year flood”. The FIRMs are used to determine flood insurance rates and to help communities with floodplain management.
The term “100-Year Flood” is a statistical designation meaning there is a 1 in 100 chance (1% chance) that a flood of this size will happen during any given year. Areas subject to flooding will be shown as a Special Flood Hazard Area on the FIRMs.

If and when the FIRMs are revised by FEMA, properties located within the Special Flood Hazard Area and financed by federally backed mortgages will be required to purchase flood insurance. According to FEMA officials, it is anticipated that the process of revising the FIRMs will not be completed for at least two years from now. A preliminary analysis of the USACE study indicates that your property may be within this future Special Flood Hazard Area.

Flood insurance protects both property and possessions. As FIRMs are not anticipated to change for approximately two years, property owners may qualify now for a lower-cost “Preferred Risk Policy” for flood insurance. Also, obtaining flood insurance before the area is designated as a Special Flood Hazard Area may qualify these properties to be “grandfathered” in for the lower-cost flood insurance rates. You should contact your insurance agent for more information.

If the proposed changes to the FIRMs are accepted by FEMA, and you believe your property is not located in the Special Flood Hazard Area as shown on the updated FIRM, you can request a Letter of Map Amendment (LOMA) from FEMA. For more information on LOMA, please visit http://www.fema.gov/plan/prevent/firm/ot_lmareq.shtm.

The City of Los Angeles will conduct a community meeting on Monday, October 17, 2016 from 6:30 pm to 8:30 pm at the location indicated below. Staff from the City of Los Angeles, USACE, the Los Angeles County Flood Control District, the City of Glendale, the City of Burbank and FEMA (if available) will discuss flood zone mapping. Property owners and residents are invited to attend the meeting.

Although the Los Angeles Department of City Planning and the Los Angeles Department of Building and Safety are aware of this potential addition of Special Flood Hazard Areas, there are no requirements for flood hazard mitigation at this time. If you have any questions or concerns about the proposed changes to the FIRM or its effect on your property, you may visit http://eng.lacity.org/projects/fmp/pdf/NFIP%20FAQ.pdf or email us at eng.nfip@lacity.org.