Meeting Notice Regarding
Changes To The Special Flood Hazard Area (SFHA)
For
The Sun Valley Watershed Area

Dear Owner/Resident:

In March 2007, the California Department of Water Resources (DWR) conducted a Community Assistance Visit (CAV) for the City of Los Angeles. As the result of the CAV findings, the City was required to undertake a floodplain study for the Sun Valley watershed area and file a Letter of Map Revision (LOMR) with the Federal Emergency Management Agency (FEMA). The LOMR application will result in a change of the Flood Insurance Rate Map (FIRM), which could affect your homeowner’s insurance premiums. The City’s Bureau of Engineering held a public meeting in February 2010 after our initial study results became available, and presented the draft FIRM that we sent to FEMA for the public review and comment.

FEMA has completed their review of the City's floodplain study and draft FIRM in detail. In their letter dated February 7, 2012, FEMA notified the City that the revised FIRM will become effective on June 25, 2012. Please refer to the attached map, or access the link below for a detailed map.

http://navigatela.lacity.org/common/mapgallery/proposed_floodzone_sv.cfm

This letter is to inform you that your property may be within the designated Special Flood Hazard Area (SFHA) according to the revised FIRM. Properties located within the SFHA and financed by federally backed mortgages will be required to purchase flood insurance. Property owners may qualify for a lower-cost “Preferred Risk Policy” for flood insurance prior to the revised FIRM becoming effective on June 25, 2012. Also, obtaining flood insurance before the area is designated as a SFHA will qualify those properties to be “grand-fathered” in for the lower-cost flood insurance rate. The City recommends that you contact your insurance agent for more specific information.

Once the revised FIRM becomes effective, if you believe your property is not located in the SFHA as shown on the effective FIRM for your community, you could request a Letter of Map Amendment (LOMA). For more information on the LOMA process, please visit http://www.fema.gov/plan/prevent/fhm/ot_lmreq.shtm
The City of Los Angeles will conduct a community meeting with FEMA representatives on Tuesday, March 20, 2012 at 6:00 PM at the location indicated below. Staff from the City of Los Angeles and FEMA will discuss flood insurance requirements and possible ways to mitigate flood hazards.

Sun Valley Recreation Center
8133 Vineland Ave.,
Sun Valley, CA 91352

If you have any questions or concerns about the revised FIRM or its effect on your property, you may contact Mr. Romano Galassi at (213) 847-0405.