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 LA. As the result of the CAV findings, the City was required to undertake a floodplain study for the Sun Valley watershed area. Any changes resulting from the study will require the City to file a Letter of Map Revision (LOMR).

The City has completed an extensive floodplain analysis of the Sun Valley watershed, and this comprehensive study has resulted in changes to the SFHA for the area. As required by the CAV, the City of Los Angeles is applying for a LOMR from the Federal Emergency Management Agency (FEMA) to revise the SFHA on FEMA’s Flood Insurance Rate Maps (FIRMs) for the Sun Valley Watershed.

This letter is to inform you that your property may be within the future SFHA. The FEMA’s FIRM for a community depicts land which has been determined to be subject to a 100-year annual chance of flooding in any given year. The FIRM is used to determine flood insurance rates and to help the community with floodplain management.

The term “100-Year Flood” is a statistical designation, and there is a 1 in 100 chance (1% chance) that a flood this size will happen during any given year. Areas subject to inundation will be shown as a SFHA on FEMA’s FIRM.

When the FIRMs are revised by FEMA in the near future, properties located within the SFHA, and financed by federally backed mortgages, will be required to purchase flood insurance. According to FEMA officials, it is anticipated that their FIRM will not include the Sun Valley LOMR until approximately late spring of 2010. Preliminary analysis indicates that your property may be within this future SFHA.

Flood insurance protects both property and possessions. As FIRMs are not anticipated to change for approximately 3 months, 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 SFHA will qualify these properties to be grand-fathered in for the lower-cost flood insurance rates. You should contact your insurance agent for more information.
If the proposed changes are accepted by FEMA, and you believe your property is not located in the SFHA as shown on the updated FIRM for your community, you could request a Letter of Map Amendment (LOMA). For more information on LOMA, please visit [http://www.fema.gov/plan/prevent/hmr/ot lmreq.shtm](http://www.fema.gov/plan/prevent/hmr/ot lmreq.shtm).

The City of Los Angeles will conduct a community meeting with FEMA representatives on Thursday, February 4, 2010 at 6:00 PM at the location indicated below. Staff from the City of Los Angeles and FEMA will be discussing flood insurance requirements and flood zone mapping and possible ways to mitigate flood hazards. Property owners and residents are invited to attend the meeting:

**Community Meeting Location:**
Sun Valley Villa Scalabrini Retirement Center  
10631 Vinedale Street  
Sun Valley, CA 91352

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