



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  
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### FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE REVISION FOR TOPANGA, OLD TOPANGA, COLD CREEK, DARK AND ESCONDIDO CANYONS

The United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) has redelineated floodplain boundaries in Topanga, Old Topanga, Cold Creek, Dark and Escondido Canyons to more accurately reflect the Special Flood Hazard Areas on the FEMA Flood Insurance Rate Maps (FIRMs).

The FIRM Panels that will be revised are Nos. 06037C1288F, 06037C1517F, 06037C1529F, 06037C1532F, 06037C1533F, 06037C1551F, 06037C1552F, and 06037C1553F, 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 Special Flood Hazard Areas that were not previously mapped in this flood zone before. An exhibit depicting the changes in your property's vicinity is enclosed. A copy of the exhibit (in PDF format) can be found on Public Works' Website at: <https://dpw.lacounty.gov/WMD/NFIP/>.

Please note that structures with federally-backed loans located in a Special Flood Hazard Area (SFHA) (e.g., Zones A, AE) on the FEMA FIRM are required by their lenders to maintain flood insurance as a condition of their loans. The mandatory purchase requirement is based on whether the footprint of the structure is touching a SFHA, not the land. **The revised FEMA FIRMs will become effective on December 21, 2018.**

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 December 21, 2018**, may be a lower cost option.

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FEMA 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 buildings outside the floodplain can be obtained at a lower cost.

Information on buying flood insurance can be found on FEMA's Website at:  
<https://www.fema.gov/national-flood-insurance-program/How-Buy-Flood-Insurance>.

You are invited to attend an open house that Public Works will be hosting to discuss the updated FIRMs, flood insurance requirements, and flood zone mapping:

**FEMA Flood Insurance Rate Map Revision for  
Topanga, Old Topanga, Cold Creek, Dark and Escondido Canyons  
Topanga County Library  
122 North Topanga Canyon Boulevard  
Topanga, CA 90290  
September 15, 2018, 10 a.m. to 12 p.m.**

For more information, contact Ms. Patricia Wood at (626) 458-6131 or [pwood@dpw.lacounty.gov](mailto:pwood@dpw.lacounty.gov) or visit our website at <https://dpw.lacounty.gov/WMD/NFIP/>.

Very truly yours,

MARK PESTRELLA  
Director of Public Works



CHRISTOPHER STONE  
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