



CHAIR ALVIN DURHAM, JR
VICE CHAIR MARVIN R. PEREZ
COMMISSIONER IVAN GONZALEZ
COMMISSIONER AIDA MONTES
COMMISSIONER HECTOR PACHECO

PLANNING & PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

MARCH 8, 2021

TELECONFERENCE – PER GOVERNOR’S EXECUTIVE ORDER

SPECIAL NOTICE REGARDING COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that the San Fernando Planning and Preservation Commission will participate in meetings telephonically.

PUBLIC PARTICIPATION OPTIONS TO HELP REDUCE THE SPREAD OF COVID-19

- 1. WATCH THE MEETING:** Pursuant to the Executive Order and given the current health concerns, members of the public can access meetings live on-line, with audio and video via YouTube Live, at: <https://www.youtube.com/c/CityOfSanFernando>
- 2. SUBMIT PUBLIC COMMENT VIA EMAIL:** Members of the public may submit comments by email to MDeSantiago@sfcity.org no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission, read into the record, limited to three minutes, and made part of the official public record of the meeting.
- 3. CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:** Members of the Public may **call-in between 6:30 p.m. and 6:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair.

Call-in Telephone Number: (669) 900-6833

Meeting ID: 896 2370 9376

Passcode: 194996

When connecting to the Zoom meeting to speak, you will be placed in a virtual “waiting area,” with your audio disabled, until it is your turn to speak and limited to three minutes. Note: This is audio only and no video.

PLANNING AND PRESERVATION COMMISSION

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CALL TO ORDER/ROLL CALL

Chair Alvin Durham, Jr.
Vice-Chair Marvin R. Perez
Commissioner Ivan Gonzalez
Commissioner Aida Montes
Commissioner Hector Pacheco

PLEDGE OF ALLEGIANCE

Led by _____

APPROVAL OF AGENDA

PRESENTATIONS

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Public members attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

PUBLIC STATEMENTS – WRITTEN/ORAL

Members of the public may submit comments by email to MDeSantiago@sfcity.org no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission, read into the record, limited to three minutes, and made part of the official public record of the meeting. Callers interested in providing a [live public comment](#) may [call-in between 6:30 p.m. and 6:45 p.m.](#) and will be limited to three minutes. The call-in period may be extended by the Chair.

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CONSENT CALENDAR

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

1. Planning and Preservation Commission minutes of the February 8, 2021 meeting

PUBLIC HEARING

- 2. Subject:** Recommend Approval of the Adoption of Ordinance No. 1701 Regarding Floodplain Management Regulations and Acceptance of the Federal Emergency Management Agency's Flood Insurance Study (dated June 2, 2021) – Citywide, San Fernando, CA 91340

Recommendation: Staff recommends that, subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2021-001 (Attachment "A") recommending to the City Council adoption of Ordinance No. 1701, which amends San Fernando Municipal Code chapter 26, Article V on floodplain management regulations for the City and acceptance of the Federal Emergency Management Agency's updated Flood Insurance Study for the County of Los Angeles and Incorporated Areas, including the City of San Fernando.

GENERAL COMMISSION COMMENTS

STAFF COMMUNICATION

ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Michelle De Santiago, Community Development Technician

*Signed and Posted: **March 4, 2021 5:45 p.m.***

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/ accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department Office at (818) 898-1227 at least 48 hours prior to the meeting.



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF THE
FEBRUARY 8, 2021 MEETING
VIA ZOOM**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. VIDEO AND AUDIO OF THE ACTUAL MEETING ARE AVAILABLE AT: <http://ci.san-fernando.ca.us/commissions-boards/#planning-preservation>

CALL TO ORDER

The meeting was called to order by at 6:35 p.m. by Chairperson Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Alvin Durham, Vice-chair Hector Pacheco, Commissioners Ivan Gonzalez, Aida Montes and Marvin Perez

ALSO PRESENT:

Community Development Director Timothy Hou, City Attorney Richard Padilla, Associate Planner Gerardo Marquez, and Community Development Technician Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair H. Pacheco moved to approve the agenda of February 8, 2021 meeting. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	H. Pacheco, A. Montes, A. Durham, I. Gonzalez, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

- **Calls for Nominations of Chairperson**

Vice-Chair H. Pacheco nominated Alvin Durham for the Chairperson position, Seconded by Commissioner I. Gonzalez.

No other nominations, and the motion carried with the following vote:

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AYES: H. Pacheco, I. Gonzalez, A. Montes, and M. Perez
NOES: None
ABSENT: None
ABSTAIN: None

- **Calls for Nomination of Vice-chair**

Vice-chair H. Pacheco nominated A. Montes for Vice-Chair, no Second, the motion did not carry.

Commissioner I. Gonzalez moved to nominate Marvin Perez as the Vice-chair, Seconded by A. Montes, the motion carried with the following vote:

AYES: I. Gonzalez, A. Montes, A. Durham, H. Pacheco
NOES: None
ABSENT: None
ABSTAIN: None

CONSENT CALENDAR

I. Gonzalez moved to approve the minutes of the October 12, 2021 Planning and Preservation Commission Meeting. Seconded by Commissioner H. Pacheco, the motion carried with the following vote:

AYES: I. Gonzalez, H. Pacheco, A. Durham, A. Montes,
and M. Perez
NOES: None
ABSENT: None
ABSTAIN: None

UNFINISHED BUSINESS

None

PUBLIC HEARING 1:

Update Regarding the Recent Changes to Accessory Dwelling Units Law Statewide

STAFF PRESENTATION

Community Development Director Timothy Hou gave the staff presentation recommending that the Planning and Preservation Commission:

- Receive and file a presentation regarding recent changes to Accessory Dwelling Units (ADU) laws statewide; and
- Provide staff with comments, as appropriate.

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PUBLIC COMMENT

None

COMMISSION DISCUSSION

Vice-chair M. Perez asked if there was a specific location and time limit on ADUs or JADUs.

T. Hou stated that the ADUs and JADUs are allowed within the zones that allow for residential uses. And he explained that there is currently no Ordinance on JADUs, and that tonight's presentation was in preparation to implement conditions and regulations.

Commissioner H. Pacheco asked if the City has implemented any of the State's regulations with regards to ADUs and JADUs.

T. Hou indicated that the State's regulations are baseline rules for all ADUs and JADU development. Each city can impose regulations within the State boundaries.

H. Pacheco asked if the ADUs development still require one of the units to be owner occupied?

T. Hou stated that the City's regulation prior to 2017 did require that one of the units be occupied by the owner through a covenant but this is no longer enforceable as of January 1, 2020 through State law.

Chairperson A. Durham asked if the new regulations keep the size of the development at 640 square feet.

G. Marquez informed the Commission that an Accessory Dwelling Unit can be built up to 1200 square feet and can consist of up to three bedrooms.

Commissioner H. Pacheco asked if the state considered the impacts on the traffic, streets and or parking.

G. Marquez indicated that the State's intent is to move away from a car dependent community.

Commissioner H. Pacheco asked if the ADUs are counted for our Regional Housing Needs Assessment required units.

T. Hou stated that yes those units can be counted in order to meet our required number of housing units.

STAFF COMMUNICATIONS

T. Hou provided the Planning and Preservation Commission an update on the Regional Housing Needs Assessment (RHNA) Appeals Board Hearing Decision regarding 6th Cycle RHNA Allocation.

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COMMISSION COMMENTS

None

ADJOURNMENT

Chairperson A. Durham moved to adjourn to March 8, 2021. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	A. Durham, A. Montes, I. Gonzalez, H. Pacheco, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

7:52 P.M.

Planning Commission Secretary



MEETING DATE: March 8, 2021

COMMISSION CONSIDERATION:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

a. To Approve:

“I move to approve the Planning and Preservation Commission Resolution No. 2021-001 recommending to the City Council adoption of Ordinance No. 1701, which amends the San Fernando Municipal Code Chapter 26, Article V on floodplain management regulations for the City and acceptance of the Federal Emergency Management Agency’s updated Flood Insurance Study for the County of Los Angeles and Incorporated Areas, including the City of San Fernando”... (Roll Call Vote)

b. To Deny:

“I move to recommend denial of Adoption of Ordinance No. 1701, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to recommend continuance of consideration of Ordinance No. 1701, to the following date...” (Roll Call Vote)

Moved: _____

Seconded: _____

Roll Call: _____

ITEM 1:

Consideration of Adoption of Ordinance No. 1701



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Durham and Commissioners

From: Timothy T. Hou, AICP, Director of Community Development
Matt Baumgardner, Director of Public Works

Date: March 8, 2021

Subject: **Recommend Approval of the Adoption of Ordinance No. 1701 Regarding Floodplain Management Regulations and Acceptance of the Federal Emergency Management Agency's Flood Insurance Study (dated June 2, 2021)**
City of San Fernando, National Floodplain Insurance Program Community Identification No. 060628

RECOMMENDATION:

Staff recommends that, subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2021-001 (Attachment "A") recommending to the City Council adoption of Ordinance No. 1701, which amends San Fernando Municipal Code Chapter 26, Article V on floodplain management regulations for the City and acceptance of the Federal Emergency Management Agency's updated Flood Insurance Study for the County of Los Angeles and Incorporated Areas, including the City of San Fernando.

BACKGROUND:

The National Flood Insurance Program (NFIP) was established by the U.S. Congress through the passage of the National Flood Insurance Act of 1968. The Federal Emergency Management Agency (FEMA) is responsible for managing the program, which provides flood insurance, enforces floodplain management regulations, and conducts flood hazard mapping for approximately 20,000 communities in the United States. In order to participate in the NFIP, communities must adopt an ordinance that provides floodplain management regulations and accepts the findings of FEMA's Flood Insurance Study. This City of San Fernando last adopted such regulations in 2006 through passage of Ordinance No. 1572.

ANALYSIS:

FEMA periodically updates its mapping of flood hazards for communities through the issuance of a new Flood Insurance Study (FIS). As part of the study, FEMA determines, through very detailed hydraulic analyses, the 100-year Base Flood Elevation (BFE) for the area. This is the elevation a flood is expected to reach or exceed during a 100-year storm event. These are powerful storms that have a one-percent chance of occurring in any given year. Once this BFE is established, zones

Recommend Approval of the Adoption of Ordinance No. 1701 Regarding Floodplain Management Regulations and Acceptance of the Federal Emergency Management Agency's Flood Insurance Study (dated June 2, 2021)

March 8, 2021

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are created to show proximity to the flood area and referred to by FEMA as Special Flood Hazard Areas (SFHAs). These zones are shown in the FIS through a series of Flood Insurance Rate Maps (FIRM). If a portion of the community is located within the 100-year flood zone, then requirements are necessary to ensure that construction of building foundations are above the BFE in order to reduce risk of flood damage.

According to a final letter of determination from FEMA, no SFHAs exist at this time within San Fernando (Attachment "B"). FEMA has issued a new FIS report for the County of Los Angeles and Incorporated Areas that will take effect on June 2, 2021 (study found on the City website at: <https://ci.san-fernando.ca.us/wp-content/uploads/2021/02/FEMA-FIS-Study-June-2021-combined.pdf>). In the case of the City of San Fernando, flood hazard mapping continues to show that the entire boundary of the City is in *Zone X*, which is defined as an area of minimal flood risk. There are no 100-year base flood elevations mapped for the City. As a comparison to zones that include SFHAs, *Zone X* has a 0.2-percent probability of seeing a flood that could reach foundation elevations in any given year. This is the statistical equivalent of a 500-year storm event. Nevertheless, FEMA still encourages communities that reside completely within *Zone X*, to maintain floodplain regulations and accept the FIS report through the adoption of an ordinance. These are the key steps for participation in the NFIP. Failure to comply with these measures could result in delays or barriers to receiving assistance from FEMA during any future flood disasters that might occur in the City.

CONCLUSION:

In light of the analysis, it is staff's assessment that while the City resides in an area determined to be of minimal risk for flooding it would be prudent to actively maintain floodplain management regulations and accept the findings of FEMA's updated Flood Insurance Study.

Therefore, Staff recommends that the Planning and Preservation Commission recommend approval to the City Council Ordinance No. 1701, pursuant to Planning and Preservation Commission Resolution 2021-001 and attached as Exhibit "A".

ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2021-001 and Exhibit "A": Ordinance No. 1701
- B. Final Flood Hazard Determination Letter from FEMA, dated December 2, 2020.

RESOLUTION NO. 2021-001

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 26, ARTICLE V (FLOODPLAIN MANAGEMENT) TO ADOPT FLOODPLAIN MANAGEMENT REGULATIONS AND AN UPDATED FLOOD INSURANCE STUDY ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

WHEREAS, the City of San Fernando ("City") participates in the National Flood Insurance Program ("NFIP") pursuant to the National Flood Insurance Act of 1968 (the "Act"); and

WHEREAS, the Department of Homeland Security's Federal Emergency Management Agency ("FEMA") has request updates to the City's floodplain management regulations in order to remain in compliance with Code of Federal Regulations, Title 44, Section 60.3(d); and

WHEREAS, the Planning and Preservation Commission has considered Ordinance No. 1701 at a duly noticed public hearing on March 8, 2021; and

WHEREAS, the Planning and Preservation Commission finds, after due study, deliberation and public hearing that the proposed Ordinance will further promote the health, safety and welfare of the community by ensuring continued eligibility of the NFIP.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission of the City of San Fernando hereby recommends that the City Council adopt Ordinance No. 1701 amending Section 26, Article V of the San Fernando Municipal Code as attached hereto as Exhibit "A" and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED this 8th day of March 2021.

_____,
ALVIN DURHAM, CHAIRPERSON

ATTEST:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, TIMOTHY T. HOU, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 8th day of March 2021; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

ORDINANCE NO. 1701

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF
SAN FERNANDO AMENDING CHAPTER 26, ARTICLE V
(FLOODPLAIN MANAGEMENT) TO ADOPT FLOODPLAIN
MANAGEMENT REGULATIONS AND AN UPDATED FLOOD
INSURANCE STUDY ISSUED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY**

WHEREAS, the City of San Fernando (“City”) participates in the National Flood Insurance Program (“NFIP”) pursuant to the National Flood Insurance Act of 1968 (the “Act”); and

WHEREAS, the Department of Homeland Security’s Federal Emergency Management Agency (“FEMA”) has request updates to the City’s floodplain management regulations in order to remain in compliance with Code of Federal Regulations, Title 44, Section 60.3(d); and

WHEREAS, on March 8, 2021, the Planning and Preservation Commission considered Ordinance No. 1701 at a duly noticed public hearing; found after due study, deliberation and public hearing that the proposed Ordinance will further promote the health, safety and welfare of the community by ensuring continued eligibility of the NFIP; and adopted Resolution No. 21-001 recommending the City Council adopt Ordinance No. 1701 amending certain subsections of Chapter 26, Article V of the San Fernando Municipal Code; and

WHEREAS, on _____, 2021, the City Council of the City (the “City Council”) considered Ordinance No. 1701 at a duly noticed public hearing; and

WHEREAS, on _____, 2021, the City Council finds, after due study, deliberation and public hearing that the proposed Ordinance will further promote the health, safety and welfare of the community by ensuring continued eligibility of the NFIP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The facts set forth in the recitals above are true and correct and incorporated into the body of this Ordinance by this reference.

SECTION 2. Subsections of Chapter 26, Article V (Floodplain Management) of the San Fernando Municipal Code are hereby amended to read as follows:

Sec. 26-153. - Statutory authorization and purpose.

Replace subsection (b) with the following paragraph:

(b) *Basis for establishing flood-prone areas.* The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the “Flood Insurance Study (FIS) for Los Angeles County and Incorporated Areas” dated September 26, 2008, with accompanying Flood Insurance Rate Maps (FIRM’s) and Flood Boundary and Floodway Maps (FBFM’s), dated February 11, 1976, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this ordinance. This FIS and attendant mapping is the minimum area of applicability of this Article and may be supplemented by studies for other areas which allow implementation of this Article and which are recommended to the City of San Fernando City Council by the Floodplain Administrator. The study, FIRM’s and FBFM’s are on file at the Office of the City Clerk, City of San Fernando, 117 Macneil Street, San Fernando, CA 91340.

Sec. 26-154. - Administration.

Add new paragraph (d) following subsection 26-154.a.1.c.:

d. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

SECTION 3. CEQA. This Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3) because the code amendment will not result in a direct or reasonably foreseeable indirect physical change in the environment, does not constitute a “project,” and has no potential for causing a significant effect on the environment. Further, Business and Professions Code Section 26055(h) exempts local ordinances, such as the proposed code amendment, from CEQA that authorizes commercial cannabis activity through discretionary review and approval, which this code amendment requires.

SECTION 4. Inconsistent Provisions. Any provision of the San Fernando City Code or appendices thereto that conflicts with the provisions of this Ordinance, to the extent of such conflict and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of San Fernando hereby declares that it would have adopted this ordinance and such section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 5. Publication. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

EXHIBIT “A”

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Fernando this __ day of _____, 2021.

Sylvia Ballin, Mayor

ATTEST:

Julia Fritz, City Clerk

APPROVED AS TO FORM:

Richard Padilla, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SAN FERNANDO)

I, Julia Fritz, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the City Council held on the __ day of __, 2021 and was carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Julia Fritz, City Clerk



Federal Emergency Management Agency

Washington, D.C. 20472



December 2, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
206R-CW

The Honorable Joel Fajardo
Mayor, City of San Fernando
City Hall
117 North Macneil Street
San Fernando, California 91340

Community: City of San Fernando,
Los Angeles County, California
Community No.: 060628
Map Panels Affected: See FIRM Index

Dear Mayor Fajardo:

This is to formally notify you of the final flood hazard determination for your community, effective as of June 2, 2021, in accordance with Part 67, Chapter I, Title 44 of the Code of Federal Regulations. As a result of the countywide study for Los Angeles County, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) has determined that no Special Flood Hazard Areas (SFHAs) exist at this time within the corporate limits of your community. This does not preclude future determinations of SFHAs that could be necessitated by changed conditions affecting the community or the availability of new scientific or technical data about flood hazards.

The effect of this determination is that compliance with the National Flood Insurance Program (NFIP) regulations within areas not designated as SFHAs is not required as a condition of participation in the NFIP. While FEMA has determined that your community does not contain SFHAs (areas inundated by a flood having a 1% chance of being equaled or exceeded in any given year, i.e., the base flood), it should be recognized that floods larger than the 1% annual chance flood do occur. Therefore, your community should exercise care in evaluating new development that could aggravate or create flood problems in your community or in adjacent communities.

By continuing its participation in the National Flood Insurance Program (NFIP) under the Regular Phase, your community makes flood insurance coverage available to your citizens on a voluntary basis. While no new floodplain management measures are required as a result of the new maps for City of San Fernando, your community is encouraged to implement regulatory measures to protect development from known, local hazards. If your community is located on printed FEMA map panels, you will receive copies of those panels and the Flood Insurance Study (FIS) report for information purposes before the June 2, 2021 effective date.

If you should require any additional information, please do not hesitate to contact the Director, Federal Insurance and Mitigation Division of FEMA in Oakland, California, at (510) 627-7100 for assistance. If you have any questions concerning mapping issues in general, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX at the toll free number shown above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Rodriguez', with a stylized flourish at the end.

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

cc: Community Map Repository
Matt Baumgardner, Public Works Director, City of San Fernando
Kelly Soule, State NFIP Coordinator, California Department of Water Resources
Mike Mierzwa, State Floodplain Manager, California Department of Water Resources
MD Haque, State Floodplain Mapping Lead, California Department of Water Resources