

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

November 29, 2021

VIA ELECTRONIC MAIL

City Council
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012
clerk.plumcommittee@lacity.org
CityClerk@lacity.org

Re: 2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard, 2106 -2116 S. Canal Street, and 319 E. South Venice Boulevard; VTT-82288; CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP; ENV-2018-6667-SE

Dear Council President Martinez and Councilmembers:

This firm represents Venice Vision with regard to the development project Reese Davidson Community. Venice Vision has cited to a variety of reference materials in the letters submitted to the City thus far. This letter is intended to provide the City with copies of the referenced documents cited to in previous correspondence to ensure that they are made part of the Administrative Record.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", written in a cursive style.

Jamie T. Hall

Exhibit 27 (J)

17. OTHER – HYDE PARK

17.1 PROBLEM STATEMENT

The Other – Hyde Park repetitive loss region is comprised of Repetitive Loss Area 44. In each of this repetitive loss area, property damage from flooding is caused by urbanized stormwater runoff. Properties in this area are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners are required to have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 17.2. Maps are not included for single-building repetitive loss areas due to privacy concerns.

17.2 REPETITIVE LOSS AREA NO. 44

17.2.1 Identified Repetitive Loss Properties

Table 17-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 17-1. Repetitive Loss Properties in Repetitive Loss Area 44

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
137203	44	AOB (SFHA)	01/05, 01/98	\$2,623	No

17.2.2 Properties Included in Repetitive Loss Area 44

One property with one structure has been identified in this repetitive loss area. Table 17-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 17-2. All Properties in Repetitive Loss Area 44

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
OHP-44-1	1	Crawlspace	D6C	Wet Flood Proof, Elevate Utilities, Elevate Structure

18. OTHER - WESTSIDE

18.1 PROBLEM STATEMENT

The Other - Downtown repetitive loss region is comprised of Repetitive Loss Areas 45 and 46. In each of these repetitive loss areas, property damage from flooding is caused by urbanized stormwater runoff. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 18.2 through Section 18.3. Maps are not included for single-building repetitive loss areas due to privacy concerns.

18.2 REPETITIVE LOSS AREA NO. 45

18.2.1 Identified Repetitive Loss Properties

Table 18-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 18-1. Repetitive Loss Properties in Repetitive Loss Area 45

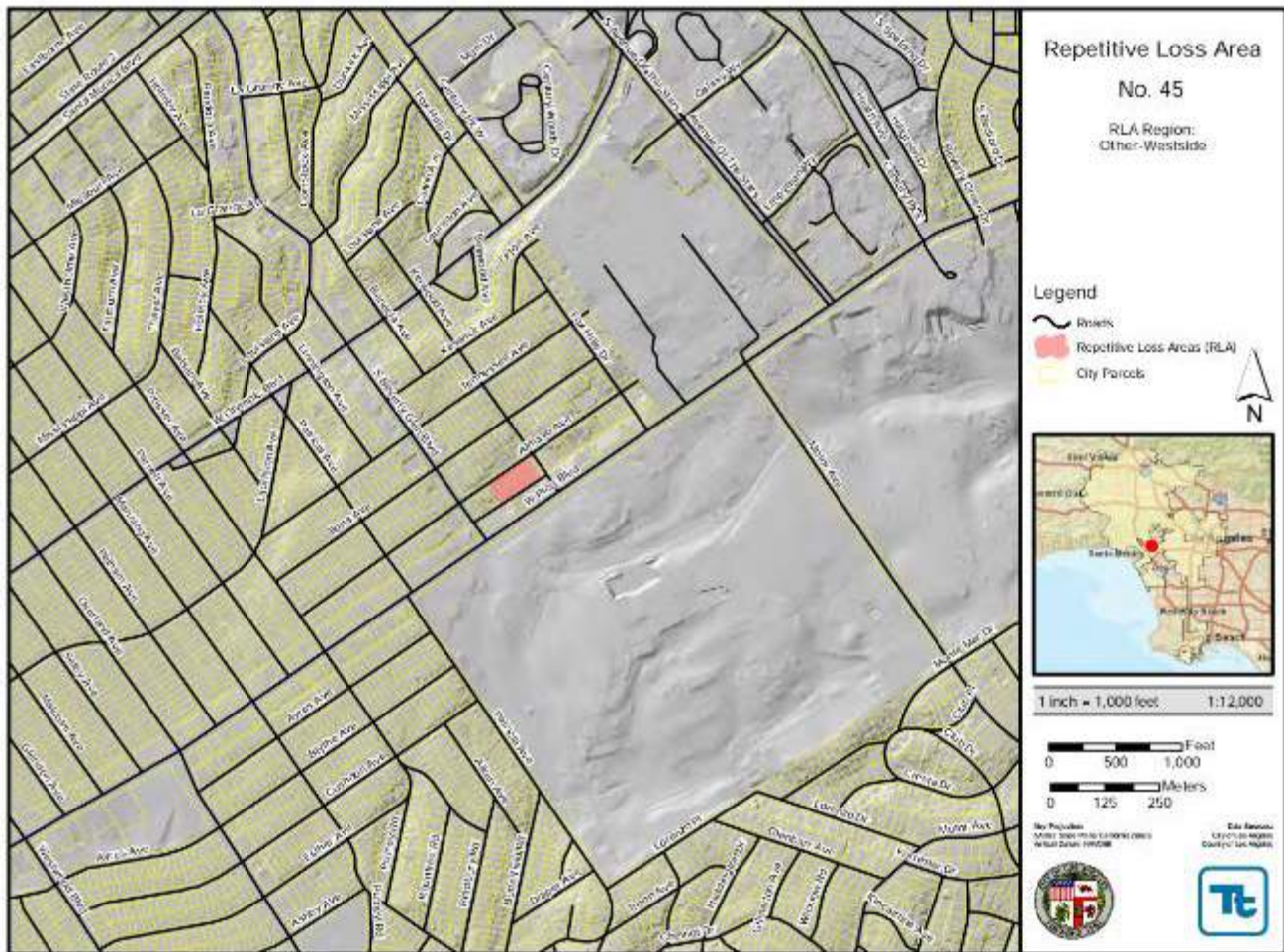
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
34379	45	X	03/81, 02/80	\$5,392	No

18.2.2 Properties Included in Repetitive Loss Area 45

Five properties with a total of five structures have been identified in this repetitive loss area. Table 18-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 18-2. All Properties in Repetitive Loss Area 45

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
OWS-45-1	1	Slab	No Information	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure
OWS-45-2	1	Slab	No Information	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure
OWS-45-3	1	Slab	No Information	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure
OWS-45-4	1	Slab	No Information	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure
OWS-45-5	1	Elevated	No Information	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure

**Figure 18-1. Repetitive Loss Area No. 45**

18.3 REPETITIVE LOSS AREA NO. 46

18.3.1 Identified Repetitive Loss Properties

Table 18-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 18-3. Repetitive Loss Properties in Repetitive Loss Area 46

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
35091	46	X	2/80, 1/83	\$9,395	No

18.3.2 Properties Included in Repetitive Loss Area 46

One property with one structure has been identified in this repetitive loss area. Table 18-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 18-4. All Properties in Repetitive Loss Area 46

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
OWS-46-1	1	Slab	D7	Elevate, Dry Flood Proof, Upgrade Stormwater Infrastructure

19. RESEDA BOULEVARD CANYON

19.1 PROBLEM STATEMENT

The Reseda Boulevard Canyon repetitive loss region is comprised of Repetitive Loss Area 47. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon or urbanized stormwater runoff. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 19.2. Maps are not included for single-building repetitive loss areas due to privacy concerns.

19.2 REPETITIVE LOSS AREA NO. 47

19.2.1 Identified Repetitive Loss Properties

Table 19-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 19-1. Repetitive Loss Properties in Repetitive Loss Area 47

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
18341	47	X	01/86, 03/83	\$5,692	No

19.2.2 Properties Included in Repetitive Loss Area 47

One property with one structure has been identified in this repetitive loss area. Table 19-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 19-2. All Properties in Repetitive Loss Area 47

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
RBC-47-1	1	Slab	No Information	Directional Drainage, Dry Flood Proof, Elevate

20. SAN FERNANDO VALLEY

20.1 PROBLEM STATEMENT

The San Fernando Valley repetitive loss region is comprised of Repetitive Loss Areas 48-59. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon or urbanized stormwater runoff. Some of these properties are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may be required to have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 20.2 through Section 20.13. Maps are not included for single-building repetitive loss areas due to privacy concerns.

20.2 REPETITIVE LOSS AREA NO. 48

20.2.1 Identified Repetitive Loss Properties

Table 20-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-1. Repetitive Loss Properties in Repetitive Loss Area 48					
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
11060	48	X	02/93, 02/92	\$2,969	No

20.2.2 Properties Included in Repetitive Loss Area 48

One property with one structure has been identified in this repetitive loss area. Table 20-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-2. All Properties in Repetitive Loss Area 48				
Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-48-1	1	Crawlspace	0530	Wet Flood Proof, Dry Flood Proof, Elevate

20.3 REPETITIVE LOSS AREA NO. 49

20.3.1 Identified Repetitive Loss Properties

Table 20-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-3. Repetitive Loss Properties in Repetitive Loss Area 49

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
34203	49	EMG	02/80, 01/80	\$5,356	No

20.3.2 Properties Included in Repetitive Loss Area 49

Two properties with a total of two structures have been identified in this repetitive loss area. Table 20-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-4. All Properties in Repetitive Loss Area 49

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-49-1	1	Slab	CX	Dry Flood Proof, Elevate
SFV-49-2	1	Basement	C7B	Dry Flood Proof Gates, Elevate Interior Floor, Internal Drainage Systems



Figure 20-1. Repetitive Loss Area No. 49

20.4 REPETITIVE LOSS AREA NO. 50

20.4.1 Identified Repetitive Loss Properties

Table 20-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-5. Repetitive Loss Properties in Repetitive Loss Area 50

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
34954	50	EMG	02/80, 01/80	\$2,310	No

20.4.2 Properties Included in Repetitive Loss Area 50

Seven properties with a total of eleven structures have been identified in this repetitive loss area. Table 20-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-6. All Properties in Repetitive Loss Area 50

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-50-1	1	Slab	D6	Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-2	1	Crawlspace	D6	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-3	1	Crawlspace	D7	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-4	2	Crawlspace	D6	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-5	3	Basement	D85C	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-6	2	Basement	D65B	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure
SFV-50-7	1	Basement	D75C	Wet Flood Proof, Dry Flood Proof, Elevate Utilities, Elevate Structure



Figure 20-2. Repetitive Loss Area No. 50

20.5 REPETITIVE LOSS AREA NO. 51

20.5.1 Identified Repetitive Loss Properties

Table 20-7 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-7. Repetitive Loss Properties in Repetitive Loss Area 51

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
36936	51	X	03/83, 03/79	\$5,896	No

20.5.2 Properties Included in Repetitive Loss Area 51

Two properties with a total of two structures have been identified in this repetitive loss area. Table 20-8 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-8. All Properties in Repetitive Loss Area 51

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-51-1	1	Slab	D7A	Elevate, Dry Flood Proof
SFV-51-2	1	Slab	D7C	Elevate, Dry Flood Proof



Figure 20-3. Repetitive Loss Area No. 51

20.6 REPETITIVE LOSS AREA NO. 52

20.6.1 Identified Repetitive Loss Properties

Table 20-9 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-9. Repetitive Loss Properties in Repetitive Loss Area 52

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
49539	52	C	02/92, 03/83	\$43,808	No

20.6.2 Properties Included in Repetitive Loss Area 52

Two properties with a total of two structures have been identified in this repetitive loss area. Table 20-10 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-10. All Properties in Repetitive Loss Area 52

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-52-1	1	Basement	DX	Elevate, Evacuate Basement, Wet Flood Proof, Acquisition/Demolition
SFV-52-2	1	Basement	No Information	Elevate, Evacuate Basement, Wet Flood Proof, Acquisition/Demolition

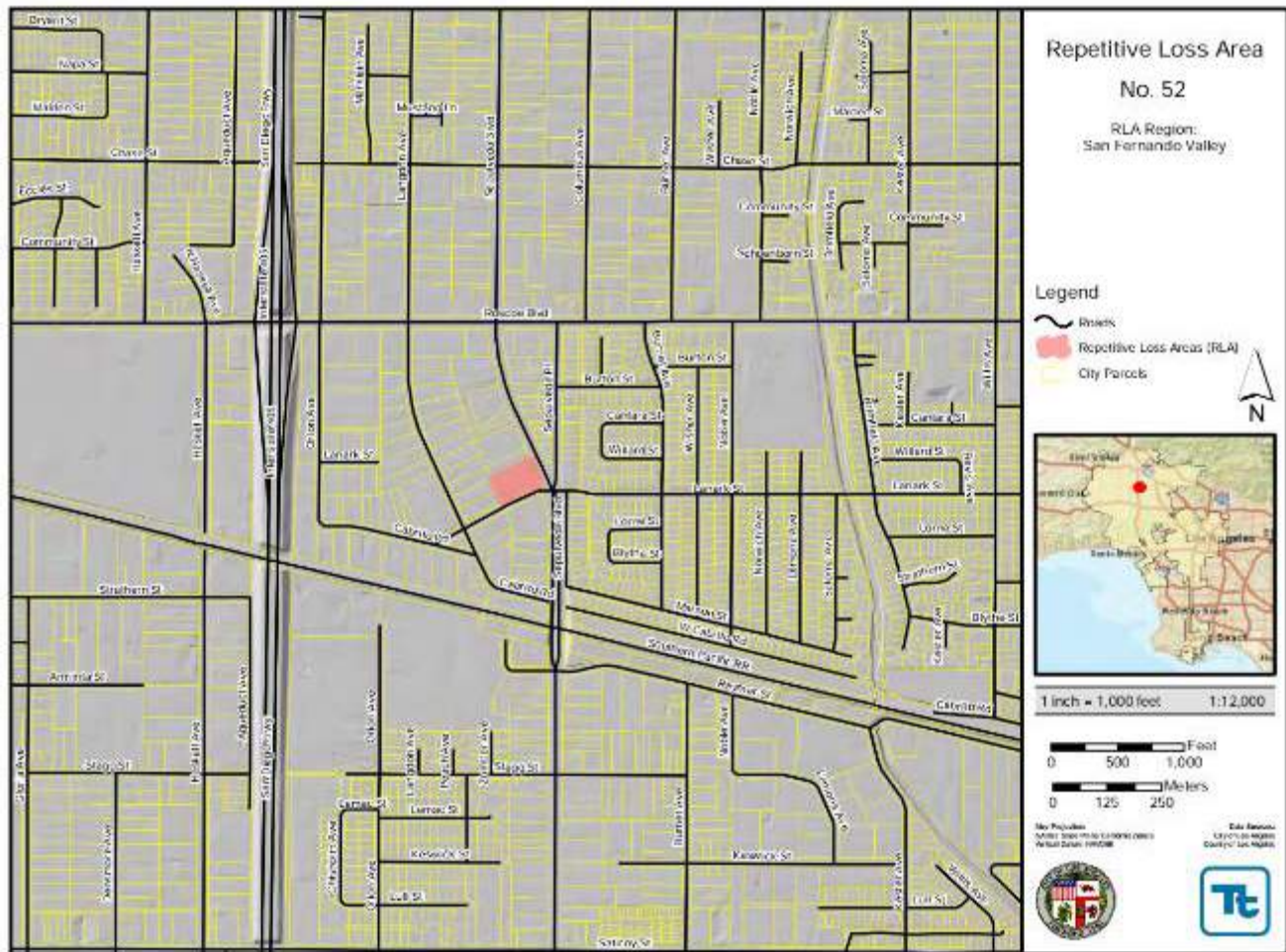


Figure 20-4. Repetitive Loss Area No. 52

20.7 REPETITIVE LOSS AREA NO. 53

20.7.1 Identified Repetitive Loss Properties

Table 20-11 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-11. Repetitive Loss Properties in Repetitive Loss Area 53

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
57931	53	X	03/83, 03/80	\$3,307	No

20.7.2 Properties Included in Repetitive Loss Area 53

One property with one structure has been identified in this repetitive loss area. Table 20-12 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-12. All Properties in Repetitive Loss Area 53

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-53-1	1	Slab	D85B	Directional Drainage, Dry Flood Proof, Elevate

20.8 REPETITIVE LOSS AREA NO. 54

20.8.1 Identified Repetitive Loss Properties

Table 20-13 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-13. Repetitive Loss Properties in Repetitive Loss Area 54

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
92317	54	X	02/98, 02/98	\$3,828	No

20.8.2 Properties Included in Repetitive Loss Area 54

One property with one structure has been identified in this repetitive loss area. Table 20-14 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-14. All Properties in Repetitive Loss Area 54

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-54-1	2	Crawlspace	D8D	Elevate Utilities, Wet Flood Proof, Elevate Structure

20.9 REPETITIVE LOSS AREA NO. 55

20.9.1 Identified Repetitive Loss Properties

Table 20-15 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-15. Repetitive Loss Properties in Repetitive Loss Area 55

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
113344	55	X	01/08, 04/01, 02/98	\$14,810	No

20.9.2 Properties Included in Repetitive Loss Area 55

Four properties with a total of five structures have been identified in this repetitive loss area. Table 20-16 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-16. All Properties in Repetitive Loss Area 55

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-55-1	1	Slab	D8C	Elevate, Directional Drainage, Dry Flood Proof
SFV-55-2	1	Slab	D8C	Elevate, Directional Drainage, Dry Flood Proof
SFV-55-3	2	Slab	D8C	Elevate, Directional Drainage, Dry Flood Proof
SFV-55-4	1	Slab	D8C	Elevate, Directional Drainage, Dry Flood Proof



Figure 20-5. Repetitive Loss Area No. 55

20.10 REPETITIVE LOSS AREA NO. 56

20.10.1 Identified Repetitive Loss Properties

Table 20-17 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-17. Repetitive Loss Properties in Repetitive Loss Area 56

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
245944	56	C	03/11, 02/05	\$70,792	No

20.10.2 Properties Included in Repetitive Loss Area 56

One property with one structure has been identified in this repetitive loss area. Table 20-18 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-18. All Properties in Repetitive Loss Area 56

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-56-1	2	Slab	C8C	Elevate, Acquisition/Demolition

20.11 REPETITIVE LOSS AREA NO. 57

20.11.1 Identified Repetitive Loss Properties

Table 20-19 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-19. Repetitive Loss Properties in Repetitive Loss Area 57

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138450	57	X	03/11, 01/05	\$7,839	No

20.11.2 Properties Included in Repetitive Loss Area 57

One property with one structure has been identified in this repetitive loss area. Table 20-20 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-20. All Properties in Repetitive Loss Area 57

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-57-1	5	Slab	D6B	Elevate, Directional Drainage, Dry Flood Proof

20.12 REPETITIVE LOSS AREA NO. 58

20.12.1 Identified Repetitive Loss Properties

Table 20-21 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-21. Repetitive Loss Properties in Repetitive Loss Area 58

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
136852	58	X	12/04, 02/98	\$5,404	No

20.12.2 Properties Included in Repetitive Loss Area 58

One property with two structures has been identified in this repetitive loss area. Table 20-22 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-22. All Properties in Repetitive Loss Area 58

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-58-1	2	Slab	D8B	Elevate, Dry Flood Proof

20.13 REPETITIVE LOSS AREA NO. 59

20.13.1 Identified Repetitive Loss Properties

Table 20-23 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 20-23. Repetitive Loss Properties in Repetitive Loss Area 59

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
121962	59	C	12/02, 02/98	\$2,511	No

20.13.2 Properties Included in Repetitive Loss Area 59

Two properties with a total of two structures have been identified in this repetitive loss area. Table 20-24 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 20-24. All Properties in Repetitive Loss Area 59

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SFV-59-1	1	Slab	D7A	Directional Drainage, Dry Flood Proof, Elevate
SFV-59-2	1	Slab	D7A	Directional Drainage, Dry Flood Proof, Elevate

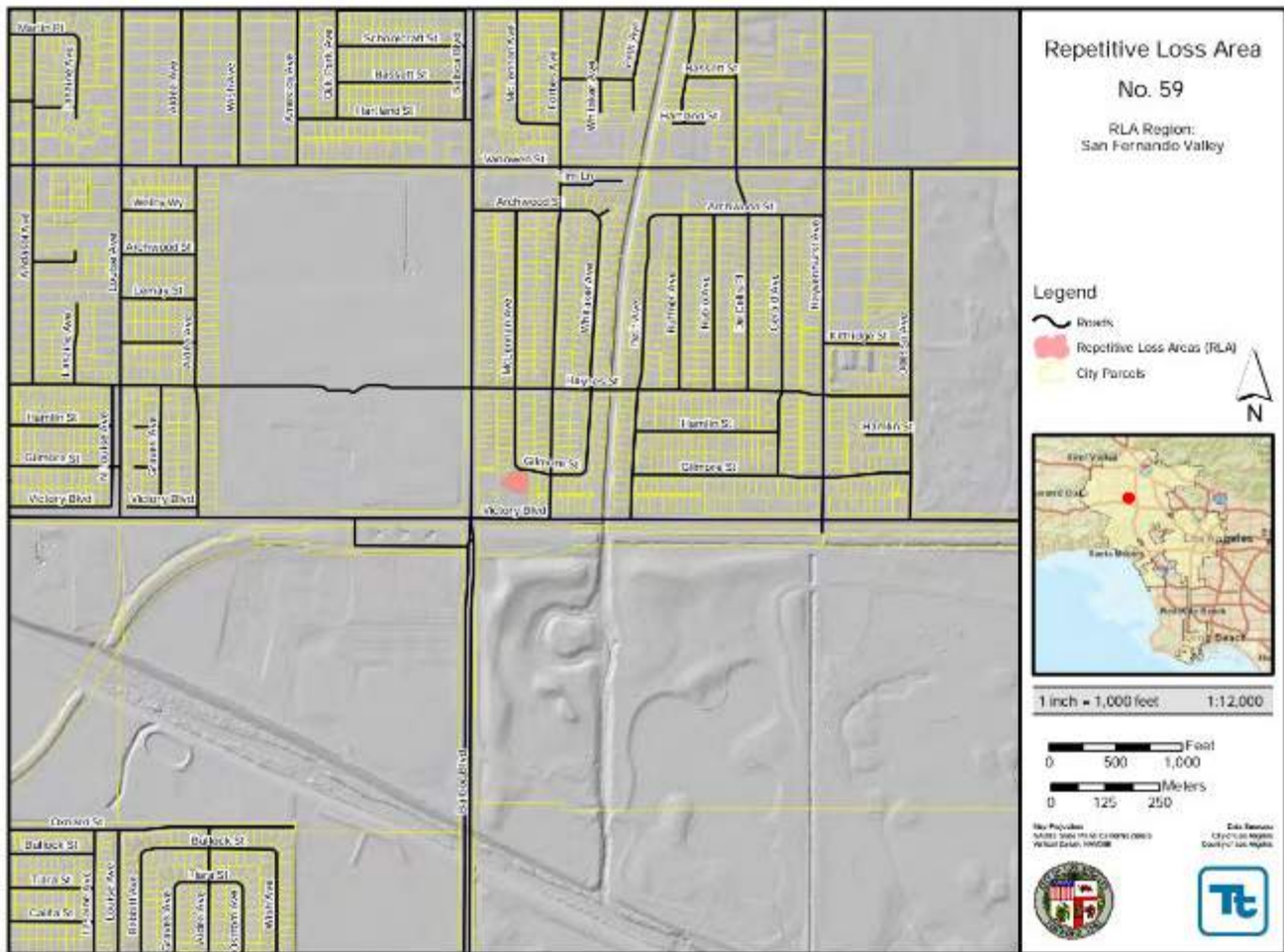


Figure 20-6. Repetitive Loss Area No. 59

21. PLAYA DEL REY

21.1 PROBLEM STATEMENT

The Playa del Rey repetitive loss region is comprised of Repetitive Loss Areas 60-62. In each of these repetitive loss areas, property damage from flooding is caused by urbanized stormwater runoff. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 21.2 through Section 21.4. Maps are not included for single-building repetitive loss areas due to privacy concerns.

21.2 REPETITIVE LOSS AREA NO. 60

21.2.1 Identified Repetitive Loss Properties

Table 21-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 21-1. Repetitive Loss Properties in Repetitive Loss Area 60

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
10457	60	X	01/88, 01/83	\$9,703	No

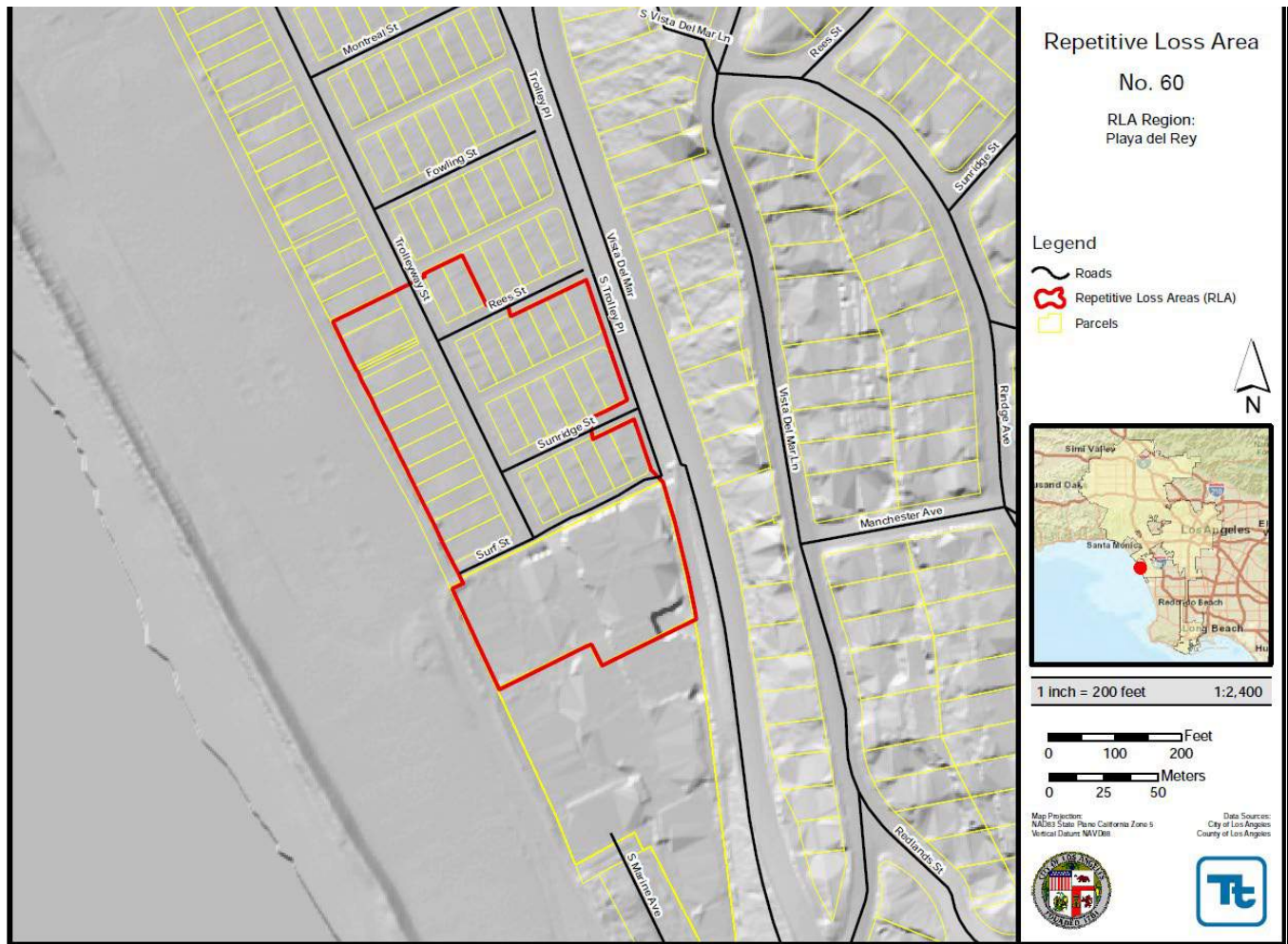
21.2.2 Properties Included in Repetitive Loss Area 60

Thirty-four properties with a total of 48 structures have been identified in this repetitive loss area. Table 21-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 21-2. All Properties in Repetitive Loss Area 60

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
PDR-60-1	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-2	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-3	15	Basement	No Information	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-4	1	Crawlspace	D65	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-5	1	Slab	D8	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-6	1	Crawlspace	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-7	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-8	1	Crawlspace	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-9	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-10	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-11	1	Crawlspace	D65	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
PDR-60-12	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-13	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-14	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-15	1	Basement	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-16	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-17	1	Basement	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-18	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-19	1	Slab	D7	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-20	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-21	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-22	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-23	1	Slab	D65	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-24	1	Basement	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-25	1	Slab	D9B	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-26	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-27	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-28	1	Basement	D6	Enhance Directional Drainage, Wet Flood Proof, Dry Flood Proof, Elevate
PDR-60-29	1	Slab	D10A	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-30	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-31	1	Slab	D7B	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-32	1	Slab	D6	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-33	1	Slab	D9B	Enhance Directional Drainage, Dry Flood Proof, Elevate
PDR-60-34	1	Slab	D65	Enhance Directional Drainage, Dry Flood Proof, Elevate
Total	48			

**Figure 21-1. Repetitive Loss Area No. 60**

21.3 REPETITIVE LOSS AREA NO. 61

21.3.1 Identified Repetitive Loss Properties

Table 21-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 21-3. Repetitive Loss Properties in Repetitive Loss Area 61

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
270833	61	X	08/17, 02/14	\$7,969	No

21.3.2 Properties Included in Repetitive Loss Area 61

One property with one structure has been identified in this repetitive loss area. Table 21-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 21-4. All Properties in Repetitive Loss Area 61

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
PDR-61-1	1	Crawlspace	D85	Wet Flood Proof Garage, Elevate Utilities, Enhance Drainage, Elevate Structure

21.4 REPETITIVE LOSS AREA NO. 62

21.4.1 Identified Repetitive Loss Properties

Table 21-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 21-5. Repetitive Loss Properties in Repetitive Loss Area 62

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
137802	62	B	02/05, 02/98	\$4,699	No

21.4.2 Properties Included in Repetitive Loss Area 62

Two properties with a total of two structures have been identified in this repetitive loss area. Table 21-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 21-6. All Properties in Repetitive Loss Area 62

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
PDR-62-1	1	Crawlspace	No Information	Wet Flood Proof, Enhance Drainage, Elevate

22. SANTA MONICA MOUNTAINS FOOTHILLS

22.1 PROBLEM STATEMENT

The Santa Monica Mountains Foothills repetitive loss region is comprised of Repetitive Loss Areas 63-98. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon or by urbanized stormwater runoff. Some of these properties are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may be required to have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 22.2 through Section 22.37.

22.2 REPETITIVE LOSS AREA NO. 63

22.2.1 Identified Repetitive Loss Properties

Table 22-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-1. Repetitive Loss Properties in Repetitive Loss Area 63

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
1157	63	X	02/93, 12/92	\$6,497	No

22.2.2 Properties Included in Repetitive Loss Area 63

One property with one structure has been identified in this repetitive loss area. Table 22-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-2. All Properties in Repetitive Loss Area 63

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-63-1	1	Slab	D12B	Directional Drainage, Elevate, Dry Flood Proof

22.3 REPETITIVE LOSS AREA NO. 64

22.3.1 Identified Repetitive Loss Properties

Table 22-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-3. Repetitive Loss Properties in Repetitive Loss Area 64

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
2988	64	X	01/93, 02/92	\$8,925	No

22.3.2 Properties Included in Repetitive Loss Area 64

One property with one structure has been identified in this repetitive loss area. Table 22-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-4. All Properties in Repetitive Loss Area 64

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-64-1	1	Slab	D8C	Elevate, Directional Drainage, Dry Flood Proof

22.4 REPETITIVE LOSS AREA NO. 65

22.4.1 Identified Repetitive Loss Properties

Table 22-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-5. Repetitive Loss Properties in Repetitive Loss Area 65

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
13679	65	C	03/92, 02/92	\$1,536	No

22.4.2 Properties Included in Repetitive Loss Area 80

One property with one structure has been identified in this repetitive loss area. Table 22-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-6. All Properties in Repetitive Loss Area 65

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-65-1	1	Crawlspace	D75B	Elevate, Directional Drainage, Wet Flood Proof

22.5 REPETITIVE LOSS AREA NO. 66

22.5.1 Identified Repetitive Loss Properties

Table 22-7 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-7. Repetitive Loss Properties in Repetitive Loss Area 66

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
14895	66	A11	03/83, 02/80, 03/78	\$7,625	No

22.5.2 Properties Included in Repetitive Loss Area 66

One property with one structure has been identified in this repetitive loss area. Table 22-8 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-8. All Properties in Repetitive Loss Area 66

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-66-1	1	Crawlspace	D9A	Elevate, Wet Flood Proof, Directional Drainage

22.6 REPETITIVE LOSS AREA NO. 67

22.6.1 Identified Repetitive Loss Properties

Table 22-9 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-9. Repetitive Loss Properties in Repetitive Loss Area 67

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
17937	67	C	02/86, 03/78	\$7,610	No

22.6.2 Properties Included in Repetitive Loss Area 67

One property with two structures has been identified in this repetitive loss area. Table 22-10 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-10. All Properties in Repetitive Loss Area 67

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-67-1	2	Slab	D9C	Elevate, Directional Drainage, Dry Flood Proof

22.7 REPETITIVE LOSS AREA NO. 68

22.7.1 Identified Repetitive Loss Properties

Table 22-11 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-11. Repetitive Loss Properties in Repetitive Loss Area 68

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
28307	68	EMG	03/79, 02/78	\$2,062	No

22.7.2 Properties Included in Repetitive Loss Area 68

Sixteen properties with a total of 20 structures have been identified in this repetitive loss area. Table 22-12 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-12. All Properties in Repetitive Loss Area 68

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-68-1	1	Crawlspace	D8C	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-2	1	Basement	D75B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-3	1	Crawlspace	D75C	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-4	1	Slab	D8C	Elevate, Dry Flood Proof, Directional Drainage
SMF-68-5	1	Basement	D75B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-6	1	Slab	D95C	Elevate, Dry Flood Proof, Directional Drainage
SMF-68-7	1	Slab	D7B	Elevate, Dry Flood Proof, Directional Drainage
SMF-68-8	3	Slab	D55B	Elevate, Dry Flood Proof, Directional Drainage
SMF-68-9	2	Basement	D11A	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-10	1	Basement	D75B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-11	1	Basement	D75B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-12	1	Crawlspace	D5B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-13	1	Slab	No Information	Elevate, Dry Flood Proof, Directional Drainage
SMF-68-14	1	Crawlspace	D7B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-15	2	Crawlspace	D6B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
SMF-68-16	1	Crawlspace	D55B	Elevate, Wet Flood Proof, Dry Flood Proof, Directional Drainage
Total	20			

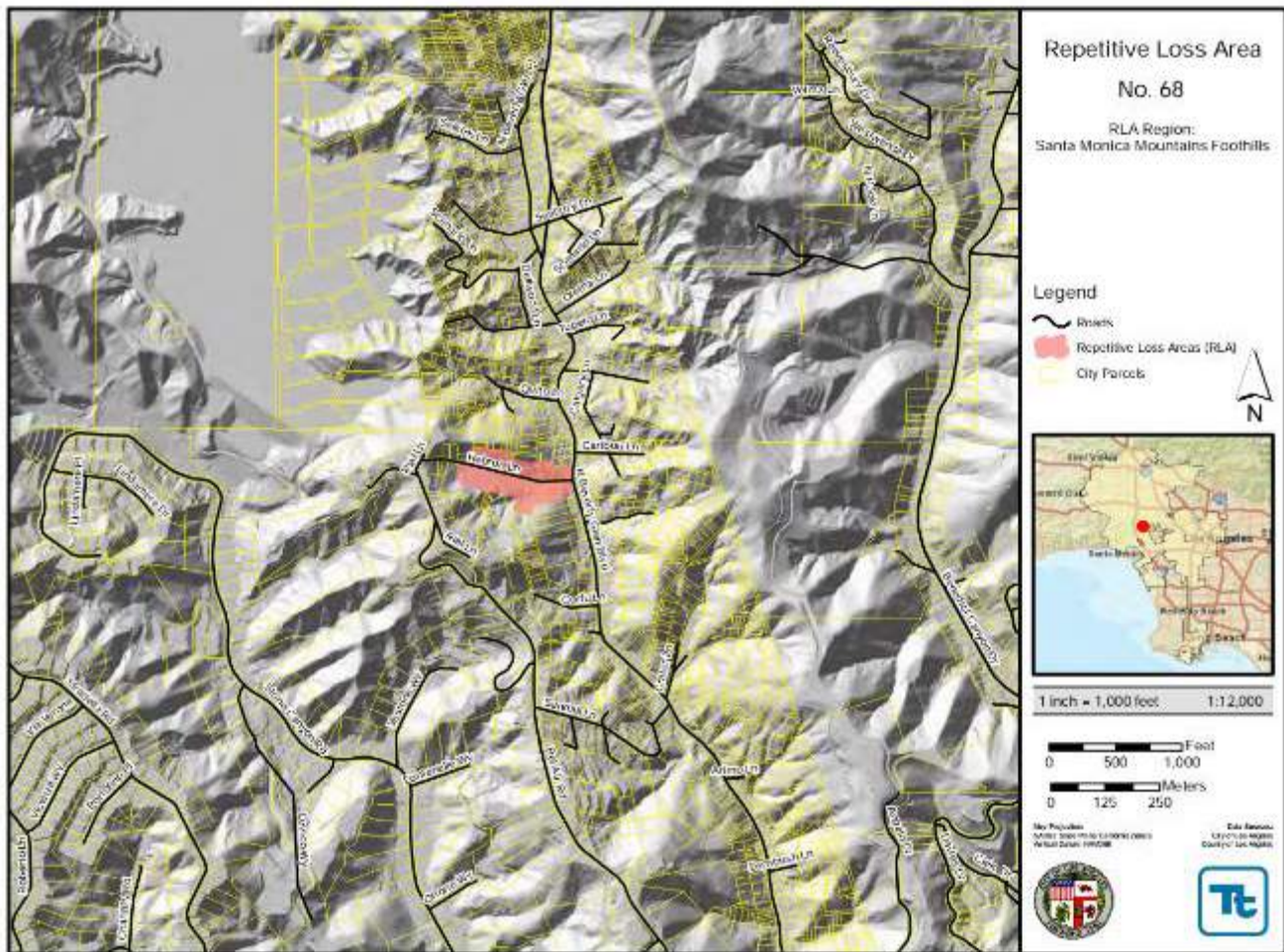


Figure 22-1. Repetitive Loss Area No. 68

22.8 REPETITIVE LOSS AREA NO. 69

22.8.1 Identified Repetitive Loss Properties

Table 22-13 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-13. Repetitive Loss Properties in Repetitive Loss Area 69

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
28400	69	X	02/80, 02/78	\$1,204	No

22.8.2 Properties Included in Repetitive Loss Area 69

Three properties with a total of four structures have been identified in this repetitive loss area. Table 22-14 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-14. All Properties in Repetitive Loss Area 69

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-69-1	2	Crawlspace	D65B	Elevate, Wet Flood Proof, Directional Drainage, Dry Flood Proof
SMF-69-2	1	Crawlspace	D75C	Elevate, Wet Flood Proof, Directional Drainage, Dry Flood Proof
SMF-69-3	1	Crawlspace	D75B	Elevate, Wet Flood Proof, Directional Drainage, Dry Flood Proof

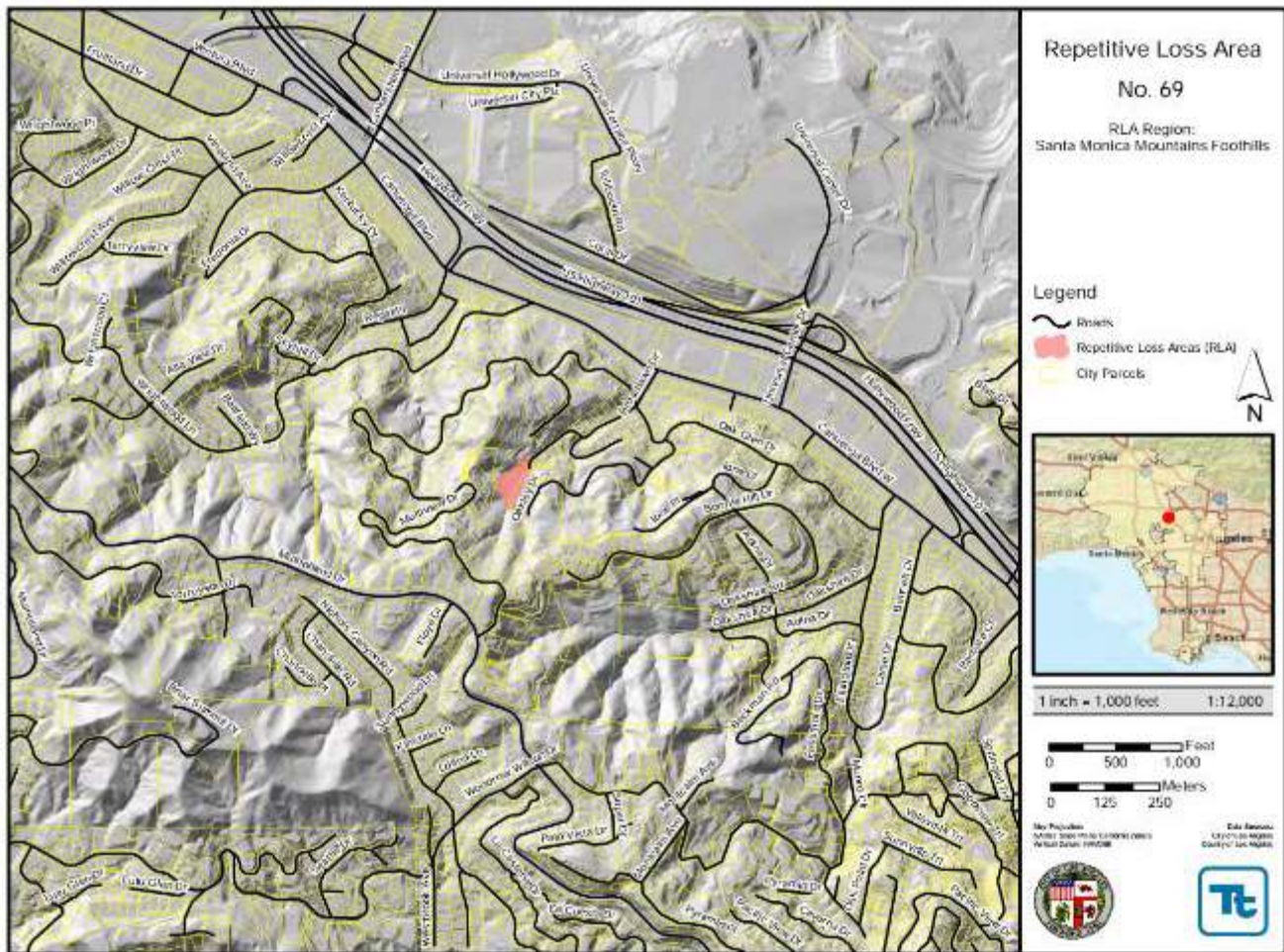


Figure 22-2. Repetitive Loss Area No. 69

22.9 REPETITIVE LOSS AREA NO. 70

22.9.1 Identified Repetitive Loss Properties

Table 22-15 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-15. Repetitive Loss Properties in Repetitive Loss Area 70

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
34711	70	B	02/93, 03/83, 01/83, 02/80	\$13,202	No

22.9.2 Properties Included in Repetitive Loss Area 70

One property with one structure has been identified in this repetitive loss area. Table 22-16 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-16. All Properties in Repetitive Loss Area 70

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-70-1	1	Crawlspace	D85B	Acquisition/Demolition, Wet Flood Proof, Dry Flood Proof, Elevate

22.10 REPETITIVE LOSS AREA NO. 71

22.10.1 Identified Repetitive Loss Properties

Table 22-17 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-17. Repetitive Loss Properties in Repetitive Loss Area 71

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
38943	71	C	01/83, 02/80	\$4,613	No

22.10.2 Properties Included in Repetitive Loss Area 71

One property with one structure has been identified in this repetitive loss area. Table 22-18 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-18. All Properties in Repetitive Loss Area 71

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-71-1	1	Crawlspace	D9A	Elevate, Wet Flood Proof, Directional Drainage, Dry Flood Proof

22.11 REPETITIVE LOSS AREA NO. 72

22.11.1 Identified Repetitive Loss Properties

Table 22-19 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-19. Repetitive Loss Properties in Repetitive Loss Area 72

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
40572	72	EMG	02/80, 01/79	\$28,240	No

22.11.2 Properties Included in Repetitive Loss Area 72

One property with one structure has been identified in this repetitive loss area. Table 22-20 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-20. All Properties in Repetitive Loss Area 72

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-72-1	1	Crawlspace	DX	Elevate, Directional Drainage, Wet Flood Proof

22.12 REPETITIVE LOSS AREA NO. 73

22.12.1 Identified Repetitive Loss Properties

Table 22-21 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-21. Repetitive Loss Properties in Repetitive Loss Area 73

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
45890	73	C	03/83	\$2,843	No

22.12.2 Properties Included in Repetitive Loss Area 73

One property with three structures has been identified in this repetitive loss area. Table 22-22 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-22. All Properties in Repetitive Loss Area 73

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-73-1	3	Crawlspace	D95A	Elevation, Directional Drainage, Wet Flood Proof

22.13 REPETITIVE LOSS AREA NO. 74

22.13.1 Identified Repetitive Loss Properties

Table 22-23 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-23. Repetitive Loss Properties in Repetitive Loss Area 74

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
46649	74	C	01/83, 02/80	\$2,465	No

22.13.2 Properties Included in Repetitive Loss Area 74

One property with two structures have been identified in this repetitive loss area. Table 22-24 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-24. All Properties in Repetitive Loss Area 74

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-74-1	2	Crawlspace	No Information	Elevate Primary, Wet Flood Proof/Elevate Secondary Structures

22.14 REPETITIVE LOSS AREA NO. 75

22.14.1 Identified Repetitive Loss Properties

Table 22-25 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-25. Repetitive Loss Properties in Repetitive Loss Area 75

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
46812	75	X	03/11, 01/88, 03/83, 01/83, 02/80	\$58,936	No

22.14.2 Properties Included in Repetitive Loss Area 75

One property with three structures has been identified in this repetitive loss area. Table 22-26 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-26. All Properties in Repetitive Loss Area 75

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-75-1	3	Basement	DX	Acquisition/Demolition, Elevate

22.15 REPETITIVE LOSS AREA NO. 76

22.15.1 Identified Repetitive Loss Properties

Table 22-27 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-27. Repetitive Loss Properties in Repetitive Loss Area 76

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
51293	76	X	02/86, 01/83	\$6,355	No

22.15.2 Properties Included in Repetitive Loss Area 76

One property with one structure has been identified in this repetitive loss area. Table 22-28 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-28. All Properties in Repetitive Loss Area 76

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-76-1	1	Slab	D8D	Elevate, Dry Flood Proof

22.16 REPETITIVE LOSS AREA NO. 77

22.16.1 Identified Repetitive Loss Properties

Table 22-29 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-29. Repetitive Loss Properties in Repetitive Loss Area 77

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
58032	77	C	03/95, 02/93, 01/83	\$5,522	No

22.16.2 Properties Included in Repetitive Loss Area 77

Two properties with a total of two structures have been identified in this repetitive loss area. Table 22-30 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-30. All Properties in Repetitive Loss Area 77

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-77-1	1	Crawlspace	D85C	Elevate, Wet Flood Proof, Directional Drainage
SMF-77-2	1	Crawlspace	D10B	Elevate, Wet Flood Proof, Directional Drainage

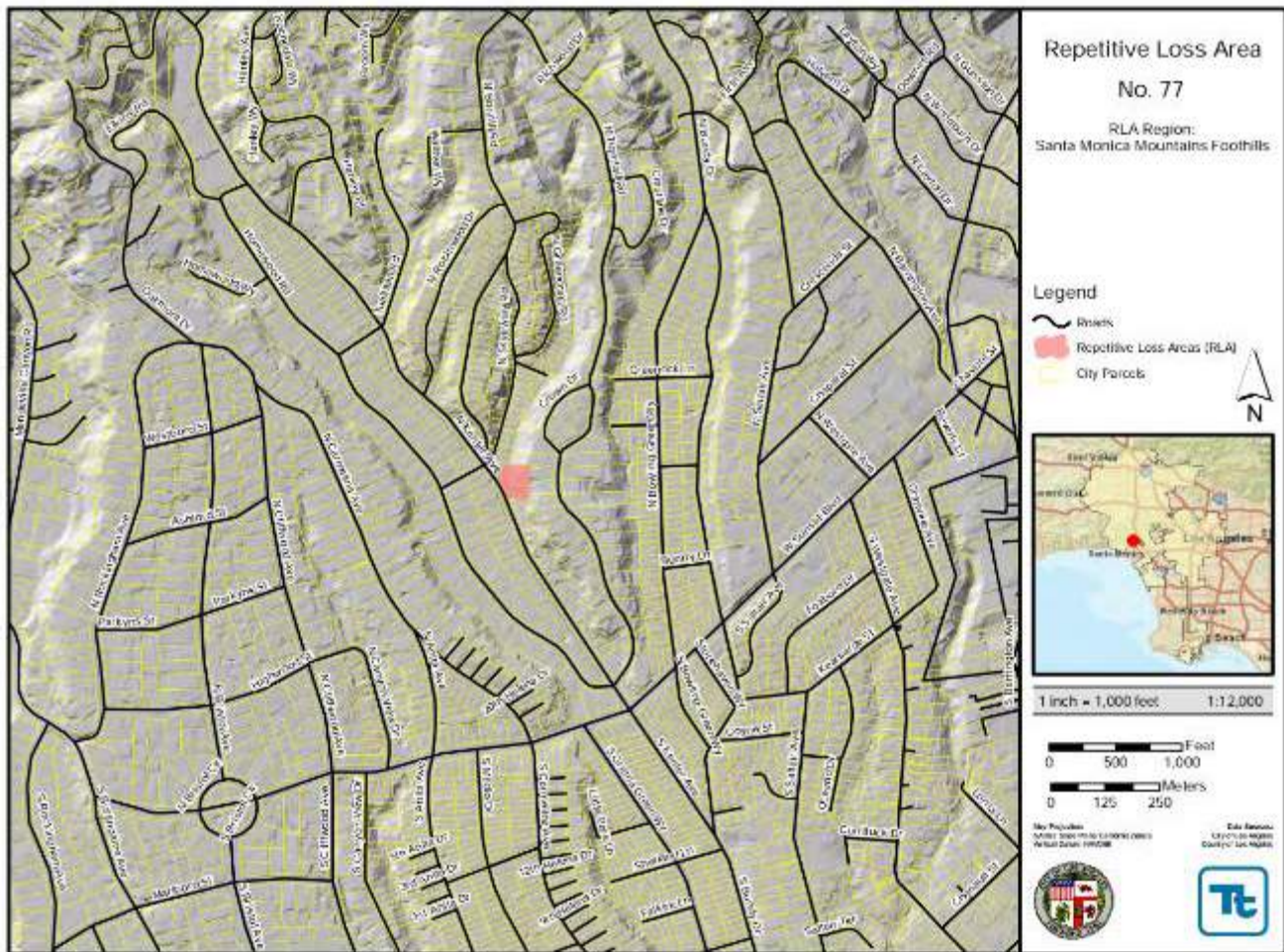


Figure 22-3. Repetitive Loss Area No. 77

22.17 REPETITIVE LOSS AREA NO. 78

22.17.1 Identified Repetitive Loss Properties

Table 22-31 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-31. Repetitive Loss Properties in Repetitive Loss Area 78

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
58033	78	C	03/98, 02/93, 03/83	\$10,756	No

22.17.2 Properties Included in Repetitive Loss Area 78

One property with three structures has been identified in this repetitive loss area. Table 22-32 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-32. All Properties in Repetitive Loss Area 78

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-78-1	3	Crawlspace	D10A	Elevate, Wet Flood Proof

22.18 REPETITIVE LOSS AREA NO. 79

22.18.1 Identified Repetitive Loss Properties

Table 22-33 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-33. Repetitive Loss Properties in Repetitive Loss Area 79

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
58038	79	X	02/93, 03/83	\$8,983	No

22.18.2 Properties Included in Repetitive Loss Area 79

Eighteen properties with 24 structures have been identified in this repetitive loss area. Table 22-34 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-34. All Properties in Repetitive Loss Area 79

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-79-1	1	Crawlspace	D85B	Elevate Structure and Utilities
SMF-79-2	2	Crawlspace	D11B	Elevate Structures and Utilities
SMF-79-3	1	Slab	D10B	Elevate Structure and Utilities
SMF-79-4	2	Slab	D9D	Elevate Structures and Utilities
SMF-79-5	1	Slab	D85B	Elevate Structure and Utilities
SMF-79-6	1	Crawlspace	D11D	Elevate Structure and Utilities
SMF-79-7	1	Crawlspace	D9C	Elevate Structure and Utilities
SMF-79-8	2	Slab	D85D	Elevate Structures and Utilities
SMF-79-9	1	Crawlspace	D7B	Elevate Structure and Utilities
SMF-79-10	1	Crawlspace	D10A	Elevate Structure and Utilities
SMF-79-11	2	Slab	D7D	Elevate Structures and Utilities
SMF-79-12	2	Crawlspace	D9C	Elevate Structures and Utilities
SMF-79-13	1	Crawlspace	D8D	Elevate Structure and Utilities
SMF-79-14	1	Crawlspace	D9C	Elevate Structure and Utilities
SMF-79-15	2	Crawlspace	D75D	Elevate Structures and Utilities
SMF-79-16	1	Slab	D9B	Elevate Structure and Utilities
SMF-79-17	1	Crawlspace	D8D	Elevate Structure and Utilities
SMF-79-18	1	Slab	D85C	Elevate Structure and Utilities
Total	24			

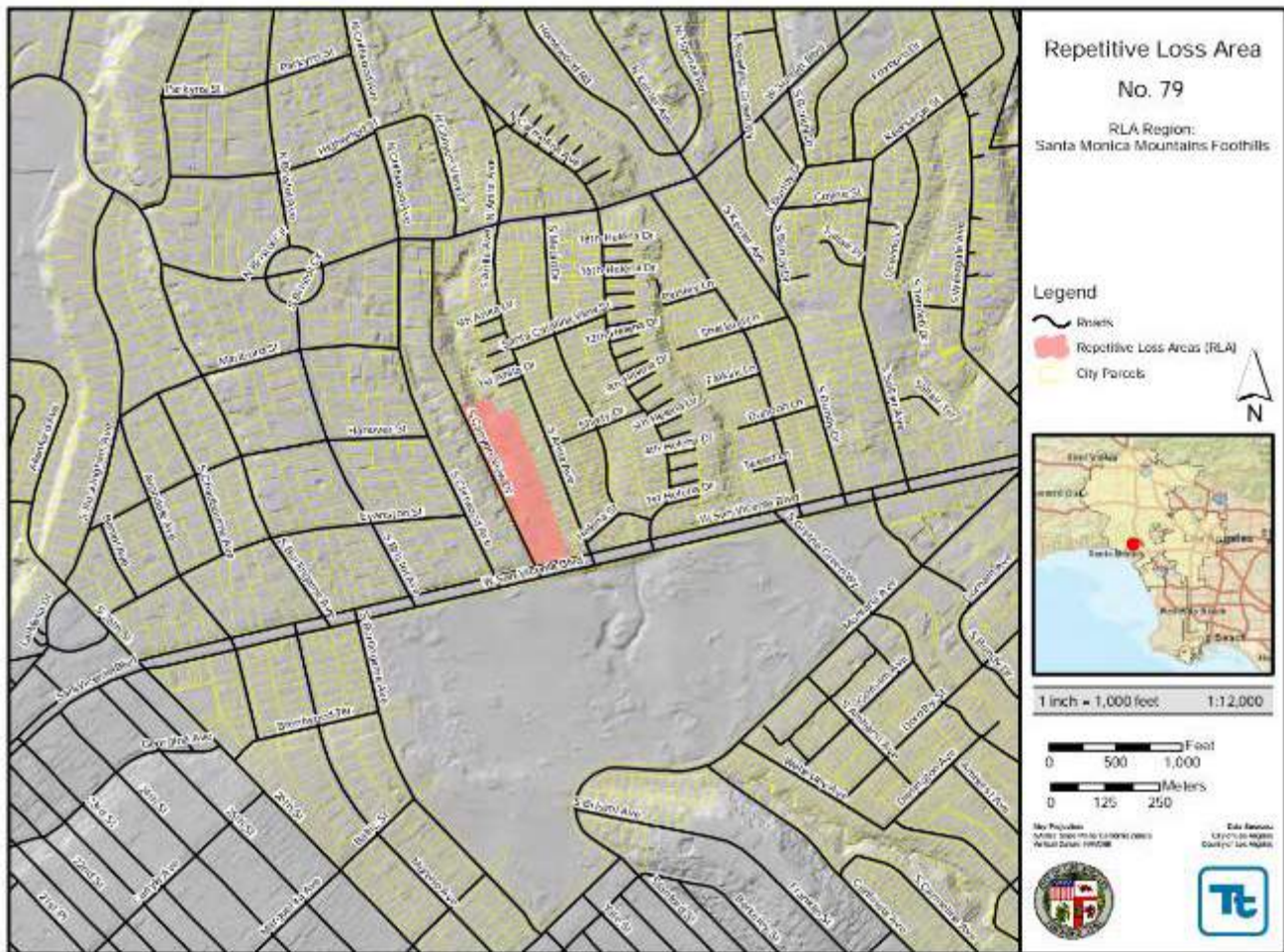


Figure 22-4. Repetitive Loss Area No. 79

22.19 REPETITIVE LOSS AREA NO. 80

22.19.1 Identified Repetitive Loss Properties

Table 22-35 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-35. Repetitive Loss Properties in Repetitive Loss Area 80

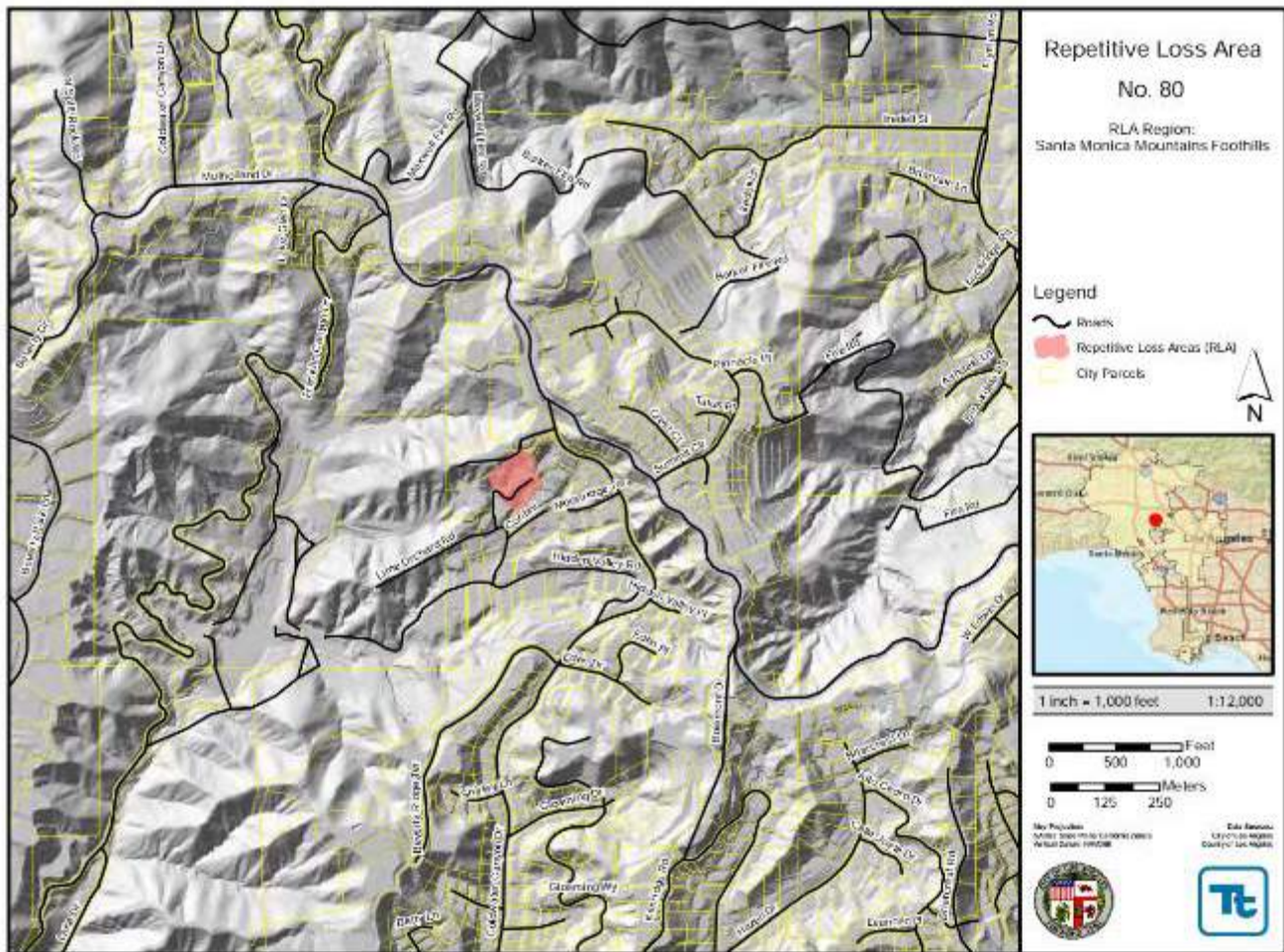
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
72134	80	X	01/95, 01/93	\$5,240	No

22.19.2 Properties Included in Repetitive Loss Area 80

Two properties with a total of two structures has been identified in this repetitive loss area. Table 22-36 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-36. All Properties in Repetitive Loss Area 80

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-80-1	1	Crawlspace	D11D	Elevate, Directional Drainage, Wet Flood Proof
SMF-80-2	1	Crawlspace	D11C	Elevate, Directional Drainage, Wet Flood Proof

**Figure 22-5. Repetitive Loss Area No. 80**

22.20 REPETITIVE LOSS AREA NO. 81

22.20.1 Identified Repetitive Loss Properties

Table 22-37 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-37. Repetitive Loss Properties in Repetitive Loss Area 81

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
76800	81	X	03/95, 02/93	\$3,602	No

22.20.2 Properties Included in Repetitive Loss Area 81

One property with one structure has been identified in this repetitive loss area. Table 22-38 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-38. All Properties in Repetitive Loss Area 81

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-81-1	1	Crawlspace	D105B	Dry Flood Proof Garage, Enhance Drainage, Elevate Floor

22.21 REPETITIVE LOSS AREA NO. 82

22.21.1 Identified Repetitive Loss Properties

Table 22-39 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-39. Repetitive Loss Properties in Repetitive Loss Area 82

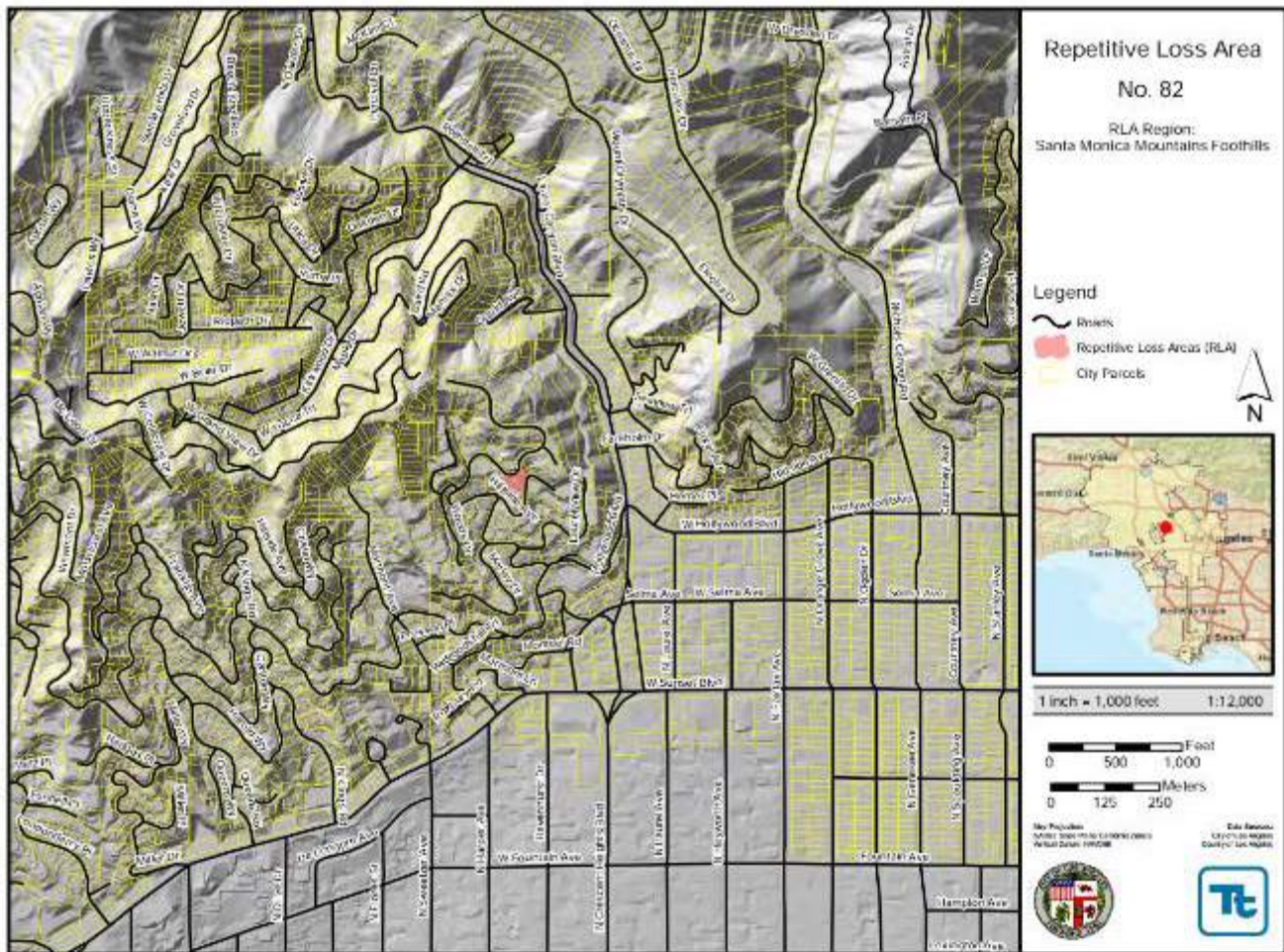
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
94073	82	X	02/98, 12/92	\$3,134	No

22.21.2 Properties Included in Repetitive Loss Area 82

Two properties with a total of two structures have been identified in this repetitive loss area. Table 22-40 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-40. All Properties in Repetitive Loss Area 82

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-82-1	1	Slab	D65B	Elevate, Directional Drainage, Dry Flood Proof
SMF-82-2	1	Crawlspace	D10D	Elevate, Directional Drainage, Wet/ Dry Flood Proof

**Figure 22-6. Repetitive Loss Area No. 82**

22.22 REPETITIVE LOSS AREA NO. 83

22.22.1 Identified Repetitive Loss Properties

Table 22-41 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-41. Repetitive Loss Properties in Repetitive Loss Area 83

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
94922	83	X	03/98, 02/98	\$6,747	No

22.22.2 Properties Included in Repetitive Loss Area 83

One property with three structures has been identified in this repetitive loss area. Table 22-42 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-42. All Properties in Repetitive Loss Area 83

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-83-1	3	Crawlspace	D12D	Elevate, Directional Drainage, Wet/Dry Flood Proof

22.23 REPETITIVE LOSS AREA NO. 84

22.23.1 Identified Repetitive Loss Properties

Table 22-43 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-43. Repetitive Loss Properties in Repetitive Loss Area 84

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
11964	84	X	01/01, 03/98	\$32,060	No

22.23.2 Properties Included in Repetitive Loss Area 84

Two properties with a total of two structures have been identified in this repetitive loss area. Table 22-44 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-44. All Properties in Repetitive Loss Area 84

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-84-1	1	Slab	D115D	Elevate, Dry Flood Proof, Directional Drainage, Barrier
SMF-84-2	1	Crawlspace	D11D	Elevate, Wet/Dry Flood Proof, Directional Drainage, Barrier

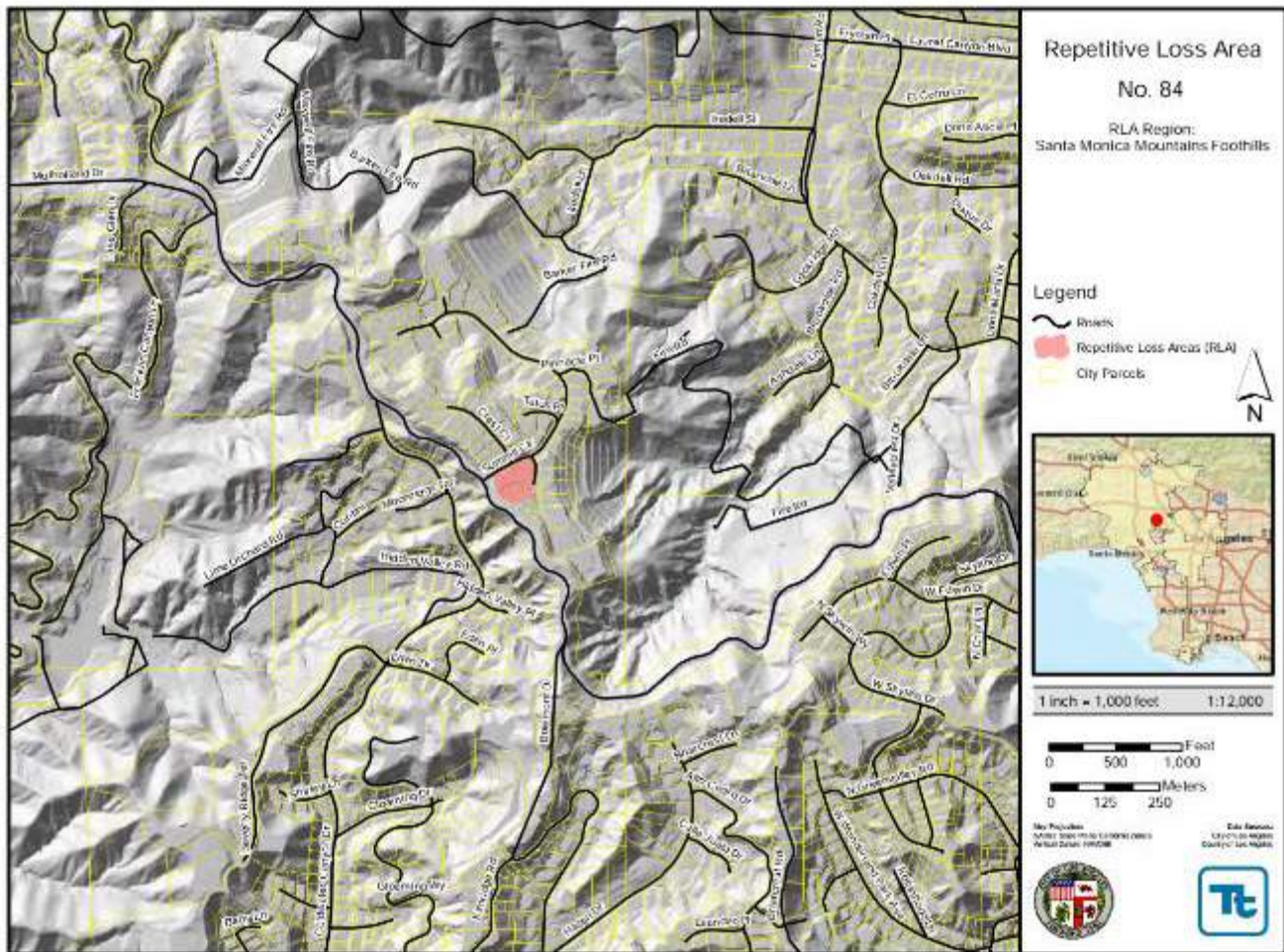


Figure 22-7. Repetitive Loss Area No. 84

22.24 REPETITIVE LOSS AREA NO. 85

22.24.1 Identified Repetitive Loss Properties

Table 22-45 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-45. Repetitive Loss Properties in Repetitive Loss Area 85

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
111736	85	X	12/04, 02/01, 02/98	\$29,415	No

22.24.2 Properties Included in Repetitive Loss Area 85

Three properties with a total of three structures have been identified in this repetitive loss area. Table 22-46 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-46. All Properties in Repetitive Loss Area 85

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-85-1	1	Slab	D3A	Elevate, Directional Drainage to Street, Dry Flood Proof
SMF-85-2	1	Crawlspace	D35A	Elevate, Directional Drainage to Street, Wet/Dry Flood Proof
SMF-85-3	1	Basement	D4C	Elevate, Directional Drainage to Street, Wet/Dry Flood Proof

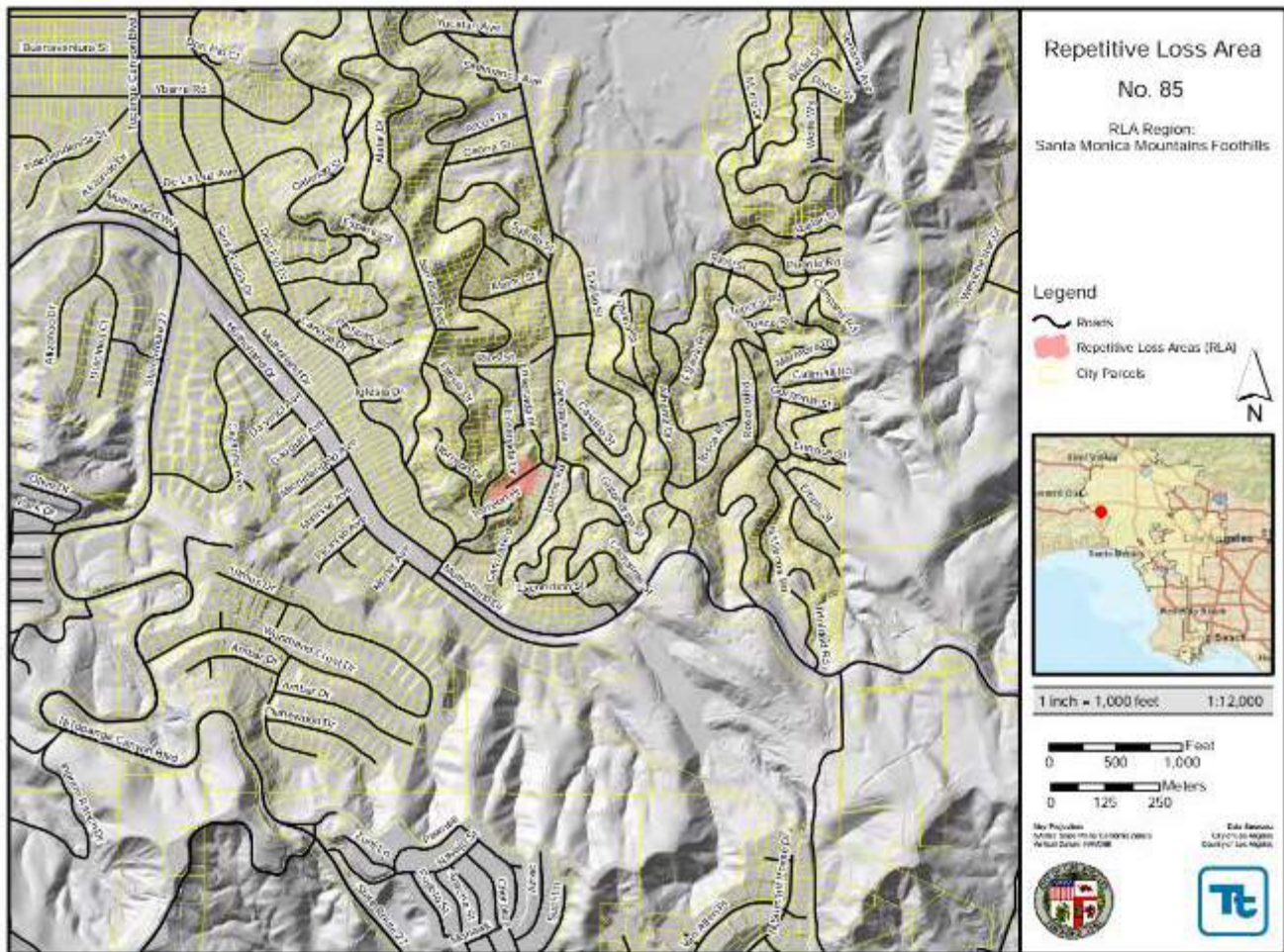


Figure 22-8. Repetitive Loss Area No. 85

22.25 REPETITIVE LOSS AREA NO. 86

22.25.1 Identified Repetitive Loss Properties

Table 22-47 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-47. Repetitive Loss Properties in Repetitive Loss Area 86

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
139491	86	X	03/11, 02/05, 02/00	\$40,539	No

22.25.2 Properties Included in Repetitive Loss Area 86

One property with two structures has been identified in this repetitive loss area. Table 22-48 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-48. All Properties in Repetitive Loss Area 86

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-86-1	2	Crawlspace	D8B	Elevate, Acquisition/Demolition

22.26 REPETITIVE LOSS AREA NO. 87

22.26.1 Identified Repetitive Loss Properties

Table 22-49 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-49. Repetitive Loss Properties in Repetitive Loss Area 87

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
192747	87	X	03/10, 12/02	\$23,802	No

22.26.2 Properties Included in Repetitive Loss Area 87

One property with one structure has been identified in this repetitive loss area. Table 22-50 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-50. All Properties in Repetitive Loss Area 87

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-87-1	1	Crawlspace	C9B	Elevate, Wet Flood Proof, Directional Drainage

22.27 REPETITIVE LOSS AREA NO. 88

22.27.1 Identified Repetitive Loss Properties

Table 22-51 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-51. Repetitive Loss Properties in Repetitive Loss Area 88

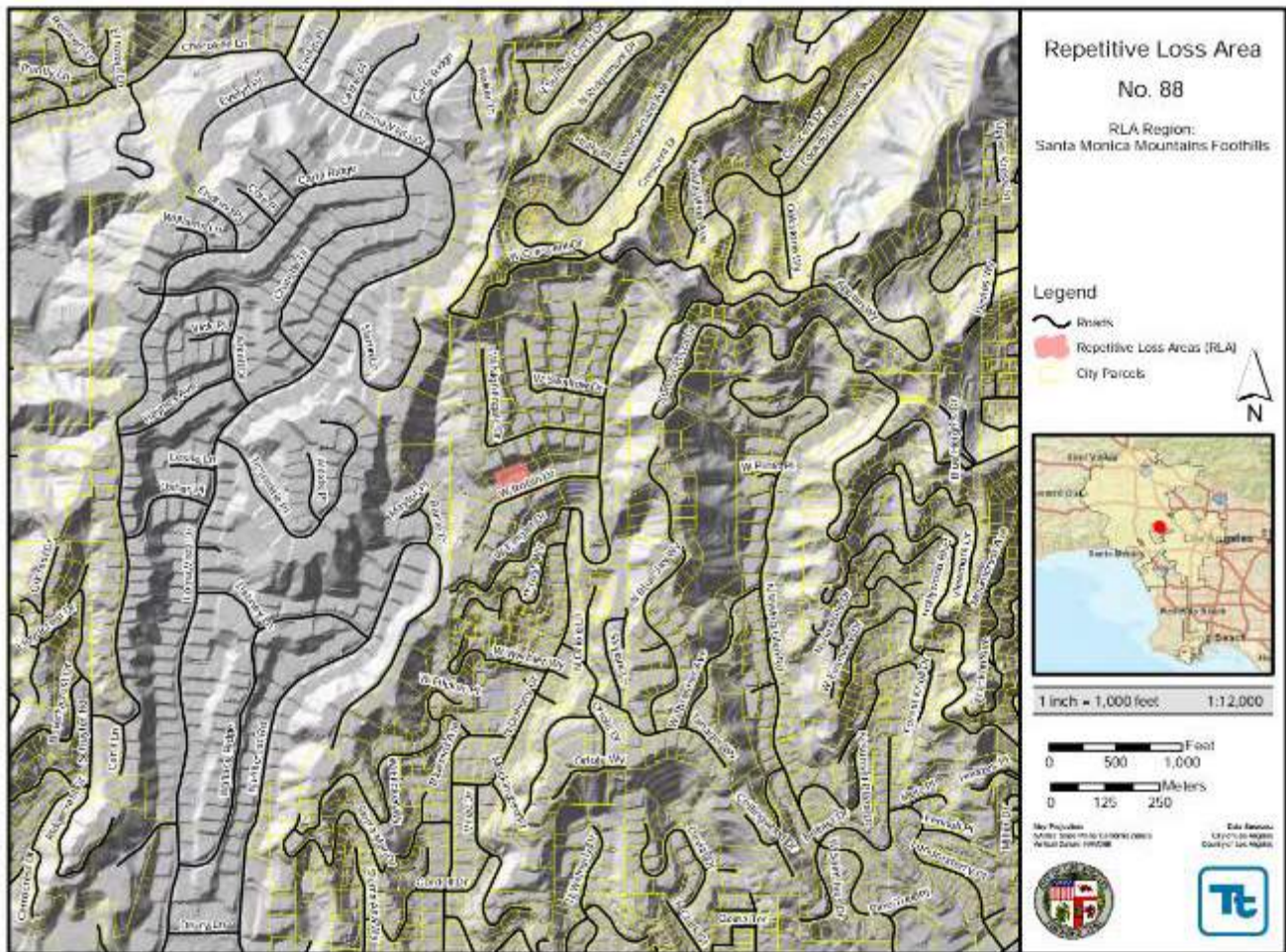
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
192705	88	X	02/10, 01/08	\$42,224	No

22.27.2 Properties Included in Repetitive Loss Area 88

Two properties with a total of two structures have been identified in this repetitive loss area. Table 22-52 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-52. All Properties in Repetitive Loss Area 88

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-88-1	1	Slab	D10D	Elevate, Directional Drainage, Dry Flood Proof
SMF-88-2	1	Slab	D7B	Elevate, Directional Drainage, Dry Flood Proof

**Figure 22-9.** Repetitive Loss Area No. 88

22.28 REPETITIVE LOSS AREA NO. 89

22.28.1 Identified Repetitive Loss Properties

Table 22-53 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-53. Repetitive Loss Properties in Repetitive Loss Area 89

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
174594	89	X	01/08, 02/01	\$3,974	No

22.28.2 Properties Included in Repetitive Loss Area 89

One property with two structures has been identified in this repetitive loss area. Table 22-54 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-54. All Properties in Repetitive Loss Area 89

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-89-1	2	Crawlspace	D8B	Wet/Dry Flood Proof Garage, Enhance Drainage, Elevate Driveway/Garage Floor

22.29 REPETITIVE LOSS AREA NO. 90

22.29.1 Identified Repetitive Loss Properties

Table 22-55 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-55. Repetitive Loss Properties in Repetitive Loss Area 90

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
139702	90	X	02/05, 03/98	\$16,754	No

22.29.2 Properties Included in Repetitive Loss Area 90

Two properties with a total of four structures have been identified in this repetitive loss area. Table 22-56 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-56. All Properties in Repetitive Loss Area 90

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-90-1	2	Crawlspace	D7C	Directional Drainage, Elevate, Wet/Dry Flood Proof
SMF-90-2	2	Crawlspace	D12C	Directional Drainage, Elevate, Wet/Dry Flood Proof



22.30 REPETITIVE LOSS AREA NO. 91

22.30.1 Identified Repetitive Loss Properties

Table 22-57 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-57. Repetitive Loss Properties in Repetitive Loss Area 91

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138318	91	X	01/05, 02/98	\$26,363	No

22.30.2 Properties Included in Repetitive Loss Area 91

Six properties with a total of six structures have been identified in this repetitive loss area. Table 22-58 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-58. All Properties in Repetitive Loss Area 91

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-91-1	1	Crawlspace	D7D	Elevate, Wet/Dry Flood Proof, Directional Drainage
SMF-91-2	1	Crawlspace	D8A	Elevate, Wet/Dry Flood Proof, Directional Drainage
SMF-91-3	2	Slab	D75B	Elevate, Dry Flood Proof, Directional Drainage
SMF-91-4	1	Slab	D7B	Elevate, Dry Flood Proof, Directional Drainage
SMF-91-5	1	Crawlspace	D7B	Elevate, Wet/Dry Flood Proof, Directional Drainage

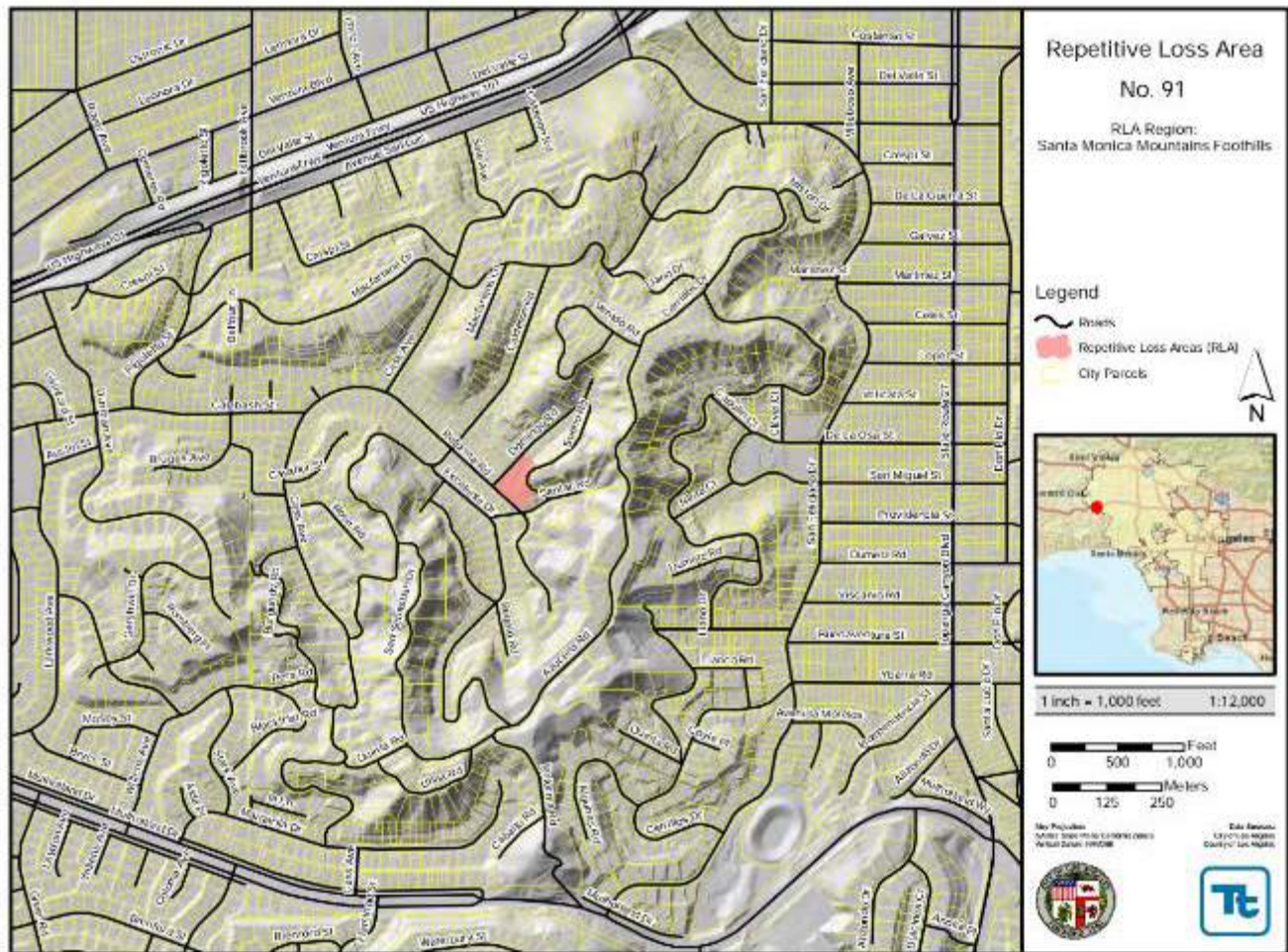


Figure 22-11. Repetitive Loss Area No. 91

22.31 REPETITIVE LOSS AREA NO. 92

22.31.1 Identified Repetitive Loss Properties

Table 22-59 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-59. Repetitive Loss Properties in Repetitive Loss Area 92

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138217	92	X	02/05, 01/05	\$1,504	No

22.31.2 Properties Included in Repetitive Loss Area 92

One property with one structure has been identified in this repetitive loss area. Table 22-60 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-60. All Properties in Repetitive Loss Area 92

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-92-1	1	Slab	D105A	Dry Flood Proof, Enhance Drainage, Elevate Garage Floor

22.32 REPETITIVE LOSS AREA NO. 93

22.32.1 Identified Repetitive Loss Properties

Table 22-61 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-61. Repetitive Loss Properties in Repetitive Loss Area 93

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
136616	93	X	01/05, 01/01	\$5,354	No

22.32.2 Properties Included in Repetitive Loss Area 93

One property with one structure has been identified in this repetitive loss area. Table 22-62 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-62. All Properties in Repetitive Loss Area 93

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-93-1	1	Slab	DX	Directional Drainage, Rain Garden, Elevate

22.33 REPETITIVE LOSS AREA NO. 94

22.33.1 Identified Repetitive Loss Properties

Table 22-63 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-63. Repetitive Loss Properties in Repetitive Loss Area 94

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
136151	94	X	12/04, 02/98	\$11,904	No

22.33.2 Properties Included in Repetitive Loss Area 94

One property with two structures has been identified in this repetitive loss area. Table 22-64 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-64. All Properties in Repetitive Loss Area 94

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-94-1	2	Basement	D8B	Elevate, Wet/Dry Flood Proof

22.34 REPETITIVE LOSS AREA NO. 95

22.34.1 Identified Repetitive Loss Properties

Table 22-65 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-65. Repetitive Loss Properties in Repetitive Loss Area 95

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
135368	95	X	10/04, 02/98	\$9,808	No

22.34.2 Properties Included in Repetitive Loss Area 95

One property with one structure has been identified in this repetitive loss area. Table 22-66 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-66. All Properties in Repetitive Loss Area 95

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-95-1	1	Crawlspace	D75A	Elevate, Wet/Dry Flood Proof, Directional Drainage

22.35 REPETITIVE LOSS AREA NO. 96

22.35.1 Identified Repetitive Loss Properties

Table 22-67 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-67. Repetitive Loss Properties in Repetitive Loss Area 96

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
122949	96	X	02/03, 02/00	\$7,443	No

22.35.2 Properties Included in Repetitive Loss Area 96

One property with one structure has been identified in this repetitive loss area. Table 22-68 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-68. All Properties in Repetitive Loss Area 96

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-96-1	1	Crawlspace	D75C	Elevate, Directional Drainage

22.36 REPETITIVE LOSS AREA NO. 97

22.36.1 Identified Repetitive Loss Properties

Table 22-69 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-69. Repetitive Loss Properties in Repetitive Loss Area 97

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138264	97	X	01/05, 08/98	\$13,245	No

22.36.2 Properties Included in Repetitive Loss Area 97

One property with two structures has been identified in this repetitive loss area. Table 22-70 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-70. All Properties in Repetitive Loss Area 97

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-97-1	2	Crawlspace	D8C	Elevate, Directional Drainage, Wet Flood Proof

22.37 REPETITIVE LOSS AREA NO. 98

22.37.1 Identified Repetitive Loss Properties

Table 22-71 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 22-71. Repetitive Loss Properties in Repetitive Loss Area 98

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
28413	98	X	01/83	\$1,734.36	No

22.37.2 Properties Included in Repetitive Loss Area 98

One property with two structures has been identified in this repetitive loss area. Table 22-72 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 22-72. All Properties in Repetitive Loss Area 98

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SMF-98-1	2	Crawlspace	No Information	Elevate, Directional Drainage, Wet/Dry Flood Proof

23. SEPULVEDA BOULEVARD CANYON

23.1 PROBLEM STATEMENT

The Sepulveda Boulevard Canyon repetitive loss region is comprised of Repetitive Loss Areas 99-103. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 23.2 through Section 23.6.

23.2 REPETITIVE LOSS AREA NO. 99

23.2.1 Identified Repetitive Loss Properties

Table 23-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 23-1. Repetitive Loss Properties in Repetitive Loss Area 99					
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
14906	99	X	02/80, 03/78	\$33,695	No

23.2.2 Properties Included in Repetitive Loss Area 99

One property with one structure has been identified in this repetitive loss area. Table 23-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 23-2. All Properties in Repetitive Loss Area 99				
Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SBC-99-1	1	Crawlspace	D9B	Elevate, Directional Drainage

23.3 REPETITIVE LOSS AREA NO. 100

23.3.1 Identified Repetitive Loss Properties

Table 23-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 23-3. Repetitive Loss Properties in Repetitive Loss Area 100

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
28306	100	X	02/80, 02/78	\$37,100	No

23.3.2 Properties Included in Repetitive Loss Area 100

Five properties with seven structures have been identified in this repetitive loss area. Table 23-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 23-4. All Properties in Repetitive Loss Area 100

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SBC-100-1	1	Crawlspace	D85C	Elevate, Directional Drainage, Wet/Dry Flood Proof
SBC-100-2	2	Crawlspace	No Information	Elevate, Directional Drainage, Wet/Dry Flood Proof
SBC-100-3	2	Crawlspace	D8D	Elevate, Directional Drainage, Wet/Dry Flood Proof
SBC-100-4	1	Crawlspace	No Information	Elevate, Directional Drainage, Wet/Dry Flood Proof
SBC-100-5	1	Basement	D95C	Elevate, Directional Drainage, Wet/Dry Flood Proof
Total	7			

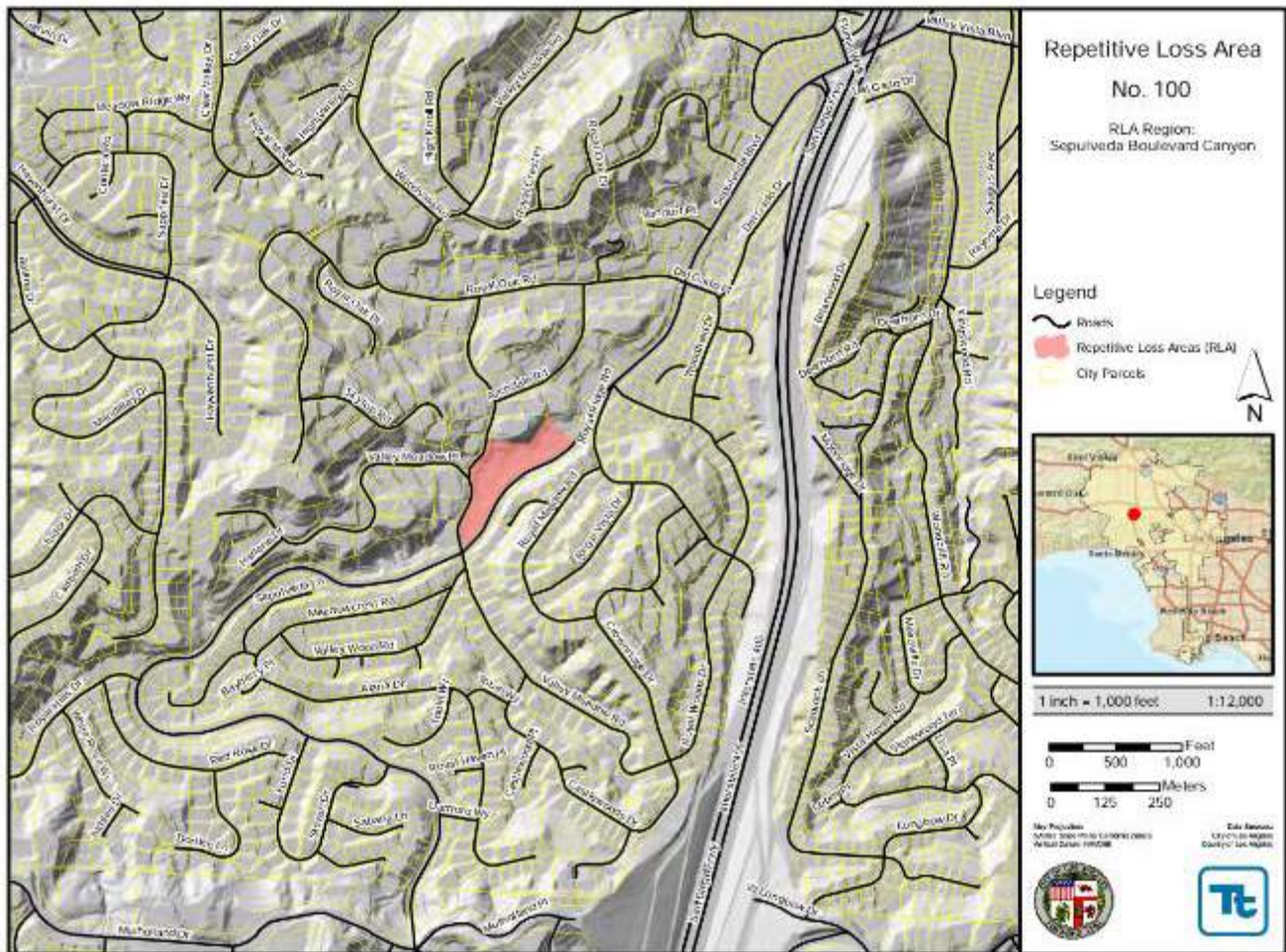


Figure 23-1. Repetitive Loss Area No. 100

23.4 REPETITIVE LOSS AREA NO. 101

23.4.1 Identified Repetitive Loss Properties

Table 23-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 23-5. Repetitive Loss Properties in Repetitive Loss Area 101

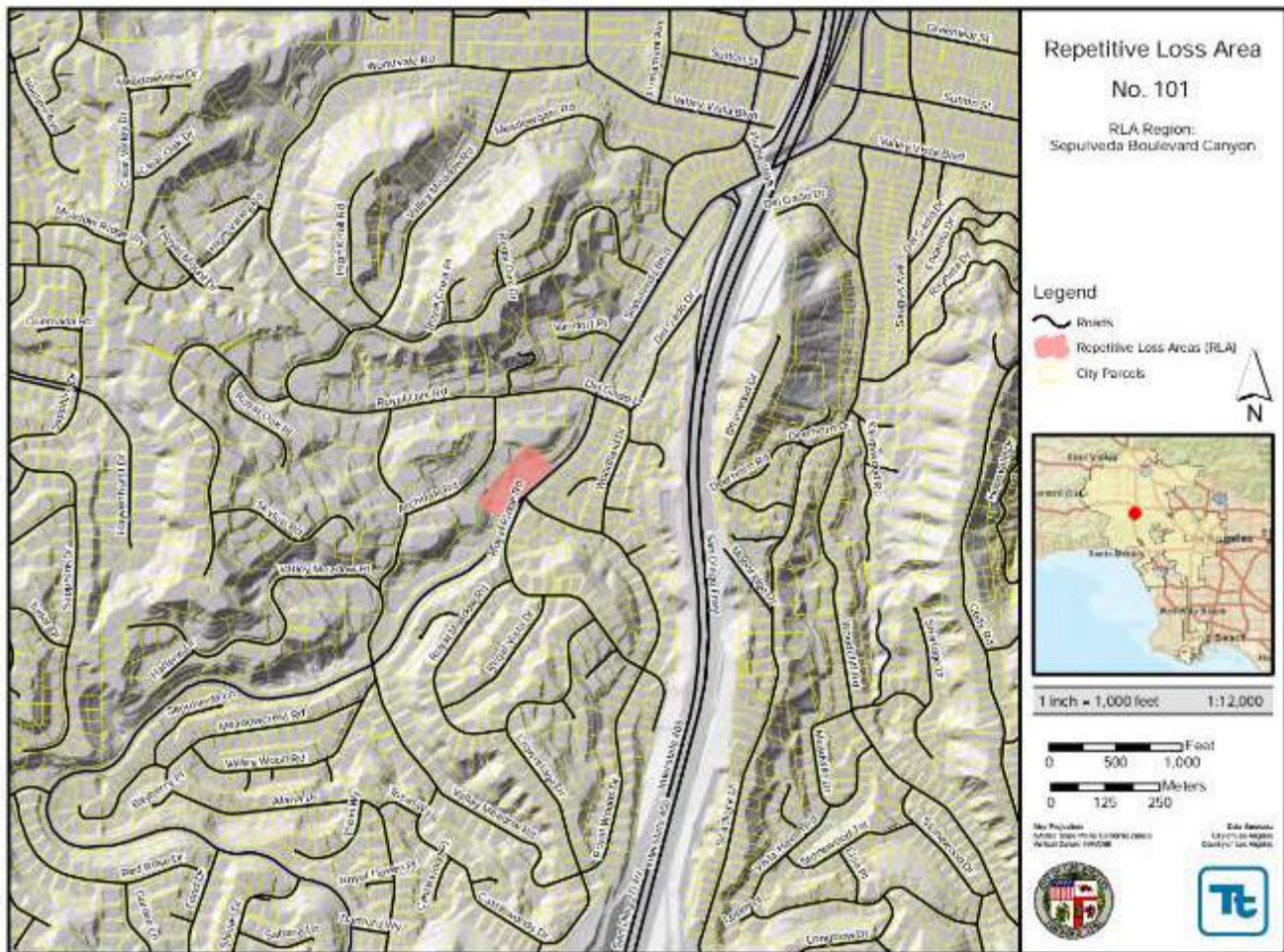
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
35040	101	X	02/80, 03/79	\$30,710	No

23.4.2 Properties Included in Repetitive Loss Area 101

Two properties with a total of two structures have been identified in this repetitive loss area. Table 23-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 23-6. All Properties in Repetitive Loss Area 101

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SBC-101-1	1	Crawlspace	D10C	Wet Flood Proof, Elevate Utilities, Raise Interior Floor Height, Directional Drainage
SBC-101-2	1	Basement	D95C	Elevate, Wet Flood Proof, Directional Drainage

**Figure 23-2. Repetitive Loss Area No. 101**

23.5 REPETITIVE LOSS AREA NO. 102

23.5.1 Identified Repetitive Loss Properties

Table 23-7 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 23-7. Repetitive Loss Properties in Repetitive Loss Area 102

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
71419	102	X	03/11, 01/05, 02/04, 02/01, 01/95, 02/92	\$13,627	No

23.5.2 Properties Included in Repetitive Loss Area 102

One property with one structure has been identified in this repetitive loss area. Table 23-8 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 23-8. All Properties in Repetitive Loss Area 102

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SBC-102-1	1	Slab	D85C	Elevate, Dry Flood Proof, Directional Drainage, Acquisition/Demolition

23.6 REPETITIVE LOSS AREA NO. 103

23.6.1 Identified Repetitive Loss Properties

Table 23-9 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 23-9. Repetitive Loss Properties in Repetitive Loss Area 103

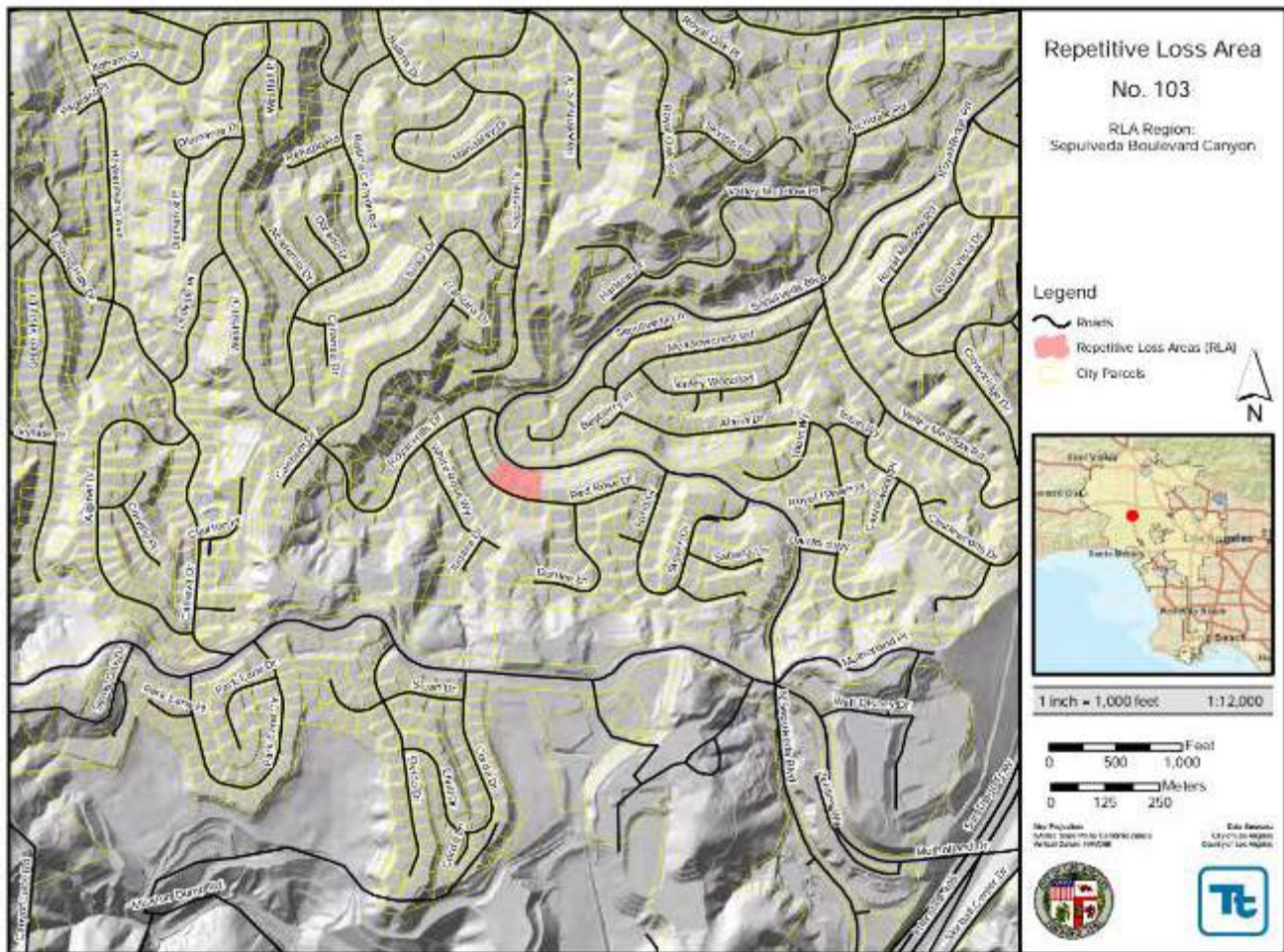
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
122853	103	X	02/03, 03/01	\$30,400	No

23.6.2 Properties Included in Repetitive Loss Area 103

Three properties with a total of seven structures have been identified in this repetitive loss area. Table 23-10 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 23-10. All Properties in Repetitive Loss Area 103

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SBC-103-1	2	Slab	D8C	Directional Drainage, Dry Flood Proof, Elevate
SBC-103-2	3	Slab	D8C	Directional Drainage, Dry Flood Proof, Elevate
SBC-103-3	2	Slab	D8C	Directional Drainage, Dry Flood Proof, Elevate

**Figure 23-3. Repetitive Loss Area No. 103**

24. STONE CANYON

24.1 PROBLEM STATEMENT

The Stone Canyon repetitive loss region is comprised of Repetitive Loss Areas 104 and 105. In each of these repetitive loss areas, property damage from flooding is caused by urbanized stormwater runoff. Many of these properties are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may be required to have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 24.2 through Section 24.3. Maps are not included for single-building repetitive loss areas due to privacy concerns.

24.2 REPETITIVE LOSS AREA NO. 104

24.2.1 Identified Repetitive Loss Properties

Table 24-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 24-1. Repetitive Loss Properties in Repetitive Loss Area 104

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
40261	104	AO (SFHA)	01/83, 02/80	\$3,278	Yes
95748	104	AO (SFHA)	02/98, 01/93	\$9,497	No
122550	104	AO (SFHA)	03/03, 12/02, 02/00	\$19,983	No
72245	104	AO (SFHA)	03/98, 01/95, 01/93	\$11,762	No

24.2.2 Properties Included in Repetitive Loss Area 104

Ninety-six properties with one hundred forty-six structures have been identified in this repetitive loss area. Table 24-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 24-2. All Properties in Repetitive Loss Area 104

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
STC-104-1	4	Slab	CX	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-2	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-3	2	Crawlspace	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-4	1	Crawlspace	D10B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-5	2	Crawlspace	D125C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-6	1	Slab	D11A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-7	2	Crawlspace	D11A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-8	3	Crawlspace	D125A	Elevate Structures, Elevate Utilities, Flood Proofing

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
STC-104-9	2	Slab	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-10	1	Crawlspace	D125D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-11	1	Crawlspace	No Information	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-12	2	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-13	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-14	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-15	1	Crawlspace	C115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-16	1	Slab	No Information	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-17	1	Slab	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-18	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-19	1	Crawlspace	D85B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-20	2	Slab	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-21	2	Slab	D95D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-22	2	Slab	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-23	1	Slab	D10B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-24	1	Slab	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-25	1	Crawlspace	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-26	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-27	1	Crawlspace	No Information	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-28	3	Crawlspace	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-29	1	Crawlspace	DX	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-30	2	Crawlspace	D12A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-31	1	Crawlspace	D115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-32	2	Crawlspace	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-33	1	Slab	D115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-34	1	Crawlspace	D95D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-35	1	Slab	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-36	2	Slab	D115C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-37	1	Crawlspace	D125C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-38	2	Crawlspace	D10D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-39	1	Slab	D11A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-40	1	Slab	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-41	1	Crawlspace	D125D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-42	1	Slab	D105B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-43	2	Crawlspace	D12C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-44	2	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-45	1	Slab	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-46	1	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-47	1	Crawlspace	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-48	1	Slab	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-49	2	Slab	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-50	2	Slab	D10D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-51	1	Basement	D105D	Elevate Structures, Elevate Utilities, Flood Proofing

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
STC-104-52	1	Slab	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-53	2	Slab	D11C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-54	1	Slab	D10D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-55	2	Crawlspace	D11B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-56	1	Slab	D12B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-57	2	Crawlspace	D11C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-58	1	Crawlspace	D13D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-59	1	Slab	D11D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-60	2	Crawlspace	D10D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-61	2	Slab	D105A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-62	1	Slab	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-63	1	Slab	D95D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-64	1	Basement	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-65	2	Crawlspace	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-66	2	Crawlspace	D125D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-67	1	Basement	D85D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-68	2	Slab	D11D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-69	1	Slab	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-70	1	Slab	D125D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-71	2	Crawlspace	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-72	2	Crawlspace	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-73	2	Crawlspace	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-74	1	Crawlspace	D115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-75	1	Slab	D105D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-76	2	Crawlspace	D115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-77	2	Slab	D11D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-78	2	Slab	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-79	1	Crawlspace	No Information	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-80	4	Basement	D10C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-81	2	Crawlspace	D10A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-82	1	Slab	D10B	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-83	1	Crawlspace	D125D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-84	2	Crawlspace	D12D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-85	2	Crawlspace	D12D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-86	1	Crawlspace	C115C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-87	1	Crawlspace	D105C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-88	1	Slab	D95C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-89	1	Slab	D12A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-90	1	Crawlspace	D9C	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-91	1	Slab	No Information	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-92	1	Basement	D105A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-93	1	Crawlspace	D105A	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-94	1	Slab	D8C	Elevate Structures, Elevate Utilities, Flood Proofing

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
STC-104-95	1	Crawlspace	D115D	Elevate Structures, Elevate Utilities, Flood Proofing
STC-104-96	8	Basement	D11C	Elevate Structures, Elevate Utilities, Flood Proofing
Total	146			

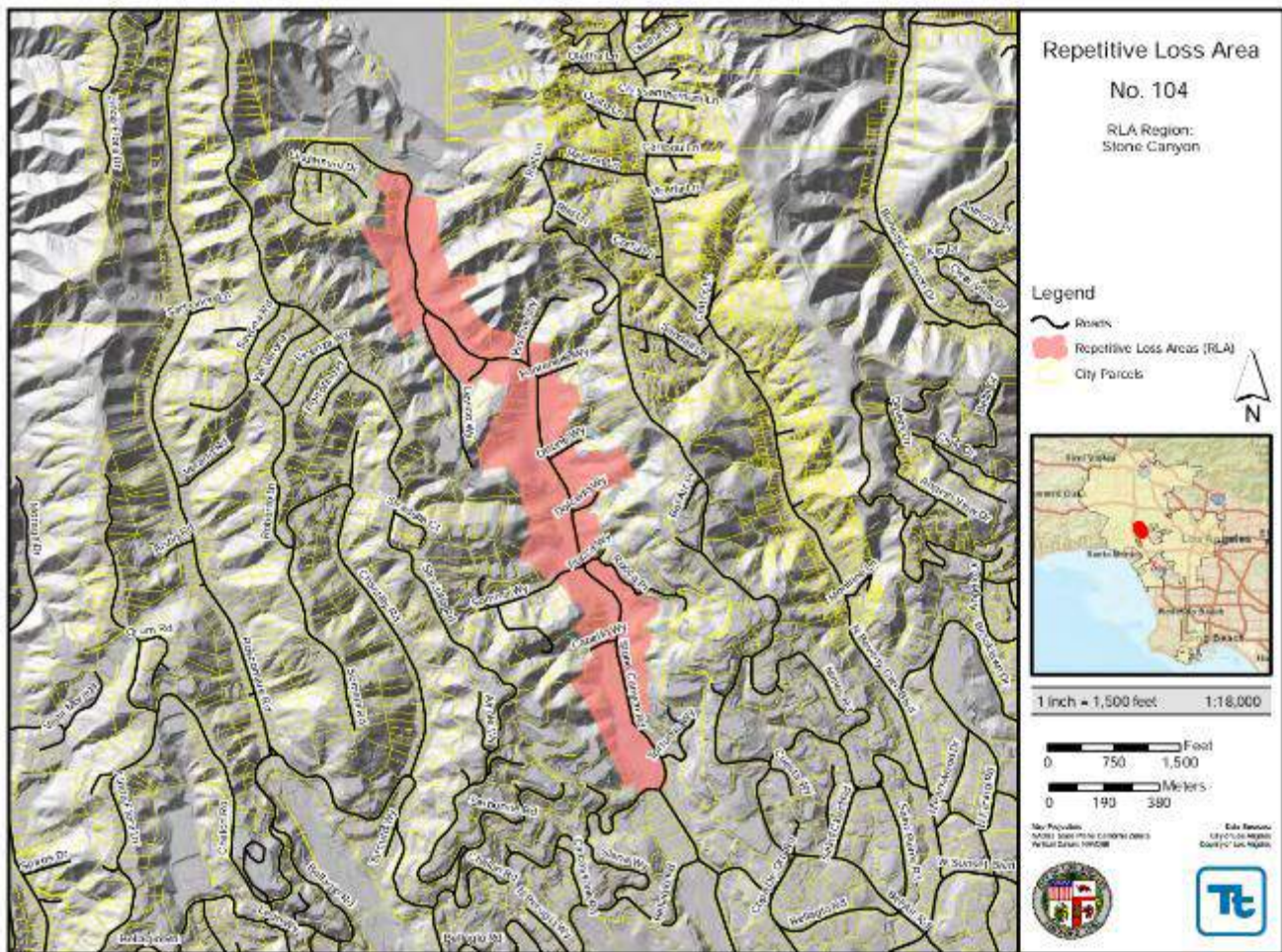


Figure 24-1. Repetitive Loss Area No. 104

24.3 REPETITIVE LOSS AREA NO. 105

24.3.1 Identified Repetitive Loss Properties

Table 24-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 24-3. Repetitive Loss Properties in Repetitive Loss Area 105

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
212545	105	X	11/11, 01/10	\$3,058	No

24.3.2 Properties Included in Repetitive Loss Area 105

One property with one structure has been identified in this repetitive loss area. Table 24-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 24-4. All Properties in Repetitive Loss Area 105

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
STC-105-1	1	Slab	D95C	Elevate, Directional Drainage, Dry Flood Proof

25. STONE CANYON AVENUE

25.1 PROBLEM STATEMENT

The Stone Canyon Avenue repetitive loss region is comprised of Repetitive Loss Areas 106 and 107. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 25.2 through Section 25.3. Maps are not included for single-building repetitive loss areas due to privacy concerns.

25.2 REPETITIVE LOSS AREA NO. 106

25.2.1 Identified Repetitive Loss Properties

Table 25-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 25-1. Repetitive Loss Properties in Repetitive Loss Area 106

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
14897	106	C	03/83, 02/80, 03/78	\$10,303	No

25.2.2 Properties Included in Repetitive Loss Area 106

Six properties with a total of eight structures have been identified in this repetitive loss area. Table 25-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 25-2. All Properties in Repetitive Loss Area 106

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SCA-106-1	2	Slab	D7B	Elevate, Directional Drainage, Dry Flood Proof
SCA-106-2	1	Slab	D8A	Elevate, Directional Drainage, Dry Flood Proof
SCA-106-3	1	Slab	D75B	Elevate, Directional Drainage, Dry Flood Proof
SCA-106-4	2	Slab	D8B	Elevate, Directional Drainage, Dry Flood Proof
SCA-106-5	1	Slab	D75B	Elevate, Directional Drainage, Dry Flood Proof
SCA-106-6	1	Slab	D10A	Elevate, Directional Drainage, Dry Flood Proof
Total	8			

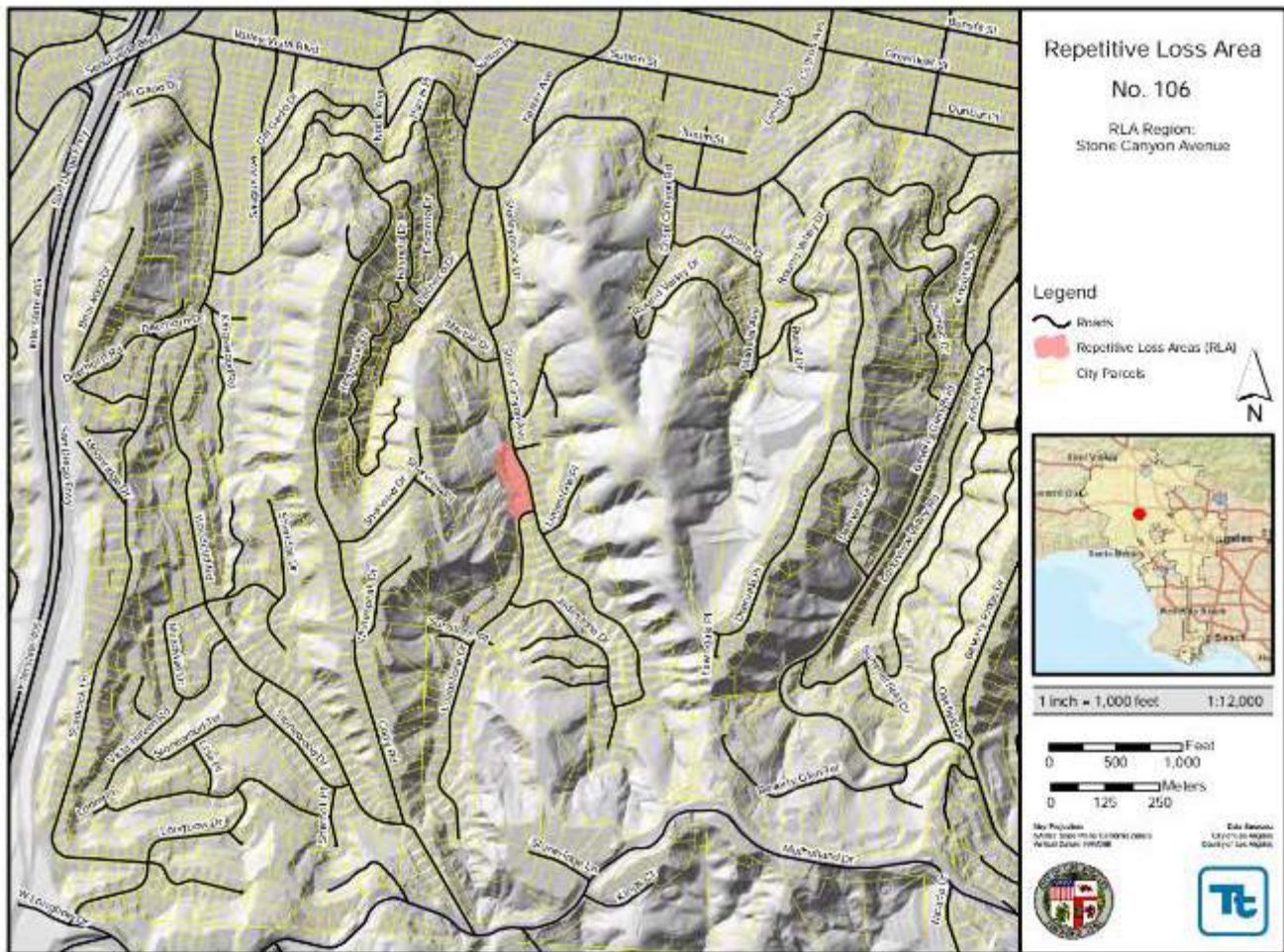


Figure 25-1. Repetitive Loss Area No. 106

25.3 REPETITIVE LOSS AREA NO. 107

25.3.1 Identified Repetitive Loss Properties

Table 25-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 25-3. Repetitive Loss Properties in Repetitive Loss Area 107

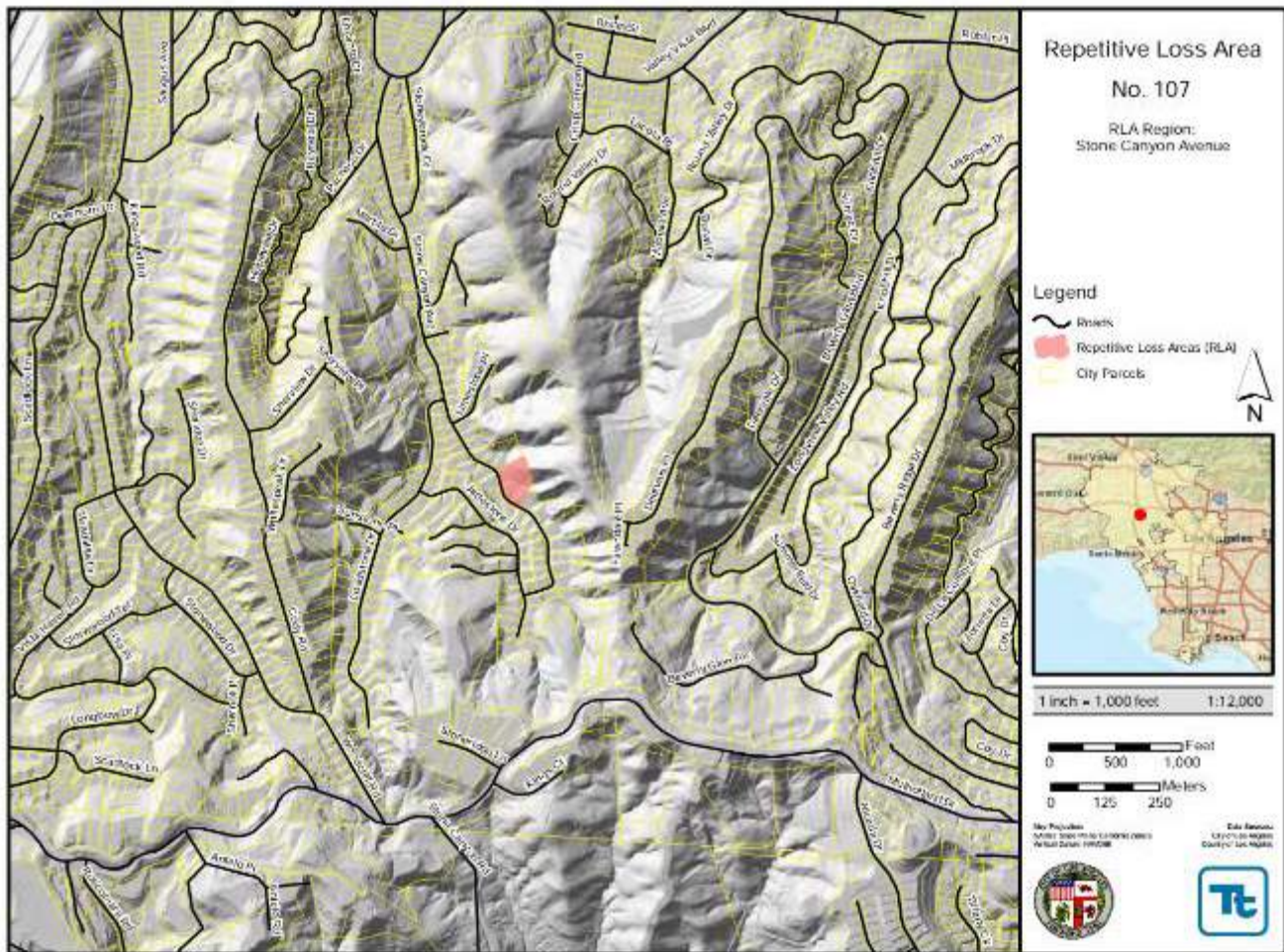
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
39782	107	X	02/93, 03/83	\$5,769	No

25.3.2 Properties Included in Repetitive Loss Area 107

Two properties with a total of two structures have been identified in this repetitive loss area. Table 25-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 25-4. All Properties in Repetitive Loss Area 107

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SCA-107-1	1	Slab	D75B	Elevate, Directional Drainage, Dry Flood Proof
SCA-107-2	1	Slab	D75B	Elevate, Directional Drainage, Dry Flood Proof

**Figure 25-2. Repetitive Loss Area No. 107**

26. SULLIVAN CANYON

26.1 PROBLEM STATEMENT

The Sullivan Canyon Avenue repetitive loss region is comprised of Repetitive Loss Areas 108 and 109. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. A few properties are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may be required to have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 26.2 through Section 25.3. Maps are not included for single-building repetitive loss areas due to privacy concerns.

26.2 REPETITIVE LOSS AREA NO. 108

26.2.1 Identified Repetitive Loss Properties

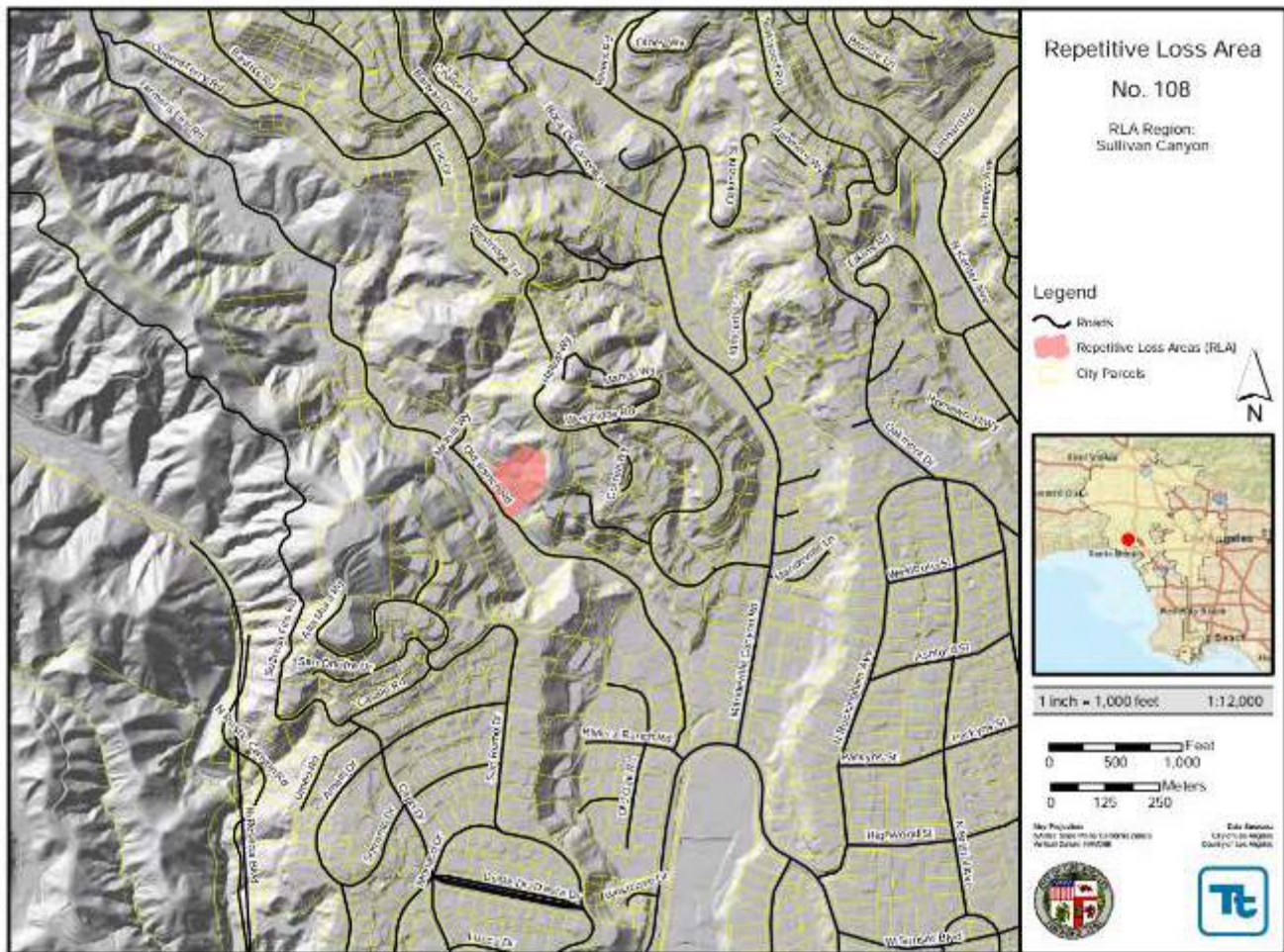
Table 26-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 26-1. Repetitive Loss Properties in Repetitive Loss Area 108					
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
37246	108	A (SFHA)	03/83, 02/80	\$12,658	No

26.2.2 Properties Included in Repetitive Loss Area 108

Three properties with a total of three structures have been identified in this repetitive loss area. Table 26-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 26-2. All Properties in Repetitive Loss Area 108				
Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SUL-108-1	1	Crawlspace	D10D	Elevate, Directional Drainage, Wet/Dry Flood Proofing
SUL-108-2	1	Crawlspace	No Information	Elevate, Directional Drainage, Wet/Dry Flood Proofing
SUL-108-3	1	Crawlspace	No Information	Elevate, Directional Drainage, Wet/Dry Flood Proofing

**Figure 26-1. Repetitive Loss Area No. 108**

26.3 REPETITIVE LOSS AREA NO. 109

26.3.1 Identified Repetitive Loss Properties

Table 26-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 26-3. Repetitive Loss Properties in Repetitive Loss Area 109

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
58040	109	X	04/98, 02/92, 02/80	\$4,478	No

26.3.2 Properties Included in Repetitive Loss Area 109

Three properties with a total of nine properties have been identified in this repetitive loss area. Table 26-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 26-4. All Properties in Repetitive Loss Area 109

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
SUL-109-1	2	Crawlspace	D85B	Elevate, Directional Drainage, Flood Proof Secondary Structures
SUL-109-2	2	Slab	No Information	Elevate, Directional Drainage, Flood Proof Secondary Structures
SUL-109-3	5	Crawlspace	No Information	Elevate, Directional Drainage, Flood Proof Secondary Structures
Total	9			

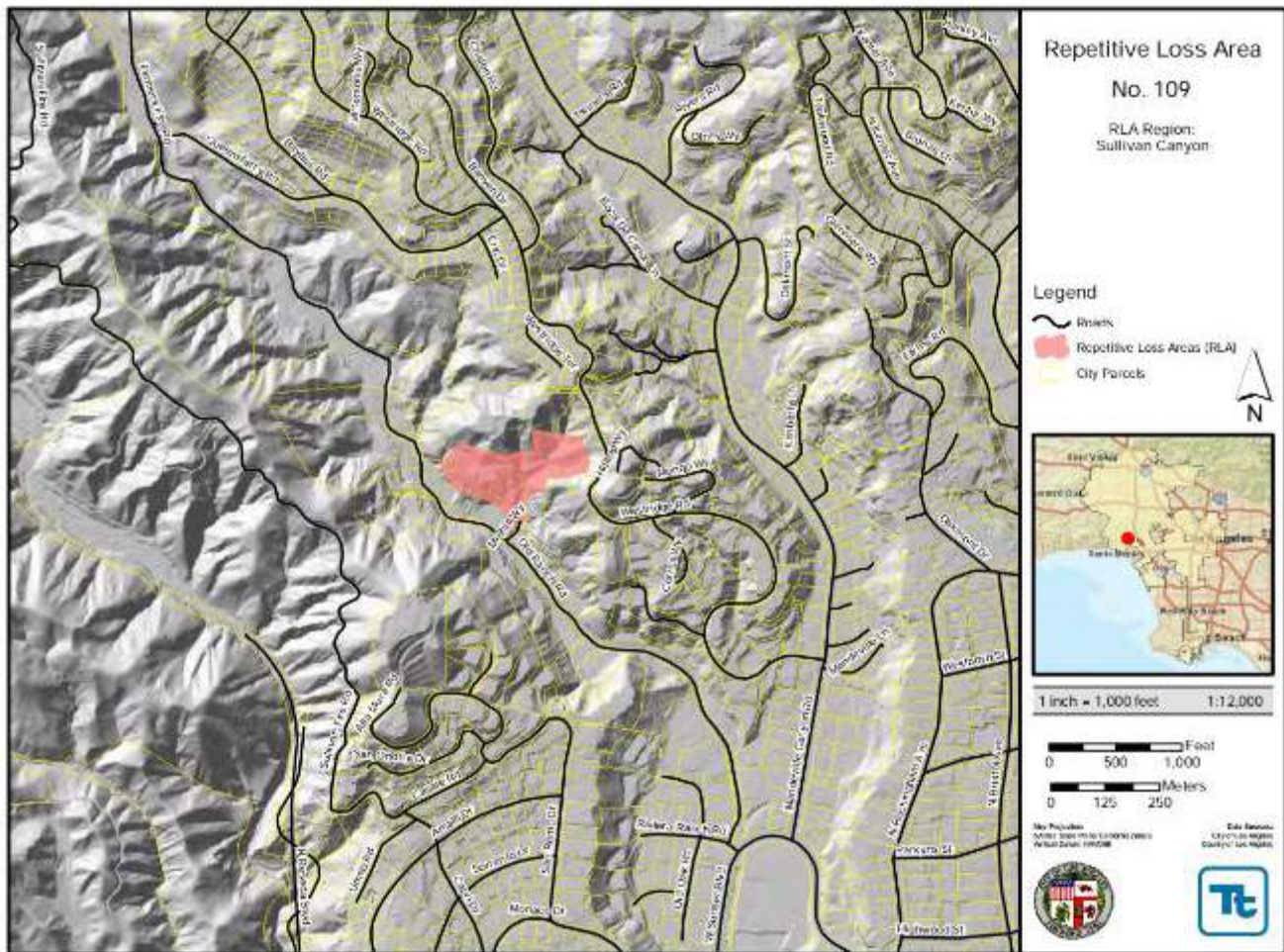


Figure 26-2. Repetitive Loss Area No. 109

27. VANALDEN AVENUE CANYON

27.1 PROBLEM STATEMENT

The Vanalden Avenue Canyon repetitive loss region is comprised of Repetitive Loss Areas 110 and 111. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 27.2 through Section 27.3. Maps are not included for single-building repetitive loss areas due to privacy concerns.

27.2 REPETITIVE LOSS AREA NO. 110

27.2.1 Identified Repetitive Loss Properties

Table 27-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 27-1. Repetitive Loss Properties in Repetitive Loss Area 110					
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
4266	110	X	02/86, 11/82, 12/80	\$3,881	No

27.2.2 Properties Included in Repetitive Loss Area 110

One property with one structure has been identified in this repetitive loss area. Table 27-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 27-2. All Properties in Repetitive Loss Area 110				
Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VAN-110-1	1	Slab	D8B	Elevate, Dry Flood Proof, Directional Drainage

27.3 REPETITIVE LOSS AREA NO. 111

27.3.1 Identified Repetitive Loss Properties

Table 27-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 27-3. Repetitive Loss Properties in Repetitive Loss Area 111

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
116479	111	X	03/11, 01/01, 02/98	\$22,309	No

27.3.2 Properties Included in Repetitive Loss Area 133

Two properties with a total of four structures have been identified in this repetitive loss area. Table 27-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 27-4. All Properties in Repetitive Loss Area 111

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VAN-111-1	3	Crawlspace	D9A	Elevate, Directional Drainage, Wet/Dry Flood Proof
VAN-111-2	1	Slab	D8A	Elevate, Directional Drainage, Wet/Dry Flood Proof

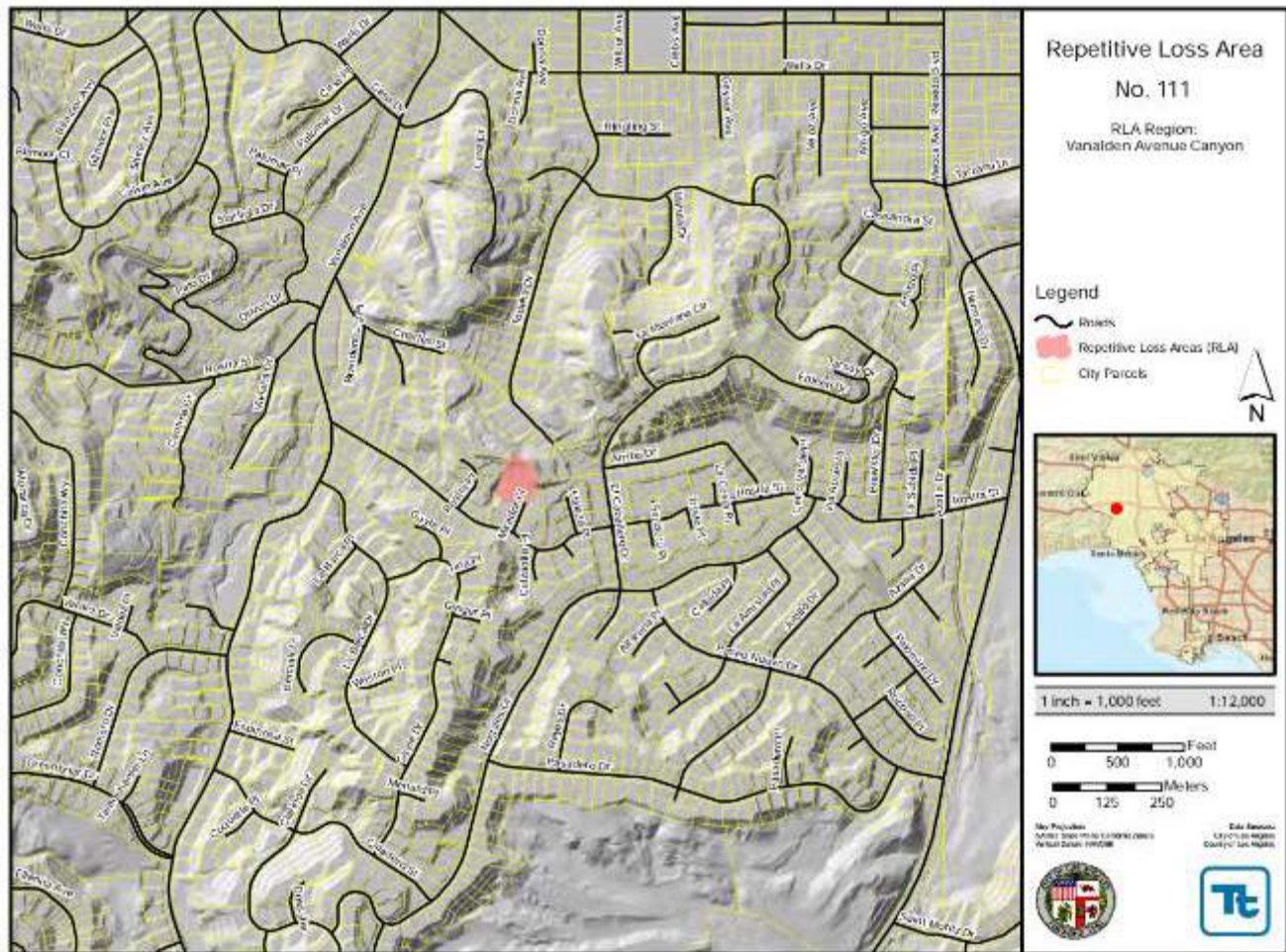


Figure 27-1. Repetitive Loss Area No. 111

28. VERDUGO FOOTHILLS

28.1 PROBLEM STATEMENT

The Verdugo Foothills repetitive loss region is comprised of Repetitive Loss Areas 112-116. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 28.2 through Section 28.6. Maps are not included for single-building repetitive loss areas due to privacy concerns.

28.2 REPETITIVE LOSS AREA NO. 112

28.2.1 Identified Repetitive Loss Properties

Table 28-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 28-1. Repetitive Loss Properties in Repetitive Loss Area 112					
FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
37406	112	X	01/81, 02/80	\$21,581	No

28.2.2 Properties Included in Repetitive Loss Area 112

One property with three structures has been identified in this repetitive loss area. Table 28-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 28-2. All Properties in Repetitive Loss Area 112				
Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VER-112-1	3	Slab	DX	Elevate, Directional Drainage, Dry Flood Proof

28.3 REPETITIVE LOSS AREA NO. 113

28.3.1 Identified Repetitive Loss Properties

Table 28-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 28-3. Repetitive Loss Properties in Repetitive Loss Area 113

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
48057	113	X	02/98, 02/92, 03/83	\$3,234	No

28.3.2 Properties Included in Repetitive Loss Area 113

Four properties with a total of four structures have been identified in this repetitive loss area. Table 28-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 28-4. All Properties in Repetitive Loss Area 113

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VER-113-1	1	Crawlspace	C65C	Elevate, Directional Drainage, Barriers, Wet/Dry Flood Proof
VER-113-2	1	Crawlspace	DX	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-113-3	1	Basement	D55D	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-113-4	1	Crawlspace	D65A	Elevate, Directional Drainage, Wet/Dry Flood Proof

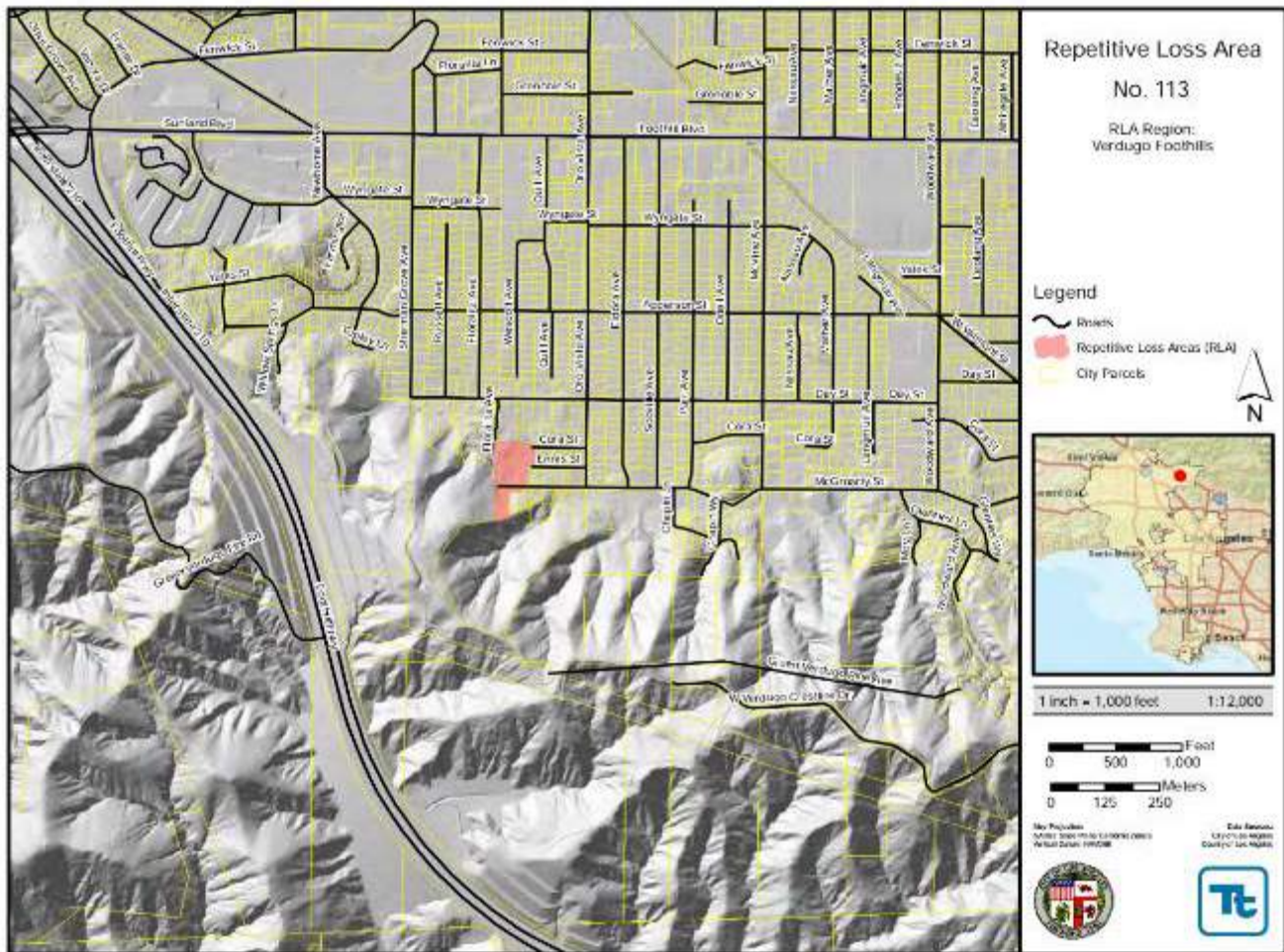


Figure 28-1. Repetitive Loss Area No. 113

28.4 REPETITIVE LOSS AREA NO. 114

28.4.1 Identified Repetitive Loss Properties

Table 28-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 28-5. Repetitive Loss Properties in Repetitive Loss Area 114

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138780	114	X	2/98, 1/05	\$7,353	No

28.4.2 Properties Included in Repetitive Loss Area 114

One property with one structure has been identified in this repetitive loss area. Table 28-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 28-6. All Properties in Repetitive Loss Area 114

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VER-114-1	1	Slab	D6D	Elevated, Directional Drainage, Wet/Dry Flood Proof

28.5 REPETITIVE LOSS AREA NO. 115

28.5.1 Identified Repetitive Loss Properties

Table 28-7 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 28-7. Repetitive Loss Properties in Repetitive Loss Area 115

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
138175	115	X	02/05, 01/05	\$13,884	No

28.5.2 Properties Included in Repetitive Loss Area 115

Two properties with a total of three structures have been identified in this repetitive loss area. Table 28-8 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 28-8. All Properties in Repetitive Loss Area 115

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VER-115-1	2	Crawlspace	D65C	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-115-2	1	Crawlspace	D7A	Elevate, Directional Drainage, Wet/Dry Flood Proof

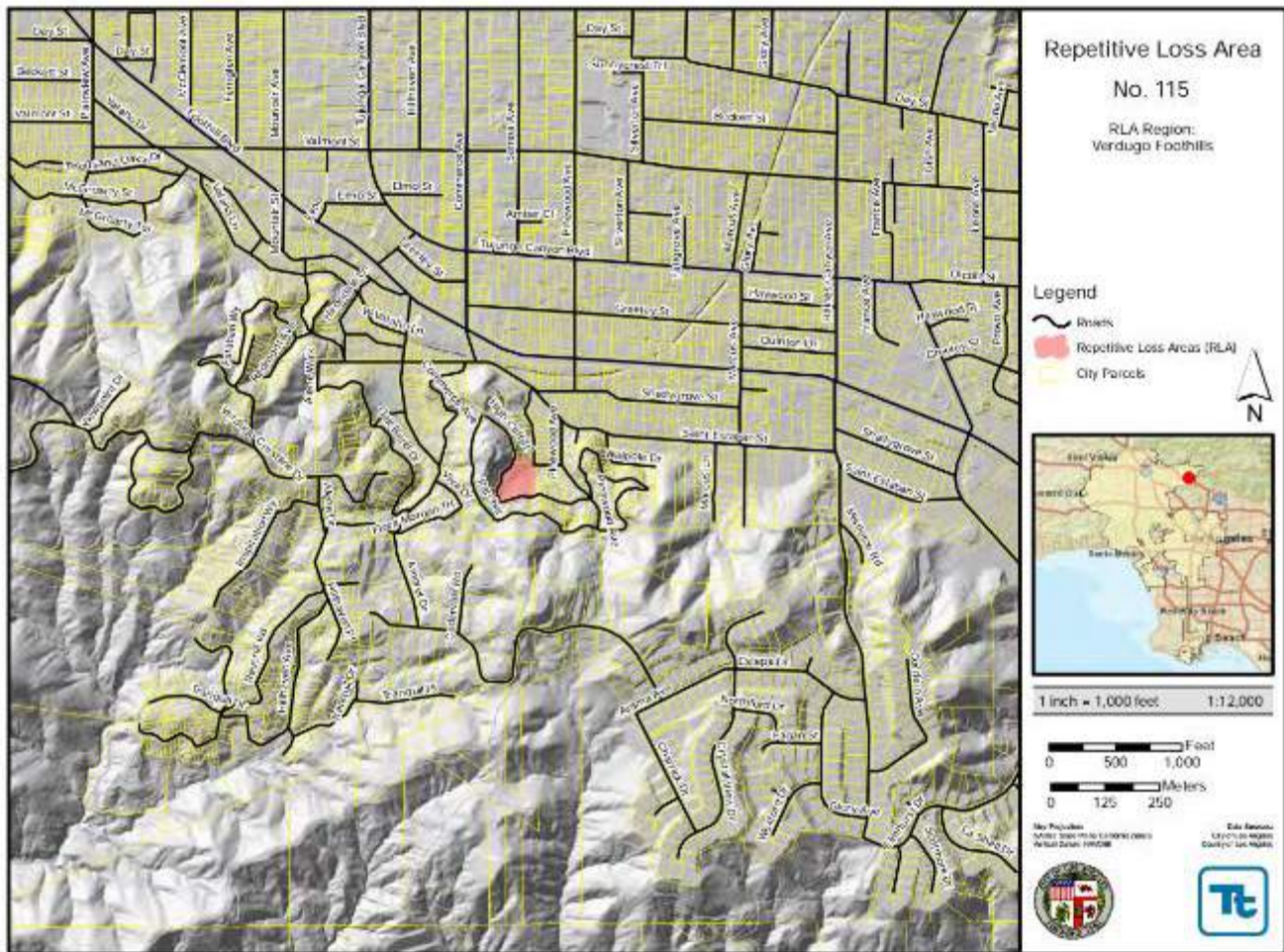


Figure 28-2. Repetitive Loss Area No. 115

28.6 REPETITIVE LOSS AREA NO. 116

28.6.1 Identified Repetitive Loss Properties

Table 28-9 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 28-9. Repetitive Loss Properties in Repetitive Loss Area 116

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
137532	116	X	01/05, 02/98	\$22,543	No

28.6.2 Properties Included in Repetitive Loss Area 116

Five properties with a total of eight structures have been identified in this repetitive loss area. Table 28-10 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 28-10. All Properties in Repetitive Loss Area 116

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
VER-116-1	1	Crawlspace	D7A	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-116-2	2	Crawlspace	D85B	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-116-3	2	Crawlspace	D7A	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-116-4	1	Crawlspace	D65B	Elevate, Directional Drainage, Wet/Dry Flood Proof
VER-116-5	2	Basement	D55A	Elevate, Directional Drainage, Wet/Dry Flood Proof
Total	8			

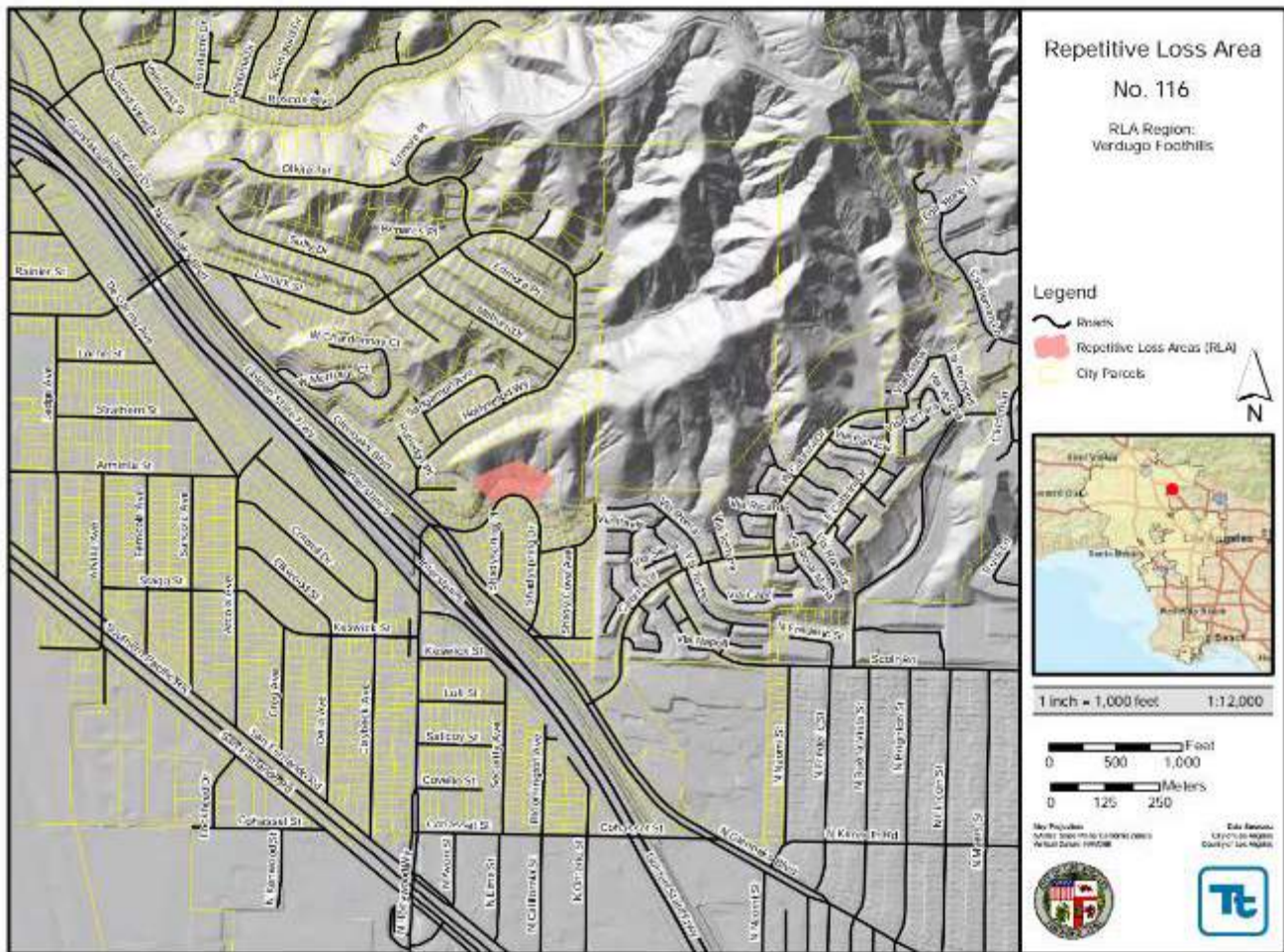


Figure 28-3. Repetitive Loss Area No. 116

29. WONDERLAND AVENUE CANYON

29.1 PROBLEM STATEMENT

The Wonderland Avenue Canyon repetitive loss region is comprised of Repetitive Loss Areas 117-120. In each of these repetitive loss areas, property damage from flooding is caused by stormwater runoff coming down the steep terrain of the canyon. None of the properties in these areas are in the FEMA-identified Special Flood Hazard Area (SFHA). As such, property owners may not have flood insurance on their properties. A list of repetitive loss properties, a description of the properties in the repetitive loss area, and a map of the repetitive loss area are provided in Section 29.2 through Section 29.5. Maps are not included for single-building repetitive loss areas due to privacy concerns.

29.2 REPETITIVE LOSS AREA NO. 117

29.2.1 Identified Repetitive Loss Properties

Table 29-1 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 29-1. Repetitive Loss Properties in Repetitive Loss Area 117

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
878	117	X	01/95, 02/93, 01/93, 02/92	\$10,344	No

29.2.2 Properties Included in Repetitive Loss Area 117

Two properties with a total of two structures have been identified in this repetitive loss area. Table 29-2 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 29-2. All Properties in Repetitive Loss Area 117

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
WAC-117-1	1	Slab	D8D	Elevate, Dry Flood Proof, Directional Drainage
WAC-117-2	1	Slab	D75D	Elevate, Dry Flood Proof, Directional Drainage



29.3 REPETITIVE LOSS AREA NO. 118

29.3.1 Identified Repetitive Loss Properties

Table 29-3 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 29-3. Repetitive Loss Properties in Repetitive Loss Area 118

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
28454	118	X	02/80, 02/78	\$6,622	No

29.3.2 Properties Included in Repetitive Loss Area 118

Three properties with a total of three structures been identified in this repetitive loss area. Table 29-4 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 29-4. All Properties in Repetitive Loss Area 118

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
WAC-118-1	1	Crawlspace	D8D	Elevate, Wet/Dry Flood Proof, Directional Drainage
WAC-118-2	1	Slab	D75C	Elevate, Dry Flood Proof, Directional Drainage
WAC-118-3	1	Slab	D75C	Elevate, Dry Flood Proof, Directional Drainage



29.4 REPETITIVE LOSS AREA NO. 119

29.4.1 Identified Repetitive Loss Properties

Table 29-5 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 29-5. Repetitive Loss Properties in Repetitive Loss Area 119

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
41841	119	X	03/83, 02/80	\$1,312	No

29.4.2 Properties Included in Repetitive Loss Area 119

Two properties with a total of three structures have been identified in this repetitive loss area. Table 29-6 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 29-6. All Properties in Repetitive Loss Area 119

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
WAC-119-1	1	Crawlspace	D6C	Elevate, Wet/Dry Flood Proof, Directional Drainage
WAC-119-2	2	Basement	D5C	Elevate, Wet/Dry Flood Proof, Directional Drainage

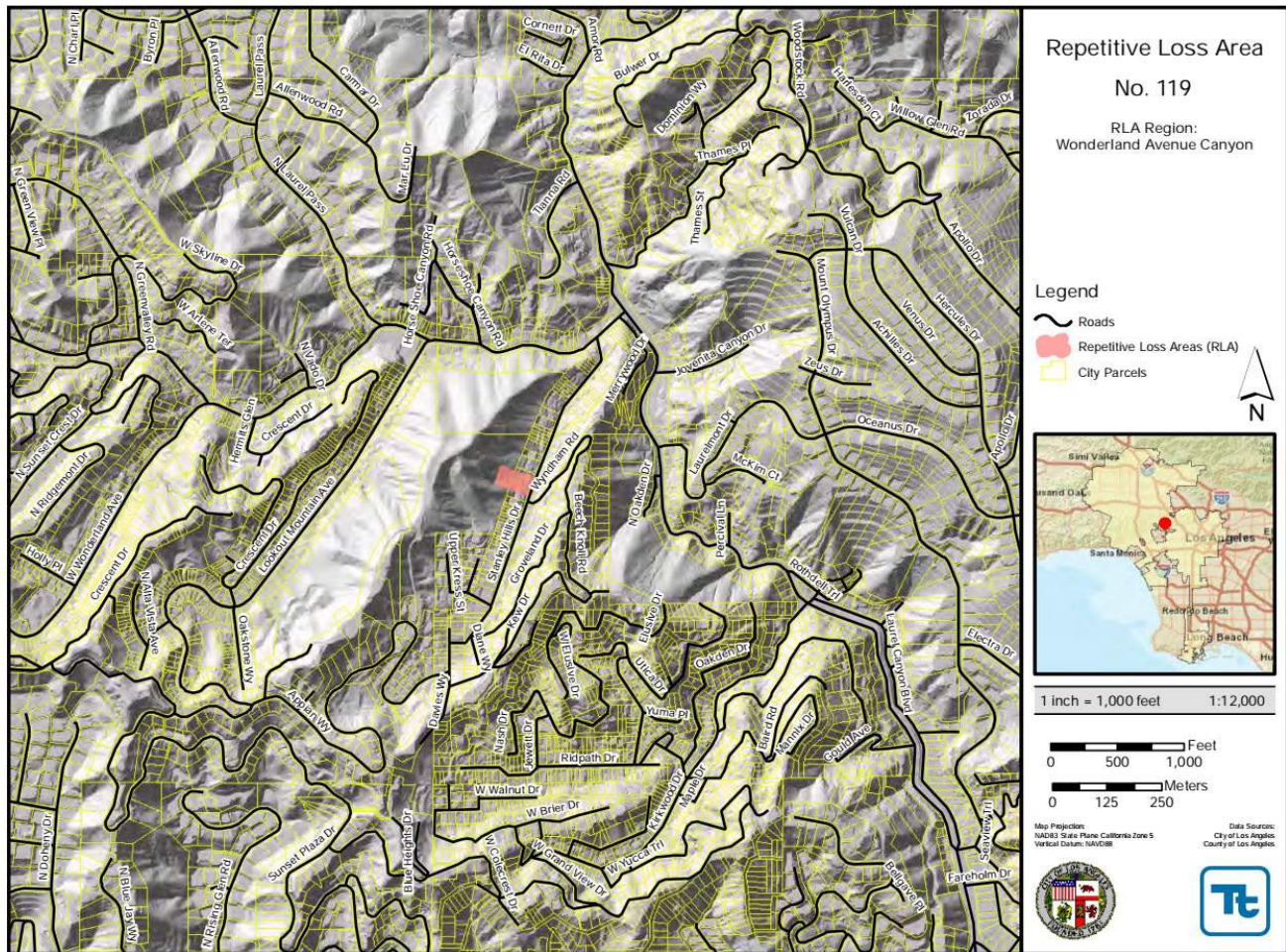


Figure 29-3. Repetitive Loss Area No. 119

29.5 REPETITIVE LOSS AREA NO. 120

29.5.1 Identified Repetitive Loss Properties

Table 29-7 lists the FEMA-designated repetitive loss properties within this repetitive loss area.

Table 29-7. Repetitive Loss Properties in Repetitive Loss Area 120

FEMA RL #	RL Map #	Flood Zone	Flood Dates of Previous Claims	Average Claim Paid	Mitigated?
137531	120	X	01/05, 02/98	\$5,698	No

29.5.2 Properties Included in Repetitive Loss Area 120

One property with one structure has been identified in this repetitive loss area. Table 29-8 provides general information for the property, along with mitigation measures that could be employed to address repetitive flood losses. For private properties, the decision on whether to implement the identified mitigation measures resides with the private property owner. These measures are recommended due to the flood risks, but owners are not obligated to implement them.

Table 29-8. All Properties in Repetitive Loss Area 120

Property ID	Number of Insurable Buildings	Building Description		Probable Mitigation Measures
		Foundation	Condition	
WAC-120-1	1	Slab	D8	Elevate, Dry Flood Proof, Directional Drainage

PART 3—REPETITIVE LOSS AREA ACTION PLAN

30. REPETITIVE LOSS AREA ACTION PLAN

30.1 MITIGATION ACTIONS

This *City of Los Angeles Repetitive Loss Area Analysis* was created in conjunction with the development of the *City of Los Angeles 2020 Floodplain Management Plan*. The two processes were created simultaneously, and while each will be maintained separately by the City, they are both functional annexes of each other. The floodplain management plan identified and prioritized an action plan that will have direct relevance to this RLAA. Actions from the FMP action plan that apply to the RLAA are listed in Table 30-1. The following information is presented for each action plan item:

- Action item **number** and **description**
- **Lead agency** responsible for implementing the action item
- **Support agencies** expected to participate in the implementation
- Agencies or programs that may be able to provide **funding** to implement the action item
- An estimated **cost** range:
 - **High**—Existing funding will not cover the cost of the project; implementation would require new revenue through an alternative source (for example, bonds, grants, and fee increases). Costs are estimated to be greater than \$5 million.
 - **Medium**—The project could be implemented with existing funding but would require a re-apportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years. Costs are estimated to be between \$500,000 and \$5 million.
 - **Low**—The project could be funded under the existing budget. The project is part of or can be part of an ongoing existing program. Costs are estimated to be less than \$500,000.
- A statement of **timing** for implementing the action item:
 - Ongoing—This action already occurs and will continue
 - Short term—This action would be implemented within five years
 - Long term— This action would be implemented after five years
- A list of the **RLA numbers that would be affected** by the action item

Table 30-1. Action Plan—Flood Mitigation Actions

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-7 —Continue to collect and analyze data regarding water volumes and pumping capabilities in water storage facilities provided by the Los Angeles Water Systems Data Acquisition Center to ensure those facilities are functioning properly to minimize potential hazards.				
<u>DWP</u>	DWP	Low. Work performed by existing staff	Ongoing	All
P-12 —Continue to provide and participate in community education and outreach programs and events in the City (such as Earth Day, Public Works Week and preparedness fairs), prioritizing vulnerable populations.				
<u>EMD, LASAN, BOE, DCP, HD, FD, PD, DBS, DWP</u>	General Fund	Low. Work performed by existing staff	Ongoing	All
P-13 —Maintain the City's Emergency Management Department and ReadyLA websites and other City social media sites to provide emergency preparedness information to the general public and media.				
<u>EMD</u>	General Fund	Low. Work performed by existing staff	Ongoing	All
P-14 —Distribute information regarding flood prevention and flood insurance at emergency operations and emergency preparedness events, prioritizing vulnerable populations				
<u>BOE, EMD</u>	General Fund, Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-15 —Maintain the City's Emergency Operations Master Plan and Procedures including, but not limited to, periodic plan updates and training and exercises.				
<u>EMD</u>	General Fund	Low. Work performed by existing staff	Ongoing	All
P-16 —Make sand and sandbags available to flood risk property owners during the wet season, provide notifications of the availability of these materials, and track the distribution of the materials.				
<u>FD, BOE, STREETS LA, EMD,</u>	General Fund; Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-17 —Maintain and improve the drainage complaint database to help identify flood risks.				
<u>BOE, LASAN</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-18 —Maintain and improve a technically based prioritization methodology for use in developing the stormwater capital improvement program.				
<u>BOE, LASAN</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-19 —Maintain regular contact with surrounding cities, the Los Angeles County Department of Public Works, and state and federal agencies regarding floodplain management and the National Flood Insurance Program.				
<u>BOE, CAO, EMD</u>	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All
P-20 —Network with other agencies and participate in organizations such as the Association of State Floodplain Managers, California Floodplain Management Association and the National Association of Flood and Stormwater Management Agencies to remain current in the field of floodplain management.				
<u>BOE, LASAN</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-21 —Provide training and necessary support to foster Certified Floodplain Managers within the Department of Public Works and other Departments with floodplain management responsibilities.				
<u>BOE, LASAN</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-22 —Conduct an annual National Flood Insurance Program seminar for City agencies responsible for applying and enforcing floodplain management regulations.				
<u>BOE, DBS, DCP, HD</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-23 —Based on the annual National Flood Insurance Program seminar, update operational procedures and training materials for staff who apply and enforce floodplain management regulations and provide annual training.				
<u>DBS</u> , DCP, HD, BOE	General Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-24 —Maintain Geographic Information System mapping and modeling capability to support the stormwater facilities condition assessment program.				
<u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-25 —Continue to maintain precise survey benchmarks throughout the City.				
<u>BOE</u>	General Fund	Low. Work performed by existing staff	Ongoing	All
P-26 —Develop and maintain a citywide list of priority maintenance-related flood problem sites.				
<u>LASAN</u> , BOE	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-27 —Based on the citywide list of priority maintenance-related flood problem sites (see P-26), conduct necessary inspection and maintenance at priority maintenance-related flood problem sites prior to the wet season and after significant storms.				
<u>LASAN</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-28 —Provide public education about keeping the stormwater system free of debris, the blockage of flow paths and reporting violations.				
<u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-29 —Post “No Dumping” signs at points of entry to the stormwater system.				
<u>LASAN</u> , LACDPW	Stormwater Pollution Abatement Fund (City); Benefit Assessment for Flood Control (County)	Low. Work performed by existing staff	Ongoing	All
P-30 —Maintain a map for potential landslide and mudflow areas (including post-fire impact areas).				
<u>BOE</u> , LASAN, DBS, DCP, LACDPW	General Fund, Stormwater Pollution Abatement Fund, FCBAF (post-fire mapping only)	Low. Work performed by existing staff	Ongoing	All
P-31 —Update the established policy for identifying substantial improvement projects that is consistent with FEMA requirements as needed.				
<u>BOE</u> , DBS	General Fund, Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-32 —Verify, through the plan check process and post development review, that new development complies with the regulations in the City’s Ordinance for the Management of Flood Hazards (Ordinance No. 172,081), including freeboard requirements on new construction and substantial improvements.				
<u>BOE</u> , DBS, DCP, HD	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-34 —Provide information to the Flood Hazard Mitigation Coordinator on July 1 of each year for preparation of the Annual Floodplain Management Plan Evaluation Report. Describe the progress made for each mitigation action and any floodplain management regulatory actions and compliance actions conducted during the reporting period, including the number of permits approved in designated flood hazard areas, the number of waivers applied for, and the number of waivers approved. Following the completion of the Plan Evaluation Report, the Steering Committee will meet at least one time during the year to finalize the report for posting and presentation to the City Council.				
<u>BOE</u> , CAO, Steering Committee	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All
P-36 —Continue to refine the use of the Plan Check and Inspection System to track high-risk properties and ensure that drainage is adequately addressed through the plan check process.				
<u>BOE</u> , LASAN, DBS	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-37 —Incorporate floodplain management information into the Zoning Information and Map Access System. Ongoing updates will be needed based on updated floodplain management data.				
<u>BOE</u> , DBS, DCP	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All
P-38 —Transfer electronic data annually to the Flood Hazard Mitigation Coordinator regarding structures damaged due to flooding caused by catastrophic events.				
<u>DBS</u>	General Fund	Low. Work performed by existing staff	Ongoing	All
P-40 —Continue to notify insurance agencies and realtors of the requirement that all lessors or renters give written notice to all prospective and interested parties—including but not limited to, purchasers, lessee and renters—prior to finalization of a transaction when the subject land and/or structures are located within FEMA-designated flood zones. The notice shall comply with the latest version of CRS manual.				
<u>BOE</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-41 —Provide flood zone information to all residents. Provide notifications when flood insurance is required. Provide notifications when FEMA-designated flood zone changes are made.				
<u>BOE</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-42 —Develop and distribute flood protection information and materials to property owners and developers in high-risk areas including FEMA mapped floodplains and areas outside of mapped floodplains.				
<u>BOE</u> , DBS, DCP, EMD, Library	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All
P-43 —Maintain a list of critical facilities in the city as documented in the City's Local Hazard Mitigation Plan. Provide flood protection information to operators of critical facilities in FEMA-designated flood zones. Encourage the implementation of flood protection measures at such facilities.				
<u>BOE</u> , EMD	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-45 —Continue to investigate repetitive loss properties as they are identified by FEMA. Annually notify repetitive loss property owners about local flood hazards and proper protection activities. Provide technical advice regarding flood protection and flood preparedness. Distribute a current repetitive loss property questionnaire to new repetitive loss properties.				
<u>BOE</u> , LASAN, BDS	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-46 —Identify high risk areas in the City. Provide annual investigation and notification to property owners of high-risk areas about local flood hazards and proper protection activities. Provide technical advice regarding flood protection and flood preparedness. Distribute a current flood hazard questionnaire to new owners in high risk areas.				
<u>BOE</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-47 —In the Plan Check and Inspection System database, flag repetitive loss properties and high-risk areas for review and approval of building permit applications by the Flood Hazard Mitigation Coordinator. Ongoing updates will be needed based on updated floodplain management data.				
<u>BOE</u> , DBS	Stormwater Pollution Abatement Fund; General Fund	Low. Work performed by existing staff	Ongoing	All
P-48 —Request that FEMA modify the repetitive loss property list based on mitigation projects implemented by owners or other responsible parties.				
<u>BOE</u>	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-49 —Identify possible sources of funding (increased cost of compliance funds, mitigation grant funds, and others), and provide this information to repetitive loss property owners.				
<u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-50 —Establish standards and/or incentives for the use of structural and nonstructural techniques that mitigate flood hazards and manage stormwater pollution.				
<u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-51 —Plan and design stormwater projects so that water quality is protected, and flood risks are reduced on site and off site.				
<u>BOE</u> , LASAN, DBS	Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-54 —Update a City-wide Watercourse Permit Manual.				
<u>BOE</u>	General Fund, Possible grants	Low. Work performed by existing staff	Ongoing	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-55 —Update the City's floodplain management website to promote awareness of the National Flood Insurance Program.				
<u>BOE</u> , EMD	General Fund, Stormwater Pollution Abatement Fund	Low. Work performed by existing staff	Ongoing	All
P-56 —Develop a program for regular condition assessment of stormwater facilities to identify the physical and hydraulic condition of the system and to support infrastructure management needs.				
<u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund	High	Long Term	All
P-58 — Evaluate current development regulations, including the grading ordinance and zoning ordinances (floodplain management ordinance, proposed wildlife protection ordinance), to determine whether the standards provide sufficient protection for adjacent (downstream or down-slope) development. Evaluate the effects of remedial grading and revise practices to minimize downstream impacts such as soil erosion and drainage. Coordinate updated regulations for hillsides that address the size and intensity of structures to manage flood hazard in hillsides and maintain native habitat to minimize erosion and increase slope stability.				
<u>DCP</u> , DBS, <u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund; General Fund	Low	Long Term	All
P-59 —Update the Map of Hillside Areas (BOE Basic Grid Map A- 13372) to more accurately reflect areas subject to hillside regulations based on latest data and regulations (CF 09-1390 and related documents).				
<u>DCP</u> , DBS, <u>BOE</u> , LASAN	Stormwater Pollution Abatement Fund; General Fund	Low	Long Term	All
P-61 —Research and continue to improve municipal code regulations regarding soil stability and erosion abatement.				
<u>DBS</u> , <u>DCP</u> , <u>BOE</u>	Stormwater Pollution Abatement Fund; General Fund	Low	Long Term	All
P-63 —Develop a model educational program for hillside properties in general and Mandeville Canyon in particular. The target audience should be, at minimum, residents and real estate agents.				
<u>BOE</u> , DBS	Stormwater Pollution Abatement Fund, Grants	High	Long Term	All
P-64 —Develop an annual inspection program of watercourse obstructions and revetments in Mandeville Canyon.				
<u>BOE</u> , LASAN, Streets Los Angeles, CAO, City Attorney; Council Office District 11	General Fund, Grants	High	Long Term	35-45
P-65 —EMD coordinates access to Federal Empower data that identifies residents of the City who may have disabilities or other medical conditions, access or functional needs that increase their vulnerability to disasters. This information can be used by field level incident commanders or the City's Emergency Operations Center in order to ensure timely and efficient evacuation of vulnerable populations in an event of fire, flood, or tsunamis.				
<u>EMD</u> , FD, PD, <u>BOE</u> , DOA, DOD	General Funds; Possible grants	High	Long Term	All

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-66 —Continue to develop and maintain evacuation plans for areas potentially affected by a catastrophic dam failure, as identified in the Dam Inundation Map of the General Plan and forward these evacuation plans to appropriate agencies for coordination (police, sheriff, Los Angeles County, etc.).				
<u>EMD</u> , FD, PD, DWP	General Funds; Possible grants	High	Long Term	29, 30, 31, 33, 35, 36, 37, 38, 51, 52, 54, 56, 60, 61, 62, 64, 65, 66, 67, 69, 74, 75, 123, 136
P-67 —Maintain self-registry for vulnerable populations with access and functional needs and strive to identify sources of public safety hazards caused by a catastrophic dam failure and develop evacuation/response plans.				
<u>EMD</u> , PD, DWP, DOA, DOD	General Funds; Possible grants	High	Long Term	29, 30, 31, 33, 35, 36, 37, 38, 51, 52, 54, 56, 60, 61, 62, 64, 65, 66, 67, 69, 74, 75, 123, 136
P-68 —Conduct regular coordination meetings with the Los Angeles County Department of Public Works to communicate the City's list of priority stormwater projects, discuss watershed management programs, and develop countywide standards.				
<u>BOE</u> , LASAN, LACDPW	Stormwater Pollution Abatement Fund; Benefit Assessment for Flood Control (County)	Low	Long Term	All
P-69 —Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone (high risk) areas to prevent future structure damage. Give priority to properties with exposure to repetitive losses.				
<u>BOE</u> , LASAN, DBS, DCP, DGS	General Fund, Stormwater Pollution Abatement Fund; Grants	Low -Work performed by existing staff	Long Term	All
P-71 —Institute a program to capture perishable data (e.g., high water marks, damages, functional downtime) after flood events in the City, especially where flooding occurs in places that have not been identified a hazard areas on existing FEMA or City maps.				
<u>BOE</u> , LASAN	General Fund, FEMA Pollution Abatement Fund	Medium	Long term	All
P-72 —Continue to maintain/ enhance the city's classification under the Community rating System (CRS) as a means to mitigate the impacts from flood insurance reform.				
<u>BOE</u> , DBS, DCP, CAO, LASAN, EMD	General Fund	Low	On-going	All
P-73 —Where feasible, cost effective and supported both publicly and politically, restore the natural and beneficial floodplain functions of appropriate floodplains (floodplains that have been identified through a master plan or study certified by a qualified agency) in the City.				
<u>BOE</u> , LASAN, DBS, DCP, DGS	General Fund, Stormwater Pollution Abatement Fund	Low -Work performed by existing staff	Long Term	2, 29, 30, 31, 35, 52, 61, 76, 77, 117, 137, 143
P-74 —Using the best available data and science, consider probable impacts on all forms of flooding from global climate change when making program enhancements or updates to the City's comprehensive floodplain management program. This would include but is not limited to codes, ordinances, plans, studies, public information programs and city directives.				
<u>BOE</u> , LASAN, DCP, DGS, DBS	General Fund	Medium	Long term	All
P-77 —The City currently has five approved Enhanced Watershed Management Plans: Ballona Creek, Dominguez Channel, Marina Del Rey, Santa Monica Bay, and Upper Los Angeles River. These plans were approved in 2016 by the Los Angeles Regional Water Quality Control Board. The plans are considered adaptive management plans and must be reassessed and submitted for approval to the Water Quality Control Board every 5 years to ensure the City is working toward meeting its water quality compliance mandates.				
<u>LASAN</u> , BOE	Safe Clean Water Program Fund, General Fund/Stormwater Pollution Abatement Fund, Possible Grants	Low	Short term	All

Lead Department ^a	Possible Funding Sources	Estimated Project Cost	Time Line	RLAs Affected
P-78 —Coordinate floodplain management program recommendations and objectives with the Enhanced Watershed Management Plans.				
<u>BOE</u> , LASAN	Safe Clean Water Program Fund, General Fund/Stormwater Pollution Abatement Fund, Possible Grants	Medium	Long term	All
P-79 —Include an identifier for RLAA properties in the DBS permitting process so that property owners can be made aware of the potential flood risk when applying for construction permits.				
<u>DCP</u> , BOE, DBS	General Fund	Low	Short term	All
a. Where multiple departments are listed, the underlined department will be the lead agency for overseeing implementation of the action.				

30.2 BENEFIT/COST ANALYSIS

The action plan is prioritized according to a benefit/cost analysis of the proposed projects (CRS Step 8). The benefits of proposed projects were weighed against estimated costs as part of the project prioritization process. The benefit/cost analysis was not of the detailed variety required by FEMA for project grant eligibility under the Hazard Mitigation Grant Program and Pre-Disaster Mitigation grant program. A less formal approach was used because some projects may not be implemented for up to 10 years, and associated costs and benefits could change dramatically in that time. Parameters were established for assigning subjective ratings (high, medium, and low) to the costs and benefits of each action:

- Cost ratings were defined as follows:
 - **High**—Existing funding will not cover the cost of the project; implementation would require new revenue through an alternative source (for example, bonds, grants, and fee increases).
 - **Medium**—The project could be implemented with existing funding but would require a re-apportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
 - **Low**—The project could be funded under the existing budget. The project is part of or can be part of an ongoing existing program.
- Benefit ratings were defined as follows:
 - **High**—Project will provide an immediate reduction of risk exposure for life and property.
 - **Medium**—Project will have a long-term impact on the reduction of risk exposure for life and property, or project will provide an immediate reduction in the risk exposure for property.
 - **Low**—Long-term benefits of the project are difficult to quantify in the short term.

For many of the strategies identified in this action plan, the City of Los Angeles may seek financial assistance under the Hazard Mitigation Grant Program or Hazard Mitigation Assistance programs, both of which require detailed benefit/cost analyses. These analyses will be performed on projects at the time of application using the FEMA benefit-cost model. For projects not seeking financial assistance from grant programs that require detailed analysis, the City reserves the right to define “benefits” according to parameters that meet floodplain management goals and objectives.

30.3 ACTION PLAN PRIORITIZATION

Table 30-2 lists the priority of each action item that applies to the RLAA. These priorities were assigned by the planning team, using the same parameters used in selecting the action items. A qualitative benefit-cost review was performed for each action item. The action plan was prioritized according to the benefit/cost analysis, funding availability and the immediacy of the need for each project, as follows:

- **High Priority**—A project that meets multiple objectives, has benefits that exceed cost, has funding secured or is an ongoing project and meets eligibility requirements for a grant program. High priority projects can be completed in the short term (1 to 5 years). The key factors for high priority projects are that they have funding secured and can be completed in the short term.
- **Medium Priority**—A project that meets goals and objectives, that has benefits that exceed costs, and for which funding has not been secured but that is grant eligible. Project can be completed in the short term, once funding is secured. Medium priority projects will become high priority projects once funding is secured. The key factors for medium priority projects are that they are eligible for funding, but do not yet have funding secured, and they can be completed within the short term.
- **Low Priority**—A project that will mitigate the risk of a hazard, that has benefits that do not exceed the costs or are difficult to quantify, for which funding has not been secured, that is not eligible for FEMA grant funding, and for which the time line for completion is long term (1 to 10 years). Low priority projects may be eligible for grant funding from other programs. Low priority projects are “blue-sky” projects. How they will be financed is unknown, and they can be completed over a long term.

Table 30-2. Prioritization of Mitigation Initiatives

Initiative	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant Eligible?	Can Project be Funded Under Existing Programs/ Budgets?	Priority (High, Med., Low)
P-7	High	Low	Yes	No	Yes	High
P-12	Low	Low	Yes	No	Yes	High
P-13	Low	Low	Yes	No	Yes	High
P-14	Low	Low	Yes	No	Yes	High
P-15	Medium	Low	Yes	No	Yes	High
P-16	High	Low	Yes	No	Yes	High
P-17	Medium	Low	Yes	No	Yes	High
P-18	Medium	Low	Yes	No	Yes	High
P-19	Low	Low	Yes	No	Yes	High
P-20	Low	Low	Yes	No	Yes	High
P-21	Medium	Low	Yes	No	Yes	High
P-22	Medium	Low	Yes	No	Yes	High
P-23	Medium	Low	Yes	No	Yes	High
P-24	Medium	Low	Yes	No	Yes	High
P-25	High	Low	Yes	No	Yes	High
P-26	Medium	Low	Yes	No	Yes	High
P-27	High	Low	Yes	No	Yes	High
P-28	Medium	Low	Yes	No	Yes	High
P-29	Low	Low	Yes	No	Yes	High
P-30	Medium	Low	Yes	No	Yes	High
P-31	Medium	Low	Yes	No	Yes	High
P-32	High	Low	Yes	No	Yes	High
P-34	Low	Low	Yes	No	Yes	High
P-36	Low	Low	Yes	No	Yes	High
P-37	Low	Low	Yes	No	Yes	High
P-38	Medium	Low	Yes	No	Yes	High
P-40	Medium	Low	Yes	No	Yes	High
P-41	Medium	Low	Yes	No	Yes	High
P-42	Medium	Low	Yes	No	Yes	High

Initiative	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant Eligible?	Can Project be Funded Under Existing Programs/ Budgets?	Priority (High, Med., Low)
P-43	Low	Low	Yes	No	Yes	High
P-45	Medium	Low	Yes	No	Yes	High
P-46	High	Low	Yes	No	Yes	High
P-47	Low	Low	Yes	No	Yes	High
P-48	Medium	Low	Yes	No	Yes	High
P-49	High	Low	Yes	No	Yes	High
P-50	High	Low	Yes	No	Yes	High
P-51	High	Low	Yes	No	Yes	High
P-54	Medium	Low	Yes	Yes	Yes	High
P-55	Low	Low	Yes	No	Yes	High
P-56	High	High	Yes	No	Maybe	Medium
P-58	High	Low	Yes	No	Yes	High
P-59	High	Low	Yes	No	Maybe	Medium
P-61	Medium	Low	Yes	No	Maybe	Medium
P-63	Medium	Low	Yes	No	Maybe	Medium
P-64	Medium	High	No	No	Maybe	Low
P-65	High	High	Yes	Yes	Maybe	Low
P-66	High	High	Yes	Yes	Maybe	Low
P-67	Medium	High	No	Yes	Maybe	Low
P-68	High	High	Yes	Yes	Maybe	Low
P-69	Medium	Low	Yes	No	Maybe	Medium
P-71	High	Medium	Yes	No	Yes	Medium
P-72	Medium	Medium	Yes	Yes	Maybe	Medium
P-73	Medium	Low	Yes	No	Yes	High
P-74	High	Low	Yes	No	Yes	High
P-77	Medium	Medium	Yes	Yes	Maybe	Medium
P-78	Low	Low	Yes	No	Yes	High
P-79	Medium	Low	Yes	No	Yes	High

30.4 ANNUAL EVALUATION REPORT

The City of Los Angeles will prepare an annual evaluation report for its area analyses. The report will include a review of each action item, including a description of what was implemented or not implemented, and recommended changes to the actions items as appropriate. The report will be made available to the media and the public and will be submitted with the annual CRS recertification.

