

**Santa Clara River Watershed
FEMA Flood Insurance Rate Map Revision
Impacts on Existing
Letters of Map Amendment (LOMA)
Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)**

What are Flood Insurance Rate Maps? What are they used for?

Flood Insurance Rate Maps (FIRMs) are prepared by the Federal Emergency Management Agency (FEMA) to show flood risks in communities that are participating in the National Flood Insurance Program. The maps are used for insurance rating and floodplain management. Included on the maps are Special Flood Hazard Areas. Special Flood Hazard Areas are high - risk areas subject to inundation by the Base (1-percent-annual-chance, also referred as the “100-year”) Flood. Flood insurance is required for insurable structures in Special Flood Hazard Areas with a Federally – backed mortgage. New construction in Special Flood Hazard Areas is subject to development restrictions and elevation requirements in accordance with Federal regulations.

What are LOMAs, LOMRs and LOMR-Fs? What are they used for?

Letters of Map Amendments (LOMAs), Letters of Map Revision (LOMRs) and Letters of Map Revision Based on Fill (LOMR-Fs) are types of Letters of Map Change (LOMC) which are determinations by a letter from FEMA that officially amend an effective FIRM.

Amendments are sometimes warranted due to limitations in the scale or topographic detail of the source maps used by FEMA to prepare the FIRMs. These limitations may cause small elevated areas to be included in a Special Flood Hazard Area. To change the flood hazard designation for properties in these elevated areas, FEMA has established the LOMA process for properties on naturally high ground and the LOMR-F process for properties elevated by the placement of fill.

LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations, or the Special Flood Hazard Areas. The LOMR officially revises the FIRM, and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, or Flood Insurance Study report.

LOMAs, LOMRs and LOMR-Fs can establish that a property is not in a Special Flood Hazard Area and, by doing so, remove the Federal flood insurance requirement and Federal special development requirements. There are numerous existing LOMAs, LOMRs and LOMR-Fs for properties within the area covered by the revised FIRMs for the Santa Clara River watershed.

Do the revised FIRMs change the validity of existing LOMAs and LOMR-Fs?

They may or may not. The impacts of the revised FIRMs are as follows.

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 2 of 8**

LOMAs and LOMR-Fs Incorporated into the Revised FIRMs

The modifications made by the LOMAs and LOMR-Fs listed on this table have been incorporated into the revised FIRMs. The revised FIRMs will replace these LOMAs and LOMR-Fs; the instruments' modifications have been carried over into the revised FIRMs. (The FIRMs that have been revised are shown in **bold** text.)

Type of LOMC	FEMA Case No.	Date Issued	Project Location	Project Identifier	Original FIRM Panel	Current/Revised FIRM Panel
LOMR	08-09-1614P	09/29/2008	Unincorp. LA County	Tract No. 46813, Private Drain 2226	06037C0900F	06037C8885G
LOMR	09-09-1285P	04/24/2009	Unincorp. LA County	Villa Canyon Road – Route 5 and Villa Canyon Creek Map Update LOMR	06037C0805F	06037C0805G
LOMR	10-09-0746P	02/26/2010	Unincorp. LA County	Violin Canyon Creek Map Update	06037C0575F 06037C0600F 06037C0805F	06037C0575F 06037C0600F 06037C0805G
LOMR	10-09-1818P	04/26/2010	City of Santa Clarita	Oak Creek Golf Course	06037C0845F	06037C0845G
LOMR	11-09-1367P	04/25/2011	City of Santa Clarita	Santa Clarita LOMR	06037C0840F 06037C0845F	06037C0840G 06037C0845G
LOMR	18-09-1767P	06/13/2019	City of Santa Clarita	Tract No. 46018-11A, PD 2583-01	06037C0830F	06037C0830G

LOMAs, LOMRs and LOMR-Fs Not Incorporated on the Revised FIRMs, But Will Be Revalidated

The modifications made by the LOMAs and LOMR-Fs listed on this table: have not been reflected on the revised FIRMs because of scale limitations; or the LOMA/LOMR-F had determined that the lot(s) or structure(s) involved were outside the SFHA, as shown on the FIRM. **FEMA will revalidate these LOMAs/LOMR-Fs free of charge 1 day after the revised FIRMs become effective.** FEMA will do this through a single revalidation letter that reaffirms the validity of these LOMAs and LOMR-Fs.

Type of LOMC	FEMA Case No.	Date Issued	Project Location	Project Identifier	Original FIRM Panel	Revised FIRM Panel
LOMA	199531414MBJ	07/31/1983	Unincorp. LA County	34162 Agua Dulce Canyon Road - Portion of Section 23, T25N, R14W	0650430360B	06037C0640G
LOMA	19907138FIA	08/01/1991	City of Santa Clarita	26862 Sand Canyon Road	0650430480B	06037C0845G
LOMR-F	92-09-082G	05/08/1992	City of Santa Clarita	Sierra Canyon Apts – 27520 Sierra Hwy	0650430365B	06037C0840G
LOMA	93-09-310A	08/20/1993	Unincorp. LA County	Portions on the real properties described in Grant Deeds, recorded as Instrument Nos. 86-1823265, 86-1823266, 86-1823268, 86-1823269, 87-2038636 and 89-206561 in Office of Recorder, Los Angeles County, California	0650430340B	06037C0785G 06037C0805G
LOMA	95-09-404A	05/01/1995	Unincorp. LA County	Tract 30836, Lot 12 – 33677 N. Sierra Vallejo Rd	0650430360B	06037C0640G
LOMA	95-09-504A	06/09/1995	Unincorp. LA County	Tract 8985, Lot 19 – 33722 North Agua Dulce Canyon Road	0650430360B	06037C0640G

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 3 of 8**

Type of LOMC	FEMA Case No.	Date Issued	Project Location	Project Identifier	Original FIRM Panel	Revised FIRM Panel
LOMA	95-09-672A	07/31/1999	Unincorp. LA County	Tract 30836, a Portion of Lot 14 – 33635 Sierra Vallejo	0650430360B	06037C0640G
LOMR-F	95-09-1034A	01/19/1996	City of Santa Clarita	Tract 35157, Lots 151 & 152	0650430365B	06037C0830G
LOMA	96-09-890A	09/03/1996	Unincorp. LA County	Tract 8676, Lot 163 & Westerly 27.5 feet of Lot 164 – 30814 San Martinez Rd.	0650430340B	06037C0785G
LOMA	97-09-541A	03/28/1997	Unincorp. LA County	Tract 3253, Portion of Lot 3 – 16484 Vasquez Canyon Road	0650430365B	06037C0835G
LOMA	97-09-683A	06/02/1997	Unincorp. LA County	Portions of Section 33, T5N, R17W, San Bernardino Meridian, Parcels 1 and 2 – 30055 Anvik Street	0650430340B	06037C0785G
LOMA	99-09-752A	08/11/1999	Unincorp. LA County	32480 Aliso Canyon Road – Portion of Section 32, T5N, R12W, S.B.M.	0650430395B	06037C0885G
LOMR-F	00-09-660A	05/11/2000	City of Santa Clarita	Tract 31158, Lot 1	0650430365B	06037C0830G
LOMA	01-09-501A	03/23/2001	Unincorp. LA County	32538 ALISO CANYON ROAD --PORTION OF SECTION 31, T5N, R12W, S.B.M.	0650430395B	06037C0885G
LOMA	02-09-588A	03/25/2002	City of Santa Clarita	28448 OAK SPRINGS CANYON ROAD --PARCEL MAP 10495, PARCEL 2, PORTION OF SECTION 24, T4N, R15W, S.B.	0650430365B	06037C0845G
LOMA	02-09-742A	05/01/2002	Unincorp. LA County	Tract 8672, Lot 162 – 28848 Lincoln Avenue	0650430340B	06037C0785G
LOMA	02-09-900A	06/05/2002	Unincorp. LA County	33800 Agua Dulce Canyon Road – Portion of Section 23, T5N, R14W, S.B.M.	0650430360B	06037C0640G
LOMA	05-09-0379A	04/18/2005	Unincorp. LA County	East 82.06 feet Lot 3 & 4 Block 9 Town of Acton – 3728 Nickels Avenue	0650430390B	06037C0880G
LOMA	05-09-0989A	07/11/2005	Unincorp. LA County	20925 Romero Canyon Road – Portion of Section 34, T5N, R17W, S.B.M.	0650430340B	06037C0785G
LOMA	06-09-B801A	06/06/2006	Unincorp. LA County	2210 Soledad Canyon Road – Portion of Section 32, T5N, R12W, S.B.M.	0650430395B	06037C0885G
LOMA	06-09-BA45A	06/28/2006	Unincorp. LA County	Tract 32052, Lot 35 – 30029 Sharp Road	0650430340B	06037C0785G
LOMA	06-09-BE69A	09/07/2006	Unincorp. LA County	4237 Escondido Canyon Road – Sec 35, T5N R13W, San Bernardino Meridian	0650430390B	06037C0880G
LOMA	07-09-0894A	04/03/2007	City of Santa Clarita	Tract 46018-02, Lot 025 – 28340 Atley Court	0650430365B	06037C0830G

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 4 of 8**

Type of LOMC	FEMA Case No.	Date Issued	Project Location	Project Identifier	Original FIRM Panel	Revised FIRM Panel
LOMA	09-09-0515A	01/27/2009	Unincorp. LA County	8627 Sierra Highway – Sec 18, T5N, R13W, San Bernardino Meridian	0650430645B	06037C0645G
LOMA	09-09-0704A	03/19/2009	Unincorp. LA County	Tract 32027, Lot 12 – 31761 Lakemeadow Drive	06037C0900F	06037C0885G
LOMA	09-09-2022A	07/23/2009	Unincorp. LA County	31465 Angeles Forest Highway – Parcel 1, PM 4073	06037C0925F	06037C0905G
LOMA	09-09-2148A	08/25/2009	Unincorp. LA County	30280 Bouquet Canyon Road – Portion of Section 28, T5N, R15W, S.B.M.	06037C0830F	06037C0830G
LOMA	11-09-3951A	02/02/2012	Unincorp. LA County	Tract 32052, Lot 23 – 30600 Remington Road	06037C0800F	06037C0785G
LOMA	12-09-1094A	03/13/2012	Unincorp. LA County	Section 18, T5N, R13W – 8411 Sierra Highway	06037C0645F	06037C0645G
LOMA	12-09-1329A	04/12/2012	Unincorp. LA County	Tract No. 43184, Lot 20 – 3320 Old Miner Road	06037C0900F	06037C0885G
LOMA	12-09-1658A	05/24/2012	Unincorp. LA County	Parcel Map 62477, Parcel 1, Unit 6A – 28895 Industry Drive	06037C0800F	06037C0785G
LOMA	12-09-1659A	10/02/2012	Unincorp. LA County	Parcel Map 62477, Parcel 1 – 28887 Industry Drive, Units 4A through 4F	06037C0800F	06037C0785G
LOMA	13-09-2254A	06/06/2013	City of Santa Clarita	Section 6, T4N, R15W, S.B.M. – 28717 Bouquet Canyon Road	06037C0830F	06037C0830G
LOMA	13-09-2215A	08/01/2013	Unincorp. LA County	Section 23, T5N, R14W, S.B.M. – 34037 Agua Dulce Canyon Road	06037C0640F	06037C0640G
LOMA	14-09-1421A	03/11/2014	City of Santa Clarita	Tract 34464, Portion Lot 5 -- 27415 Triumph Avenue	06037C0845F	06037C0845G
LOMA	14-09-3069A	07/10/2014	Unincorp. LA County	Section 25, T5N, R14W, San Bernardino Meridian – 3365 Wisconsin Street	06037C0900F	06037C0885G
LOMA	14-09-3274A	07/29/2014	Unincorp. LA County	Section 16, T5N, R14W, San Bernardino Meridian – 33863 Sierra Vallejo Road	06037C0640F	06037C0640G
LOMA	15-09-0336A	12/11/2014	Unincorp. LA County	2241 Tortuga Street	06037C0900F	06037C0885G
LOMA	15-09-0601A	01/06/2015	Unincorp. LA County	Section 27, T5N, R12W -- 33043 Angeles Forest Highway	06037C0925F	06037C0905G
LOMA	15-09-0602A	01/06/2015	Unincorp. LA County	Parcel Map No. 8308, Lot 1 - -30440 Byfield Road	06037C0800F	06037C0785G
LOMA	15-09-0745A	03/05/2015	City of Santa Clarita	Section 6, T4N, R15W, S.B.M. -28735 Bouquet Canyon Road†	06037C0830F	06037C0830G
LOMA	15-09-1121A	03/24/2015	Unincorp. LA County	Section 34, T5N, R12W --170 Juniper Ridge Lane	06037C0925F	06037C0905G

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 5 of 8**

Type of LOMC	FEMA Case No.	Date Issued	Project Location	Project Identifier	Original FIRM Panel	Revised FIRM Panel
LOMA	15-09-1552A	05/22/2015	Unincorp. LA County	Tract No. 8600, Lot 16 -- 28805 Chiquito Canyon Road	06037C0800F	06037C0785G
LOMA	15-09-1837A	06/09/2015	Unincorp. LA County	Section 18, T5N, R13W, S.B.M. --8461 Sierra Highway	06037C0645F	06037C0645G
LOMA	16-09-0453A	12/10/2015	Unincorp. LA County	Tract 45391, Lot 3 --24961 The Old Road	06037C1031F	06037C1031G
LOMA	16-09-1205A	03/24/2016	Unincorp. LA County	Acton Original Townsite, Block 18 --3756 Gurrier Avenue	06037C0900F	06037C0880G
LOMA	16-09-1206A	03/24/2016	Unincorp. LA County	Acton Original Townsite, Block 23 --3758 Syracuse Avenue	06037C0900F	06037C0880G
LOMA	16-09-1263A	03/31/2016	Unincorp. LA County	Tract 30836, Lot 14 --33639 Sierra Vallejo Road	06037C0640F	06037C0640G
LOMA	16-09-1665A	05/16/2016	Unincorp. LA County	Tract 7773, Lots 181-184 -- 13007 Sierra Highway	06037C0640F	06037C0640G
LOMA	16-09-2302A	07/28/2016	Unincorp. LA County	Section 9, T3N, R16W	06037C1031F	06037C1031G
LOMA	17-09-0101A	01/05/2017	Unincorp. LA County	Parcel Map No. 14632, Lot 3 --16150 Vasquez Way	06037C0835F	06037C0835G
LOMA	05-09-0989A	07/11/2005	Unincorp. LA County	30925 Romero Canyon Road --Portion Of Section 34, T5N, R17W, B.M.	0650430340B	06037C0785G

LOMAs and LOMR-Fs Superseded

The modifications made by the LOMAs and LOMRs listed on this table have not been reflected on the revised FIRMs because: they are being superseded by the revised flood hazard information; or the information available was not sufficient to make a determination. The reason each is being superseded is noted. **These LOMAs and LOMR-Fs will no longer be valid when the revised FIRM becomes effective on June 02, 2020.**

Type of LOMC	FEMA Case No.	Date Issued	Location	Project Identifier	FEMA's Reason Determination Will be Superseded	Original FIRM Panel	Revised FIRM Panel
LOMA	96-09-788A	11/03/1995	Unincorp. LA County	Valencia Marketplace, Portion of Property East of Old Road & Portion of Parcel 1, Parcel Map 15955	Superseded by another Letter of Map Change	0650430460B	06037C0815G <i>(Note: Parcel changing from Zone D to Zone X.)</i>

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 6 of 8**

Type of LOMC	FEMA Case No.	Date Issued	Location	Project Identifier	FEMA's Reason Determination Will be Superseded	Original FIRM Panel	Revised FIRM Panel
LOMA	95-09-233A	01/10/1996	Unincorp. LA County	Valencia Marketplace, Portion of Tract Described in Deed & Portion of Parcel 1, Parcel Map 15995	Revised hydrologic and hydraulic analysis.	0650430460B	06037C0815G <i>(Note: Parcel changing from Zone D to Zone X.)</i>
LOMA	01-09-1092A	02/01/2002	City of Santa Clarita	17350 Sierra Highway – Portion of Section 15, T4N, R15W, S.B.M.	Revised hydrologic and hydraulic analysis.	06037C0365B	06037C0840G <i>(Note: Address no longer exists.)</i>
LOMA	03-09-0796A	06/06/2003	City of Santa Clarita	16160 Sultus Street – Parcel Map 7909, Parcels 3 & 4	Lowest Adjacent Grade and Lowest Finished Floor are below the Base Flood Elevation of the revised FIRM.	06037C0480B	06037C0845G
LOMR	08-09-1659P	09/29/2008	Unincorp. LA County and City of Santa Clarita	Bouquet Canyon Tributary	Revised hydrologic and hydraulic analysis.	06037C0830F	06037C0830G <i>(Note: Affects two parcels in Unincorp LA County; several parcels in City)</i>
LOMR	08-09-1660P	09/29/2008	Unincorp. LA County	Reissuance: Revised Hydrologic Analysis and Updated Topography, Newhall Ranch and Castaic Junction	Revised hydrologic and hydraulic analysis.	06037C0800F	06037C0791G <i>(Note: Affects one parcel)</i>
LOMR	08-09-1755P	01/14/2010	Unincorp. LA County	Reissuance of LOMR Case for FEMA	Revised hydrologic and hydraulic analysis.	06037C0800F 06037C0805F 06037C0815F	06037C0791G 06037C0792G 06037C0793G 06037C0805G 06037C0815G
LOMR	10-09-0539P	05/17/2010	Unincorp. LA County	Track No. 46353, Los Angeles County	Revised hydrologic and hydraulic analysis.	06037C0835F	06037C0835G <i>(Note: Mint Cyn. Affects several parcels.)</i>

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 7 of 8**

Type of LOMC	FEMA Case No.	Date Issued	Location	Project Identifier	FEMA's Reason Determination Will be Superseded	Original FIRM Panel	Revised FIRM Panel
LOMR	10-09-3091P	07/29/2010	Unincorp. LA County	29103 Rangewood Road Update	Revised hydrologic and hydraulic analysis.	06037C0805F	06037C0805G
LOMR	11-09-4027P	10/20/2011	City of Santa Clarita	Haskell Canyon Update	Revised hydrologic and hydraulic analysis.	06037C0810F	06037C0810G
LOMR	12-09-0924P	08/13/2012	Unincorp. LA County	Hasley Canyon Creek	Revised hydrologic and hydraulic analysis.	06037C0800F 06037C0805F	06037C0800G 06037C0805G
LOMA	14-09-0306A	12/10/2013	City of Santa Clarita	Tract 34464, Lot 1 – 27815 Lorjen Road	Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.	06037C0845F	06037C0845G
LOMA	14-09-0940A	01/28/2014	Unincorp. LA County	Section 32, T5N, R12W -- 32545 Aliso Canyon Road	Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.	06037C0900F	06037C0885G
LOMA	15-09-0750A	01/29/2015	Unincorp. LA County	3719 Nickels Avenue	Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.	06037C0900F	06037C0880G
LOMA	14-09-4094P	03/02/2015	Unincorp. LA County	Castaic Creek Soil Cement Bank Protection PM 26363	Revised hydrologic and hydraulic analysis.	06037C0800F 06037C0805F 06037C0815F	06037C0875G 06037C0805G 06037C0815G
LOMA	16-09-1098A	03/10/2016	Unincorp. LA County	Block 12, Lots 7-10 --3725 Nickels Avenue	Revised hydrologic and hydraulic analysis.	06037C0900F	06037C0880G

The LOMA/LOMR/LOMR-F for my property or structure was superseded. I'm now mapped in a Special Flood Hazard Area.

- **Is there a way to get my property or structure out of the Special Flood Hazard Area designation?**

Only if you can demonstrate with:

- More accurate/detailed topographic data than those used for the revised FIRM that the ground the structure is sitting on is at or above the revised FIRM's Base Flood Elevation. Refer to: **How to Request a Letter of Map Amendment (LOMA) or Letter of Map Revision Based on Fill (LOMR-F)*:** <https://www.fema.gov/flood-maps/change-your-flood-zone/loma-lomr-f>.

**Note: FEMA has suspended issuance of new LOMR-Fs in Los Angeles County.*

**Santa Clara River Watershed FEMA Flood Insurance Rate Map Revision
Impacts on Existing Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR) and
Letters of Map Revision Based on Fill (LOMR-F)
Page 8 of 8**

- More accurate hydrologic and hydraulic data than those used for the revised FIRM that the Base Flood Elevation is lower or in a different location than that shown on the revised FIRM. This type of map change, known as a Letter of Map Revision (LOMR), is more complex than that for a LOMA or LOMR-F. The hydrology and hydraulic analyses, flood maps and LOMR application would need to be prepared and signed and stamped by a California-licensed Civil Engineer and a Land Surveyor. The LOMR application package will need to be submitted to Los Angeles County Public Works for review and concurrence prior to your submittal to FEMA for its review and concurrence. Consult a California-licensed Civil Engineer on FEMA's LOMR process.

In the event FEMA issues a LOMA or LOMR that removes your structure or property out of a Special Flood Hazard Area, contact your insurance agent after the LOMA/LOMR becomes effective but before the end of your policy term to request a policy cancellation. You will need documentation from your lender that it has agreed to remove the requirement for flood insurance on your property. However, you should consider keeping your flood policy and request your insurance agent to simply transition it to a lower cost Preferred Risk Policy (PRP). This does not require your lender's approval and any difference in premium will be refunded to you.

Also note that your property may still be in a floodplain mapped by the County on its County Floodway Maps for its Capital (50-year) Flood. The LOMA or LOMR issued by FEMA will not affect local entities' requirements for development in floodplains identified on the County Floodway Maps.

- **The ground my structure is sitting on is below the Base Flood Elevation. Can I still get out of the Special Flood Hazard Area designation?**

No. It is recommended you obtain the services of a California Professional Engineer or Land Surveyor to fill out an Elevation Certificate. It will best define your flood risk and thus enable you to obtain the best insurance rate you can. Refer to: **Elevation Certificates: Who Needs Them and Why:** <https://www.floodsmart.gov/index.php/flood-map-zone/elevation-certificate>.

Will there be any further changes to the Flood Insurance Rate Maps for this area?

Public Works anticipates pursuing a Letter of Map Revision in Romero Canyon to reflect the construction of a storm drain that mitigates flood impacts.