

WHAT TO DO DURING A FLOOD

Do not walk through flowing water.

Drowning is the number one cause of flood deaths. Currents can be deceptive. Six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to ensure that the ground is still there.

Do not drive through a flooded area.

“Turn Around, Don’t Drown.” More people drown in their cars than anywhere else. Don’t drive around road barriers; the road or bridge may be washed out.

Avoid power lines and electrical wires.

The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to the power company or the Placer County Sheriff’s Office at (530) 889-7800.

Have your electricity turned off by the power company.

Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don’t use appliances or motors that become wet unless they have been taken apart, cleaned and dried.

Look out for animals, especially snakes.

Use a pole or stick to poke and turn things over to scare away small animals.

Look before you step.

After the flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks.

Use a flashlight to inspect for damage. Don’t smoke or use candles, lanterns, or open flames until you know the gas has been turned off and the area has been well-ventilated.

WHAT TO DO AFTER A FLOOD

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

Select a contractor who is licensed properly in California. Placer County requires contractors to be licensed and to have a Business License issued by Placer County. Licensed contractors will be able to produce proof of licensing. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman’s compensation insurance. Complaints against licensed contractors may be referred to the Contractors State License Board.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including painting, roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if homeowners are doing the work themselves.

Questions about building permits or contractor licensing may be addressed to the Placer County Building Department at (530) 745-3010.

For more information about flood safety on the NFIP:
placer.ca.gov/floodplain
floodsmart.gov

This information is provided by Placer County and is applicable to properties within the unincorporated areas of the County. If you reside in a jurisdiction other than Placer County, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact Placer County Floodplain Management Division at (530) 745-7557 or via U.S. mail.



Floodplain Management
3091 County Center Drive, Suite 220
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Floodplain Management presents:

FLOOD SAFETY

Preparing for a flood in
your neighborhood





History of Flooding in Placer County

Flooding in Placer County is generally the result of high intensity storms which inundate watersheds within in the county, causing flooding of the natural water courses and adjacent properties. These storms are sporadic in nature. Flooding may occur in one area, while another watershed a few miles away will not be affected. Flooding can occur with little warning. Your property may be high enough that it was not flooded recently, however, it can still be flooded in the future because the next flood could be more severe. If you are in the floodplain, chances are that some day your property will be damaged. Even if you home has never had a flood damage it, you should be aware of flood hazards no matter where you live. This flyer gives some ideas of what you can do to protect yourself and your property.

Recognize the natural and beneficial functions of floodplains to help reduce flooding.

Floodplains are a natural component of the Placer County environment. Understanding and Protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reducing erosion of the stream bank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic,

valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to stream bank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

WHAT TO DO BEFORE A FLOOD

Determine if your property is located in an area subject to flooding.

These areas have a known potential for flooding:

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|-------------------------|-----------------------------|
| American River | Truckee River |
| Coon Creek | Bear River |
| Sucker Ravine | Markham Ravine |
| Auburn Ravine | Miners Ravine |
| South Yuba River | Linda Creek |
| Curry Creek | Pleasant Grove Creek |
| Doty Ravine | Dry Creek |
| Squaw Creek | Secret Ravine |
| Bear Creek | Lake Tahoe |

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your location is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Floodplain Management Division at (530) 745-7503, will make free flood zone determinations for properties within the unincorporated county. FEMA maps are also available through the Placer County website. If located in an "A" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. The Floodplain Management Division also maintains elevation certificates, and are available for review in either digital or hard copy, for many properties within the county.

Purchase flood insurance for your property.

Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required to cover damages

incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. Placer County participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year flood plain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available through the Placer County website.

Maintain drainage channels and clear pipes of obstruction and debris.

Placer County performs cleaning and maintenance activities on the drainage channels and pipes in county easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of county ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the county's drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping within the county road system please contact Placer County Public Works and Facilities at (530) 745-7565.

Protect your property from the hazards of flooding and wind.

Various methods may be used to minimize flooding. If the floor level of your property is lower than the "Base Flood Elevation" (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available through the Placer County

website (placer.ca.gov/floodplain). If a flood is imminent, property may be protected by sandbagging areas subject to the entry of water into living spaces. The Fire Departments of Placer County may be available to assist with sandbagging efforts. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Placer County Personnel will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. For more information please contact Floodplain Management at (530) 745-7503.

Meet improvement requirements.

Placer County's Flood Damage Prevention Regulations; Article 15.52 requires that if the cost of reconstruction, additions or other improvements to a building equals or exceeds 40% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 40% of the building's value before it was damaged must be elevated above the base flood elevation.

Meet permitting requirements.

All development within the county requires a permit. Always check and fulfill permitting requirements with the Community Development Resource Agency at (530) 745-3000 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact either of the numbers above to report any suspected permitting violations.

Keep an emergency supply.

Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery operated radio should be kept available.

Be alert.

Register for hazard alerts at placer-alert.org.