

FLOOD WARNING SYSTEM

Flood watches and flood warnings will be issued to the public via these media:

- >Local cable network (Channel 3)
- >TV (Emergency Alert System)
- >Radio (Emergency Alert System)
- >Mobile public address - Fire & Police

DRAINAGE SYSTEM UPKEEP

Fountain Valley has a complex storm drain system made up of streets, gutters, pump stations, and a network of underground facilities. This system carries storm water away from buildings and out to the ocean. To enhance the outflow of storm water, the City and the Orange County Flood Control District regularly clean and maintain system facilities several times each year. Clogged drainage facilities may cause flooding since storm water can only flow freely in unclogged facilities. For this reason, the Fountain Valley Municipal Code, Chapter 14.40.010, Sec. (11.) and 14.40.030 sec. (a) & (b), prohibits dumping in the street or any drainage facility. If you see any dumping or debris in the storm drainage system, please report to the Public Works Department @ 714/593-4433 during the hours of M-F from 8 AM - 5 PM. After 5 PM weekdays and on weekends call the Police Department @ 714/593-4485.

OTHER EMERGENCY RESOURCES

The American Red Cross provides for medical care and sheltering operations during any type of disaster. Emergency sandbags are available at these locations:

- City Maintenance Yard
17300 Mt. Herrmann St., North of Slater
- Fire Station No. 1
17737 Bushard St., South of Slater
- Fire Station No. 2
16767 Newhope St., North of Warner

BUILDING ELEVATION CERTIFICATES

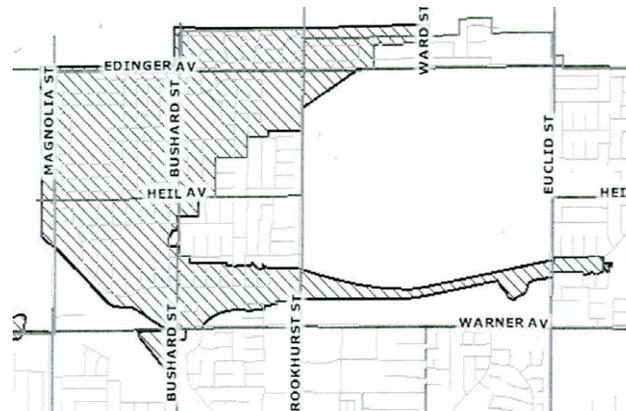
The City maintains elevation certificates for new and substantially improved structures for review in the SFHA since January 1, 1983

MAP OF THE LOCAL FLOOD HAZARD AREA

Your Fountain Valley property is in or near a floodplain (Special Flood Hazard Area). The shaded area of the map below shows the 100-year floodplain as it appears on the Flood Insurance Rate Map (FIRM) now in effect. All areas not in the shaded area are in Flood Zone X, 500- year flood, which does not require flood insurance. See maps of the entire city as related to the floodplain on the city website as noted below. Although your property may not presently be shown in a floodplain, FEMA continuously revises the FIRM's. To determine if your property is currently in a Special Flood Hazard Area, check one of the more detailed maps at the City Building Department Lobby area, at 10200 Slater Ave., Fountain Valley, CA 92708. Maps are also available on the city website or FEMA's websites listed below.

www.fountainvalley.org

www.fema.gov



Revised by the Building Dept. 10/2013

FLOODPLAIN AWARENESS

City of Fountain Valley



This brochure has been designed to inform you of important issues regarding living or building in the floodplain.

For more information or questions regarding floodplain requirements, construction, insurance, or protection of your property, please contact the Fountain Valley Building Department @ 714/593-4429

Floodplain information and maps are available:

- Online at the City's website:
www.fountainvalley.org
- Fountain Valley Public Library
17635 Los Alamos St Fountain Valley, CA
- FEMA's website:
www.fema.gov

FLOOD INSURANCE

The City of Fountain Valley continues working on your behalf to reduce the community's flood insurance rates. Please remember that standard homeowner insurance policies do not usually cover flood-related losses. Fountain Valley property owners may obtain federally supported flood insurance because the City has been part of the National Flood Insurance Program (NFIP) for over 20 years. NFIP insurance is available to owners of insurable property in the Fountain Valley (a building or its contents). Tenants may also insure personal property against flood loss. Flood zone area property owners should buy flood insurance to protect against flood losses. Contact your insurance agent for types of flood insurance available and regarding the "30 Day waiting period". NFIP insurance is required when financing a home with a federally backed mortgage.

LOCAL FLOOD HAZARD

With the competition of more than 1.5 billion worth of improvements to the Santa Ana River, Prado Dam and Seven Oaks Dam, the Santa Ana floodplain was lifted in June 2000 and again January 2001. While this spelled relief for many property owners, **some still remain in a designated flood zone.** This flood zone designation is due to residual shallow flooding created by the local County channels that do not meet FEMA requirements for flood protection. The County Channels involved are Warner and Wintersburg. Ongoing analysis is re-evaluating the Flood Zone A designated area. Long-term flood zone relief will only come in the form of millions of dollars in improvements by the County of Orange to increase the flood protection capabilities of the county channels to FEMA requirements.

FLOODPROOFING AND RETROFITTING

A complete list of references for floodproofing and retrofitting are available at:

- **The Fountain Valley Public Library**
17635 Los Alamos St. 714/962-1324
- **The City's Building Department**
10200 Slate Ave. 714/593-4429
- **The City's Website/Floodplain Info.**
www.fountainvalley.org

PROTECTING YOUR PROPERTY

To help protect your property, elevate electrical panel boxes, furnaces, water heaters, washers and dryers. For extra safety install interior and exterior backwater valves, interior flood walls around utilities. When flooding is likely, and time permits, move important items (i.e. furniture) to upper floors. Keep sandbags, plywood, lumber and plastic sheeting on hand for impromptu waterproofing. Emergency sandbag locations are listed on the back of this flyer. Visit our city website for more information on flood protection assistance: www.fountainvalley.org

FLOOD SAFETY

You may avoid flood injuries by:

- Knowing flood warning procedures.
- Avoiding flowing water that is above your knees.
- Keeping children away from flood waters, rivers, ditches, culverts, & storm drains.
- Fleeing vehicles stalled in high water and seeking higher ground at once
- Evacuating the flood-hazard area when flooding is imminent or when Police or Fire officials instruct you to do so.
- Turning off all electrical circuits at the fuse panel or disconnect switch, turn off/disconnect all electrical appliances.
- Shut off all water service & gas valves.
- *Install "check valves" in sewer traps to prevent floodwater from backing up into the drains of your home.

HOMEOWNER'S GUIDE TO RETROFITTING

"Six Ways to Protect Your house from Flooding: "
Elevation- is raising your house so that the lowest floor is above the flood level. (Most common way to avoid flooding)
Wet Floodproofing - makes uninhabited parts of your house resistant to flood damage when water is allowed to enter during flooding.
Relocation- means moving your house to higher ground where the exposure to flooding is eliminated altogether.
Dry floodproofing- is sealing your house to prevent flood waters from entering.
Levee and floodwall- protection means constructing barriers to prevent flood waters from entering your house.
Demolitions- means razing your house and rebuilding properly on the same property or buying a house elsewhere.

BUILDING AND DEVELOPMENT RULES

Before you build, alter, remodel, regrade or fill on your property, be sure to check with the City Building Department. Because portions of the city are in a floodplain you will need a permit to ensure that your project does not cause major changes in elevation or drainage problems on other properties. Remember all new developments, alterations, additions, remodels, or modifications to a building or property in Fountain Valley requires a Building Permit. To report building or filling being done without a posted permit, contact the Building Department at 714/593-4429.

SUBSTANTIAL IMPROVEMENT/DAMAGE

The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, rehabilitation, addition, remodeling, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same requirements as a new building. Substantially damaged buildings must also be brought up to the same standards (e.g., residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation). This is enforced by the city by means of verification of all permits submitted in the floodplain, Floodplain Construction Evaluation Worksheets, which together will verify if a project is allowed to proceed or if they will have to meet the requirements of new construction.