

Are you prepared for a flood in your neighborhood?

You are receiving this brochure because your property is in or near a special flood hazard area.

History of Flooding in the City of Lake Elsinore

It is critical to remember that areas of the City of Lake Elsinore are subject to flooding during heavy rain events from the lake or any of the many channels and streams that can be found in the City. The most recent flooding took place in the early to mid 1980's. The Lake Elsinore Management Project, constructed between 1988 and 1995, was designed to conserve water, improve water quality and reduce flood risk. Being prepared is your best defense against such events.

What should you do before a flood?

♦ Determine if your property is in an area subject to flooding

The areas in the City next to Temescal Creek, the Outflow & Inflow Channels, and the area around the lake bordered by Riverside Drive, Lakeshore Drive, Mission Trail/Corydon Road and Grand Avenue have a known potential for flooding.

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 neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Engineering Department at (951) 674-3124 ext. 308, will

make free flood zone determinations for properties within the City. FEMA maps are also available online at the FEMA Map Service Center at <https://msc.fema.gov/portal/search>. If located in an "A" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has the potential for flooding caused by a 100-year storm. Your building may have been elevated out of the SFHA during construction. The Engineering Department also maintains elevation certificates for many properties within the city which are also available for review at the City's website www.lake-elsinore.org or at City Hall.

♦ Purchase Flood Insurance on your property

Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required. Coverage is available for the building itself as well as for the contents of the building. *The City of Lake Elsinore 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 floodplain (SFHA). Contact your insurance agency for more information or the Riverside County Public Libraries.

♦ Maintain drainage channels and keep pipes free of obstruction and debris

The City of Lake Elsinore performs cleaning and maintenance activities on the drainage channels and pipes in City 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 shopping carts, leaves, debris, trash, etc.) Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. City ordinances prohibit dumping trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City's drainage system, such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping call (951) 674-3124 ext. 308, or for questions regarding drainage system maintenance, please contact Public Works Maintenance at (951) 674-5170.

♦ Protect your property from the hazards of flooding

Various methods may be used to minimize flood damage. 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 in Riverside County Public Libraries and City's and FEMA's website. If a flood is imminent, property damage can be minimized by sandbagging areas that would allow the entry of water into living spaces. The City of Lake Elsinore Public Works Department has sandbagging materials available free of charge to assist with sandbagging efforts. Sandbagging material is available at the City Yard at 521 N. Langstaff Street. Valuables and furniture may also be moved to higher areas of the dwelling. The City has site specific information for some parcels within the city limits. For more information, please contact an Engineering Technician at (951) 674-3124 ext. 951.

♦ Meet improvement requirements

The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% 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 if the cost of repairs equals or exceeds 50% of the building's pre damage value, to include elevating the structure. Please contact the Engineering Division at (951) 674-3124 ext. 241 for more information.

♦ Meet permitting requirements

All development within the city requires a permit. Always check and fulfill permitting requirements with the Planning, Engineering and Building Departments at (951) 674-3124, before you build on, alter fill, or regrade on any portion of your property and/or within any easement or right-of-way. Also, contact the numbers above to report any suspect 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.

What should you do during a flood?

If your property is in imminent danger of flooding, please contact SCE at (800) 655-4555 or the Gas Company at (800) 427-2200 to request that your power and natural gas be shut off, or for guidance on how to do it yourself.

Tune in to local commercial radio or television stations (FM 101.3 or 95.1) or NOAA Weather Radio (frequencies 162.550 or 162.250). Warning Bulletins and any other emergency instructions. The Riverside County Office of Emergency Services will order or advise evacuations if conditions warrant this action. If evacuations are called for, it is imperative that you follow instructions in the time frame note.

Questions regarding emergency procedures may be addressed to the Riverside County Office of Emergency Services at (909) 358-5029 or the website <http://www.caloes.ca.gov/home>

- If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.
- Develop an evacuation plan for your family.
- Avoid low lying areas. Seek shelter in the highest areas possible.

What should you 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 in his trade. The City of Lake Elsinore requires contractors to be licensed by the State and to have a City of Lake Elsinore Business License. Licensed contractors will be able to provide receipts for their licenses. Verify that contractors are licensed before signing or agreeing to any repair contracts. You can verify the status of their Contractor's License by going online to

www.cslb.ca.gov or calling (800) 321-CSLB. It is also recommended that you verify certification of liability and workers compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

Require your contractor 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 a homeowner is doing the work himself.

Questions about permits or contractor licensing may be addressed to the City of Lake Elsinore Planning, Engineering and/or Building Departments at (951) 674-3124.

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

Floodplains are a natural component of the City of Lake Elsinore 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, reduced erosion of the streambank 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 streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

For more information about flood safety or the NFIP, please note the following:

www.lake-elsinore.org
<http://www.caloes.ca.gov/home>
www.floodsmart.gov

This information is provided by the City of Lake Elsinore and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Lake Elsinore, 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 the City of Lake Elsinore Engineering division at (951) 674-3124 or via U.S. mail.

CITY OF LAKE ELSINORE
Engineering Division
130 South Main Street
Lake Elsinore, CA 92530



FLOOD SAFETY



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