

Planning Ahead

Follow these tips to help your family be prepared in case of flooding.

1. Keep emergency supplies on hand; including a battery operated radio, flashlight, first aid kit, extra batteries, and enough food and clean water for up to three days. Check your supply kit each year to ensure the food is fresh and batteries are still good.
2. Find a family member or friend who lives outside the area and ask them to be your family's central point of contact in case you get separated. Then make sure each member of your household knows the number and to call it in case you are separated from one another.
3. Be familiar with the routes in and out of your neighborhood in case you need to evacuate. Remember to check TV or radio to find the preferred route out of your area before you leave your home.
4. Keep all of your important paperwork, including insurance policies and birth certificates in a safe place- such as a safe deposit box. If you keep them at home, be sure to take them with you when you leave your house.
5. Find the high points in and around your home. If you are caught in a flood, stay out of the water if at all possible. When moving to upper floors, roof, or higher ground, be sure to take your emergency supplies with you.
6. Know your insurance policies and what it covers and what it doesn't.
7. Teach children to dial 9-1-1 in case of emergency.
8. Microchip pets to help ensure a speedy reunion if you are separated in an emergency.
9. If you live in an area that is frequently flooded, keep sandbags, plywood, plastic sheeting and lumber on hand. **DO NOT** stack sand bags against your building's foundation.

To find out if your home is located within the SFHA, please call the Planning Division at **775-782-6217**. Carson Valley flood zone maps are available for review at the public counter located at 1594 Esmeralda Avenue, Minden.

Note: In zones A, AE, AH and AO, if the cost of reconstruction, rehabilitation, addition, or other improvements to a structure is more than 50% of the building's market value, then the structure must meet the same construction requirements as a new structure. Technical assistance for retrofitting homes against flooding and additional information can be obtained by calling **775-782-6217**.

Important Numbers & Websites

For floodplain information please call the Planning Division at **775-782-6217**

Visit Our Website at www.douglascountynv.gov

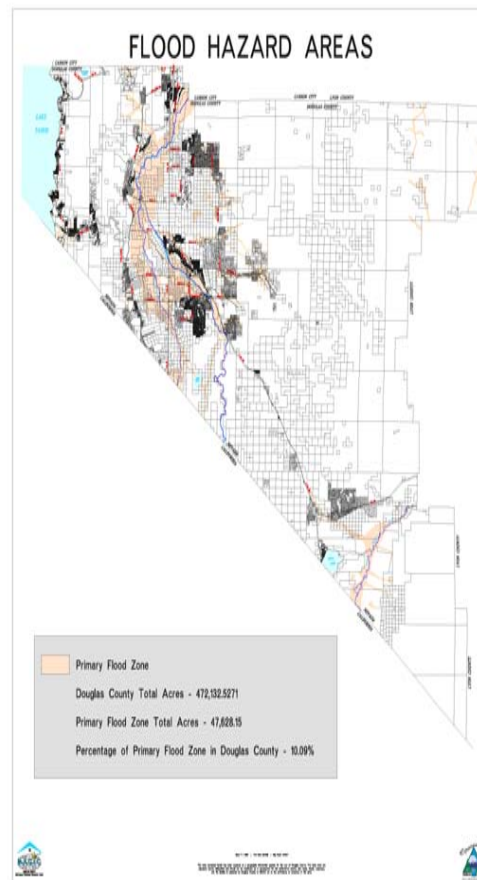
The floodplain ordinance can be found in County Code, Title 20, Chapter 20.50.

National Flood Insurance Program

800-427-4661

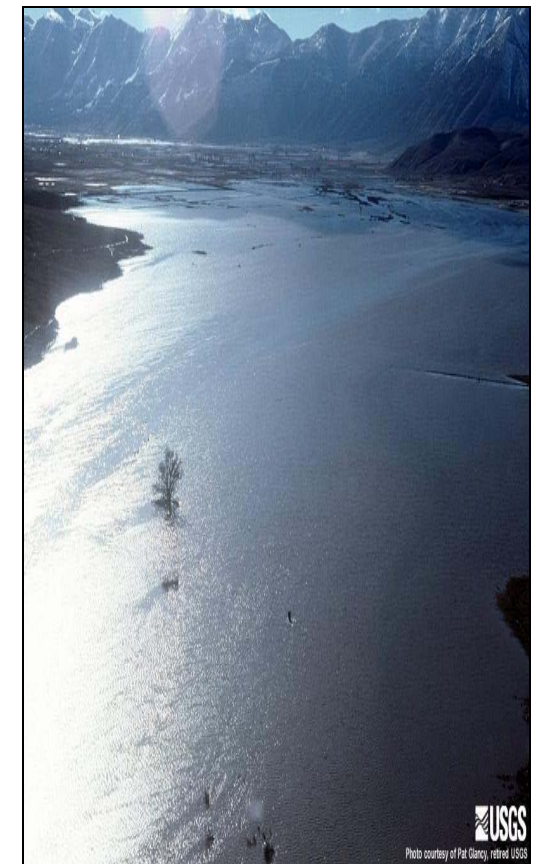
www.fema.gov , www.Ready.gov ,

www.Ready.gov/kids, www.floodsmart.gov



Prepare, Protect, Prevent!

TIPS FOR DOUGLAS COUNTY RESIDENTS TO PREPARE AND PROTECT THEIR PROPERTY FROM FLOOD HAZARDS



USGS

Photo courtesy of Pat Clancy, retired USGS

MAJOR DRAINAGE BASINS

Precipitation in Douglas County falls onto three major drainage basins or watersheds. These watersheds are: Carson River, Walker River and Lake Tahoe basins. The Carson River is the largest drainage basin within Douglas County. All precipitation within this basin drains to the Carson River. The river flows from south to north towards Carson City in two forks, East and West, which join in the middle of the Carson Valley. The Walker River Basin drains portions of the south and east ends of the county and flows primarily from southwest to northeast. The Lake Tahoe basin drains to Lake Tahoe then to the Truckee River in California. Stormwater Management for the Tahoe Basin is under the direction of the Tahoe Regional Planning Agency. Floods are natural and recurrent events. The problems associated with flooding are compounded when man competes with rivers, streams, and lakes for the use of the floodplain. Floodplains are valuable areas requiring protection. They provide a water storage function, affecting downstream flow, water quality and quantity, and land suitable for human activities. In Douglas County, floodplains provide opportunities for agricultural activity, open space, and recreation. The nature and extent of use within the floodplain should be compatible with the risk involved and the degree of protection that can be provided.

This risk of flooding means that it is important that you and your family protect yourself and your property against flooding.

The Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency, represents the 100-year regulatory floodplain. This means that in any given year, your property has a one-in-100 chance of becoming flooded. But all homes, in and out of the SFHA, are subject to smaller floods, which have a higher percent chance of occurring in any given year.

Flood Insurance- Are You Covered?

For many of us, our home and its contents are our greatest investment. So it is important to realize that standard homeowner and renter insurance policies do not cover losses due to flooding. You are encouraged to buy flood insurance- whether or not your home is

located within the SFHA. Renters can purchase flood insurance to cover their possessions. Residents outside the SFHA may qualify to purchase a **Preferred-Risk Policy (PRP)** that provides the same coverage as standard flood insurance, but at a discounted rate. Additionally, because Douglas County participates in the National Flood Insurance Program and its Community Rating System (CRS), residents who do not qualify for a PRP and live within Douglas County are eligible to receive flood insurance coverage at a discounted rate. Remember, you don't need to live in the SFHA to be effected by flooding; in fact 30% of all claims occur outside the SFHA. There is a 30-day waiting period for most flood insurance policies to take effect. If you are buying a home and need flood insurance, if you purchase the insurance before the close of escrow, then the policy will go into effect at the close of escrow. Whether it is required or not, property owners in flood prone areas should always consider flood insurance as their first and last line of defense in protecting their family and property. Call your insurance agent or the National Flood Insurance Program at (800) 427-4661 to get your policy before the winter storms!

Drainage System Maintenance

Inspection of drainage facilities are performed daily by the Road Superintendent as part of routine daily inspections of all County infrastructure facilities. The Road Superintendent inspects a geographical area daily with all facilities inspected within a one-month period. Inspections are accomplished after a complaint or storm on the same day, or at the latest, early the following day. Debris removal is performed immediately during storm periods, even if after normal work hours. During non-storm periods, debris removal is accomplished within a one-week period after noted. Standard operating procedure in Douglas County requires the Road Division, Public Works Department to inspect all known drainage facilities for conditions that could adversely impact drainage systems during, and after a storm event. Additional personnel from other divisions within the department and county are utilized if conditions warrant. This provides immediate knowledge of any problems and allows for immediate responses, and corrective actions. Citizen complaints regarding drainage

problems are responded to on the same day received, or at the latest, early the following day. Given the limited resources of a small, local government entity, detailed record keeping is not always possible. Emphasis is always on providing a timely response and implementing a solution. In a small, responsive and accountable government entity, lack of timely response to citizen problems is not tolerated. Stated differently, Douglas County believes in active, timely solutions, followed by documentation, if time permits. Action is always taken to resolve drainage problems. Specific actions range from routine ditch, culvert or channel cleaning to reconstruction of facilities and on up to engineering designs and drainage diversions to re-distribute storm water flows, all for the purpose of minimizing drainage damage to private property. The Road Division, Public Works Department, maintains county drainage facilities maintenance records.

How Does the County Know a Flood is Coming?

Automated Local Evaluation in Real Time (ALERT) was created by the National Weather Service to signal us about possible flooding and receive advance warning of impending high water levels.

Know the Warnings

In case of a flooding emergency, the County may use different means to alert you to the situation and possible evacuation routes.

• Reverse 9-1-1 Call to Your Home

Emergency Communications Personnel may use our Reverse 9-1-1 system to call your home and alert you if there is a need to evacuate. Listen carefully to evacuation information and instructions on how to get help if you need assistance evacuating from your home. To register your cell phone for the reverse 9-1-1 system please call 782-9978.

• Turn on TV or Radio. During large storm events, or if you hear sirens, turn on a television set or radio and tune to a local station to find out information about emergency and evacuation routes. The emergency broadcast station for Douglas County is KKFT 99.1 FM.