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PLANNING, RESOURCES AND PUBLIC WORKS DEPARTMENT

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www.yolocounty.org

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Dear Yolo County Resident,

You are a property owner who may be at risk if flooding occurs on either the Sacramento River or on Cache Creek. As you may know, the Federal Emergency Management Agency (FEMA) prepares maps of flood zones for local jurisdictions. If you are receiving this notice, your property may be located in one of these flood zones.

The California Department of Water Resources and levee maintenance districts have worked hard over the years to control erosion and improve Yolo County levees that they operate and maintain. Despite such efforts, floodplain managers have recently become aware of potential levee weaknesses. The weaknesses are the result of inadequate freeboard, erosion and geotechnical instability (through-seepage and underseepage). The Yolo County Board of Supervisors and staff have urged various state and federal government agencies to address these levee weaknesses immediately. The availability of funding, however, remains uncertain. The county cannot predict when the responsible agencies will take action.

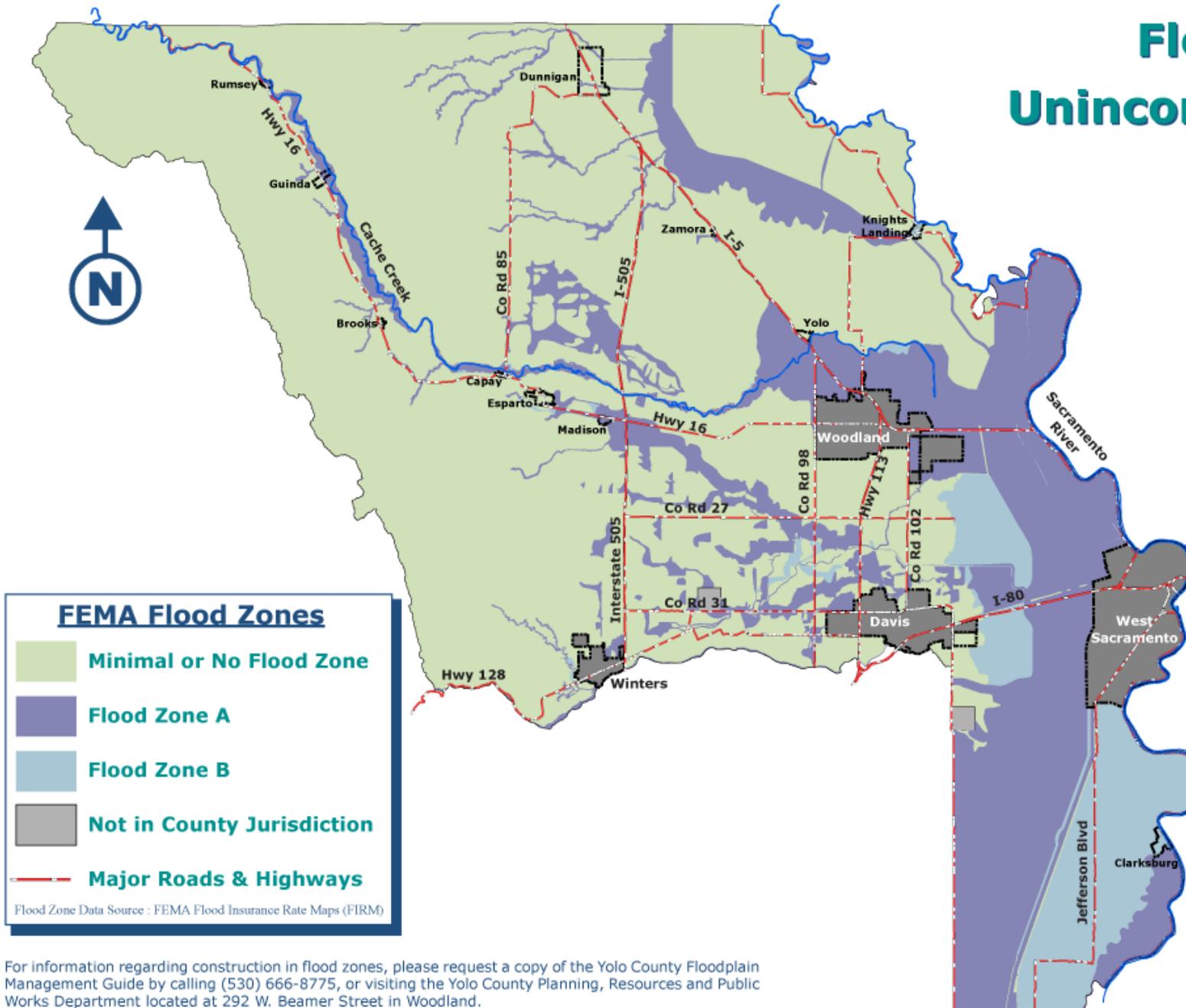
This letter is intended to provide you with notice of the potential for flooding on your property. Until better information is available regarding potential Sacramento River and Cache Creek levee weaknesses, we encourage you to consider purchasing flood insurance, or ensure your existing policy does not expire.

If you are not required to carry flood insurance, you may be eligible for a low-cost preferred risk policy. Such policies cost approximately half the price of regular flood insurance yet still provide reimbursement for flood damage to property and belongings. You should contact an insurance agent for additional information about all forms of flood insurance. Please note that it may take time to acquire flood insurance and a policy must be active a minimum of 30 days before a flood event.

If you have further questions concerning your potential flood risk, please contact the Yolo County Planning, Resources and Public Works Department by calling (530) 666-8775, or visit our website at www.yolocounty.org/org/ppw/building/building.htm.

John Bencomo, Director
Yolo County Planning, Resources and Public Works Department

Flood Risk in the Unincorporated Areas of Yolo County



Flood Zone Designation

A structure located within Flood Zone A has greater than a 1% chance of experiencing a flood disaster in any given year. This is the equivalent of more than a 25% chance of suffering flood damage during the term of a 30-year mortgage.

Likewise, a structure located in Flood Zone B has less than a 1% chance, but greater than a 0.2% chance of experiencing a flood disaster in any given year. This is the equivalent of more than a 5% chance, but less than a 25% chance, of suffering flood damage during the term of a 30-year mortgage.

Note: The Federal Emergency Management Agency (FEMA) is in the process of recertifying Yolo County levees. As a result, some areas in Yolo County may not maintain the current designated level of flood protection described on this map. FEMA will release preliminary new maps in 2006, but it has not yet specified a date by which maps will be finalized.

For information regarding construction in flood zones, please request a copy of the Yolo County Floodplain Management Guide by calling (530) 666-8775, or visiting the Yolo County Planning, Resources and Public Works Department located at 292 W. Beamer Street in Woodland.

Para recibir esta información en Español,
por favor llame (530) 666-8775

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County of Yolo
Planning, Resources & Public Works
292 West Beamer Street
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Flood Preparedness Tips

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. Make sure each member of your household knows the phone number of your central point of contact and knows 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, Internet or radio to find the preferred route out of your area before you leave your home.
4. Keep all 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 home.
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. Even shallow water can be deadly and may be contaminated. 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 they cover and what they don't cover.
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. Pets will also need a supply of food and clean water.
9. If you live in an area that is frequently flooded, keep sandbags, plywood, plastic sheeting and lumber on hand. Do not stack sand against your building's foundation.