

Floodplain Information Services

Do you know if your property is located within a Special Flood Hazard Area? Ask us!

City of Eugene staff provides flood map determination services to owners, lenders, and insurance agents. Services include determining whether a property is within the floodplain or floodway, the Flood Insurance Rate Map zone for the property, and the Base Flood Elevation for the property (if available). Elevation Certificates that have been obtained during a building permit process are also available. Contact Public Works staff at the Permit and Information Center. Counter hours are Monday through Friday, 9 a.m. to 5 p.m., or call us at (541) 682-8400. The Permit and Information Center is located in the Atrium Building at 99 West 10th Avenue. More information is available on the City's website at www.eugene-or.gov/flood

for properties located within the SFHA and five percent for properties located outside the SFHA. For more information contact your insurance agent or call the NFIP's 24-hour toll-free number: 1-800-638-6620.

With few exceptions (such as purchasing a new home), there is a 30-day waiting period from the date of flood policy purchase until the coverage goes into effect. Waiting until a flood is imminent is too late.

Flood Warning System

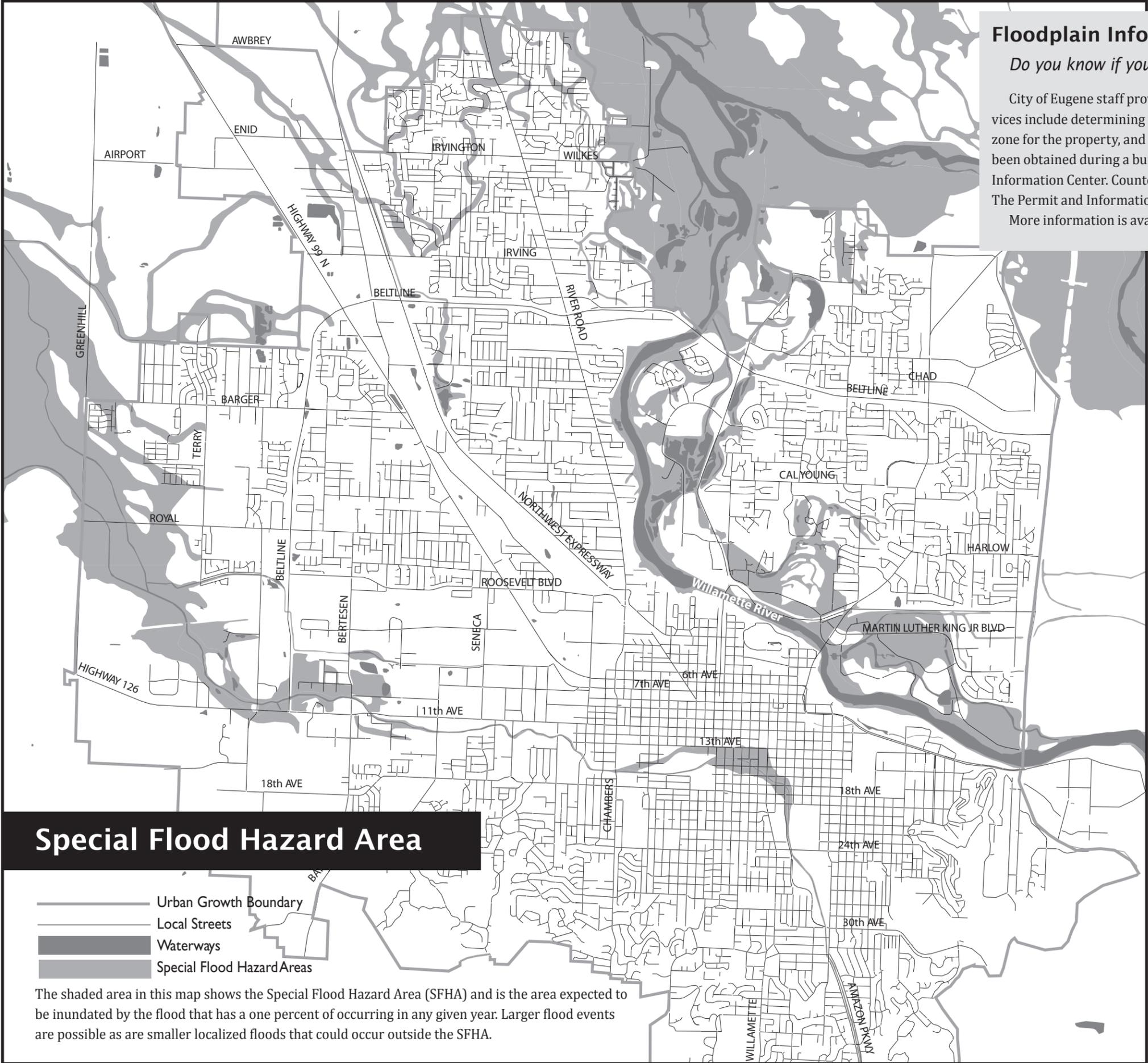
The City has an emergency plan designed to respond to major emergencies. This includes notifying citizens in the event of a major disaster. An emergency alert would be communicated by radio and TV. Another potential notification system is the Community Emergency Notification System, which works like a reverse 911 and sends message to specific households affected by emergency conditions.

Drainage Maintenance

The City of Eugene maintains most of the storm drainage system throughout the City. Waterways are a critical component of the public stormwater system that helps the entire system function during even small storms. Dumping grass clippings, debris and other material can lead to localized flooding and degradation of water quality. Report illegal dumping by calling Public Works Maintenance at (541) 682-4800.

Property Protection Measures

New construction and substantial improvements to existing structures located within a flood hazard are required to be elevated. A project is considered a substantial improvement if the cost of reconstruction, rehabilitation, addition, or other improvements to a building equals or exceeds 50 percent of the building's market value. The entire building must then meet the same floodplain construction requirements as new construction. Substantially damaged buildings (the cost of repairs equals or exceeds 50 percent of the building's value prior to damage) must also be brought up to the same standards. The City of Eugene regulates floodplain development within the community and ensures that proper elevation has been established by means of an elevation certificate submitted by the owner to the City inspector during construction. This certificate documents the structure's finished floor elevation and other pertinent information and is kept available at the Permit & Information Center. New commercial construction and substantial improvements within a SFHA may be floodproofed rather than elevated. For structures constructed prior to local floodplain ordinances, there are various methods of protection (retrofitting) that



Flood Safety

- ◆ Do not drive or walk through flooded areas.
- ◆ Stay away from power lines and electrical wires.

may be voluntarily pursued, including elevation of the structure, construction of barriers between the building and floodwaters, floodproofing, and prevention of basement flooding from sewer backup or sump pump failure.

Floodplain Development Permits

All City regulated development within the SFHA, including fill, needs an approved permit from the City of Eugene. Generally this approval is included with a building permit. Some activities may only require a floodplain development permit depending on the scope of work. Be sure to contact the City of Eugene's Permit & Information Center prior to doing any construction or placement of fill on your property and please report any work that appears to be conducted without the benefit of a permit.

For more information on these topics please visit our website at www.eugene-or.gov/flood

You can also contact the Public Works Engineering staff at the Permit & Information Center, 99 West 10th Avenue. Call 541-682-8400 or e-mail cwepic@ci.eugene.or.us



Eugene Permit & Information Center

99 West 10th Avenue
Eugene, Oregon 97401

List of Tax Lots in Special Flood Hazard Area (SFHA)

According to our records, you own the following parcel(s) located in or near the SFHA:

Important flood and property protection information inside

You are receiving this letter as part of an annual outreach program designed to increase awareness among owners of potentially flood-prone properties.

Did you know...

Flooding is the most common type of natural disaster in the United States.



Flood Hazard Area Bulletin

2012



The City of Eugene participates in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS). The CRS is a voluntary part of the NFIP that recognizes local flood preparedness and awareness efforts that exceed the minimum standards of the NFIP. Our goals are to reduce flood losses, facilitate accurate insurance ratings, and promote the awareness of flood insurance.

Our records indicate that you may own property within or close to a Special Flood Hazard Area (SFHA) as mapped by the Federal Emergency Management Agency.

The property you own that may be in the SFHA is identified by the map/tax lot number(s) on this letter. You are receiving this mailing as part of an annual outreach program designed to increase awareness among owners of potentially flood-prone properties. Flooding is the most common type of natural disaster in the United States. This letter explains the flood hazard that exists in our community and provides information to help you make decisions regarding flood protection, flood insurance, and development of your property. As a result of our public education efforts and floodplain management practices, flood insurance policy holders within the City receive an automatic discount on their flood insurance policies.

The Local Flood Hazard

Eugene's major flooding events have in the past generally occurred in December and January as a result of heavy rainfall and snowmelt. Reservoirs and levees are the main flood control measures for our community. To provide flood protection in the Willamette River Basin, the U.S. Army Corps of Engineers operates several reservoirs located upstream of Eugene: Cottage Grove (built in 1942), Dorena (1949), Lookout Point and Dexter (1953), Hills Creek (1961), and Fall Creek (1965).

The National Flood Insurance Program bases its floodplain regulations on a statistically predicted event called the "base flood," also known as the 100-year-flood. The base flood has one percent chance of occurring in any given year. In 1996 Eugene experienced a relatively small event; the last major flooding event occurred in 1964. The 1964 event is the "big flood" that many longtime residents

refer to when discussing local flooding; however 1964 flood was only a 55-year-event in our community. The City of Eugene's floodplain management program is modeled after the NFIP and regulates all development within the Special Flood Hazard Area (SFHA), the area expected to be inundated by the base flood.

Even though the magnitude of destructive flooding has decreased due to the construction and maintenance of reservoirs and smaller local flood control channels, our community still faces the risk of flooding.

According to the Federal Emergency Management Agency, approximately 30 percent of flood claims are filed by people living outside the SFHA. The enclosed map depicts the extent of the SFHA, which represents the 100-year floodplain.

Flood Insurance Requirements & Availability

Flood insurance is required by law if you have federally secured financing to buy, build or improve a structure within the SFHA. Standard homeowners insurance does not cover flooding. Flood insurance is available in our community because the City of Eugene participates in the NFIP. Up to \$250,000 coverage is available for single-family residences and \$100,000 coverage is available for contents. Properties located outside of a designated SFHA may be affected by localized flooding or by larger flooding events. Flood insurance policies are available for these areas as well and are referred to as Preferred Risk Policies. Due to the City of Eugene's participation in the CRS program flood insurance premiums are automatically reduced by 15 percent

