

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 San Leandro.** Until the 1950's and 1960's, repeated flooding in San Leandro was severe enough to close businesses and schools, disrupt utility and transportation services, and even take lives. The Alameda County Flood Control and Water Conservation District was created by the State Legislature in 1949 at the request of Alameda County residents. Since then, the District has designed and constructed flood control infrastructure throughout the area to protect areas such as San Leandro from damaging floods. These facilities include levees, flood control channels, pump stations and dams to safeguard county residents in case of a major storm event.

What should you do before a flood?

➤ **Determine if your property is located in an area subject to flooding.** To determine whether or not your property is located within a flood zone as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM), you can go to the FEMA website (www.msc.fema.gov) and use your property address to get the information. Hard copies of the FEMA FIRM are also available for viewing in the San Leandro Main Library and at the City of San Leandro Division of Building and Safety, located at 835 E. 14th Street in San Leandro. The Division of Building and Safety also maintains elevation certificates for many properties within the city which are also available for review. If a property is located in an "A" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to

have the potential for flooding caused by a 100 year storm or a 1% chance flood every year. If located in a "V" Zone, your property is also within the SFHA and could also be subject to tidal action. If located in an "X" Zone, your property is not within the SFHA; however, the property may still be subject to local drainage problems or other unmapped flood hazard. It is recommended that you consider flood insurance with a rate that is substantially lower than the area designated as an "A" or "V" Zone.

➤ **Purchase flood insurance on your property.** Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of San Leandro 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: 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, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in the San Leandro Main Public Library.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** Alameda County Public Works Agency performs cleaning and maintenance activities on the drainage channels and pipes in County easements & rights-of-way in accordance with standard operating procedures. The City of San Leandro Water Pollution Control Plant maintains storm water control drains in incorporated San Leandro. 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. By way of City ordinance, it is illegal to dump 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, or for questions regarding drainage system maintenance, please contact Public Works – Water Pollution

Control Plant at (510) 577-3434. To report obstructions or illegal dumping, or for questions regarding flood control channels, please contact Alameda County Public Works Agency's maintenance and Operations Department at (510) 670-5500.

➤ **Protect your property from the hazards of flooding and wind.** Various methods may be used to minimize flooding. 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 Charleston County Public Libraries. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The City of San Leandro Public Works Division offers sand and bags to residents at the San Leandro Corporation Yard, located at 14200 Chapman Road, San Leandro. You can reach them Public Works at (510) 577-3440. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Attaching plywood or specially made panels over windows and patio doors may help protect against high wind damages associated with hurricanes. The City of San Leandro will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. We also have site specific information for some parcels within San Leandro. For more information, please contact Building & Safety Services at (510) 577-3427.

➤ **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. For example, a 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. Please contact the Division of Building and Safety Services at (510) 577-3405 for more information.

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the Division of Building & Safety Services at (510) 577-3405 and/or the Engineering Division at (510) 577-3428 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. To report any suspected permitting violations, please contact Division of Building & Safety at (510) 577-3405

➤ **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 PG&E at (800) 743-5000. PG&E recommends that those who evacuate their homes due to flooding should shut off their gas and electricity if they know how and can do so safely. This may prevent gas and electric appliance controls and equipment from being damaged.

- **To Turn Off The Gas:**
 - Turn off all gas appliances, or turn off the appliance gas shutoff valve at each appliance.
 - If unable to shut off gas to appliance, turn off gas at gas service shutoff valve normally located near the gas meter
- **To Turn Off The Electricity**
 - Turn off the electric supply to the entire premises at the main electric switch.
 - WARNING: Never touch the electric switch or circuit breaker with wet hands or while standing in water.

For more information, visit PG&E's website at: <http://www.pge.com/myhome/edusafety/naturaldisaster/floods/index.shtml> or call 1-800-743-5000 to request that your power and natural gas be shut off, or for guidance on how to do it yourself.

- **Tune-in.** Tune-in to your local commercial radio or television stations. Tune to Radio San Leandro - 1610 AM or the City's cable Channel 15. For a list of Bay Area stations, visit the following websites at: <http://www.acgov.org/emergencysite/> <http://www.weatherpages.com/bararea/forecsts.html> http://weather.cbs5.com/US/CA/San_Francisco.html

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
- If possible, avoid driving and never drive through standing water.
- Develop an evacuation plan for your family
- Check roof drains and down spouts to make sure they are clear of debris
- Keep children away from creeks and large drains which can be deadly during storms
- Keep leaves and yard trimming out of storm drains and gutters
- Turn off automatic sprinklers
- Don't store hazardous materials in areas that may be subject to flooding
- Store emergency supplies (i.e. first aid kit, essential medicines, cash, food, non-electric can opener, portable radio, flashlights and spare batteries) in air-tight bags and in handy locations.
- Keep your car fueled: if electric power is cut off, filling stations may not be able to operate.

Select a contractor who is licensed in his trade. The City of San Leandro requires contractors to be licensed and to have a City of San Leandro Business License. They will also be able to produce receipts for their licenses. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Verify a contractor's license and/or complaints against licensed contractors may be

referred to the Contractors State License Board (CSLB). www.cslb.ca.gov

Require your contractors 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 San Leandro Division of Building and Safety at (510) 577-3405.

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

<http://www.sanleandro.org/depts/cd/bldg/flood.asp>
<http://www.fema.gov/about/programs/nfip/index.shtm>
www.floodalert.fema.gov
www.fema.gov/hazards/floods
 1-888-FLOOD29

This information is provided by the City of San Leandro and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of San Leandro, 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 San Leandro Division of Building & Safety at (510) 577-3405 or via U.S. mail.



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A Publication for City of San Leandro Property Owners