## 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 Pacifica requires contractors to be licensed and/or registered with San Mateo County and to have a City of Pacifica Business License. Only licensed plumbers may perform plumbing work, only licensed electricians may perform electrical work, only licensed gas contractors may perform 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 licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

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 of contractor licensing may be addressed to the City of Pacifica Building Division at (650) 738-7344.

***Recognize the natural and beneficial functions of floodplains to help reduce flooding:***
Floodplains are a natural component of the City of Pacifica environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads our 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.

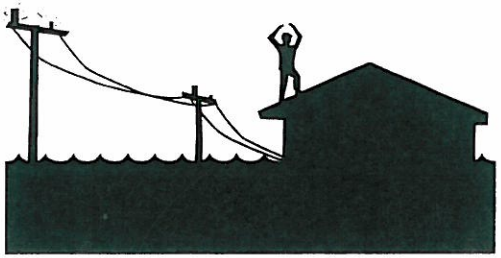
**For more information about flood safety of the NFIP, please note the following:**
**www.cityofpacifica.org**
**www.floodalert.fema.gov**
**www.fema.gov/hazards/floods**
**1-888-FLOOD29**

*This information is provided by the City of Pacifica and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Pacifica, 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 Pacifica Engineering Division at (650) 738-3767 or via U.S. Mail at the following address:*

*City of Pacifica*
*Engineering Division*
*170 Santa Maria Avenue*
*Pacifica, CA 94044*

# CITY OF PACIFICA

# FLOOD SAFETY



## *A Publication for City of Pacifica Property Owners*

## ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

## YOU ARE RECEIVING THIS BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

### HISTORY OF FLOODING IN THE CITY OF PACIFICA

The risk of flooding is highest during and after intense storms. High tides contribute to flooding in low-lying areas. There are approximately 990 dwelling units and ten acres of commercial areas located within designated flood zones that include coastal and creek areas. Approximately half of the areas prone to flooding are in the 100-year flood boundary and the other half are in the 500-year flood boundary. Minor flooding has mainly consisted of streets, parking areas and yards. Major flooding, 3 feet above the finished floor elevations in recent history has occurred in 1953, 1962, 1972 and 1982.

### WHAT SHOULD YOU DO BEFORE A FLOOD?

Determine if your properly is located in an area subject to flooding. The following areas have a known potential for flooding:

Lower Linda Mar area, including the residences between DeSolo Drive and Anza Drive, and the Linda Mar Shopping Center has historically been subject to flooding at a rate of between five and ten years. The coast, upper portion of Milagra Creek, low-lying areas at Sharp Park Golf Course, Calera Creek, Rockaway Creek and San Pedro Creek are all designated flood zones.

(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 Division at (650) 738-3767 will make free flood zone determinations for properties within the City. FEMA maps are also available in Pacifica Public Libraries. If 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. If located in a "V" Zone, your property is also within the SFHA and could also be subject to velocity wave action. The Building Department also maintains elevation certificates for many properties within the City which are also available for review.

### 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 Pacifica 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, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in Pacifica libraries.

### MAINTAIN DRAINAGE CHANNELS AND PIPES FREE OF OBSTRUCTION AND DEBRIS

The City of Pacifica 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. 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 the Public Works Department at (650) 738-3760.

### PROTECT YOUR PROPERTY FROM THE HAZARDS OF FLOODING AND WING

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 Pacifica public libraries. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The Department of Public Works may be available to assist with sandbagging efforts. 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 Pacifica 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 Pacifica. For more information, please contact the Engineering Division at (650) 738-3767.

### 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 Building Division at (650) 738-7344 for more information.

### MEET PERMIT REQUIREMENTS

All development within the City requires a special permit. Always check and fulfill permitting requirements with the Building Division at (650) 738-7344 and/or the Engineering Division at (650) 738-3767 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact either of the departments to report any suspected 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 PG&E at (800) 743-5000 to request that your power and natural gas be shut off, or for guidance on how to do it yourself. This number may also be contacted regarding any other electrical or natural gas emergencies.

Tune in to local commercial radio or television stations, or NOAA Weather Radio for Watch and Warning Bulletins and any corresponding emergency instructions. The Pacifica Emergency Operations Center 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 noted.

Questions regarding emergency procedures and evacuation routes may be addressed to the Pacifica Emergency Operations Center at (650) 738-7314.

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 washed. Unstable banks should be avoided.

Develop an evacuation plan for your family.

Avoid low-lying areas. Seek shelter in the highest areas possible.