

October 08, 2023



Dear Resident:

You are receiving this letter because your property is in an area that has been flooded several times. When our storm drain system was built over 50 years ago, it could handle all but the largest storms. Since then, urban development has increased the amount of stormwater runoff discharging into our storm drain system. Now, heavy rains overload our storm drain system more often.

The City of San Pablo is concerned about repetitive flooding and has an active program to provide you with information to help you protect yourself and your property from future flooding.

1. Prepare for flooding by doing the following:

- Know the flood safety guidance on the last page of this letter.
- Know how to shut off the electricity and gas to your house.
- Make a list of emergency numbers and identify a safe evacuation location.
- Make a household inventory, especially of basement contents.
- Put insurance policies, valuable papers, medicine, etc. in a safe place.
- Collect and put cleaning supplies, camera, waterproof boots, etc. in a handy place.
- Develop a disaster response plan – see the Red Cross' website for a copy of the brochure "Your Family Disaster Plan": <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/make-a-plan.html>
- Get a copy of *Repairing Your Flooded Home* from the Red Cross' website: <https://www.redcross.org/get-help/disaster-relief-and-recovery-services/disaster-cleanup.html>

2. Consider some permanent flood protection measures.

- Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power to the basement can reduce property damage and save lives.
- Consider elevating your house above flood levels.
- Check your building for water entry points. These can be basement windows, the basement stairwell, doors, and dryer vents. These can be protected with low walls or temporary shields.
- Install a floor drain plug, standpipe, overhead sewer, or sewer backup valve to prevent sewer backup flooding.
- More information can be found in *Protect Your Home From Future Flooding* at: <https://www.fema.gov/press-release/20210318/protect-your-home-future-flooding-0>

- Some flood protection measures may need a building permit and others may not be safe for your type of building. Contact the City's Building Division at (510) 215-3030.

3. Get a flood insurance policy.

- Homeowner's insurance policies do not cover damage from floods; you must purchase a separate flood insurance policy. The City participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to make federally-backed flood insurance available to everyone—even for properties that have been flooded—at a reduced insurance premium.
- If you purchased flood insurance because it was required by a bank when you got a mortgage or home improvement loan, it may only cover the building's structure and not the contents. There is often more damage to the furniture and contents of a flooded home than there is to the structure. Be sure you have contents coverage.
- Don't wait for the next flood to buy insurance protection. In most cases, there is a 30-day waiting period before National Flood Insurance Program coverage takes effect.
- Contact your insurance agent for more information on rates and coverage.

4. Talk to the Building Division for information on financial assistance.

- If you are interested in elevating your building above the flood level or selling it to the City, a Federal grant may cover 75% of the cost. The City has information about the various grant and assistance programs that are available for repetitive loss properties.
- Get a flood insurance policy – it will help pay for repairs after a flood and, in some cases, it will help pay the costs of elevating a substantially damaged building.

Visit the City's website for more information: <https://sanpabloca.gov/index.aspx?nid=1163>

For questions beyond the information from the brochure and the website, please contact me at (510) 215-3039 or Ronalyn Nonato at (510) 215-3065

Sincerely,

Oscar A Davalos 10/08/2023

Oscar Davalos
Chief Building Official / Plan Checker

Cc: File

Flood Safety

Outdoors

Do not walk through flowing water. Drowning is the number-one cause of flood deaths. Currents can be deceptive; six inches of moving water can knock you off your feet. Use a pole or stick to ensure that the ground is still there before you go through an area where the water is not flowing.

Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive around road barriers; the road or bridge may be washed out. A car can float in as little as two feet of water.

Stay away from power lines and electrical wires. The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines by calling PG&E at (800) 743-5000.

Indoors

Turn off your electricity if your building is flooded. If you don't feel safe doing this, call an electrician. Some appliances, such as television sets, can shock you even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned, dried and inspected by a professional.

Watch for animals. Small animals, like rats and snakes, that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn items over and scare away small animals.

Look before you step. After a flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been thoroughly aired out. If you have questions on gas, call PG&E at (800) 743-5000.

Carbon monoxide exhaust kills. Use a generator or other gasoline-powered machine outdoors. The same goes for camping stoves. Fumes from charcoal are especially deadly — cook with charcoal outdoors.

Clean everything that got wet. Flood waters have picked up sewage and chemicals from roads, farms, factories, and storage buildings. Spoiled food and flooded cosmetics and medicines are health hazards. **When in doubt, throw them out.**

Take good care of yourself. Wear gloves and boots. Wash your hands frequently during clean up. Recovering from a flood is a big job. It is tough on both the body and spirit. A disaster may affect you and your family for a long time. Keep your eyes open for signs of anxiety, stress, and fatigue in you and your family.

