

Meet permitting requirements.

All development within the City requires a permit. Always check and fulfill permitting requirements with the Building & Life Safety Division at (209) 937-8561 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 numbers above 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 **1-800-743-5000** 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 and for Watch and Warning Bulletins and any corresponding emergency instructions that will be issued using the Emergency Broadcast System. The San Joaquin County Emergency Preparedness Division 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 may be addressed to the San Joaquin Office of Emergency Services at (209) 953-6070 .

*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 washes. Unstable banks should be avoided.

- *Develop an evacuation plan for your family.
- *Avoid low-lying areas. Seek shelter in the highest areas possible.

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 Stockton requires contractors to be licensed and/or registered with the State of California Contractor License Board and to have a City of Stockton Business License. Licensed electricians may perform electrical work, licensed plumbers may perform plumbing work, licensed gas contractors may work on a gas system, licensed mechanical contractors may perform heating, ventilation and air conditioning work, and 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. Complaints against licensed contractors may be referred to the State Contractors License Board.

Require your contractors to obtain the proper permits before work is to be performed. Permits are required for any improvement (including replacing water heaters, electrical, mechanical/plumbing, 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 Stockton Building & Life Safety Division at (209) 937-8561.

Recognize the natural and beneficial functions of floodplains to help reduce flooding: Floodplains are a natural component of the City of Stockton environment. The City of Stockton is protected by levees. Understanding and protecting

the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the stream banks 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 stream bank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

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

<http://www.stocktongov.com/flood>

www.floodalert.fema.gov

www.fema.gov/hazards/floods

1-888-FLOOD29

This information is provided by the City of Stockton and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Stockton, 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 Stockton Building & Life Safety Division at (209) 937-8561, via U.S. mail at 345 N. El Dorado Street, Stockton, CA 95202 or Ask Stockton at:

www.stocktongov.com

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Flood Safety Information

A Publication for City of Stockton Property Owners



Community Development Department
Building & Life Safety Division
345 N. El Dorado Street
Stockton, CA 95202
(209) 937-8561
(209) 937-8893 (FAX)
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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 STOCKTON

Stockton is subject to flooding from three sources:

Riverine floods, dam breaks and delta events/levee breaks.

As described in a February, 1995 FEMA report, thirty-two rain flood periods and seven significant snowmelt flood events affecting the Stockton area are documented for the 66-year period from 1903 to 1969. In general, rain floods that occurred in November and December 1950, December 1955, and April 1958 were the largest and most damaging floods on record. Other major rain floods occurred in 1906, 1907, 1909, 1911, 1935, and 1986. The flood of December 1955 is described in the following passage:

In December of 1955, approximately 1500 acres along Mormon Channel were inundated by floodwaters breaking out of Mormon Slough. Residential and commercial damage in Stockton amounted to \$1,500,000. Damage to utilities and public facilities such as roads and streets totaled about \$370,000. During the flood, 3,000 to 3,500 residents of Stockton were evacuated from their homes, traffic was severely interrupted, and telephone service was disrupted. About \$250,000 was spent to aid flood victims. The floodwaters remained in the City for as long as eight days and reached a depth of six feet in some areas. In total 125 City blocks were flooded; the most severely damaged area was south of Martin Luther King Blvd. and east of French Camp Turnpike. Some areas

flooded in 1950 were inundated again in 1955. Intensive flood fighting at many critical locations prevented greater inundation in the City. Flood fighting involved extensive sandbagging and the cutting numerous fills built for street crossing of Mormon Channel. The original Hogan Dam reduced flood damage that otherwise would have occurred.

What should you do before a flood?

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

Bogg's Track

Country Club Area

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 Building & Life Safety Division (209) 937-8561, will make free flood zone determinations for properties within the City. FEMA maps are also available at the Community Development Department, 345 N. El Dorado St., on-line on the City's website, and also on San Joaquin County Public Works website www.sjgov.org/pubworks/firmpanel. 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. The Building & Life Safety Division 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 Stockton 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). The City of Stockton is protected by Levees and is subject to flooding. All residents are urged to purchase flood insurance. Contact your insurance agency for more information. Flood insurance information is also available in Stockton Public Libraries.

Maintain drainage channels and pipes free of obstruction and debris. The City of Stockton, San Joaquin County Flood Control, and the Reclamation Districts performs cleaning and maintenance activities on the drainage channels, slough, rivers 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 Operation & Maintenance at (209) 937-8341.

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 at the City of Stockton Permit Center located at 345 N. El Dorado St. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The County Office of Emergency Services may be available to assist with sandbagging efforts. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. The City of Stockton 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 Stockton. For more information, please contact Building & Life Safety at (209) 937-8561.

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 & Life Safety Division at (209) 937-8561 for more information.