

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 Newman

It is critical to remember that the City of Newman has flood areas caused by the Orestimba Creek. Newman has experienced two major flooding in 1995 & 1998, which resulted in flood damages.

What should you do before a flood?

➤ **Determine if your property is located in an area subject to flooding.** The floodplain information can be found at the City of Newman website and the Public Works Department.

Although your neighborhood is not listed within a flood zone, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Public Works Department at (209) 862-4448, will make free flood zone determinations for properties within the City. FEMA maps are also available in Newman Public Library. If located in an "A", "AO" or "AH" 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.

➤ **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 Newman 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 Newman Public Library.

➤ **Maintain drainage channels and pipes free of obstruction and debris.**

The City of Newman 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 Public Works department at (209) 862-4448.

➤ **Protect your property from the hazards of flooding.**

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 Newman Public Library. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The City of Newman Public Works Department 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 Newman 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 Newman. For more information, please contact Public Works Department at (209) 862-4448.

➤ **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 Public Works Department at (209) 862-4448 for more information.

➤ **Meet permitting requirements.**

All development within the city requires a permit. Always check and fulfill permitting requirements with the Public Works Department at (209) 862-4448 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 number 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 the 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 (frequencies 162.550 or 162.450) for Watch and Warning Bulletins and any corresponding emergency instructions. The Stanislaus County the Office of Emergency Services (OES) 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 Stanislaus County the Office of Emergency Services at (209) 552-3600. For maps of evacuation routes, please consult: www.stanoes.com

- 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:

The City of Newman requires contractors to be licensed and/or registered with the Stanislaus County and to have a City of Newman 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. 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.

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

www.cityofnewman.com

www.fema.gov

www.fema.gov/hazards/floods

www.floodsmart.gov

1-888-FLOOD29

CITY OF NEWMAN PUBLIC WORKS (209) 862-4448