



A Tradition of Stewardship
A Commitment to Service

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.

GENERAL INFORMATION

NAPA COUNTY PLANNING,
BUILDING AND ENVIRONMENTAL
SERVICES

Engineering Services Division

Information (707) 253-4417
Fax (707) 253-4336

➤ **History of Flooding in the County of Napa.** It is critical to remember that the County of Napa is subject to flooding from the Napa river and its tributaries. Napa County has experienced twenty-one severe floods since 1862 to present day, all resulting in flood damages to property. The most devastating flood occurred in 1986 which caused an estimated \$100 million in damage and took three lives within County of Napa. Being prepared is your best defense against such events.

What should you do before a flood?

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

Milton Road	Galleron Road
Petra Drive	Mee Lane
Silverado Trail	Lodi Lane
Ragatz Lane	Tubbs Lane
Zinfandel Lane	Dunnawheel Lane
Yount Mill Road	Whitehall Lane
Money Road	Oakville Cross Road
Kannapali Drive	Yountville Cross Road
Bale Lane	Rosedale Road

...And Many More...

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 (707) 253-4417, will make free flood zone determinations for properties within the County. FEMA maps are also available in Napa County Public Libraries and in the Map Service Center at www.FEMA.gov. 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 Engineering Division also maintains elevation certificates for many properties within the Unincorporated County 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 County of Napa 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.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The County of Napa performs cleaning and maintenance activities on the drainage channels and pipes in County 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 County ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the County'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 division at (707) 253-4351.

➤ **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 County Public Libraries. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. The County of Napa 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 Napa. For more information, please contact the Engineering Division at (707) 253-4417.

➤ **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 it must be elevated above the base flood elevation. Please contact the Engineering Division at (707) 253-4417 for more information.

➤ **Meet permitting requirements.** Most development within the County requires a permit. Always check and fulfill permitting requirements with the Planning Building and Environmental Services department at (707) 253-4417 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 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 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 (KVYN-99.3 FM, KVON-1440 AM), or NOAA Weather Radio (frequencies 162.475 Sonoma County or 162.55 Sacramento) for Watch and Warning Bulletins and any corresponding emergency

instructions. The County of Napa Office of Emergency Services 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.

➤ View County roads that are closed or have restricted access due to flooding, construction, fires and other problems here: [County of Napa Road Conditions.](#)

Questions regarding emergency procedures may be addressed to the County of Napa Emergency Services at (707) 299-1892.

- 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. 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.

Questions about permits or contractor licensing may be addressed to the Building Division at 707-253-4417.

Recognize the natural and beneficial functions of floodplains to help reduce flooding:

Floodplains are a natural component of the Napa County environment. 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 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 or the NFIP, please note the following:

<http://www.countyofnapa.org/Emergencies/>
www.floodalert.fema.gov
www.fema.gov/hazards/floods
1-888-FLOOD29

This information is provided by the County of Napa is applicable to properties within the unincorporated County limits. If you reside in a jurisdiction other than the County of Napa, contact your regulatory authority for information.