MEMORANDUM

Date: October 3, 2018

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

Re: **Community Rating System - Flood Hazards Mailing**

Attached please find a memorandum from the Flood Control District Director, Suzanne Shields dated October 2, 2018 with regard to a mailing for properties within each district related to flood hazards and flood frequency. This notice is provided to area residents informing of their possible location in the flood hazard or special flood hazard and the potential need to acquire federally subsidized flood insurance from the Federal Emergency Management Agency or the Federal Insurance Agency. Owners of these properties will receive the brochure attached to this memorandum as an indication of their possible flood hazard exposure.

CHH/mp

Attachment

c: Carmine DeBonis, Deputy County Administrator for Public Works
Suzanne Shields, Director, Regional Flood Control District

PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: October 2, 2018

TO: C. H. Huckelberry
County Administrator

FROM: Suzanne Shields, P.E.
Director

SUBJECT: **Community Rating System – Flood Hazards Mailing**

Attached is a copy of the Flood Hazards brochure showing all areas of Pima County that are impacted by a FEMA Special Flood Hazard Area, FEMA Shaded Zone X sheet flood area or locally mapped floodplains resulting from a detailed study. A more detailed watershed specific map will be mailed to property owners who reside in each Board of Supervisors' district, and are impacted by these floodplains. This mailing excludes the area identified as sheet flooding by Pima County. A separate memorandum is being sent to each member of the Board tomorrow.

This brochure is part of the Regional Flood Control District's (District) annual outreach to floodplain residents for which we receive credit under the Community Rating System. It is part of the District's effort to keep owners and residents of floodprone property informed about flood risks, the availability of assistance and flood insurance as well as development requirements. While flood insurance may not be required in locally mapped floodplains, informing these residents will promote flood hazard awareness. In addition, topics including the benefits of preserving riparian habitats, how to prepare for a flood, the negative consequences of dumping in washes, and the risk of crossing flooded roads are covered.

Owners of one or two parcels will receive a brochure for each parcel. Owners of three or more parcels receive one brochure with a cover letter and parcel list. The number of brochures distributed this year are as follows:

District 1	District 2	District 3	District 4	District 5
8,173	1,300	7,004	6,758	1,361

Please direct any calls or comments you may receive to our office.

SS/JC/tj

Attachments

c: Carmine DeBonis, Deputy County Administrator – Public Works
Eric Shepp, P.E., Deputy Director, Regional Flood Control District
Andy Dinauer, P.E., Deputy Director, Regional Flood Control District
Greg Saxe, Environmental Planning Manager – Floodplain Management Division
Annabelle Valenzuela, Program Manager – Department of Transportation

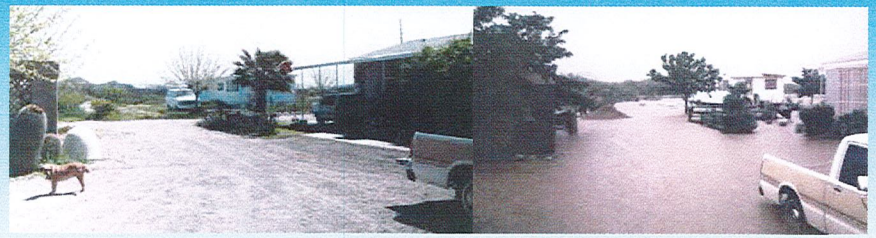
PIMA COUNTY
FLOOD CONTROL

201 N. Stone Ave., 9th Floor
Tucson, AZ 85701-1797

PRESORTED
STANDARD
US POSTAGE PAID
TUCSON AZ
PERMIT NO 108

THE PARCEL SHOWN ON THE ADDRESS LABEL IS IN A MAPPED FLOOD ZONE

As shown on the Flood Insurance Rate Map produced by the Federal Emergency Management Agency (FEMA) or on locally developed floodplain maps (excluding local sheet flood areas).



THINGS YOU SHOULD KNOW BEFORE IT FLOODS

The Pima County Regional Flood Control District (District) is sending this information to property owners whose properties lie within FEMA and locally mapped flood zones. The District provides flood protection information and services for the general health, safety and welfare of the residents of Pima County. You may obtain a detailed flood map and an Elevation Certificate, if available, for your property by visiting our office, or by going to the District's website at: http://www.pima.gov/floodcontrol. In addition to showing the floodplains, the map in this brochure shows streets that Pima County considers passable and questionable during times of flooding. The District recommends identifying a reliable route to your property. If a reliable route does not exist, the District recommends identifying a location where you can wait out the flood.

Protect Yourself from Flooding

A floodplain is defined as an area that is inundated by a flood that has a 1 percent chance of occurring annually. That means that over the duration of a 30-year mortgage, there is a 26 percent chance of being flooded. History has shown that structures built in conformance with floodplain regulations sustain less flood damage – or no damage at all – compared to structures that are not. If your structure was built before 1974 or before the flood hazards were known, your structure may not be adequately elevated. There are permanent retrofitting techniques that can offer protection from flood damage. See the Prepare Before the Flood Comes section for specific ways to protect yourself, your loved ones, and your property. Contact the District for technical assistance and suggestions on the best ways to protect your structure.

Purchase Flood Insurance

Flood damage is not covered under homeowners insurance. A separate policy must be obtained from your agent for your home and its contents. Renters should contact an insurance professional inquire about the cost of contents insurance. Within Special Flood Hazard Areas (SFHA), insurance is required for any federally backed mortgages. Pima County residents within the SFHA receive a 25% discount off premium rates. Within local floodplains, insurance is not required, but is recommended and may be available at an affordable rate.

Prepare Before the Floods Come

Prepare an evacuation plan with several alternate routes to safe locations. The Pima County road closure hotline number is **547-7510** and a list of roads affected by flooding is available at: https://webcms.pima.gov/government/transportation/.

In addition to having sandbags on hand, prepare a secure and watertight trash can supplied with:

- First Aid Kit
- Clothing & Bedding
- Non-perishable Food & Can Opener
- Medications & Sanitation Supplies
- Work Gloves
- Fire Extinguisher
- Drinking Water
- Plastic Tarps & Duct Tape
- Flashlight, Radio & Batteries
- Cash or Traveler's Checks
- Utility Shut-off Wrench
- Pliers, Axe & Shovel

Flood or Flood Warning

Flood warnings are broadcast on local radio and televisions, and online at: http://emergencyalerts.pima.gov.

The District operates ALERT sensors that help to initiate warnings. Monitoring streamflow depth and rainfall for your local area can be found at: http://www.pima.gov/ALERTsystem.

The Pima County Office of Emergency Management is committed to alerting you when emergencies do occur, and proving rapid information to help you stay informed and safe.
Sign up at: https://myalerts.pima.gov to create a profile to be alerted about areas and events that are important to you.

Property Purchases – Disclosure Requirements

Property sellers are required to notify buyers if the parcel lies within a FEMA SFHA and that flood insurance will be required for federally backed mortgages. Real estate disclosure laws may not require a seller to notify the buyer if the property is outside of a SFHA, but within a locally mapped or FEMA Other Flood Hazard Area. Prospective buyers, owners or agents should contact the District to determine if a property is impacted by these or other flood hazards. The District has a Flood Hazard Information Form available to help you identify hazards on the parcel. The form can be found by going to: http://pima.gov/floodcontrol/ and clicking on the Forms link in the right column.

PIMA COUNTY
FLOOD CONTROL

Board of Supervisors
Richard Elías, Chairman, District 5
Ally Miller, District 1
Ramón Valadez, District 2
Sharon Bronson, District 3
Stephen W. Christy, District 4

Pima County Administrator
Chuck Huckelberry

July 26, 2005–The Cañada del Oro Wash as seen from Golder Ranch Bridge. In a matter of seconds, a dry wash turned into a muddy river while the sun was shining overhead.

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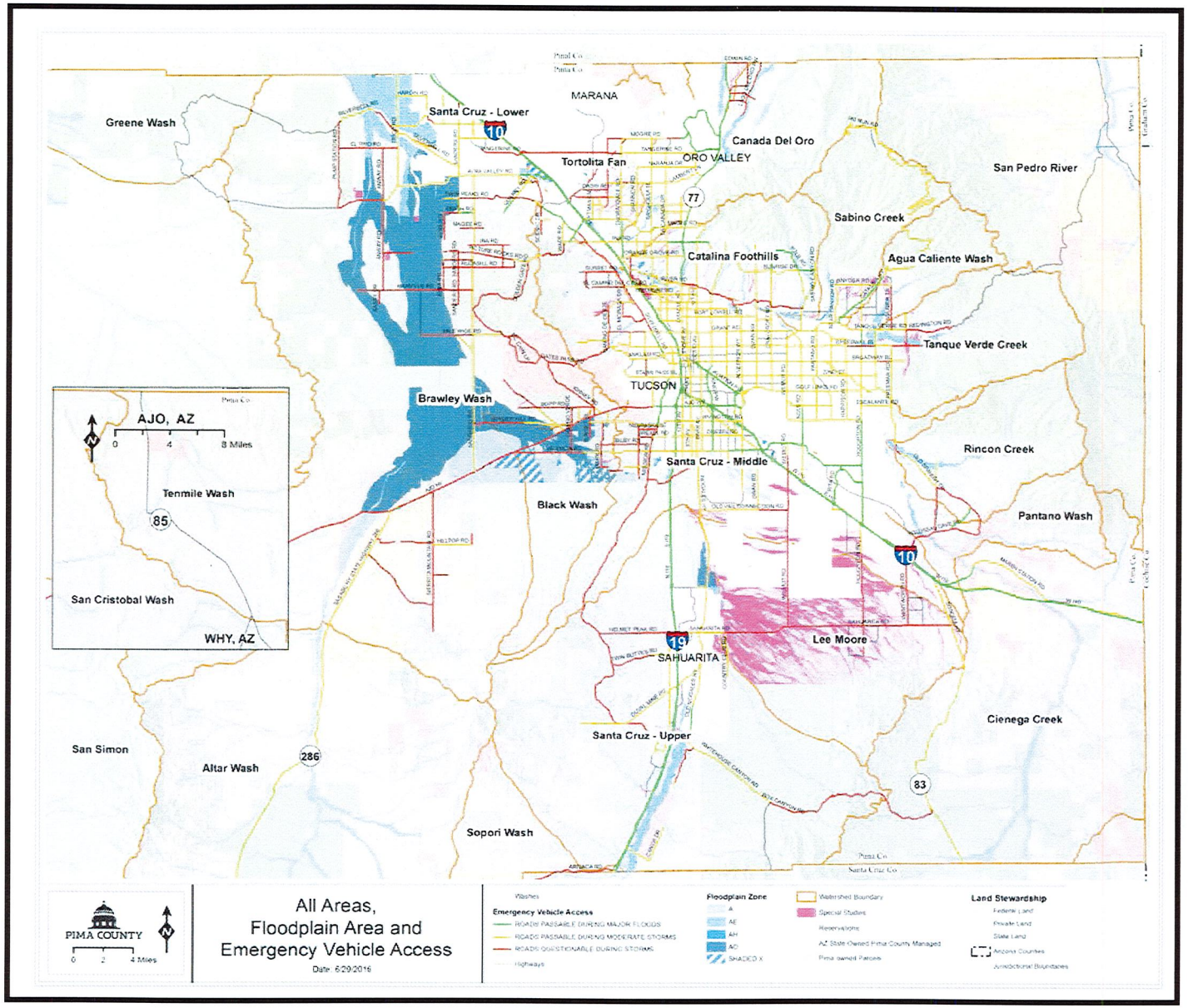

Regulations in Flood Zones

A Floodplain Use Permit (FPUP) is required for all work in or near floodplains and regulated washes. If you plan to build a wall, guest home, manufactured home, a pool, or any other improvement, contact the District prior to beginning any work to obtain an FPUP. Knowing the regulations regarding flood zones will save you time, trouble and inconvenience. If you plan home improvements and your home is not properly protected from flood damage, you may be restricted by how much you can legally improve your structure. Be sure to visit our office before you plan improvements in order to determine if these regulations apply to your project.

Drainage System Maintenance

Pima County regularly inspects and maintains public drainageways in order to allow floodwaters to stay in the wash channels and away from structures. You can play an important part in this effort by making sure not to block or obstruct drainage areas that may be in or around your property. Unimproved washes are supposed to remain natural with erosion and deposition occurring. The Floodplain Management Ordinance prohibits obstructing, diverting, or retarding flows in floodplains, washes, and channels in any way. Do not dump in washes, including dumping trash, yard waste, soil, construction debris or any other illegal materials. Even if drainage areas are partially filled or blocked, floodwaters may be diverted and cause erosion damage to surrounding properties and structures. If you suspect that there may be a floodplain violation in your neighborhood, please contact the District to report it.

Natural and Beneficial Floodplain Functions

Floodplains provide for the conveyance of floodwater as well as other natural and beneficial functions. Riparian areas are the green belts along rivers and streams. These habitats are among the most valuable natural resources in Pima County, providing abundant vegetation, improved water quality, erosion protection, soil stabilization, open space, and groundwater replenishment. Riparian areas also provide corridors for wildlife and are particularly important for cover, forage, and nesting habitat for both resident and migratory birds. Protect yourself and others by not damaging or destroying riparian habitat. Using techniques found in the Low Impact Development and Green Infrastructure Manual can help you maintain the natural floodplain functions surrounding your improvements. View the manual at: http://webcms.pima.gov/government/flood_control/floodplain_management/low_impact_development/.

The District's riparian habitat regulations encourage avoidance and requires mitigation when avoidance cannot be achieved. Habitat classification maps of specific areas including the Cañada del Oro, Tanque Verde, and Brawley watersheds can be viewed at: http://gis.pima.gov/apps/floodhazard/.

Never Cross a Flooded Road

Motorists can be cited, fined, and even arrested for ignoring or removing a traffic sign or barricade. Even if no barricade exists, do not risk getting stuck or swept downstream in a flooded wash. Plan for floods by knowing the safe routes to places of shelter. TURN AROUND, DON'T DROWN!

How would you know the pavement was gone if this road were covered with flowing water? At some point, saturated ground gives way and the pavement above it fails...often from the weight of a car. Don't put yourself, your passengers or rescue personnel in harm's way.

Even "high clearance" vehicles like pickup trucks can stall or get swept away. Once carried downstream, vehicles and their passengers may never be recovered. Be aware that under Arizona's "Stupid Motorist Law" you can be fined up to $2,000 for the cost of emergency response and rescue efforts. Additionally, you can be charged with reckless driving. If convicted, there can be a 4-month prison sentence, 2 years probation and/or $750 fine imposed.

Pima County Floodplain Management Office is located at 201 N. Stone Ave., 9th Floor • Office Hours: 8:00 A.M. to 4:30 P.M., Monday–Friday • Phone: 520-724-4600
For information on the flood risk impacting your property and flood protection, assistance including site inspection, please contact our office or see our website at: http://www.pima.gov/floodcontrol

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