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
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:

<table>
<thead>
<tr>
<th>District 1</th>
<th>District 2</th>
<th>District 3</th>
<th>District 4</th>
<th>District 5</th>
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<tbody>
<tr>
<td>8,173</td>
<td>1,300</td>
<td>7,004</td>
<td>6,758</td>
<td>1,361</td>
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</tbody>
</table>

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
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 mandatorily a flood area that has a 1 percent chance of being flooded 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 protected. There are permanent retrofitting techniques that can offer protection from flood damage. See the Prepare Before the Flooding 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 to 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 flood disaster hotline number is 547-7510 and a list of roads affected by flooding is available at: https://webcrms.pima.gov/transportation/. In addition to storing belongings, unplug major appliances, prepare aユa unique and watertight trash can supplied with:
- First Aid Kit
- Clothing & Footwear
- Non-perishable Food & Can Opener
- Medications & Sanitation Supplies
- Work Gloves
- Fire Extinguisher

Flood or Flood Warning
Flood warnings are broadcast on local radio and television, and online at: http://emergingcrms.pima.gov/
The District operates an ENS system that issues alerts warning of floods. Monitoring streamflow depth and rainfall for your local area can be found at: http://www.pima.gov/ENSSystem/
The Pima County Office of Emergency Management is committed to alerting you when emergencies do occur and providing rapid information to help you stay informed and safe. Sign up at: https://emergencysystems.pima.gov/ to create a profile to be alerted about areas and events that are important to you.

Property Purchases — Disclosure Requirements
Property buyers are required to notify buyers if the parcel lies within a FMA 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.

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

A floodplain is a land area subject to periodic flooding given normal or average weather conditions. Zoning for floodplains is intended to provide a system of regulations that will protect the natural resources of aquatic ecosystems and minimize flood damage.

Drainage System Maintenance

It is the responsibility of the property owner to maintain any privately owned drainage system that discharges into a public drainage system or a public watercourse. This includes ensuring that drains and culverts are not clogged or blocked by debris and that they do not create safety hazards.

Natural and Beneficial Floodplain Functions

Floodplains perform a variety of natural and beneficial functions. They protect property from flooding by acting as buffers, provide habitat for wildlife, and help control water quality by filtering pollutants.

Never Cross a Flooded Road

Be aware that floodwaters can rise rapidly and unpredictably. Never attempt to cross a flooded road.

For more information on floodplain management, please visit the website provided or contact your local government officials.