



Yavapai County Flood Control District



Newsletter

February 2012

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WWW.YCFLOOD.COM

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Websites for other related organizations:

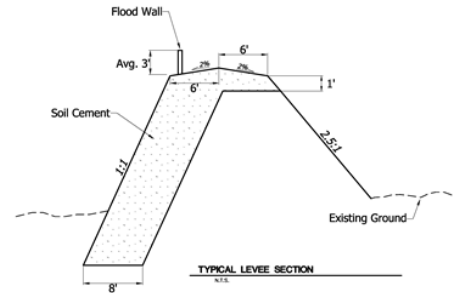
- AZ Dept of Water Resources
www.azwater.gov
- AZ Dept of Environmental Quality
www.azdeq.gov
- AZ Division of Emergency Management
www.dem.azdema.gov
- CORPS of Engineers
www.usace.army.mil
- Federal Emergency Management Agency
www.fema.gov
www.floodsmart.gov
- National Weather Service
www.weather.gov
- National Resource Conservation Service
www.nrcs.usda.gov
- US Environmental Protection Agency Region IX
www.epa.gov/aboutepa/region9

Yavapai County Levees Receive Accreditation

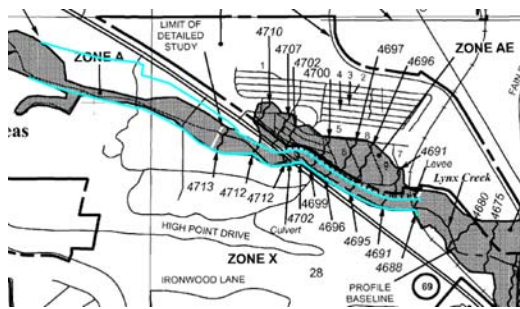
Yavapai County's levees have received FEMA's 46.10 accreditation. Title 44, Chapter 1, Section 46.10 of the Code of Federal Regulations provides the minimum design, operation and maintenance standards levees must meet and continue to meet in order to be recognized as providing protection from the base flood. Included in the accreditation for the County were both the Dry Creek Levee protecting the Sedona Shadows community and the Lynx Creek Levee protecting the Orchard Ranch RV Park.

Ranch RV Park.

In order to receive the accreditation, a Professional Engineer must certify that the levee is compliant with Title 44, Chapter 1, Section 65.10 of the Code of Federal Regulations (44 CFR 65.10). The levee must be compliant in five areas: general criteria, design criteria, operation plans and criteria, maintenance plans and criteria, and certification requirements. The District has worked extensively with FEMA on confirming the design criteria has been met, which typically includes freeboard design, embankment protection, embankment and foundation stability anal-



Typical Levee Embankment Section at the Dry Creek Levee protecting the Sedona Shadows community.



How Do Household Chemicals Contribute to Stormwater Pollution?

Most household products contain numerous chemicals that can be dangerous if released into the environment. Products include: spot remover, furniture polish, deodorizers, drain cleaner, oven cleaner, disinfectants, moth repellents, ammonia, paint and other finishes, thinners and solvents, batteries containing heavy metals and swimming pool chemicals. These chemicals can become pollutants if residues are discarded with garbage, poured down the home drains, into storm drains or onto the land surface.



What Can We Do?

When buying household chemicals, read the labels. Select the least toxic product that will do the job and use only when absolutely necessary.

Try alternatives to toxic chemicals.

Use only recommended amounts.

Keep kitty litter or other absorbent material handy to clean up spills.

Don't apply chemicals near cisterns, wells or water bodies.

Don't mix chemicals together.

Don't burn or bury leftover chemicals or containers.

Stuff used cans of paint, thinner or other finishes and solvents with newspapers and allow to dry before putting the cans into the

trash.

Never pour household chemicals down drains, storm drains or onto the ground.

Participate in local programs for hazardous household waste disposal; if there isn't such a program work with local agencies to start one.



Possible effects of chemicals in your groundwater?

Upcoming Outreach Project

FEMA has funded several research projects to determine what motivates people to protect themselves from flooding. One of the more effective ways to get people actively protecting themselves was found to be a direct mailer to floodplain property owners. If people can see the flood risk on their property they are more motivated to do something about it, especially if the outreach material includes specific suggestions.

For this reason, the District has undertaken a massive outreach project to inform property owners directly of the flood hazard in their area. The County will be divided up by watercourse and floodplain maps will be mailed to property owners in each floodplain.

Property owners will receive information on the local flood hazard, obtaining flood insurance, protecting people and property from flood hazard, building responsibly including permit requirements, and protecting natural floodplain functions on their property. The intent is to assist people before their property is affected by a disaster.



Local flood hazard maps will be included in the District outreach project.

Gauge of the Month



BROOKLYN PEAK

Gauge ID: 3755

Gauge Type: Precipitation

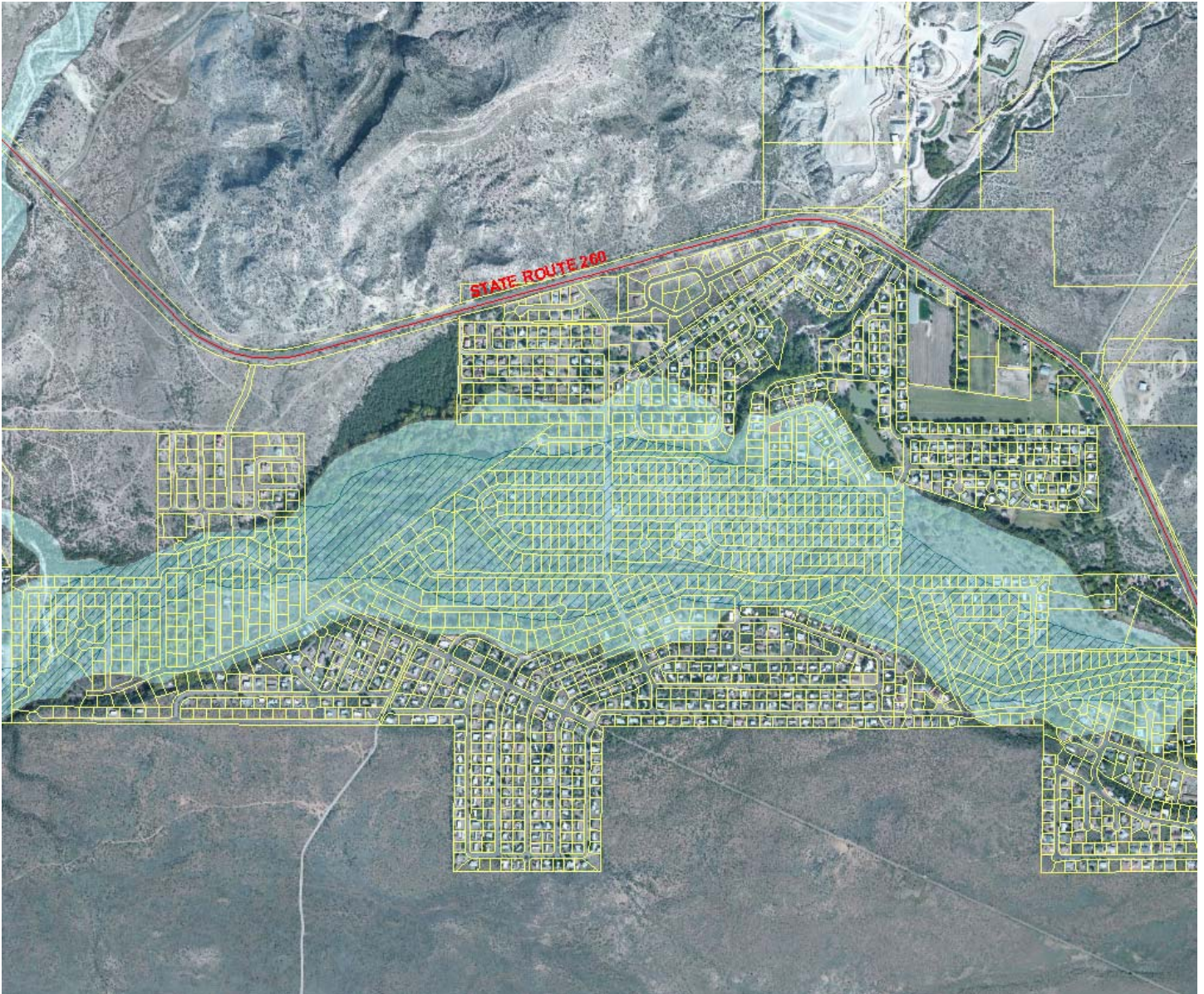
Watershed: Agua Fria River

Location: Upper Squaw Creek

Installed 8/3/2005 after

Cave Creek Complex Fire

Pre-FIRM Subdivisions in Yavapai County



We have a saying in our business—it's not if it floods, but when. Yavapai County has many subdivisions that were platted prior to the modern Flood Insurance Rate Maps (FIRMs). As a result, many lots are in areas we now know are at substantial risk of flooding. While we do not prohibit construction in the floodplain, we do require engineering to protect the home and occupants for the flood that is bound to come. That makes it tough for a person who purchases a lot at a reduced rate, only to find out they will spend more in engineering costs than they saved on the lot. We strongly recommend talking to the Flood Control District about the flood risk at any property you are looking to purchase before you buy.

Substantial Improvement/ Substantial Damage

A building can be considered “legal-nonconforming” if it was legal when it was built but doesn’t meet current construction rules. For example, a building that was built prior to the special flood hazard areas being identified that is now below the base flood elevation was legal when it was built, but would be illegal to build today. FEMA has very specific rules about the improvements that can be made to these structures, both to remodel and to repair damage from a disaster, such as a flood or a fire.

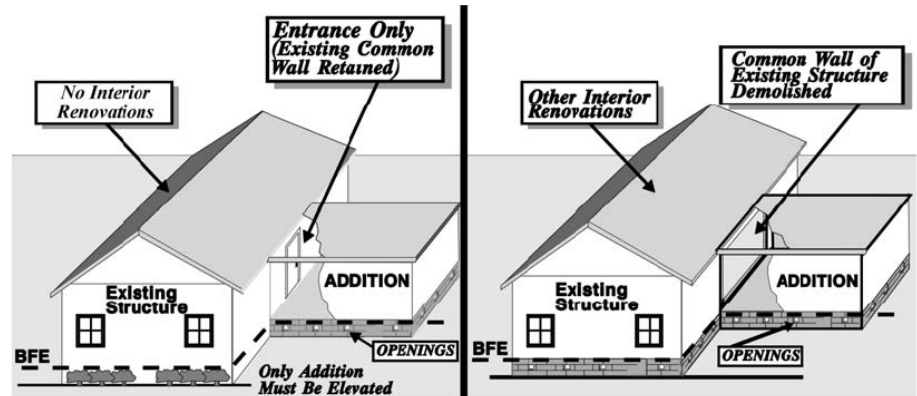
Substantial damage to a building occurs when 50% of the value of the building is damaged and needs to be repaired. Likewise, improvements to an existing structure are considered substantial when the cost of the improvements equal or exceed 50% of the value of the structure.

FEMA’s intent is to bring legal-nonconforming structures into compliance whenever possible. Therefore, when a build-

ing is substantially damaged the entire structure needs to be brought up to current standards. When an applicant wishes to substantially improve a structure, the improvements must be built within current regulations. In addition, if the improvements alter the existing structure and don’t just add on to it, the entire structure must meet the current regulation. For example, an addition

can be built onto a house if the only improvement to the existing structure is the addition of a doorway to connect the rooms. If the improvements include tearing out the common wall, the entire structure must be compliant.

For questions regarding potential requirements on your property, contact the District at 771-3197.



Yavapai County Flood Control District

500 S. Marina St.
Prescott, AZ 86303

Phone: 928.771.3197
Fax: 928.771.3427

10 S. Sixth St.
Cottonwood, AZ 86326

Phone: 928.639.8151
Fax: 928.639.8118

www.co.yavapai.az.us

Please visit the County website for more information:

- Applications, Forms and Instructions
- Building Codes
- Community Plans
- Drainage Criteria Manual
- Fees/Impact Fees
- Flood Hazard Status Reports
- Flood Protection Information
- General Plan
- Ordinances
- Regulations
- Storm Water Management Program
- Related Links & More

COUNTY TOLL FREE TELEPHONE NUMBERS

Ash Fork, Bagdad, Seligman, Yarnell 800.771.2797
Black Canyon City and Phoenix Area 602.495.8800

COUNTY SWITCHBOARD NUMBERS

Prescott 928.771.3100 - Verde Valley 928.639.8100

The Yavapai County Board of Supervisors also serve as The Board of Directors for the District.

The initial floodplain ordinance was adopted December 1981, and has been revised over the years.

The Drainage Criteria Manual, was first adopted November 1998, and revised August 2005. The current Ordinance and Drainage Criteria Manual are available on line at the County website or may be purchased at the Prescott and Cottonwood District offices.

Services Performed

The District is available for assistance or technical advice on the following topics:

- National Flood Insurance Program
- District ALERT System
- Flood Insurance Rate Maps
- Flood Status Information on a Parcel of Land
- Flood Protection & Safety
- Local Flood Hazard
- Development & Permitting within the 100 year floodplain
- Construction in or adjacent to a significant watercourse
- Storm Water Quality and Pollution Control

Flood protection information and links to other agencies are available on the County website. Go to www.ycflood.com for archived issues of this newsletter.