

WHAT IS THE FLOODPLAIN?

- The floodplain is any area which will be covered by water during a flood.
- Santa Cruz County regulates the 100-year floodplain. The 100-year floodplain is the area that will be covered by water during a flood which has a one (1%) percent chance of occurring every year.
- The regulatory floodplain is defined as that portion of the geologic floodplain associated with a watercourse or that area where drainage is or may be restricted by man-made structures and that would be inundated by the base flood, or those areas which are subject to sheet flooding, or those areas mapped as being flood prone on existing recorded subdivision plats.

HOW CAN YOU TELL IF YOUR PROPERTY IS LOCATED WITHIN THE REGULATORY FLOODPLAIN?

- Subdivision Plat. Recently platted subdivisions have the 100-year floodplain clearly marked on them.
- Federal Flood Insurance Rate Maps (FIRMS). The federal government has mapped most of the large floodplains in Santa Cruz County.
- Engineering Study. Private consulting civil engineering firms will contract to determine the flood prone area on your parcel.
- Santa Cruz County. Contact the County at the address on the next page. Be sure to have the legal description and/or the address of your property.

WHERE CAN YOU OBTAIN FLOODPLAIN INFORMATION?

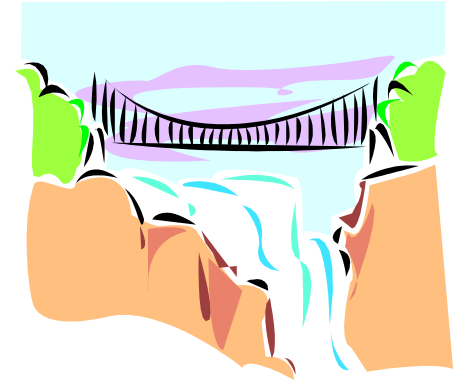
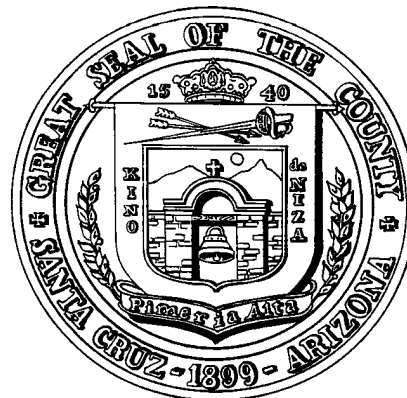
- Your realtor, mortgage lender, or engineer should have all relevant floodplain information on your property.
- You may also contact County personnel at the following address.

FOR MORE INFORMATION:

Contact:

Santa Cruz County
Flood Control District
And
Floodplain Administration
County Complex, Ste. 117
2150 North Congress Drive
Nogales, AZ 85621

Phone: (520) 375-7830
Fax: (520) 761-7930
TDD: (520) 761-7816



SANTA CRUZ COUNTY
FLOODCONTROL DISTRICT
AND
FLOODPLAIN ADMINISTRATION
PUBLIC INFORMATION SERIES

DEVELOPING YOUR FLOODPLAIN PROPERTY



IS IT POSSIBLE TO BUILD ON A FLOODPRONE LOT?

Yes, it is usually possible, with certain restrictions, to build on flood prone property. Restrictions and exceptions are outlined below.

WHAT RESTRICTIONS CAN BE PLACED ON DEVELOPMENT WITHIN THE FLOODPLAIN?

- Finished Floor Elevation. The lowest floor in any habitable structure must be elevated at least one foot above the base flood water surface elevation.
- Erosion Hazard Setback. Improvements must be located a safe distance from any regulatory wash. The setback increases with the size of the base flood.
- Safe Access. Safe access for standard vehicles must be provided to every lot.
- Perimeter Fencing. Chain link, field fencing, or solid walls located at or near the property boundaries generally may not be placed at grade or in a manner which could obstruct flow, within flood prone areas.
- Mobile Homes. Mobile homes have special requirements such as anchoring and alignment parallel to flow.
- Other requirements and restrictions are specified in the Santa Cruz County Floodplain and Erosion Hazard Management Ordinance No. 2001-03. Copies are available at the Santa Cruz County Flood Control District and Floodplain Administration Office.

WHAT STEPS ARE REQUIRED WHEN DEVELOPING A FLOODPRONE LOT?

- 1st Determine where the floodplain areas on your property are located.
- 2nd Prepare a site plan showing proposed development and the floodplain.
- 3rd Submit your site plan to the Santa Cruz County Flood Control District and Floodplain Administration Office for review.
- 4th Obtain a Floodplain Use Permit prior to obtaining County building permits.
- 5th Return the elevation certificate which was issued with the floodplain use permit to the Santa Cruz County Flood Control District and Floodplain Administration Office.

WHEN IS IT NOT POSSIBLE TO BUILD ON A FLOODPRONE LOT?

- Floodway. You may not construct new improvements within a designated floodway. Floodways are mapped on Flood Insurance Rate Maps, issued by the Federal Insurance Administration, or in some subdivision drainage reports, or are determined by the County Floodplain Administrator.
- Erosion Hazard Setback Zone. You may not place improvements within the erosion setback as established by the Santa Cruz County Flood Damage Prevention Ordinance or by an engineering study.
- Flow Depth/Velocity. Regulatory flood depths greater than 3 feet or the flow depth times the flow velocity squared (dv^2) exceeding 18 are not allowed at the building site.
- Other restrictions are specified in the Santa Cruz County Floodplain and Erosion Hazard Management Ordinance No. 2001-03.
- **Additional engineering or the approval of the Floodplain Administrator may supercede the above restrictions.**