
Sec. 6.13.5. Floodplain volume and conveyance protection.

- A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the effective Special Flood Hazard Area (SFHA), also commonly referred to as the 100-year floodplain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas determined by County watershed management plans as made viewable on the County Geographic Information System (GIS) mapping portal. The following floodplain or flood prone areas may be determined by the County Engineer or their designee to be of insignificant impact and waived of the requirements of this section:

1. Small areas less than 1 acre or 200 feet in width;
2. Shallow areas less than 1 foot in depth; or
3. Isolated areas contained within a single parcel demonstrated to pose no significant risk to life or property.

The intent is to ensure that equivalent floodplain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Floodplain Management.

- B. Land use activities which materially change the floodplain or flood prone areas.
- (1) Land use activities that meet the thresholds for a stormwater analysis, such as Major Site Plans, Improvement Plans, or developments that may increase flooding on adjacent property, shall be required to provide calculations performed by a licensed professional demonstrating that favorable hydraulic characteristics exist or are provided by the improvements that do not increase flooding or compensating storage is provided on the owner's property or within an easement. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as determined by a licensed professional. The calculations shall be reviewed and approved by the County Engineer or their designee. In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations shall include the following information when compensating storage is required:
 1. Plan extents of proposed fill and excavation;
 2. Volume of proposed fill and excavation;
 3. Volume calculations supporting one-for-one compensating storage; and
 4. Cross sections or typical sections through the extents of the proposed fill and excavation with existing and finished site elevations.
 - (2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, Minor Site Plans, ESOZ plans, or other development waived from such requirements, shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or their designee. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data, as visually evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage, or restrictive soil layering or as determined by a licensed professional.
- C. When proposed improvements associated with mass grading plans, major site plans or improvement plans create buildable areas within a FEMA SFHA, it shall be the applicant's responsibility to file a Letter of Map Change (LOMC) with FEMA as soon as practicable, but not later than 6 months after the date of the availability of the required technical or scientific data. A conditional letter of map revision (CLOMR) shall be required if there is any resulting increase in base flood elevation (BFE) in a floodway or greater than a 1-foot

increase outside of a floodway. If a CLOMR is obtained for a development, the applicant shall request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project as soon as the as-built certification and all other data supporting the map revision as required by FEMA is available, but no later than 6 months after the date of availability of such data. Under no circumstance shall a building permit be issued based on a reduced draft BFE until the revision has been issued by FEMA. The applicant shall provide the County Growth Services department and Office of the County Engineer with the map revision GIS data necessary to update the County flood prone map.

(Ord. No. 13-20, § 2, 7-11-2013)