

**Sec. 6.13.5. Flood plain Watershed storage 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 ~~existing effective one percent (100-year) Special Flood Hazard Area (SFHA), also commonly referred to as the 100-year Flood Plain,~~ as identified by the Federal Emergency Management Agency (FEMA) ~~and flood prone areas as identified by County watershed management plans.~~ Flood prone area data shall be viewable on the County GIS mapping portal.

The intent is to ensure that equivalent flood plain ~~and flood prone area~~ volume and conveyance is maintained. This section also supplements Division 5.3 Flood-Plain ~~OverLayManagement-Zone.~~

B. Land use activities which materially change the flood plain ~~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 increase flooding on adjacent property, ~~may be permitted when shall be required to provide~~ calculations performed by a licensed professional ~~are provided demonstrating favorable hydraulic characteristics are provided that do not increase flooding that or compensating storage or other hydraulic characteristics are 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 ground water level or surface water level.~~ The calculations shall be reviewed and approved by the County Engineer or ~~his-their~~ designee. ~~Small or isolated flood prone areas contained to a single parcel may be determined by the County Engineer or their designee to be of de minimus impact and waived of the requirements of this section. 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, 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 ~~his-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 or as evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage or other indicators, such as restrictive soil layering or as determined groundwater encountered in by geotechnical data such as soil borings.~~

D.C. When proposed improvements associated with mass grading plans, major site plans or improvement plans ~~encroach into~~ create buildable areas in a ~~flood hazard zone FEMA SFHA,~~ it shall be ~~necessary for the applicant's responsibility to file a~~ Letter of map-Map amendment-Amendment (LOMA), ~~or Letter of Map revisionRevision (LOMR), or Letter of Map Revision based on Fill (LOMR-F) with FEMA as applicable. If a Conditional Letter of Map Revision (CLOMR) is obtained for a development, the applicant must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project, which includes as-built certification and all other data supporting the map revision as required by FEMA. The applicant shall provide the County with the necessary GIS data required to update the county flood prone map.~~

**Commented [CJ1]:** Changed title of section so that may apply to flood prone areas instead if only flood plain.

**Commented [CJ2]:** Stormwater modeling that shows no increase in flooding can satisfy this section's requirements in lieu of compensating storage.

**Commented [CJ3]:** Mirrors water management district language.

**Commented [CJ4]:** Small areas unlikely to impact outside parcels may be waived of requirements of this section.

**Commented [CJ5]:** We have run into situations where property owners are creating compensating storage below groundwater elevation which is causing them to fill with water and not be able to provide flood plain storage.

**Commented [CJ6]:** Map amendments and revisions only necessary if buildable areas are going to be located in flood plain.

**Commented [CJ7]:** Changed wording to be consistent with FEMA terminology.

(Ord. No. 13-20, § 2, 7-11-2013)

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