

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-Flood plain 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 Overlay 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 result in an increase in flooding to adjacent property, may be permitted when shall be required to provide~~ calculations performed by a licensed professional ~~are provided~~ demonstrating that compensating storage or other hydraulic characteristics are 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 or surface water level.~~ The calculations shall be reviewed and approved by the County Engineer or ~~his~~ their designee. ~~In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations demonstrating compensating storage shall include the following information:~~

1. Extents of proposed fill and excavation;
2. Volume of proposed fill and excavation;
3. Location indicated for the disposition of excess excavated material within the site, if available;
4. Direction of water flow across the site;
5. Volume calculations supporting one-for-one compensating storage; and
6. Cross sections through the extents of the proposed fill and excavation with existing and finished site elevations.

~~C.(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 ground 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 groundwater encountered in geotechnical soil borings.

~~D.C.~~ When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a ~~flood hazard zone~~ FEMA SFHA, it shall be necessary for the applicant to file a ~~Letter of map amendment~~ Amendment (LOMA), ~~or Letter of Map revision~~ Revision (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 it applies to more than just flood plain.

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Commented [CJ2]: Section now applies to county flood prone data.

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Commented [CJ3]: Mirrors water management district language.

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Commented [CJ4]: These requirements were not intended to replace any requirements in Division 13 but were intended to supplement them.

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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.

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Commented [CJ6]: Changed wording to be consistent with FEMA terminology.

(Ord. No. 13-20, § 2, 7-11-2013)

