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SUMMARY: AN ORDINANCE AMENDING THE WASHOE COUNTY CODE Chapter 110, *Development Code*, Article 416, *Flood Hazards*, in order to adopt guidelines for the mitigation of lost floodplain storage and maintenance of adequate storage in the Critical Flood Storage Zone according to the procedure adopted by the Truckee River Flood Project Coordinating Committee and to enact that process of determining appropriate mitigation, if any, including specific amendments to establish criteria for "no adverse impact", establish mitigation for grading and fill in the critical flood zone 1, and establish exceptions to grading in the critical flood zone 1, as well as specific amendments to WCC 110.416.57 "Standards for all Development in Critical Flood Storage Zones" relating to the elevation and location of required mitigation for development in the Critical Flood Storage Zone and other necessary amendments to reflect updated information and procedures on the management of flood hazards.

BILL NO. 1637

ORDINANCE NO. 1457

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE Chapter 110, *Development Code*, Article 416, *Flood Hazards*, in order to adopt guidelines for the mitigation of lost floodplain storage and maintenance of adequate storage in the Critical Flood Storage Zone according to the procedure adopted by the Truckee River Flood Project Coordinating Committee and to enact that process of determining appropriate mitigation, if any, including specific amendments to establish criteria for "no adverse impact", establish mitigation for grading and fill in the critical flood zone 1, and establish exceptions to grading in the critical flood zone 1, as well as specific amendments to WCC 110.416.57 "Standards for all Development in Critical Flood Storage Zones" relating to the elevation and location of required mitigation for development In the Critical Flood Storage Zone and other necessary amendments to reflect updated information and procedures on the management of flood hazards.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Section 110.416.57, *Flood Hazards*, of the Washoe County Code is hereby amended to read as follows:

Section 110.416.57 Standards for All Development in Critical Flood Zone 1. The standards for development in Critical Flood Zone 1 are set forth in this section.

- (a) Mitigation Required for Displacing Projects. All displacing projects should meet the following requirements:
- (1) Stormwater discharges from displacing projects should be limited to pre-development conditions relative to peak flows; and,
  - (2) Provide flood storage volume mitigation to achieve no adverse impact.
- (b) Mitigation Methods and Requirements. The mitigation requirements established in (a) above may be met by:
- (1) Creating one (1) unit of mitigation storage volume for every one (1) unit of floodplain storage volume that is displaced. The mitigation storage volume must occur within:
    - (i) The same flood storage area as the volume displaced; and,
    - (ii) At the same elevation band as the volume displaced; or
  - (2) If mitigation storage volume is proposed to be outside the same flood storage area or the same elevation band, then the mitigation within the Critical Flood Zone 1 must:
    - (i) Create a minimum of one (1) unit of mitigation storage volume for every one (1) unit of floodplain storage volume displaced or as needed to comply with Section 110.416.57(b)(2)(ii); and,
    - (ii) Demonstrate no adverse impact through application of the Truckee River Flood Project Mitigation model.
- (c) Mitigation Storage Volume. The entire amount of mitigation storage volume must be available for flood storage before any flood event. Detention basins required by other ordinances are not eligible to be counted as mitigation storage volume.
- (d) Mitigation Location. Mitigation cannot occur in conflict with and/or at the same location of approved Truckee River Flood Project features as indicated on maps on file in the Truckee River Flood Management Office.
- (e) Mitigation Timing. Mitigation must occur concurrently with or prior to a reduction of flood storage volume.

- (f) Exceptions. This section applies only to the parcels shown on Figures 110.416.57.1-110.416.57.3 and at the time of building permit, the parcels must be zoned as shown on Figures 110.416.57.1-110.416.57.3 for the exceptions to apply.
- (1) Any construction activity that decreases the volume of flood storage in Zone 1 shall be prohibited.
  - (2) All development located on the parcels shown on Figure 110.416.57.1 shall provide compensatory storage at a one to one (1:1) ratio on the project site or in a hydrologically connected basin, as determined by the Department of Public Works.
  - (3) Compensatory storage may be, but is not required to be, hydrologically connected to onsite drainage designs required under Article 420, Storm Drainage Standards, of the Development Code.
  - (4) No critical facilities will be allowed on parcels shown on Figures 110.416.57.1-110.416.57.3.
  - (5) Compensatory storage on a one to one (1:1) ratio may be allowed in an existing hydrologically connected regional storage mitigation facility determined adequate by the Department of Public Works.
  - (6) The elevation of the lowest finished floor shall be based on the most current calculated water surface elevation for the without project condition under the 117-year storm event as determined from the Truckee River Flood Project Hydraulic Model being maintained by the Truckee River Flood Management Project staff for the Truckee River Flood Project facilities.
  - (7) New building structures, or existing structures that are elevated, shall be constructed on piers or vented stem walls that allow flood waters to rise in the crawl space.
- (g) Definitions. For the purposes of this article, the definitions listed hereunder shall be construed as specified in this section.

Critical Flood Zone 1. "Critical Flood Zone 1" means that area depicted as Zone 1 in the Truckee Meadows Floodplain Storage Zone map, Figure 1-2 of the Regional Water Plan dated January 2004.

Displacing Projects. "Displacing projects" means any proposed public or private construction which changes existing grades, imports fill, and/or displaces any volume of flood water in Critical Flood Zone 1 below the water surface indicated in Section 110.416.57(f)(6).

Elevation Band. "Elevation band" means a range of elevation of ten (10) vertical feet from the project's lowest natural elevation as defined in Section 110.416.57(f)(6).

Elevation Map. "Elevation map" means the latest version of the Truckee River Flood Management Project's Ground Elevation and Flood Water Elevation Map Series adopted and administered and updated from time to time pursuant to a cooperative agreement between all jurisdictions who have adopted similar regulations. A copy of the Elevation map will be kept on the Truckee River Flood Management Project website.

Flood Storage Area. "Flood storage area" means those areas designated on the Elevation map. If construction or mitigation is to occur in an area that is not designated as a flood storage area on the Elevation map, then mitigation must occur as provided in (b)(2) of this section.

Mitigation Storage Volume. "Mitigation storage volume" means flood storage volume provided in Critical Flood Zone 1 to offset a displacement of flood water volume as a result of construction activity.

No Adverse Impact. "No adverse impact" means as determined by the application and output of the Truckee River Flood Project Mitigation Model(s), water surface elevation in the critical flood zone 1 within the 1997 water surface elevation as determined by the Elevation Maps is not to be raised."

Truckee River Flood Project Mitigation Model. "Truckee River Flood Project Mitigation model" means a hydraulic model as updated from time to time, adopted and administered pursuant to a cooperative agreement between all jurisdictions who have adopted similar regulations. Until such a cooperative agreement is reached, the HEC-RAS Version 4.0 model prepared by the United States Army Corps of Engineers shall be used.

*[Added by Ord. 1259, provisions eff. 2/4/05; Amended by Ord. XXXX, provisions eff. XX/XX/XX.]*

Proposed MONTH DAY, YEAR

Proposed by Commissioner Humke.

Passed MONTH DAY, YEAR JANUARY 11, 2011

Vote:

Ayes: Commissioners Breternitz, Larkin, Jung, Weber, Humke

Nays: Commissioners none

Absent: Commissioners none

 ATL  
Harvey  
County Clerk

Chairman  
Washoe County Commission  
[Signature]  
Chairman of the Board

This ordinance shall be in force and effect from and after the 21 day of the Jan of the year 2011.

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STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **01/14/2011 - 01/21/2011**, for exact publication dates please see last line of Proof of Publication below.

Signed: *[Handwritten Signature]*

JAN 21 2011

Subscribed and sworn to before me



*[Handwritten Signature: Stacey Gomes]*

**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1457 BILL NO. 1637 An Ordinance amending the Washoe County Code Chapter 110, Development Code, article 416, Flood Hazards, in order to adopt guidelines for the mitigation of lost floodplain storage and maintenance of adequate storage in the critical flood storage zone according to the procedure adopted by the Truckee River Flood Project Coordinating Committee and to enact that process of determining appropriate mitigation, if any, including specific amendments to establish criteria for "no adverse impact," establish mitigation for grading and fill in the Critical Flood Zone 1, and establish exceptions to grading in the Critical Flood Zone 1, as well as specific amendments to WCC 110.416.57 "standards for all development in critical flood storage zones" relating to the elevation and location of required mitigation for development in the critical flood storage zone and other necessary amendments to reflect updated information and procedures on the management of flood hazards. PUBLIC NOTICE IS HEREBY GIVEN, that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse, 75 Court Street, Reno, Nevada, and that such Ordinance was proposed by Chairman Humke on December 14, 2010, and was passed and adopted at a regular

*[Faint handwritten text]*

meeting held on January 11, 2011, by the following vote of the Board of County Commissioners:  
Those Voting Aye: John Breternitz, David E. Humke, Kitty Jung, Bonnie Weber, Robert M. Larkin  
Those Voting Nay: None Those Absent None Those Abstaining: None This Ordinance shall be in full force and effect from and after January 21, 2011, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only. DATED this January 12, 2011. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 739568 Jan 14, 21, 2011