

Rural LMA TOPIC SHEET

Flood Structure Protection Area

The Rural LMA Work Group (WG) was established in late 2012 with the purpose of serving as a forum for the California Central Valley Flood Control Association to identify problems that are unique to rural areas and seek solutions for inclusion in the Regional Flood Management Plans. The Rural LMA WG identified eleven topics of interest and has prepared a paper describing each topic from the perspective of the Rural LMA WG. These papers continue to be developed by the Rural LMA WG and are therefore subject to revision.

Topic Statement

Create a mechanism to provide LMAs the ability to review land-use activities in the vicinity of flood protection structures so that the activities do not conflict with the design, construction, maintenance, operation of the LMA's facilities, and do not compromise structure integrity.

Description of Topic

Flood protection structures can be adversely impacted by land use decisions ("land-use activities") which do not fully consider how the activity is integrated into a region's flood protection requirements and systems. These adverse impacts can be minor, requiring recurring, unbudgeted maintenance effort; significant, creating a need for major levee repair projects; or even catastrophic, causing failure of the levee during a high-water event, leading to a major flood event. In addition, un-integrated land-use activities can be cited by flood protection authorities as reason for decertification of a flood protection structure and/or removal of flood protection systems from aid programs such as PL84-99.

"Land-use activity" could mean any ministerial, discretionary, or other regulatory permit approvals that are likely to lead to a change to improved or unimproved land, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. These approvals include, but are not necessarily limited to:

- General Plan amendments;
- Zoning Map changes;
- Conditional Use Permits;
- Design Review Permits;
- Parcel Mergers and Lot Line Adjustments;
- Sign Permits;
- Encroachment Permits;
- Public & Private Utilities;
- Specific Plans & amendments;
- Zoning Text amendments;
- Planned Development Permits;
- Subdivision Maps and Parcel Maps;
- Building Permits;
- Grading Permits;
- On-site Development Permits;
- Underground Pipelines.

To ensure LMAs have an opportunity to review and comment on land-use activities which could impact their systems, improved communication and interaction between LMAs and land-use authorities is needed. Creation of "Flood Structure Protection Areas" directly adjacent to levees and other flood control structures would provide LMAs an opportunity for input on land-use decisions occurring in the vicinity of their facilities. These areas would be identified in county and city floodplain management ordinances and/or general plans as zones in which input is required from LMAs before land-use decisions are finalized.

The Flood Structure Protection Areas would extend a distance, to be determined, from the land-side edge of any flood protection structure and would extend to the center-line of the adjacent watercourse.

LMA review of land-use activities would be focused on evaluating proposed land-use activities to determine if the proposed activities are likely to conflict with the design, construction, maintenance, and/or operation of the LMA facilities, or would adversely impact the integrity, of any flood protection structure.

Relevance to the RFMP

The RFMP process could be used to identify areas within the region of applicability of Flood Structure Protection Areas. The RFMP process could also help develop model floodplain ordinances and general plan amendments for adoption by local land-use authorities detailing how Flood Structure Protection Areas should be developed, implemented, and administered.

SUBJECT TO CHANGE