

## SAFETY ELEMENT

### **GOAL 2: Avoid exposure of people and improvements to unreasonable risks of damage or injury from flood and fire hazards.**

#### **Objective A**

Regulate development in flood hazard areas in a manner that protects people and property from unreasonable risks of damage due to flooding.

Policy 1: Regulate the placement of new structures in the 100-year flood plain.

*Action 1.1:* Work with the Federal Emergency Management Agency, the State Department of Water Resources, and other appropriate agencies to update flood hazard studies for developing areas of the county. The June Lake and Crowley Lake areas should be study priorities.

**Deleted:** , Walker-Coleville-Topaz, and Tri-Valley areas

*Action 1.2:* Continue to participate in the National Flood Insurance Program by enforcing and updating as necessary the provisions of the Flood Plain Combining District of the Mono County General Plan.

*Action 1.3:* In accordance with the stream setback requirements of the Mono County General Plan, require new development to set back adequately from surface waters for flood protection purposes. Any deviations from the stream setback requirements within the 100-year floodplain should be reviewed by the county Floodplain Administrator prior to permit issuance.

*Action 1.4:* Future development projects with the potential to cause substantial flooding, erosion, or siltation shall provide an analysis of the potential impacts prior to project approval. The analysis shall:

- a. be funded by the applicant;
- b. be prepared by a registered geologist or civil engineer;
- c. identify the nature of the hazard, and assess the impacts of the development on downstream development and resources; and
- d. recommend alternatives and/or mitigation measures to mitigate potential impacts to downstream resources to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Mitigation measures shall be included in the project plans and specifications and shall be made a condition of approval for the project.

*Action 1.5:* Limit the intensity of development within the 100-year floodplain in the Land Use Element.

*Action 1.6:* Continue to implement Mono County Code Chapter 13.08, Land Clearing, Earthwork and Drainage Facilities, and update as necessary.

#### **Flooding**

**Flood Hazards**

The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps illustrating 100-year flood hazard areas for several streams. Floods in these areas have a one percent probability of occurring in any given year. Such flooding could result in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief. Flood losses may be increased by the cumulative effect of obstructions in flood hazard areas which increase flood heights and velocities, and when inadequately anchored, can damage downstream uses.

Flooding is a potential risk to private properties situated in the vicinity of several waterways within the county. The community areas most likely to be impacted by a 100-year flood include properties along the East and West Walker River, Reversed Creek, and Spring Canyon Creek areas in these high hazard zones include Antelope Valley, Bridgeport Valley, the June Lake Loop, and the Tri-Valley area. The most-recent serious flooding in the county occurred in the Tri-Valley area during the summer of 1989, when rains carried heavy sediment loads from the alluvial fan slopes of the White Mountains into community and agricultural areas.

The areas of special flood hazard identified by the FEMA or the Federal Insurance Administration in a scientific and engineering report entitled "Flood Insurance Study for the County of Mono," dated February 18, 2011, with an accompanying Digital Flood Insurance Rate Map is referenced to determine flood hazards within the county.

Some FEMA maps lack information regarding the base flood elevation, and are therefore of limited use for local development review and planning purposes. Some maps lack information concerning local alluvial fan and mudflow hazards. There is a significant need to update the flood hazard maps where these deficiencies exist, including June Lake and Crowley Lake areas.

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- Deleted: of community areas where development pressures are the greatest, particularly those for the Antelope Valley,
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**CONSERVATION OPEN SPACE ELEMENT**

**TABLE 2**

<p>MINERAL LAND CLASSIFICATION OF THE EUREKA, SALINE VALLEY AREA, INYO AND MONO COUNTIES. Sacramento: California Department of Conservation, Division of Mines and Geology, <a href="#">Special Report 166 (1993)</a>,</p> <p>MONO COUNTY MINING DATABASE AND RELATED NARRATIVE. Susan K. Flynn, Editor. Sutter Creek, California: Geotechnical Research and Development, May 1990. The data contained in this document provided the basis from which the (MEA) mineral resource maps were prepared, in addition to compiling a comprehensive bibliography of geologic and mineral resource documents about the county.</p>
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- Deleted: Open File Report 88-2 (Desert Conservation Area, 1988)
- Deleted: This is the first Mineral Land Classification study that has been prepared by the State.