Recommendations addressing RPU Committee Actions on January 26, 2012
January 31, 2012

1. Policy NH-1.2 Related to Activities in the 100-Year Floodplain

Background:
Policy NH-1.2 addresses the existing general prohibition against new development in the 100-year floodplain with exceptions for public facilities and other limited activities. The RPU Committee directed staff to modify policy language to more clearly reflect language in the code of ordinances (Section 35.4). The RPU Committee also added a more comprehensive review of TRPA’s floodplain management system to the list of topics to be addressed following completion of the Regional Plan update.

Recommendation:
Staff recommends that Policy NH-1.2 be modified to reflect allowances and limitations in code, as follows:

**NH-1.2. PROHIBIT DEVELOPMENT CONSTRUCTION, GRADING, AND FILLING OF LANDS WITHIN THE 100-YEAR FLOOD PLAIN AND IN THE AREA OF WAVE RUN-UP EXCEPT FOR PUBLIC RECREATION FACILITIES, PUBLIC SERVICE FACILITIES, NECESSARY CROSSINGS, RESTORATION FACILITIES, AND AS OTHERWISE NECESSARY TO IMPLEMENT THE GOALS AND POLICIES OF THE PLAN. REQUIRE ALL FACILITIES PUBLIC UTILITIES, TRANSPORTATION FACILITIES, AND OTHER NECESSARY PUBLIC USES LOCATED IN THE 100-YEAR FLOOD PLAIN AND AREA OF WAVE RUN-UP TO BE CONSTRUCTED AND MAINTAINED TO MINIMIZE IMPACTS ON THE FLOODPLAIN AND NOT CAUSE FLOODING.**

The Tahoe Region Basin is often subject to rain or storm events which cause extreme fluctuations in stream flows or wave run-up which can result in flooding and damage to property. Grading, filling, and structural development within the flood plain causes alteration of the stream flow and may accentuate downstream flooding. Development within the flood plain is subject to damage and inundation as a result of flooding and is generally prohibited by Federal regulation (Executive Order No. 11988, 1977 and No. 11296, 1966).