

Hello Washoe Planning Commission,

My name is Tammy Holt-Still and I come before you today representing the myself and the Lemmon Valley Flood Victims.

For the record we are requesting the City of Reno and Washoe County to Halt or establish a building Moratorium immediately in all of the North Valleys as the water run off from those buildings are aster bating the flooding situation in Lemmon Valley. The run off from all of the building in front of Lemmon Valley, Golden Valley and Stead has five (5) times the amount of water in Swan Lake without any type of infrastructure to Swan Lake to accept that water.

In the early 1990 reports warned of increased flood damage if mitigation measures where not adopted. Washoe County Engineering and Capital Projects Director Dwayne Smith stressed "Anything that goes into the basin that would stop water from going into the ground - a building, a roadway, any type of physical structures would reduce the impervious surface - the issue is that it doesn't allow the water to get into the ground in the same way that it did historically".

The county's 1991 flood control master plan identified closed lake basins as one of several sources "that warrant additional consideration in the selection of flood control options.

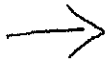
Hydrologic analyses of Lemmon Valley, prepared in 1996 for the City of Reno and Washoe County, warned that in regard to future development, "since Lemmon Valley is a closed basin with no outlet for flood runoff other than evaporation , increased impervious area anywhere in the valley can cause the amount of water entering the playa, and thus the level of the playa to increase."

A report by Manhard Consulting, conducted for the county in 2010, outlined flood mitigation options, but when it came to Lemmon Valley, the cost of large scale projects was determined to exceed potential benefits. Really????
Look at us now in 2017!!!!!! Absolutely Criminal!!!!

This in turns goes right back to the violation of code 110.416.57 by the Washoe which has caused the loss of homes and Lemmon Valley Residents way of life And a lot of money!!!!!! Let's flood your homes see how you like it!!!!

If I can find away to prove criminal negligence within Washoe County and it's employees for the neglect that has caused this catastrophic disaster it is my moral responsibility to do so.

Sincerely.



Section 110.416.67 Standards for All Development in Critical Flood Storage Zones. The standards for development in critical flood storage zones are set forth in this section.

- (a) Any activity that decreases the volume of flood storage in Zone 1 shall be prohibited
- (b) All development located in critical flood storage Zone 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
- (c) Compensatory storage may be, but is not required to be, hydrologically connected to on-site drainage designs required under Article 420 of the Development Code
- (d) No critical facilities will be allowed in critical flood storage Zone 1
- (e) 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.

[Added by Ord 1259, provisions eff. 2 4 05]

Section 110.416.60 Construction Standards. In all flood hazard areas, the required minimum standards for construction materials and methods are set forth in this section. The terms (as defined by FEMA) are set forth in Article 920

- (a) **All Construction.** All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and be elevated on stemwalls, pilings, columns or armored fill so that the top of the lowest floor is elevated in conformance with provisions of Section 110 416.65, Flood Zone Requirements
- (b) **Manufactured Homes.** All manufactured homes shall meet the anchoring standards of Section 110 416.65, Flood Zone Requirements.
- (c) **Materials.** All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (d) **Methods.** All new construction and substantial improvements shall use methods and practices that minimize flood damage; and provide adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.
- (e) **Mechanical and Electrical.** All elements that function as part of the structure (such as furnace, water heater, air conditioner and other electrical equipment) shall be elevated to one (1) foot or more above the base flood elevation or depth number specified on the Flood Insurance Rate Maps or shall be designed and/or located so as to prevent water from entering or accumulating within components during conditions of flooding
- (f) **Methods of Hydrostatic Equalization.** All new construction and substantial improvements, which have fully enclosed areas below the lowest floor that are