

FM Area Diversion Project

Definitions for Upstream Impacted Land and Structure Mitigation

The mitigation requirements for the Project are governed by two general rules:

1. The 100-year flood event (one percent annual chance event) is used to establish the regulatory floodplain boundary for the Project. The floodplain will be updated when the Project is completed within an area that is also referred to as the Revision Reach. The Revision Reach has been defined through the FEMA/USACE (Federal Emergency Management Agency / US Army Corps of Engineers) Coordination Plan using a six-inch tie-in between existing and with-Project 100-year flood events. The Coordination Plan also outlines floodplain management requirements for the Project and the Conditional Letter of Map Revision (CLOMR) process that will be followed for floodplain map revisions and FEMA-related Project mitigation.
2. The probable maximum flood (PMF) event is used for dam-safety purposes (this event is 204,000 cubic feet per second (cfs), or nearly seven times larger than the 2009 flood of record).

Impacted Land Mitigation

Two distinct areas are defined and will be used to acquire property rights on lands impacted by the Project.

- **Operating Pool.** This area contains the required volume of flood water necessary to safely operate the Project up to the 500-year (0.2 percent annual chance) flood event. The Operating Pool will be treated as a floodway.
 - Within the Operating Pool, the Diversion Authority will acquire flowage easements that prohibit future development or construction of structures.
- **Maximum Pool.** This area is defined as the area with flood water depth difference of 0.1-feet or greater under the 100-year or the PMF event.
 - Within the Maximum Pool, the Diversion Authority will acquire flowage easements that restrict future development. The flowage easements within the Maximum Pool will require that future development must be elevated above the flood level when the Project is in operation.

Structure Mitigation

Two Categories are defined and will be used to acquire property rights for structures impacted by the Project.

- **Category 1** structures are those located within the Operating Pool.
 - The Diversion Authority will acquire and remove all structures in this category.
- **Category 2** structures are the impacted structures located within the Maximum Pool. An impact is defined as a flood water depth-difference of 0.1-feet or greater during the 100-year or PMF event.
 - The Diversion Authority will offer to buyout and remove impacted structures in this category. For impacted structures, the Diversion Authority will also consider, as an alternative to a buyout and with input from the property owner, alternative mitigation measures. Alternative mitigation measures for impacted residential structures may include elevation, ring levees, relocation, or acquisition. Alternative mitigation measures for impacted non-residential structures may include dry flood proofing, wet flood proofing, elevation, ring levees, relocation, and acquisition. Note that ring levees will be challenging to implement if the structure is located within the Revision Reach.