

SUMMARY

ORDINANCE AMENDING CHAPTER 22.17 - FLOODPLAIN ORDINANCE

This Ordinance amends Chapter 22.17 - Floodplain Ordinance of the Mendocino County Code to make certain revisions, largely being required by the Federal Emergency Management Agency. Additional references to compliance with the California Building Code have been added, including Appendix G – Flood Resistant Design and Construction, which was previously adopted by reference by the County. Amendments specify what additional detail regarding analyses, data, documentation and certifications may be required for development proposed within any area of special flood hazard. New requirements related to development constituting substantial improvement or repair of substantial damage have been added. New sections contain requirements for the construction of flood control projects, as that term is defined in the ordinance. The ordinance reduces the lowest floor height for residential construction, including the basement, from two (2) feet to one (1) foot above the highest adjacent grade or base flood elevation, as applicable. New specific requirements related to non-residential structures, including attached garages, detached garages and accessory structures, utility and miscellaneous buildings, and agricultural structures have been added. Additional installation requirements for manufactured homes have been added, as well as elevation requirements for certain existing manufactured home parks and subdivisions. New requirements related to fill in floodways have been added. New sections with requirements related to non-structural fill, alteration of sand dunes and other site improvements in Coastal High Hazard Areas and Coastal A Zones have been added. Certain other definitions have been added to the ordinance, and section references have been updated.