COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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Floodplain Development Permit

Application for a Floodplain Development Permit (FDP) is a SEPARATE Process from the Building Permit application process. The FDP is a requirement for any development in the Regulated Floodplain.

Floodplain Development Permit Application Criteria:

A. A completed copy of the application form through Section 1 (Section II to be submitted after the completion of construction).
B. A Plot Plan.
C. A report prepared, signed and stamped by a registered engineer, surveyor or architect describing the methods for determining elevations, floodproofing, and related construction standards required by this application and the Mendocino County Code.
D. A FEMA Elevation Certificate if project is a building. Current Elevation Certificate forms should be obtained through the FEMA website. Written documentation demonstrating that all required clearances from agencies, and the Department of Fish and Wildlife and the Army Corps of Engineers have been obtained for the proposed work and evidence of notification of the adjacent communities and FEMA of any alteration or relocation of watercourses
E. Filing fee. All fees are collected by the Department of Planning and Building Services. Checks should be made payable to the County of Mendocino.

PLEASE TAKE NOTE

- All application material must be collated into a complete application packet and submitted in digital format (PDF).
- All maps, reports, descriptions or other documents must bear the seal or stamp of the engineer and the expiration date.

ANY APPLICATION NOT MEETING THE ABOVE CRITERIA WILL BE CONSIDERED *INCOMPLETE* AND WILL BE RETURNED TO THE APPLICANT.

DEFINITIONS

- **Floodplain Development Permit**: A special type of permit required for development within areas of regulated floodplain to ensure compliance with the County's floodplain ordinance..
- **Areas of Special Flood Hazard**: Land in the Coastal High Hazard Area or in the Floodplain which is subject to a 1% or greater chance of flooding in any given year as identified by the Federal Emergency Management Agency (FEMA) in a study entitled, "The Flood Insurance Study for Mendocino County", dated June 16, 1992, with accompanying Flood Insurance Rate map (FIRM) and subsequent amendments.
- **Coastal High Hazard Area**: Areas that have special flood hazards associated with high velocity waters from coastal and tidal inundation or tsunamis.
- **Base Flood Elevation (BFE)**: The elevation of flood waters for flood events which have a 1% chance of being equaled or exceeded in any given year.
- **Development**: any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

FACTS TO KNOW

- Floodplain Development Permits are required for development within areas of regulated floodplain. Applications for Floodplain Development Permits should be submitted to the Department of Planning and Building Services in conjunction with a building permit or other entitlement (i.e. use permit, coastal development permit) which proposes development within a Regulated Floodplain.

- The first portion of the application packet (through Section 1) must be submitted along with an Elevation Certificate prior to commencing construction.
- These permits can be administratively approved by the Department of Planning and Building Services staff but only after the following certifications are provided by a registered engineer, surveyor, or architect.

1. **Standards for Development in Floodplain:** New construction and substantial improvements of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation +1'-0" minimum. Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor and provided to the Department of Planning and Building Services.
    - Applicants are encouraged to contact their insurance provider as insurance rates may be based off the finish floor of the structure in relationship to the base flood elevation. Building higher than the minimum requirement may result in significant cost savings.

2. **Nonresidential Construction in Floodplain:** Either the structure must be elevated according to the above residential standard, or the structure together with attendant utility and sanitary facilities must:
    - Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
    - Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects on buoyancy; and
    - Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the Department of Planning and Building Services.

3. **Placement of utilities in all areas of regulated floodplain:**
    - All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters;
    - On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with requirements of the North Coast Regional Water Quality Control Board's Basin Plan.
    - Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

4. **All Development in Coastal High Hazard Areas:**
    - All buildings or structures and substantial improvements shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level, with all space below the lowest supporting member open so as not to impede the flow of water, except for breakaway walls.
    - All buildings or structures shall be securely anchored on pilings or columns.
    - Pilings or columns used as structural support shall be designed and anchored so as to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
    - There shall be no fill used for structural support.
    - Certification Compliance with the provisions of Section 4 above shall be certified to by a registered professional engineer or architect and provided to the Department of Planning and Building Services.

5. **All Development in Floodways:** Encroachments, including fill, new construction, substantial improvements, and other development is prohibited unless certification by a registered professional engineer or architect is provided to the Department of Planning and Building Services demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

6. **Other Permits Required:** Work within a stream channel may require permits from other agencies such as the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Prior to issuance of this permit and prior to the commencement of any work within a stream channel, clearances from these agencies must be obtained, and written documentation must be submitted to the Department of Planning and Building Services.

Floodplain Development Permit Application

Property address: _____ Flood Zone Designation: _____

FIRM Community Panel No: _____ Date of FIRM: _____

Base Flood Elevation: _____ Proposed Design Flood Elevation: _____

Proposed elevation of lowest floor: _____ Elevation to which structures floodproofed: _____

PROPERTY OWNER

Name: _____ Phone: _____

Mailing address: _____

City: _____ State: _____ Zip: _____ Email: _____

APPLICANT / AGENT

Name: _____ Phone: _____

Mailing address: _____

City: _____ State: _____ Zip: _____ Email: _____

Project description (please be specific, attach pages if necessary):

Section A: Structural development (check all that apply)

Type of structure/Type of structural activity:

☐ Residential
☐ Residential accessory structure (U occupancy)
☐ Combined use (Residential and Non-residential)
☐ Non-residential
☐ Elevated
☐ Floodproofed (attach certification)
☐ Relocation of existing structure[1]
☐ Addition to existing structure[1]
☐ Alteration to existing structure[1]
☐ Other: _____

☐ New structure
☐ Demolition of existing structure
☐ Replacement of existing structure

☐ Manufactured Home
☐ Located on individual lot
☐ Located in manufactured home park

Section B: Other development activities (Check all that apply)

☐ Clearing of trees, vegetation or debris
☐ Connection to public utilities or services
☐ Drainage improvement (including culvert work)
☐ Dredging
☐ Drilling
☐ Fence or wall construction
☐ Excavation (not related to a structured development listed in Section A)
☐ Other development not listed (specify): _____

☐ Grading
☐ Mining
☐ Paving
☐ Placement of fill material
☐ Roadway or bridge construction
☐ Watercourse alteration (attach description)

By signing below, I agree to the terms and conditions of this permit and certify to the best of my knowledge the information contained in this application is true and accurate[1].

PRINTED NAME: _____

SIGNED NAME: _____

DATE: _____

[1] If the value of an addition or alteration to a structure equals or exceeds 50% of the value of the structure before the addition or alteration, the entire structure must be treated as a substantially improved structure. A relocated structure must be treated as new construction.

SECTION I: CERTIFICATION PRIOR TO CONSTRUCTION

***This Certification is for Section(s) A, B, C, D, E* (check those that apply).**

A. Residential Development in Floodplain:

☐The new residence and/or substantial improvement will have the lowest floor, including basement, elevated to or above the BFE of_____feet NGVD.

☐The manufactured home will be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation which is_____feet NGVD and will be securely anchored to resist flotation, collapse, or lateral movement by one of the methods specified in the County Floodplain regulations.

B. Nonresidential Development in Floodplain:

☐The new structure and/or substantial improvement will have the lowest floor, including basement, elevated to or above the BFE of_____feet NGVD.

☐The new structure and/or substantial improvement will be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and will have structural components capable of resisting hydrostatic and hydrodynamic loads and effects on buoyancy.

C. All Development in a Floodway:

☐The proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.

D. All Development in Coastal High Hazard Areas: The new structure and/or substantial improvement will meet all of the following:

☐Will be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to above the base flood level, with all space below the lowest supporting member open so as not to impede the flow of water, except for breakaway walls.

☐Will be securely anchored on pilings or columns.

☐Pilings or columns used as structural support are designed to be anchored so as to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

☐No fill will be used for structural support.

E. All Utilities in Any Area of Regulated Floodplain:

☐The proposed water supply and sanitary sewer systems are designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.

☐The proposed on-site waste disposal system is designed to be located to avoid impairment to it or contamination for it during flooding consistent with requirements of the North Coast Regional Water Quality Control Board's Basin Plan.

☐Electrical, heating, ventilation, plumbing, and air- conditioning equipment are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

By signing below, I certify to the best of my knowledge, information and behalf, that the development subject to this application has been designed to comply with the above standards as applicable.

PRINTED NAME: _____

SIGNED NAME: _____

DATE: _____ AFFIX SEAL HERE:

SECTION II: CERTIFICATION POST CONSTRUCTION

This Certification is for Section(s) A, B, C, D, E (check those that apply).

A. Residential Development in Floodplain:
☐The lowest floor, including basement, is elevated to _____ feet NGVD, which is at or above the BFE.
☐The manufactured home has been elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to _____ feet NGVD, which is at or above the BFE, and is securely anchored to resist flotation, collapse, or lateral movement by one of the methods specified in the County Floodplain Regulations.

B. Nonresidential Development in Floodplain:
☐The lowest floor, including basement, is elevated to _____ feet NGVD, which is at or above the BFE.
☐The structure is floodproofed so that below the BFE the building is watertight, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy that would be caused by the flood depth, pressures velocities, impact and uplift forces associated with the base flood.

C. All Development in a Floodway:
☐The development as designed and constructed will not result in any increase in flood levels during the occurrence of the base flood discharge.

D. Development in Coastal High Hazard Areas:
☐The structure is elevated on piling and columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to feet NGVD, which is at or above the BFE, with all space below the lowest supporting member open so as not to impede the flow of water, except for breakaway walls. The structure is securely anchored on pilings or columns.
☐Pilings or columns used as structural support are designed and anchored so as to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
☐No fill was be used for structural support.

E. Utilities in Areas of Special Flood Hazard:
☐The water supply and sanitary sewer systems have been designed and constructed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.
☐The on-site waste disposal system has been designed and constructed to avoid impairment to it or contamination from it during flooding consistent with requirements of the North Coast Regional Water Quality Control Board's Basin Plan.
☐Electrical, heating, ventilation, plumbing, and air- conditioning equipment has been designed and constructed so as to prevent water from entering or accumulating within the components during conditions of flooding.

By signing below, I certify to the best of my knowledge, information and behalf, that the development subject to this application has been designed to comply with the above standards as applicable.

PRINTED NAME: _____

SIGNED NAME: _____

DATE: _____ AFFIX SEAL HERE: