ORDINANCE NO. 1162

AN ORDINANCE AMENDING CHAPTER 12.1 OF THE
OF THE SOLANO COUNTY CODE RELATIVE TO
FLOOD HAZARD AREA REGULATIONS

The Board of Supervisors of the County of Solano, State of
California, does ordain as follows:

SECTION I.

Chapter 12.1, Section 12.1-300 of the Solano County Code is
amended by adding and deleting certain definitions, as follows:

Section 12.1-300. Definitions.

Unless specifically defined below, words or phrases used in
this Ordinance shall be interpreted so as to give them the same
meaning as they have in common usage so as to give this Ordinance
its most reasonable application.

Development. Any man-made change to improved or unimproved
real estate, including but not limited to, buildings or other
structures, mining, dredging, filling, grading, excavation, or
drilling operations.

Flood. A temporary rise in the flow or stage of a stream or
watercourse that results in water overflowing its banks, thereby
inundating areas adjacent to the channel. A flood shall also
include any unusual and rapid accumulation of runoff or surface
waters from any source.

Floodproofing. Any combination of structural and non-struc­
tural additions, changes, or adjustments to structures, including
utility and sanitary facilities, which would preclude the entry of
water. Structural components of floodproofing shall have the
capability of resisting hydrostatic and hydrodynamic loads and the
effect of buoyancy.

Floodway. The channel of a river or other watercourse and
the adjacent land areas that must be reserved in order to dis­
charge the base flood without cumulatively increasing the water
surface elevation more than one (1) foot. The floodway is deline­
ted on the Flood Boundary Floodway Map.

Habitable Floor. Any floor used for living which includes
working, sleeping, eating, cooking, or recreation, or combination thereof. A floor used only for storage purposes is not a "habitable floor."

**Mobilehome.** A vehicle other than a motor vehicle and manufactured dwelling designed and equipped to contain one dwelling unit to be used without a permanent foundation, and which is in excess of eight (8) feet in width, or in excess of forty (40) feet in length.

**Mobilehome Park.** An area or tract of land where one or more mobilehome lots are rented or leased, or held out for rent or lease to accommodate mobilehomes used for human habitation.

**One Hundred Year Flood.** The conditions of flooding having a one percent (1%) chance of annual occurrence.

**Regulatory Flood Elevation.** The water surface elevation of the 100-year flood.

**Special Flood Hazard Areas.** Those lands within the County of Solano subject to a one-percent or greater chance of flooding in any given year. These lands are identified as "Special Flood Hazard Area-Zone A" on the official maps, including designations A, AO, AH, Al-A30 and A99.

**Structure.** A walled and roofed structure, including a gas or liquid storage tank that is principally above the ground; including, but not limited to buildings, factories, sheds, cabins, mobilehomes, and other similar uses.

**Substantial Improvement.** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement does not, however, include any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations, as well as structures listed in National or State Registers of historic places.
SECTION II.

Section 12.1-400. of the Solano County Code is amended to read as follows:

Section 12.1-400. Reference to Maps.

The Board of Supervisors of the County of Solano hereby designates Flood Hazard Boundary Insurance Rate Maps, Community Panel Numbers 06030-25 through 06030-0725 and the accompanying tables and profiles prepared for the Federal Insurance Administration, and amendments, as the Official Maps to be used in determining those areas of special flood hazard and as further designated by the Federal Emergency Management Agency. Said official maps shall be kept on file in the office of the Solano County Planning Department and the Solano County Public Works Department.

SECTION III.

Section 12.1-510 of the Solano County Code is amended to read as follows:

Section 12.1-510. Public Works Permit Review.

The Public Works Director shall review all applications for permits for new construction, substantial improvements, construction of prefabricated buildings, placement of mobile homes, and other development(s) which are located in Special Flood Hazard Area-Zone A and, in order to determine that sites are reasonably safe from flooding, shall:

a. Review and utilize the regulatory flood elevation data provided by the Federal Insurance Administration and other appropriate sources.

b. Require, within areas designated as Special Flood Hazard Area-Zone A on the Official Map, that the following performance standards be met:

(1) The first habitable floor elevation (to include basement if applicable) or new residential structures, be
elevated to not less than one foot above the regulatory flood elevation.

(2) The first-floor elevation (to include basement) of non-residential structures shall either be elevated in conformance with Section 12.1-510b(1) or together with attendant utility and sanitary facilities.

(a) be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water; and

(b) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(c) be certified by a registered professional engineer or architect that the standards of this subsection are satisfied.

c. Require each application to be accompanied by elevations (in relation to mean sea level) of the lowest habitable floor (including basement) or, in the case of flood-proofed nonresidential structures, the elevation to which it has been floodproofed, and shall maintain permanent records of these elevations.

d. Require structures to be designed or anchored to prevent the flotation, collapse, or lateral movement of the structure or portions of the structure due to flooding.

e. Prepare such specifications or required materials and methods as may be necessary for the guidance of the County Building Inspector in implementing responsibilities included in Section 12.1-520.

SECTION IV.

Section 12.1-520 of the Solano County Code is amended to read as follows:
The Solano County Building Inspector, in reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of mobilehomes, and other development(s) in Special Flood Hazard Area-Zone A, shall:

a. Require the use of construction materials and utility equipment that are resistant to flood damage.

b. Require the use of construction methods and practices that will minimize flood damage.

c. Require that all mobilehomes and additions to mobilehomes be anchored to resist flotation, collapse, or lateral movement by one of the following methods:

   (1) by providing an anchoring system designed to withstand horizontal forces of 15 pounds per square foot and uplift forces of 9 pounds per square foot; or

   (2) by the anchoring of the unit's system, designed to be in compliance to the Department of Housing and Urban Development Mobile Home Construction and Safety Standards.

   (3) Certification by the installer or the California Department of Housing and Urban Development that the above standards have been met.

SECTION V.

Section 12.1-521 is added to the Solano County Code to read as follows:

Section 12.1-521. Mobilehome Placement Site Standards.

The following standards are required for (a) new mobilehome parks or subdivisions; (b) expansions to existing mobilehome parks or subdivisions; and (c) repair, reconstruction or improvements to existing mobilehome parks or subdivisions that equals or exceeds 50 percent of the value of the streets, utilities, and pads before the repair, reconstruction or improvement commenced.
(a) Adequate surface drainage and access for a hauler shall be provided.

(b) All mobilehomes shall be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the mobilehome is at or above the base flood level. If elevated on pilings:

(1) the lots shall be large enough to permit steps;

(2) the pilings shall be placed in stable soil no more than 10 feet apart; and

(3) reinforcement shall be provided for pilings more than six (6) feet above the ground level.

No mobilehome shall be placed in a floodway, except in an existing mobilehome park or existing mobilehome subdivision. Certification of compliance is required of the party responsible for mobilehome placement, or the California Department of Housing and Community Development.

SECTION VI.
A new Section 12.1-522 is added to the Solano County Code to read as follows:

Section 12.1-522. Floodways.
Located within areas of special flood hazard established in Section 12.1-400 are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and has an erosion potential. Therefore, flooding encroachments, including fill, new construction, substantial improvements, and other development are prohibited, unless certification by a registered professional engineer or architect is provided demonstrating that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

SECTION VII.
This Ordinance shall be published once before the expiration
of FIFTEEN (15) DAYS after its final passage in the Vacaville Reporter, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

ATTEST:

JOHN S. BLACKLOCK
Clerk of the Board of Supervisors

By Act

Deputy Clerk

I, JOHN S. BLACKLOCK, Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting held June 15, 1982.

On motion of Supervisor Brann, Seconded by Supervisor Brazelton, this Ordinance was adopted at a regular meeting of said Board on June 22, 1982, by the following vote:

AYES: SUPERVISORS: BRANN, BRAZELTON, and VICE-CHAIRMAN DAVIS

NOES: SUPERVISORS: NONE

ABSTAINED: SUPERVISORS: NONE

ABSENT: SUPERVISORS: CUNNINGHAM and CHAIRMAN HEWITT

WITNESS my hand and the Seal of said Board this 22nd day of June, 1982.