



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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DEVELOPMENT IN MONO COUNTY WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN

Mono County is a participant in the National Flood Insurance Program (NFIP) which enables property owners to purchase insurance protection against losses from flooding. Participation in the NFIP requires Mono County to adopt and enforce a floodplain management ordinance to reduce flood risks to new construction in Special Flood Hazard Areas (SFHA). Excerpts from the County's adopted floodplain regulations are printed on the reverse side.

The Director of Public Works serves as the Floodplain Administrator in Mono County. To determine if your parcel is located within a SFHA where floodplain regulations apply, please contact the Department of Public Works as indicated above. You will need to have the Assessor's Parcel Number and the name of the property owner(s) to obtain a floodplain determination on a parcel.

Typically, development within a floodplain triggers minimum elevation requirements, flood-resistant construction below the base flood elevation, venting of storage areas or under-floor spaces, and protection of utilities. These issues will need to be addressed on the building plans submitted with a building permit application. In areas where base flood elevations are available, a preliminary elevation certificate will also be required. The certificate needs to be prepared by a registered professional engineer or land surveyor.

In some areas of Mono County, a floodway has also been identified by FEMA. A floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential. Encroachments in the floodway (including fill, new construction, substantial improvements, and other development) are prohibited unless certification from a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood (100-year) discharge.

MONO COUNTY DEVELOPMENT STANDARDS FLOODPLAIN REGULATIONS

(excerpted from Chapter 21, Mono County General Plan, Land Use Element)

21.160 Standards of Construction

In all areas of special flood hazard, the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movements of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of Section 21.190.

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding.

C. Elevations and Floodproofing

1. New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation (i.e., the depth number specified in feet on the FIRM), or at least two feet above the highest adjacent grade if no depth number is specified. Non-residential structures may meet the standards in Section 21.160.C.2. Upon the completion of the structure the elevation of the lowest floor including basement, shall be certified by a registered professional engineer or surveyor, or verified by the county building inspector to be properly elevated. Such certification or verification shall be provided to the Floodplain Administrator.
2. Non-residential construction shall either be elevated in conformance with Section 21.160.C.1. 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.
 - 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. Such certifications shall be provided to the Floodplain Administrator.
3. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the entry and exit of flood waters; or,
 - b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration.
4. Manufactured homes shall also meet the standards in Section 21.190.

21.170 Standards for Utilities

- A. 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 discharges from the system into flood waters.
- B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.