



COUNCIL REPORT

DATE: March 19, 2024

CATEGORY: Public Hearing

DEPT.: Public Works

TITLE: **Floodplain Management Ordinance—
Amendment**

RECOMMENDATION

1. Find the proposed amendments to Chapter 8 (Buildings) of the Mountain View City Code to be exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) of the CEQA Guidelines as the amendments will not result in a direct or reasonable foreseeable indirect physical change in the environment and Section 15060(c)(3) as the amendments are not a project as defined in Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.
2. Introduce an Ordinance of the City of Mountain View Amending Sections 8.174.2, 8.174.5, 8.174.4, and 8.174.8 of Chapter 8 (Buildings), Article VIII (Floodplain Management) of the City of Mountain View City Code to Bring the Design and Installation of Manufactured Homes into Compliance with the Federal Emergency Management Agency National Flood Insurance Program and Finding the Ordinance is Not a Project Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for March 26, 2024 (Attachment 1 to the Council report).

BACKGROUND

The City of Mountain View participates in the FEMA National Flood Insurance Program (NFIP) Community Rating System (CRS) program. The CRS program is a voluntary incentive program that recognizes communities for implementing floodplain management practices that exceed the federal minimum requirements of the NFIP to provide protection from flooding. In exchange for a community's proactive efforts to reduce flood risk, policyholders can receive reduced flood insurance premiums for buildings in the community. The City has maintained a CRS Class 7 rating (on a scale of 1 to 10, where a lower number is a higher rating), allowing property owners to receive a 15% discount on flood insurance rates. The total savings for Mountain View residents from CRS discounts is approximately \$31,000 annually.

On [April 25, 2023](#), the City Council adopted an ordinance to repeal, in its entirety, Article VIII (“Drainage and Flood Control”) of Chapter 8 of the Mountain View City Code, and add a new Article VIII (“Floodplain Management”) of Chapter 8, to align the City Code with the adopted Building Code and the current CRS guidelines. The adopted Floodplain Management Ordinance was based on the model ordinance that the State Department of Water Resources (DWR) prepared to assist communities in updating their ordinances. A key change of the adopted Floodplain Management Ordinance was the requirement for the elevation of the lowest floor of all residential buildings and associated mechanical equipment be elevated minimum 1’ above the base flood elevation, consistent with the California Residential Code (CRC) adopted by the City.

ANALYSIS

FEMA conducts a verification visit with CRS participating communities every five years to review their implementation of the CRS program and confirm/determine their CRS rating. During the City’s verification visit in November 2023, FEMA clarified that manufactured homes and associated mechanical equipment, which are located outside of mobile home parks, are to have the same minimum elevation requirement as all other residential buildings as a prerequisite requirement for CRS Class 8 or higher (Class 1 to 8) communities. The DWR model ordinance that the City, as well as other cities in the area, followed when updating the Floodplain Management Ordinance on April 25, 2023, allowed the minimum floor elevation of manufactured homes located outside of mobile home parks to be at the base flood elevation, not elevated to a minimum of 1’ above the base flood elevation.

The recommended amendment to the Floodplain Management Ordinance clarifies that manufactured homes and associated mechanical equipment, located outside of mobile home parks, are subject to Section R322 Flood-Resistant Construction, of the CRC. This amendment requires the minimum elevation of the lowest floor for residential buildings and structures be elevated a minimum of 1’ above the base flood elevation.

FISCAL IMPACT

There is no fiscal impact to the City should Council approve the recommended action. The amendment to the City Code provides clarification without adding additional requirements above the adopted Building Code and will not require additional City resources.

ALTERNATIVES

1. Do not introduce an ordinance amending Chapter 8, Article VIII (Floodplain Management) of the City Code or make CEQA findings.
2. Provide other direction.

PUBLIC NOTICING—Agenda posting.

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926-03-19-24CR
203772

Attachment: 1. Draft Ordinance, City Code Chapter 8, Article VIII

cc: PWD (A), APWD (A)—Byrer, PCE (A)—Gunn, File