

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
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SCOTT D. MCGOLPIN
Director #2

Date: October 14, 2008
To: The Board of Directors, Santa Barbara County Flood Control & Water Conservation District
From: Scott McGolpin, Director of Public Works
Cc: John Baker, Assistant County Executive Officer
Tom Fayram, Deputy Director – Public Works, Flood Control

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COUNTY OF SANTA BARBARA
CLERK OF THE BOARD OF SUPERVISORS

A question was posed at the October 7th Board meeting as to whether the proposed changes to the County's Floodplain Management Ordinance will adversely affect the elderly, seniors and existing structures. It is our opinion that these specific groups will not be burdened by these proposed changes for the following reasons:

Although one part of the ordinance change relates to manufactured housing units, existing manufactured housing units are not subject to this proposed ordinance change unless they propose substantial improvement and are located within the special flood hazard area. The intent of the existing ordinance is that units meeting these situations conform to the standard foundation tie-down requirements listed in the existing ordinance. An ambiguity within the existing ordinance leaves it unclear as to whether these standards are required or not. The proposed ordinance revision removes the ambiguity.

Discussions with the Federal Emergency Management Agency (FEMA) indicated that the Ordinance needed clarification.

Note that the six manufactured housing parks located in the unincorporated area of the County were contacted by letter of the proposed ordinance change. No negative response was received.

The second part of the ordinance change is to provide definition of how to calculate "market value" and to introduce a rolling ten-year accumulated value related to "substantial improvement" to the Ordinance.

The "market value" definition will standardize the steps required to establish the market value of the structure in question. This will allow projects County-wide to be consistently valued which ends up being a fairer approach for all. These values are needed when contemplating proposed substantial improvement.

If you have any questions please contact me at extension 3008.

AA/EEO Employer