

Development
Engineering Division
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CITY OF NAPA
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Floodplain
Management Program
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Floodplain Management Program

DEVELOPMENT REQUIREMENTS FOR PARCELS WITHIN THE FLOODPLAIN LIMITS
NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, AND APPLICABLE REMODELS

| ZONE | DEFINITION | RESIDENTIAL CONSTRUCTION (single family dwellings) | RESIDENTIAL CONSTRUCTION (multi. Family dwelling units) | COMMERCIAL CONSTRUCTION (Excludes all residential dwelling units) |
|-----------|---|---|--|---|
| AE | Base Flood Elevation (BFE) determined. Example Zone AE (elev. 33) | <ul style="list-style-type: none"> Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number Waterproof materials, engineered flood vents, and other requirements may apply Finished construction Elevation Certificate | <ul style="list-style-type: none"> Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number Waterproof materials, engineered flood vents, and other requirements may apply Finished Construction Elevation Certificate Emergency Operation and Evacuation Plan for multi-family residential of 5 or more units, evacuation route shall not have water more than 12 inches deep | <ul style="list-style-type: none"> Elevate lowest floor, including basement, a minimum of one foot (1') above the BFE or depth number or flood proof to at least one foot above the base flood elevation Waterproof materials, engineered flood vents, and other requirements may apply Finished construction Elevation Certificate and Floodproofing Certificate Emergency Operation and Evacuation Plan |
| AO | Flood depths of 1 to 3 feet, usually sheet flow on sloping terrain: average depths determined. For areas of alluvial fan flooding: velocities determined Example Zone AO (DEPTH 2) | <ul style="list-style-type: none"> If no depth is specified for the AO, elevate two feet (2') above the highest adjacent grade Waterproof materials, engineered flood vents, and other requirements may apply. Finished construction Elevation Certificate | <ul style="list-style-type: none"> If no depth is specified for the AO, elevate two feet(2') above the highest adjacent grade Waterproof materials, engineered flood vents, and other requirements may apply Finished construction Elevation Certificate Emergency Operation and Evacuation Plan for multi-family residential of 5 or more units, the evacuation route shall not have water more than 12 inches deep | <ul style="list-style-type: none"> If no depth is specified for the AO, elevate two feet(2') above the highest adjacent grade Waterproof materials, engineered flood vents, and other requirements may apply Finished construction Elevation Certificate Floodproofing Certificate Emergency Operation and Evacuation Plan |
| X | Areas outside of the 500 year flood plain | None | None | None |

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| <p>* Parcels located within the Floodway: In all cases where a project is proposed within the floodway limits development is often limited. A floodway analysis prepared by a registered professional engineer or architect is required with initial submittal.</p> | <p>See Municipal Code Section 17.38.090 for further detail</p> |
| <p>** Substantial Improvement: Applies to all parcels in the floodplain or floodway and is defined by any reconstruction, rehabilitation, addition, or other proposed change of a structure, where the cost of improvements equals or exceeds 50% of the market value of the structure before improvements. This applies to structures which have incurred substantial damage due to natural disaster. Improvement costs are calculated and cumulative over a ten-year period.</p> | <p>Complete a Substantial Improvement Calculation Sheet (available online at www.cityofnapa.org)</p> |
| <p>***Measure A Parcels: Parcels identified as a Measure A Parcel for the benefit of the "Napa River/Napa Creek Flood Reduction Project" are subject obtaining a waiver from the Napa County Flood Control District prior to approval of any proposed new development</p> | <p>See Napa Municipal Code 17.52.300 for further detail</p> |

All forms and handouts are available on www.cityofnapa.org