

## Council tries again on flood plain zoning to satisfy FEMA

The Capitola City Council was scheduled to meet at 4 p.m. Tuesday in another attempt to pass a flood plain zoning ordinance that is acceptable to the Federal Emergency Management Agency.

The city finally got word last week that an ordinance passed by the City Council during the last week of October after being reviewed by a top FEMA official was, after all, not acceptable to the federal agency.

Capitola has been suspended

from the federal flood insurance program for the last 3½ months because it failed to pass an ordinance restricting construction in the city's flood plain, which includes most of Capitola Village and property along Soquel Creek — and is currently ineligible for most federal disaster assistance programs. FEMA says that efforts by the city to exempt any buildings named on the city's historical list from stringent reconstruction requirements are not acceptable. They also wanted the council to require anyone building on the city beach or the wharf to research the height of flood waters — which hasn't been determined by FEMA — and build above that level.

City Manager Steve Burrell said an ordinance meeting those requirements was being drafted by City Attorney Richard Manning and was to be presented to the council yesterday afternoon.