

ORDINANCE NO. 86-24

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF RIDGECREST AMENDING THE RIDGECREST  
MUNICIPAL CODE AS IT RELATES TO FLOOD  
DAMAGE PREVENTION

WHEREAS Chapter 11 was added to Title 8 of the Ridgecrest Municipal Code in order to comply with directives of the Federal Emergency Management Agency so that citizens of Ridgecrest could be eligible for participation in the National Flood Insurance Program; and

WHEREAS the Federal Emergency Agency has modified its Flood-Plain Management Criteria thereby requiring amendments to Chapter 11.

NOW THEREFORE BE IT ORDAINED by the City Council of Ridgecrest as follows:

Section 1. Section 21-6.3 of the Ridgecrest Municipal Code is hereby amended and re-enacted to read as follows:

"Section 21-6.3 Duties and Responsibilities of Public Works Director

The Public Works Director shall:

a. Permit Review

1. Review all building permits to determine that the permit requirements of this chapter have been satisfied.
2. Review all permits to determine that the site is reasonably safe from flooding.
3. Review all building permits to determine if the proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point.
4. Review all proposals for the development of five parcels or more to assure that the flood discharge exiting the development after construction is equal to or less than the flood discharge at the location prior to development.

b. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with subsection 21-5.2, "Basis for Establishing the Areas of Special Flood Hazard", obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State or other source, in order to administer Section 21.7.

c. Information to be Obtained and Maintained. Obtain and maintain for public inspection:

1. The certified elevation required in paragraph c. 1. of subsection 21.7.1; (residential)
2. The floodproofing certification required in paragraph c. 2. of subsection 21-7.1; (non-residential)
3. The certified elevation required in paragraph b. of subsection 21-7.4 (subdivision)
4. The anchoring certification required in paragraph a. of subsection 21-7.5 (mobile home).

d. Alteration of Watercourses.

1. Notify adjacent communities and the California Department of Water Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

2. Require that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

e. Interpretation of FIRM Boundaries. Make interpretations where needed, as to the exact location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 20-8.

f. Maintenance of Flood Protection Measures. Require the maintenance of any and all flood protection measures, (levees, dikes, dams or reservoirs), by the jurisdiction where such measures provide protection and if these measures are privately owned, an operation or maintenance plan will be required of the owner to be on file with the Public Works Director.

g. Hazard Mitigation Plan. Weigh all requests for future flood-plain development against the City of Ridgecrest General Plan and the most recent flood-plain information available and consideration of the following elements are required before approval.

1. Determine if proposed development is in or affects a known flood-plain.

2. Notify the public of the proposed development to determine if opposition to the development exists.

3. Determine if there is a practicable alternative or site for the proposed activity.

4. Identify impact of the activity on the flood-plain.

5. Provide a plan to mitigate the impact of the activity with provisions in paragraph a.4. of subsection 21-6.3.

6. Hold a protest hearing if alternatives or mitigation measures are deemed inadequate by the public."

Section 2. Section 21-7.5 of the Ridgecrest Municipal Code is hereby amended and re-enacted to read as follows:

"Section 21-7.5 Standards for Mobile Homes and Mobile Home Parks and Subdivisions

a. Mobile Homes. All mobile homes and additions to mobilehomes shall be anchored to resist flotation, collapse, or lateral movement.

b. Mobile Home Parks and Mobile Home Subdivisions. The following standards are required for (a) mobile homes not placed in mobile home parks or subdivisions, (b) new mobile home parks or subdivisions established after July 19, 1986 (c) expansions to existing mobile home parks or subdivisions, and, (d) repair, reconstruction, or improvements to existing mobile home parks or subdivisions that equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced:

1. Adequate surface drainage and access for a mobile home transporter shall be provided.

2. All mobile homes shall be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home is at or above the base flood level. If elevated on pilings:

(a) The lots shall be large enough to permit steps;

(b) The pilings shall be placed in stable soil no more than ten feet apart and,

(c) Reinforcement shall be provided for pilings more than six feet above the ground level.

c. Mobile Homes in Floodways. No mobile home shall be placed in a floodway, except in an existing mobile home park or existing mobile home subdivision and shall be anchored in accordance with the provisions of paragraph a. of subsection 21-7.5."

Section 3. Except as provided herein the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 18th day of June, 1986 by the following vote:

AYES: Mayor Mower, Councilmembers Pearson, Corlett, and Wiknich.

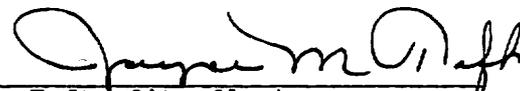
NOES: None.

ABSTAIN: None.

ABSENT Councilmember Bergens

  
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Michael R. Mower, Mayor

ATTEST:

  
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Joyce M. Taft, City Clerk