

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF RIDGECREST AMENDING THE RIDGECREST  
MUNICIPAL CODE AS IT RELATES TO FLOODPLAIN  
MANAGEMENT

THE CITY COUNCIL OF THE CITY OF RIDGECREST ORDAINS as follows:

Section 1. Purpose

This ordinance amends the Ridgecrest Municipal Code by incorporating a new definition for "existing manufactured home, park or subdivision" and by requiring new, but not "existing", mobile home parks to comply with certain flood standards. These changes are mandated by the Federal Emergency Management Agency as a condition of continuing the City's eligibility for participation in the National Flood Insurance Program.

Section 2. Amendment: Definitions

Section 21-4 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 21-4. Definitions

For purposes of this chapter, unless otherwise apparent from context, certain words and phrases are defined as follows:

a) 'Appeal' means a request for a review of the Flood Plain Administrator's interpretation of any provision of this chapter or a request for a variance.

b) 'Area of Shallow Flooding' means a designated AO, AH or VO Zone on the Flood Insurance Rate Map (FIRM). The flood plains depth range from 1 to 3 feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and the velocity flow may be evident.

c) 'Area of Special Flood - Related Erosion Hazard' means an area subject to severe flood-related erosion losses. This area is designated Zone E on the FIRM.

d) 'Area of Special Flood Hazard' or 'Special Flood Hazard Area (SFHA)' means an area having special flood or flood related erosion hazards and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, VO, V1-V30, VE or V.

e) 'Area of Special Mud Slide Hazard' is the area subject to severe mud slides. The area is designated as Zone M on the FIRM.

- f) 'Base Flood' means the flood having a 1% chance of being equaled or exceeded in any given year.
- g) 'Basement' means any area of a building having its floor subgrade below ground level on all sides.
- h) 'Breakaway Walls' are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of a structure of this structural support of the building and which is designed to break away under abnormally tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than 10 and no more than 20 lbs. per square foot. The use of break away walls must be certified by a registered engineer or architect and shall meet the following conditions.
1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood and that which would occur during the base flood; and
  2. The elevated portion of the building shall not incur any structural damage due to the affects of wind and water loads acting simultaneously in the event of a base flood.
- i) 'Development' means any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- j) 'Existing Manufactured Home or Subdivision' means a manufactured home park for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) are completed before the effective date of flood plain management regulations adopted by the City.
- k) 'Expansion to an Existing Manufactured Home Park or Subdivision' means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).
- l) 'Flood' or 'Flooding' means a general or temporary condition of partial or complete inundation of normally dry land areas from the overflow of flood waters, the unusual and rapid accumulation of runoff surface waters from any source, and or the collapse or subsidence of land along the shore of the lake or other body of water as a result of erosion or undermining caused by wave or currents of water exceeding anticipated cyclical levels or suddenly caused by unusually high water level in a natural body

of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash floods or abnormal tide surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

m) 'Flood Boundary and Floodway Map' means the official map on which the Federal Emergency Management Agency or Federal Insurance Agency has delineated both the areas of flood hazard and the floodway.

n) 'Flood Insurance Rate Map (FIRM)' means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

o) 'Flood Insurance Study' means the official report provided by the Flood Insurance Administration and includes flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water service elevation of the base flood.

p) 'Floodplain or Flood-prone Area' means any land susceptible to being inundated by water from any source.

q) 'Floodplain Management' means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

r) 'Floodplain Management Regulations' means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances and other applications of police power. The term describes such State or local regulations in combination thereof which provide standards for the purpose of flood damage, prevention and reduction.

s) 'Flood Proofing' means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damaged real estate or improved real property, water and sanitary facilities, structures and their contents.

t) 'Floodway' means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map.

u) 'Functionally Dependent Use' means a use which cannot be performed in its intended purpose unless it is located or carried out in close proximity to water. Then the term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers and ship building and ship repair facilities but does not include long term storage or related manufacturing facilities.

v) 'Highest Adjacent Grade' means the natural elevation of the ground surface prior to construction next to the proposed walls of the structure.

w) 'Lowest Floor' means the lowest floor of the lowest enclosed area (including basement). An unfinished or floor resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

x) 'Manufactured Home' meaning is set forth in Title 9 of this Municipal Code provided, "Manufactured" includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

y) 'Manufactured Home Park or Subdivision' shall have the meaning set forth in Title 9 of this Municipal Code.

z) 'Mean Sea Level' means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which flood base elevations shown on the City's FIRM are referenced.

aa) 'New Construction' means structures for which the start of construction commenced on or after the effective date of a flood plain management plan adopted by the City.

bb) '100 Year Flood' means a flood which has 1% annual probability of being equaled or exceeded. This term is identical to the term base flood.

cc) 'Remedy of Violation' means to bring a structure or other development into compliance with State or Local Floodplain Management Regulations or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this chapter or otherwise deterring similar future violations or reducing federal financial exposure with regard to the structure or other development.

dd) 'Riverline' means relating to, formed by, or resembling a river, including tributaries, streams, brooks and so forth.

ee) 'Sand Dune' means naturally occurring accumulation of sand in ridges or mounds land ward of a beach.

ff) 'Start of Construction' means the date a building permit is issued, provided the actual construction, repair, reconstruction, placement or other improvement is within 180 days of the permit date. The actual start means either the first placement of permanent construction of a slab on a site, such as the pouring of a slab or footings, the installation of pilings,

the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and walkways; nor does it include excavation for a basement, footings, pilings, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structures.

gg) 'Structure' means a walled and roofed building including the gas or liquid storage tank, that is principally above ground as well as a manufactured home.

hh) 'Substantial Improvement' means any repair, reconstruction or improvement of a structure the cost of which equals or exceeds 50% of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored before the damage occurred.

For the purposes of this definition, 'Substantial Improvement' is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not include either:

1. Any project for the improvement of the structure to comply with the existing State or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or a California Inventory of Historic Places.

ii) 'Variance' means a grant of relief from the requirements of this chapter which permits construction in a manner which would otherwise be prohibited by this chapter.

jj) 'Violation' means the failure of a structure or other development to fully comply with this chapter. A structure or other development without the elevation certificate or other certifications or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided."

### Section 3. Amendment: Standards

Section 21-7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

**"Section 21-7. Standards**

In all areas of flood hazard, the following standards are required.

**(a) Anchoring**

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

2. All manufactured homes placed within Zone A shall be installed using methods and practices which minimize flooding damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over the top or frame toes to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

3. All new construction and substantial improvements in Zones VI-30 and VE, and Zone V, if base flood elevation data are available, shall be elevated on pilings and columns so that:

(a) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level;

(b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the affects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100 year mean year mean reoccurrence interval). A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with the accepted standards of practice for meeting the provisions of this paragraph.

**(b) Construction Materials and Methods**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall use methods and practices that minimize flood damage.

3. All elements that function as a part of the structure, such as furnace, hot water heater, air conditioner, and so forth, shall be elevated to or above the base flood elevation or depth number specified on the FIRM.

4. Electrical heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(c) Elevation and Floodproofing

1. New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Non-residential structures may meet the standards set forth in the next subsection. Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor or verified by the Chief Building Inspector that elevation requirements have been met.

2. Non-residential construction shall either be elevated in conformity with the preceding subsection or together with attendant utility and sanitary facilities:

(a) Be floodproofed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water;

(b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, and;

(c) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied;

3. Where a non-residential structure is intended to be made watertight below the base flood level:

(a) A registered professional engineer or architect shall develop and review structural design, specifications, and plans for construction, and shall certify that the design and methods of the construction are in accordance with the acceptance standards of practice for meeting the applicable provisions of this section.

(b) A record of such certificates which shall include the specific elevation (in relation to the mean sea level) to which structures are floodproofed shall be maintained with the Chief Building Inspector.

4. For all new construction and substantial improvements, full enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior wall by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

(d) Replacement water supply and sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. On site disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(e) Various subdivision proposals shall identify the flood hazard area and the elevation of the base flood. All final subdivision plans shall provide the elevation of proposed structures and pads. If the site is filled above the base line, the final pad elevation shall be certified by a registered professional engineer or surveyor and such certification shall be provided to the Director of Public Works. All subdivision proposals shall be consistent with the need to minimize flood damage. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage and certification of compliance shall be provided by the developer.

(f) All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and is securely anchored to an adequately anchored foundation system in accordance with the provisions of this Municipal Code.

This section applies to manufactured homes to be placed or substantially improved in an expansion to an existing manufactured home park or subdivision. This paragraph does not apply to manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision except where the repair, reconstruction, or improvement of the streets, utilities or pads equals or exceeds fifty (50%) percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced.

(g) No encroachments, including fill, new construction, substantial improvements and other developments shall occur within a floodway unless certification by a registered professional engineer or architect is provided demonstrating that the encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge."

Section 4. Other

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

APPROVED AND ADOPTED this 17th day of August, 1988 by the following vote:

AYES: Mayor Mower, Councilmembers Bergens, Condos and Lilly.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Corlett.

Michael R Mower  
Michael R. Mower, Mayor

ATTEST:

Maria Jankhauw, Deputy  
Joyce M. Taft, City Clerk

(SEAL)