

galt code

Title 19

FLOOD CONTROL

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Chapter 19.04

FINDINGS OF FACT, PURPOSE, AND METHODS

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Section 19.04.010 Findings of fact.

It is found and determined that:

A. The special flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. Such flood losses are caused by the cumulative effect of obstructions in the special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. (Ord. 88-05 § 1 (part))

Section 19.04.020 Purpose.

It is the purpose of this title to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
 - B. Minimize expenditure of public money for costly flood control projects;
 - C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - D. Minimize prolonged business interruptions;
 - E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in special flood hazard areas;
 - F. Help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future flood blight areas;
 - G. Insure that potential buyers are notified that property is in special flood hazard areas;
 - H. Insure that those who occupy special flood hazard areas assume responsibility for their actions.
- (Ord. 88-05 § 1 (part))

Section 19.04.030 Methods of reducing flood losses.

To accomplish its purposes, this title includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage;
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 88-05 § 1 (part))

Chapter 19.08

GENERAL PROVISIONS.

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- 19.08.010 Citation.**
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Section 19.08.010 Citation.

This title shall be known and may be cited as the "flood control ordinance of the city of Galt." (Ord. 88-05 § 1 (part))

Section 19.08.020 Applicability.

This title shall apply to all special flood hazard areas within the jurisdiction of the city. (Ord. 88-05 § 1 (part))

Section 19.08.030 Basis for establishing special flood hazard areas.

The areas of special flood hazard identified by the Federal Insurance Administration through a scientific engineering report entitled, "The Flood Insurance Study for the City of Galt," dated December 24, 1980, with accompanying flood insurance rate maps and flood boundary and floodway maps, and any subsequent revisions thereto are adopted by reference and declared to be a part of this title. The special flood hazard areas identified by the study shall constitute the minimum area subject to the provisions of this title. At least one copy of the Flood Insurance Study for the city and all revisions and supplementary studies thereto shall be on file and available for public inspection in the office of the city clerk, Galt City Hall, 380 Civic Drive, Galt, California. (Ord. 88-05 § 1 (part))

Section 19.08.040 Compliance required.

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the provisions of this Title and other applicable regulations. Violation of the provisions of this Title or failure to comply with any of its requirements shall constitute a misdemeanor punishable pursuant to section 21.01.050. Nothing in this Title shall prevent the City Council from taking such lawful action as is necessary to prevent or remedy any violation. (Ord. 88-05 § 1 (part)) (Ord. 2006-07, Amended, 06/06/2006)

Section 19.08.050 Abrogation and greater restrictions.

This title is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this title and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 88-05 § 1 (part))

Section 19.08.060 Interpretation.

In the interpretation and application of this title, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under statutes. (Ord. 88-05 § 1 (part))

Section 19.08.070 Warning and disclaimer of liability.

The degree of flood protection required by this title is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This title does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This title shall not create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this title or any administrative decision lawfully made thereunder. (Ord. 88-05 § 1 (part))

Chapter 19.12

DEFINITIONS

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- 19.12.010 Generally.
- 19.12.020 Appeal.
- 19.12.030 Area of shallow flooding.
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- 19.12.100 Flood or flooding.
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- 19.12.300 Start of construction.
- 19.12.310 Structure.
- 19.12.320 Substantial improvement.
- 19.12.330 Variance.
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Section 19.12.010 Generally.

Unless specifically defined in this chapter, words or phrases used in this title shall be interpreted so as to give them the meaning they have in common usage and to give this title its most reasonable application. (Ord. 88-05 § 1 (part))

Section 19.12.020 Appeal.

"Appeal" means a request for a review of the city engineer's interpretation of any provision of this title or a request for a variance. (Ord. 88-05 § 1 (part))

Section 19.12.030 Area of shallow flooding.

"Area of shallow flooding" means a designated AO, AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; and path of flooding is unpredictable and indeterminate; and velocity flow may be evident. (Ord. 88-05 § 1 (part))

Section 19.12.040 Base flood.

"Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year. (Ord. 88-05 § 1 (part))

Section 19.12.050 Basement.

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides. (Ord. 88-05 § 1 (part))

Section 19.12.060 City engineer.

"City engineer" means the city engineer of the city or his or her designated representative. (Ord. 88-05 § 1 (part))

Section 19.12.070 Development.

"Development" means any manmade 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 located within the area of special flood hazard. (Ord. 88-05 § 1 (part))

Section 19.12.080 Existing mobilehome park or mobilehome subdivision.

"Existing mobilehome park or mobile home subdivision" means a parcel, or contiguous parcels, of land divided into two or more mobilehome lots for rent or sale for which the construction of facilities for servicing the lot on which the mobilehome is 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, is completed before the effective date of the ordinance codified in this title. (Ord. 88-05 § 1 (part))

Section 19.12.090 Expansions to an existing mobilehome park or mobilehome subdivision.

"Expansions to an existing mobilehome park or mobilehome subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobilehomes are to be affixed, including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets. (Ord. 88-05 § 1 (part))

Section 19.12.100 Flood or flooding.

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters; and/or
- B. The unusual and rapid accumulation of runoff of surface waters from any source. (Ord. 88-05 § 1 (part))

Section 19.12.110 Flood boundary and floodway map.

"Flood boundary and floodway map" means the official map on which the Federal Insurance Administration has delineated both the special flood hazard areas and the floodway. (Ord. 88-05 § 1 (part))

Section 19.12.120 Flood insurance rate map.

"Flood insurance rate map" 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. (Ord. 88-05 § 1 (part))

Section 19.12.130 Flood Insurance Study.

"Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the flood boundary and floodway map, and the water surface elevation of the base flood. (Ord. 88-05 § 1 (part))

Section 19.12.140 Floodplain or flood-prone area.

"Floodplain" or "flood-prone area" means any land area susceptible to being inundated by water from any source. (See definition of "Flooding"). (Ord. 88-05 § 1 (part))

Section 19.12.150 Floodplain management.

"Floodplain management" means the operation of any overall program of corrective and preventative measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations. (Ord. 88-05 § 1 (part))

Section 19.12.160 Floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinance (such as floodplain ordinance, grading ordinance and erosion control ordinance), and other applications of the police power. The term describes such state or local regulations in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. (Ord. 88-05 § 1 (part))

Section 19.12.170 Floodproofing.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. (Ord. 88-05 § 1 (part))

Section 19.12.180 Floodway.

"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 foot. The floodway is delineated on the flood boundary and floodway map. (Ord. 88-05 § 1 (part))

Section 19.12.190 Highest adjacent grade.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. (Ord. 88-05 § 1 (part))

Section 19.12.200 Levee.

"Levee" means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. (Ord. 88-05 § 1 (part))

Section 19.12.210 Lowest floor.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-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 nonelevation design requirements of this title. (Ord. 88-05 § 1 (part))

Section 19.12.220 Manufactured home.

"Manufactured home" means a structure transportable in one or more sections which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. (Ord. 88-05 § 1 (part))

Section 19.12.230 Mean sea level.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced. (Ord. 88-05 § 1 (part))

Section 19.12.240 New construction.

"New construction" means for floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the city. (Ord. 88-05 § 1 (part))

Section 19.12.250 One-hundred-year flood.

"One-hundred-year flood" means a flood which has a one-percent annual probability of being equalled or exceeded. It is identical to the "base flood," which will be the term used throughout this title. (Ord. 88-05 § 1 (part))

Section 19.12.260 Person.

"Person" means an individual or his agent, a firm, partnership, association, or corporation, or agent of the aforementioned groups, or the state or its agencies or political subdivisions. (Ord. 88-05 § 1 (part))

Section 19.12.270 Remedy a violation.

"Remedy a violation" means to bring the 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 title or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development. (Ord. 88-05 § 1 (part))

Section 19.12.280 Riverine.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. (Ord. 88-05 § 1 (part))

Section 19.12.290 Special flood hazard area.

"Special flood hazard area" 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. (Ord. 88-05 § 1 (part))

Section 19.12.300 Start of construction.

"Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, 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/or walkways; nor does it include excavation for a basement, footings, piers, 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 structure. (Ord. 88-05 § 1 (part))

Section 19.12.310 Structure.

"Structure" means a walled and roofed building including a gas or liquid storage tank, that is principally aboveground, as well as a manufactured home. (Ord. 88-05 § 1 (part))

Section 19.12.320 Substantial improvement.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

- A. Before the improvement or repair is started; or
- B. 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, however, include either:

- A. Any project for the improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- B. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. (Ord. 88-05 § 1 (part))

Section 19.12.330 Variance.

"Variance" means a grant of relief from the requirements of this title which permits construction in a manner that would otherwise be prohibited by this title. (Ord. 88-05 § 1 (part))

Section 19.12.340 Violation.

"Violation" means the failure of a structure or other development to be in full compliance with the city's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this title is presumed to be in violation until such time as that documentation is provided. (Ord. 88-05 § 1 (part))

Chapter 19.16

PERMITS AND ADMINISTRATION.

Sections:

- 19.16.010 Designation of city engineer.**
- 19.16.020 Duties and responsibilities of city engineer.**
- 19.16.030 Permit procedure.**
- 19.16.040 Variance procedure.**
- 19.16.050 Conditions for variances.**

Section 19.16.010 Designation of city engineer.

The city engineer is appointed to administer and implement this title by granting or denying development permit applications in accordance with its provisions. (Ord. 88-05 § 1 (part))

Section 19.16.020 Duties and responsibilities of city engineer.

The duties of the city engineer shall include, but not be limited to:

- A. Permit Review.
 - 1. Review all development permits to determine that the permit requirements of this title have been satisfied,
 - 2. Review all permits to determine that the site is reasonably safe from flooding,
 - 3. Review all development permits to determine if the proposed development adversely affects the flood carrying capacity of the special flood hazard area. For purposes of this title, "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 to ensure that all other required state and federal permits have been obtained;
- B. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 19.08.020, the city engineer shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state or other source, in order to administer Chapters 19.20 through 19.32;
- C. Obtained and Maintained Information. Obtain and maintain for public inspection and make available as needed for flood insurance policies:
 - 1. The certified elevation required in Section 19.20.040,
 - 2. The certification required in Section 19.20.050,
 - 3. The floodproofing certification required in Section 19.20.070,
 - 4. The certified elevation required in Section 19.24.020;
- 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 Insurance Administration,
 - 2. Require that the flood carrying capacity of the altered or relocated portion of the watercourse is maintained;
- E. Interpretation of FIRM Boundaries. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards; for example, where there appears to be a conflict between a mapped boundary and actual field conditions.
- F. Take action to remedy violations of this title as specified in Section 19.04.030. (Ord. 88-05 § 1 (part))

Section 19.16.030 Permit procedure.

A development permit shall be obtained before construction or development begins within any special

flood hazard area established in Section 19.08.030. Application for a development permit shall be made to the city engineer on forms furnished by him and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. Proposed elevation in relation to mean sea level, of the lowest floor, including basement, of all structures; in zone AO, elevation of existing grade and proposed elevation of lowest floor of all structures;
- B. Proposed elevation in relation to mean sea level to which any structure will be floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria of Section 19.20.070; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 88-05 § 1 (part))

Section 19.16.040 Variance procedure.

A. The city council shall hear and decide appeals and requests for variances from the requirements of this title.

B. The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the city engineer in the enforcement or administration of this title.

C. In passing upon any appeal or request for variance, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this title, and:

- 1. The danger that materials may be swept onto other lands to the injury of others;
- 2. The danger to life and property due to flooding or erosion damage;
- 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- 4. The importance of the services provided by the proposed facility to the community;
- 5. The necessity to the facility of a waterfront location, where applicable;
- 6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- 7. The compatibility of the proposed use with existing and anticipated development;
- 8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- 9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
- 10. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwater expected at the site; and
- 11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

D. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided the items 1 through 11 of subsection C of this section have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance shall increase.

E. In ruling upon any appeal or request for variance, the city council may impose such conditions as the facts warrant. The decision of the city council on any appeal or request for variance shall be final.

F. All applicants receiving a variance shall be notified in writing by the city engineer that the structure will be permitted to be built with a lowest floor elevation below the regulatory flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. A copy of the notice shall be recorded in the office of the Sacramento County Recorder in a manner so that it appears in the chain of title of the affected parcel of land.

G. The city engineer shall maintain a record of all appeal and variance actions, including justification for their issuance if granted, and report any variances issued to the Federal Insurance Administration upon request. (Ord. 88-05 § 1 (part))

Section 19.16.050 Conditions for variances.

A. Variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

C. Variances shall only be issued upon:

1. A showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

D. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through D, inclusive, of Section 19.16.040 are satisfied, and that the structure or other development is protected by methods which minimize flood damages during the base flood and create no additional threats to public safety.

E. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed in the National Register or Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section. (Ord. 88-05 § 1 (part))

Chapter 19.20

CONSTRUCTION STANDARDS GENERALLY

Sections:

- 19.20.010 Standards of construction.**
- 19.20.020 Anchoring.**
- 19.20.030 Construction materials and methods.**
- 19.20.040 Elevation and floodproofing--Generally.**
- 19.20.050 Elevation--Floodproofing--New construction and improvements in zones AO and AH.**
- 19.20.060 Elevation--Floodproofing--New construction and substantial improvements.**
- 19.20.070 Elevation and floodproofing--Nonresidential construction.**
- 19.20.080 Elevation and floodproofing--Mobilehomes.**
- 19.20.090 Standards for storage of materials and equipment.**
- 19.20.100 Standards for utilities.**

Section 19.20.010 Standards of construction.

In all special flood hazard areas, the standards set forth in Sections 19.20.020 through 19.20.080 are required. (Ord. 88-05 § 1 (part))

Section 19.20.020 Anchoring.

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

B. All mobilehomes shall meet the anchoring standards of Section 19.28.010. (Ord. 88-05 § 1 (part))

Section 19.20.030 Construction materials and methods.

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

B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. Require within zone AO or AH adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. (Ord. 88-05 § 1 (part))

Section 19.20.040 Elevation and floodproofing--Generally.

New construction or substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Nonresidential structures may meet the standards in Section 19.20.070. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor and provided to the city engineer. (Ord. 88-05 § 1 (part))

Section 19.20.050 Elevation--Floodproofing--New construction and improvements in zones AO and AH.

New construction and substantial improvement of any structure in zones AO and AH shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM, or at least two feet if no depth number is specified. Nonresidential structures may meet the standards in Section 19.20.070. Upon completion of any structure, the elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or

surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the city engineer. (Ord. 88-05 § 1 (part))

Section 19.20.060 Elevation--Floodproofing--New construction and substantial improvements.

A. New construction or substantial improvement of any structure shall have fully enclosed areas below the lowest floor that are subject to flooding designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

B. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. Either a minimum of two openings having a total new area of not less than one square inch for every square foot of 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, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; or

2. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration. (Ord. 88-05 § 1 (part))

Section 19.20.070 Elevation and floodproofing--Nonresidential construction.

Nonresidential construction shall either be elevated in conformance with Sections 19.20.040 or 19.20.050 or together with attendant utility and sanitary facilities:

A. Be floodproofed so that below the base flood level the structure is watertight 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 section are satisfied. Such certifications shall be provided to the city engineer. (Ord. 88-05 § 1 (part))

Section 19.20.080 Elevation and floodproofing--Mobilehomes.

Mobilehomes shall meet the standards of this chapter and also the standards in Chapter 19.28. (Ord. 88-05 § 1 (part))

Section 19.20.090 Standards for storage of materials and equipment.

A. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to humans, animal, or plant life is prohibited.

B. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning. (Ord. 88-05 § 1 (part))

Section 19.20.100 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. (Ord. 88-05 § 1 (part))

Chapter 19.24

SUBDIVISIONS.

Sections:

19.24.010 Preliminary subdivision proposal requirement.

19.24.020 Final subdivision plans requirement.

19.24.030 Proposals to be consistent with need to minimize flood damage.

19.24.040 Location of public utilities.

19.24.050 Drainage.

Section 19.24.010 Preliminary subdivision proposal requirement.

All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood. (Ord. 88-05 § 1 (part))

Section 19.24.020 Final subdivision plans requirement.

All final subdivision plans shall provide the elevation of proposed structure(s) and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor and provided to the city engineer. (Ord. 88-05 § 1 (part))

Section 19.24.030 Proposals to be consistent with need to minimize flood damage.

All subdivision proposals shall be consistent with the need to minimize flood damage. (Ord. 88-05 § 1 (part))

Section 19.24.040 Location of public utilities.

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. (Ord. 88-05 § 1 (part))

Section 19.24.050 Drainage.

All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage. (Ord. 88-05 § 1 (part))

Chapter 19.28

MOBILEHOMES

Sections:

19.28.010 Anchoring.

19.28.020 Mobilehome placement.

19.28.030 Placement in floodway prohibited--Exception.

Section 19.28.010 Anchoring.

All mobile homes and additions to mobile homes shall be anchored to resist flotation, collapse, or lateral movement by the following methods:

A. By providing an anchoring system designed to withstand horizontal forces of twenty-five pounds per square foot and uplift forces of fifteen pounds per square foot;

B. By providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

1. Over-the-top ties shall be provided at each of the four corners of the mobilehome, with two additional ties per side at intermediate locations; with mobilehomes less than fifty feet long only one additional tie per side shall be required;

2. Frame times shall be provided at each corner of the home with five additional ties per side at intermediate points; with mobilehomes less than fifty feet long, only four additional ties per side shall be required; and

3. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred pounds. (Ord. 88-05 § 1 (part))

Section 19.28.020 Mobilehome placement.

Mobilehomes not placed in mobilehome parks or subdivisions; new mobilehome parks or subdivisions; expansions to existing mobilehome parks or subdivisions; and repair, reconstruction, or improvements to existing mobilehome parks or subdivisions that equal or exceed fifty percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced shall comply with the following standards:

A. Adequate surface drainage and access for a hauler shall be provided.

B. All mobilehomes shall be placed on pads or lots elevated on compacted fill or on pilings so that the lowest floor of the mobilehome is at or above the base flood level. If elevated on pilings:

1. The lots shall be large enough to permit steps;

2. The pilings shall be placed in stable soil no more than ten feet apart; and

3. Reinforcement shall be provided for pilings more than six feet above the ground level. (Ord. 88-05 § 1 (part))

Section 19.28.030 Placement in floodway prohibited--Exception.

No mobilehome shall be placed in a floodway, except in an existing mobilehome park or existing mobilehome subdivision. (Ord. 88-05 § 1 (part))

Chapter 19.32

FLOODWAYS

Sections:

19.32.010 Applicability.

19.32.020 Encroachments prohibited.

19.32.030 Placement of mobilehomes.

19.32.040 Construction and improvements.

19.32.050 Setback from banks of watercourse.

Section 19.32.010 Applicability.

Located within the areas of special flood hazard established in Section 19.08.030 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the provisions of this chapter shall apply. (Ord. 88-05 § 1 (part))

Section 19.32.020 Encroachments prohibited.

Encroachments, including fill, new construction, substantial improvements and other development shall be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. (Ord. 88-05 § 1 (part))

Section 19.32.030 Placement of mobilehomes.

The placement of mobilehomes is prohibited except in an existing mobilehome park or subdivision. (Ord. 88-05 § 1 (part))

Section 19.32.040 Construction and improvements.

If Sections 19.32.020 and 19.32.030 are satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this title. (Ord. 88-05 § 1 (part))

Section 19.32.050 Setback from banks of watercourse.

If no floodway is identified, then a setback of thirty feet from the bank(s) of a watercourse shall be established. Encroachments within the setback area shall be prohibited. (Ord. 88-05 § 1 (part))