



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

July 26, 2016

SUBJECT: Ordinance Regarding Flood Standards for Manufactured Homes
PREPARED BY: Dane Schilling, City Engineer

Recommendation

Introduce by title and waive the first reading of an Ordinance Amending Title 15 of the Wheatland Municipal Code that modifies Chapter 15.20.180, *Standards for Manufactured Homes*, as it pertains to floodplain management.

Background/Discussion

The purpose of this ordinance is to modify Wheatland Municipal Code Chapter 15.20.180 regarding floodplain management by modifying the requirements for the lowest floor elevation of manufactured homes. The proposed changes reduce the minimum elevation requirement of the floor from two feet above the Base Flood Elevation (BFE) to one foot above the BFE. This proposed modification is similar to action taken by the City in August of 2012, where the City adopted an ordinance which reduced the requirement for permanent structures from two feet to one foot above the BFE.

The current 2-ft requirement was established many years ago before FEMA's most recent map updates were issued. At that time, staff applied a conservative flood elevation criteria (using 2-feet instead of 1-foot) due to the uncertainties surrounding the impending FEMA map update and FEMA certification of the improvements being made to the Bear River levee. On February 18, 2011, new FEMA maps became effective for the Wheatland area. And on February 22, 2011, a Letter of Map Revision (LOMR) recognizing the flood protection provided by recent improvements to the Bear River levee became effective.

Minor revisions are also proposed to make the current ordinance consistent with the California Model Floodplain Management Ordinance for Noncoastal Communities (December 2006) produced by the State Department of Water Resources. Other minor changes including grammar and word preference changes are proposed.

Alternatives

1. Modify the Floodplain Ordinance as proposed.
2. Provide staff with alternative direction.
3. Do not change the ordinance leaving the current requirements in place.

Fiscal Impact

No direct fiscal impacts to the City are anticipated.

Attachments

Attachment 1 – Mark-up of the existing ordinance with proposed modifications.

Attachment 2 – Ordinance Amending Title 15, Chapter 15.20.180 of the Wheatland Municipal Code to Revise the Standards of Construction for Manufactured Homes

Attachment 1 – Mark-up of the existing ordinance with proposed modifications

15.20.180 Standards for manufactured homes.

A. All manufactured homes that are placed or substantially improved, ~~in or adjacent to~~within Zones A1-30, AH, and AE on the community's Flood Insurance Rate Map, on sites located:

1. Outside of a manufactured home park or subdivision;
2. In a new manufactured home park or subdivision;
3. In an expansion to an existing manufactured home park or subdivision; or
4. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred substantial damage as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to at least ~~two feet~~one foot above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision ~~in or adjacent to~~within Zones A1-30, AH, and AE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that ~~either~~the:

1. The lowest floor of the manufactured home is at least ~~two feet~~one foot above the base flood elevation; or
2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered ~~professional civil~~ engineer or licensed surveyor, and verified by the city building ~~official~~ department to be properly elevated. Such certification and verification shall be provided to the ~~floodplain administrator~~Floodplain Administrator.

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF WHEATLAND AMENDING TITLE 15 OF THE
WHEATLAND MUNICIPAL CODE TO REVISE THE
STANDARDS OF CONSTRUCTION FOR FLOODPLAIN
MANAGEMENT FOR MANUFACTURED HOMES**

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this ordinance is to amend Wheatland Municipal Code chapter 15.20.180 regarding floodplain management by modifying the requirements of lowest floor elevation compared to base flood elevation for manufactured homes. The ordinance lowers the minimum floor elevation requirement from two feet above the base flood elevation to one foot above the base flood elevation. This ordinance is adopted pursuant to California Constitution article 11, section 7, Government Code section 38660, and other applicable law.

Section 2. Amendment. Wheatland Municipal Code Section 15.20.180, is hereby amended to read as follows:

15.20.180 Standards for manufactured homes.

A. All manufactured homes that are placed or substantially improved, within Zones A1-30, AH, and AE on the community's Flood Insurance Rate Map, on sites located:

1. Outside of a manufactured home park or subdivision;
2. In a new manufactured home park or subdivision;
3. In an expansion to an existing manufactured home park or subdivision; or

4. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred substantial damage as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to at least one foot above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, and AE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that the:

1. The lowest floor of the manufactured home is at least one foot above the base flood elevation; or
2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed surveyor, and verified by the city building department to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.

Section 3. Effective Date. This ordinance shall take effect 30 days after its final passage.

Section 4. Posting. Within 15 days after the City Council adopts this ordinance, the City Clerk shall cause the ordinance to be posted in at least three public places within the City.

PASSED AND ADOPTED by the City Council of the City of Wheatland on the ____ day of _____, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

By: _____
James Pendergraph, Mayor

Attest:

Lisa J. Thomason, City Clerk

I hereby certify that the foregoing is a true and correct copy of City of Wheatland Ordinance No. _____, which ordinance was duly introduced, adopted and posted pursuant to law.

Lisa J. Thomason, City Clerk