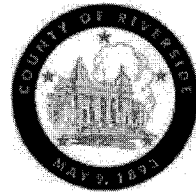


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.30
(ID # 4189)

MEETING DATE:

Tuesday, May 9, 2017

FROM : TLMA-BUILDING AND SAFETY:

SUBJECT: TLMA - BUILDING AND SAFETY: Adoption of Ordinance 458.15, amending Riverside County Ordinance No. 458 Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program - CEQA Findings of Exemption, All Supervisorial Districts. [\$15,000 - Total Cost- Fee Revenue, No General Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Ordinance No. 458.15, an Ordinance of the County of Riverside amending Ordinance No. 458 in its entirety regulating development in flood hazard areas and establishing procedures to implement the National Flood Insurance Program.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

5/1/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 458.15 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 9, 2017
xc: TLMA-Building and Safety, MC, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 15,000	\$ 0	\$ 15,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Departmental Revenue. No General Fund.			Budget Adjustment:	No
			For Fiscal Year:	16/17

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside County Ordinance No. 458 ("Ordinance") establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside ("County"). NFIP is administered by the Federal Emergency Management Agency ("FEMA") and makes federally backed flood insurance available to homeowners, renters and business owners in participating communities.

On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to the Ordinance are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP. On January 31, 2017 the Board of Supervisors determined the Project was exempt under CEQA and upon adoption, the Clerk of the Board is directed to file the Notice of Exemption with the County Clerk.

The Department of Building and Safety is responsible for building permit processing and inspections. For this Ordinance, the Riverside County Building Official is designated as the Floodplain Administrator to administer, implement and enforce the requirements of the

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Ordinance. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the Coachella Valley Water District are responsible for conducting floodplain management reviews within their respective service areas and providing permit recommendations in accordance with the Ordinance and NFIP regulations to the Floodplain Administrator. In addition, RCFC&WCD maintains the records and supporting documentation for floodplain maps.

This amendment has been reviewed and approved as to form by County Counsel.

Impact on Residents and Businesses

Compliance with the California Building Standards Code is state law and will govern over Ordinance No. 458. Residents may have increased construction costs for the lowest floor to be elevated the additional one (1) foot required by the California Residential Code. However, residents may benefit from a potential flood insurance premium reduction when higher standards are used. Businesses have no change per the California Building Code.

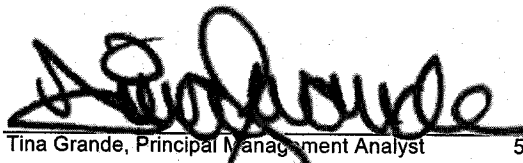
SUPPLEMENTAL:

Additional Fiscal Information

There are minimal administrative costs limited to staff time and the necessary processing of documents associated with amending Ordinance No. 458. There is adequate departmental funding for this activity. These costs will be borne both by RCFC&WCD with a small portion by Building and Safety. No general fund dollars are allocated for this effort.

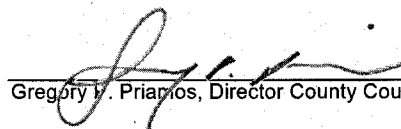
Contract History and Price Reasonableness

N/A



Tina Grande, Principal Management Analyst

5/4/2017



Gregory Y. Priamos, Director County Counsel

4/27/2017

1 ORDINANCE NO. 458.15

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 458
4 REGULATING FLOOD HAZARD AREAS AND IMPLEMENT THE NATIONAL FLOOD
5 INSURANCE PROGRAM

6
7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Ordinance No. 458 is amended in its entirety to read as follows:

9
10 “ORDINANCE NO. 458

11
12 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
13 REGULATING SPECIAL FLOOD HAZARD AREAS AND IMPLEMENTING
14 THE NATIONAL FLOOD INSURANCE PROGRAM

15
16 The Board of Supervisors of the County of Riverside ordains as follows:

17 Section 1. FINDINGS. The Board of Supervisors finds that:

- 18 a. The flood hazard areas of the County of Riverside are subject to periodic
19 inundation which results in loss of life and property, health and safety
20 hazards, disruption in commerce and governmental services, extraordinary
21 public expenditures for flood protection and relief from flooding, and
22 impairment of the tax base, all of which adversely affect the public health,
23 safety, and general welfare.
- 24 b. When floodplains are developed without taking appropriate care and
25 precautions, flood heights, frequencies, and velocities increase, causing a
26 greater threat to humans, damage to property, destruction of natural
27 floodplain functions and adverse impacts to water quality.
- 28 c. The establishment of reasonable preventive and protective measures by

1 enacting development regulations and through participation in a national
2 program of flood insurance makes flood insurance coverage and relief
3 available on reasonable terms and conditions to persons who have need for
4 such protection.

5 Section 2. PURPOSE. The purpose of the ordinance is to promote the public health,
6 safety, and welfare and minimize public and private costs caused by flooding by regulating development
7 within the special flood hazard areas to be applied uniformly throughout the unincorporated areas of
8 Riverside County to all publicly and privately owned land within flood prone, mudslide or flood related
9 erosion areas. These regulations are designed to:

- 10 a. Protect human life and health;
- 11 b. Minimize expenditure of public money for costly flood control projects;
- 12 c. Minimize the need for rescue and relief efforts associated with flooding and
13 generally undertaken at the expense of the general public;
- 14 d. Minimize prolonged business interruptions;
- 15 e. Minimize damage to public facilities and utilities such as water and gas
16 mains; electric, telephone and sewer lines; and streets and bridges located in
17 areas of special flood hazard;
- 18 f. Help maintain a stable tax base by providing for the sound use and
19 development of areas of special flood hazard so as to minimize future
20 blighted areas caused by flood damage;
- 21 g. Ensure that potential buyers are notified that property is in an area of special
22 flood hazard; and
- 23 h. Ensure that those who occupy the areas of special flood hazard assume
24 responsibility for their actions.

25 Section 3. AUTHORITY. Local governments have the authority to adopt regulations
26 under Government Code Sections 65302, 65560, 65800 and 65850 to promote the public health, safety
27 and general welfare of its residents. This ordinance is adopted pursuant to the requirements of the
28 National Flood Insurance Program, Title 42 United States Code Section 4001, et seq. and Code of Federal

1 Regulations, Title 44, Chapter I, Subchapter B, Part 59, as each may be amended, including all
2 regulations adopted pursuant thereto. Flood heights may be increased by man-made or natural causes.
3 This ordinance does not imply that land outside the regulated areas or the uses and development permitted
4 within such areas will be free from flooding or flood damages.

5 Section 4. DEFINITIONS. Unless specifically defined below, terms or phrases used
6 in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to
7 give this ordinance its most reasonable application. The following terms shall have the following
8 meanings:

- 9 a. 100-Year Flood. Means and refers to the "Base Flood" as defined herein
10 below.
- 11 b. Accessory Structure. Means and refers to a structure, that may not qualify
12 as a "building", located on the same parcel of property as the primary
13 structure or building to be insured and the use of which is incidental and
14 subordinate to the use of the principal structure or building. For example,
15 open structures, such as carports, gazebos and picnic pavilions that do not
16 have at least two rigid walls are not "buildings" and thus would be
17 considered Accessory Structures.
- 18 c. Awareness Map. Means and refers to those floodplain maps produced by
19 the Department of Water Resources of the State of California that initially
20 identify flood hazard areas using approximate assessment procedures to
21 map 100 year floodplains for both riverine and alluvial fan conditions.
22 Such "awareness floodplains" will be shown simply as flood hazard areas
23 without specific depth and other flood hazard data.
- 24 d. Base Flood. Means and refers to a flood which has a one percent (1%)
25 chance of being equaled or exceeded in any given year (also called the
26 "100-Year Flood"). Base Flood is the term commonly used throughout this
27 ordinance.
- 28 e. Base Flood Elevation (BFE). Means and refers to the elevation shown on

1 the Flood Insurance Rate Map for Zones AE, AH, A1-30, VE and V1-V30,
2 and those elevation determined by the County of Riverside for other special
3 flood hazard areas that indicates the water surface elevation resulting from a
4 flood that has a one percent (1%) or greater chance of being equaled or
5 exceeded in any given year.

6 f. Basement. Means and refers to any area of a building having its floor
7 subgrade (below ground level) on all sides.

8 g. Building Code. Means and refers to the latest edition of the California
9 Residential Code (CRC), California Code of Regulations Title 24, Part 2.5,
10 in effect at the time a building permit application is submitted.

11 h. CVWD. Means and refers to the Coachella Valley Water District, a special
12 district created under California law.

13 i. Colorado River Floodway Fringe. Means and refers to that area subject to
14 inundation by floods of varying magnitudes generated from the Colorado
15 River, up to and including the floodway flow, but which is not required for
16 the safe conveyance of the floodway flow and is not included in the
17 computation of the Colorado River Floodway base flood elevation.

18 j. Contractor. Means and refers to a licensed General Contractor or
19 professional construction estimator.

20 k. Development. Means and refers to any man-made change to improved or
21 unimproved real estate, including but not limited to buildings or other
22 structures, mining, dredging, filling, grading, paving, excavation, drilling
23 operations, storage of equipment or materials.

24 l. Elevation Certificate (Known as FEMA Form 086-0-33 in effect as of July,
25 2016 or the latest version thereafter). Means and refers to a form used for
26 recording the finished floor elevations and adjacent ground of a building.

27 m. Encroachment. Means and refers to activities or construction within the
28 floodway including fill, new construction, substantial improvements, or

1 other development. These activities are prohibited within the adopted
2 regulatory floodway unless it has been demonstrated through hydrologic
3 and hydraulic analyses that the proposed encroachments would not result in
4 any increase in flood levels.

5 n. Existing Manufactured Home Park or Subdivision. Means and refers to a
6 manufactured home park or subdivision for which the construction of
7 facilities for servicing the lots on which the manufactured homes are to be
8 affixed (including, at a minimum, the installation of utilities, either final site
9 grading or pouring of concrete pads, and the construction of streets) is
10 completed before July 5, 1979.

11 o. Expansion to an Existing Manufactured Home Park or Subdivision. Means
12 and refers to the preparation of additional sites by the construction of
13 facilities for servicing the lots on which the manufactured homes are to be
14 affixed (including the installation of utilities, either final site grading or
15 pouring of concrete pads, or the construction of streets).

16 p. FEMA. Means and refers to the Federal Emergency Management Agency.

17 q. Flood Insurance Rate Map (FIRM). Means and refers to the official map on
18 which the Federal Emergency Management Agency or Federal Insurance
19 Administration has delineated both the areas of special flood hazards and
20 the risk premium zones applicable to the unincorporated areas of Riverside
21 County.

22 r. Flood Insurance Study. Means and refers to the official report provided by
23 the Federal Insurance Administration that includes discharge rates, flood
24 profiles, the Flood Insurance Rate Map(s), and the water surface elevations
25 of the base floods.

26 s. Floodplain Administrator. Means and refers to the Director, or his
27 designee, of the Department of Building and Safety for the County of
28 Riverside.

- 1 t. Floodproofing Means and refers to any combination of structural and
2 nonstructural additions, changes, or adjustments to structures which reduce
3 or eliminate flood damage to real estate or improved real property, water
4 and sanitary facilities, structures, and their contents. For guidelines on dry
5 and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93,
6 and TB 7-93.
- 7 u. Floodway. Means and refers to the channel of a river or other watercourse
8 and adjacent land areas necessary to discharge the waters from the 100-Year
9 Flood without increasing the water surface elevation of that flood more than
10 one foot at any one point; or that area identified by the United States
11 Department of the Interior, Bureau of Reclamation as required to safely
12 convey the levee-design flood of the Colorado River.
- 13 v. Fraud and Victimization. As related to Section 9 of this ordinance, means
14 that the variance granted must not cause fraud on or victimization of the
15 public. In examining this requirement, Floodplain Administrator will
16 consider the fact that every newly constructed building adds to government
17 responsibilities and remains a part of the community for fifty to one-
18 hundred years. Buildings that are permitted to be constructed below the
19 base flood elevation are subject during all those years to increased risk of
20 damage from floods, while future owners of the property and the
21 community as a whole are subject to all the costs, inconvenience, danger,
22 and suffering that those increased flood damages bring. In addition, future
23 owners may purchase the property, unaware that it is subject to potential
24 flood damage, and can be insured only at very high flood insurance rates.
- 25 w. Highest Adjacent Grade. Means and refers to the highest natural elevation
26 of the ground surface prior to construction next to the proposed walls of a
27 structure.
- 28 x. Historic Structure. Means and refers to any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; or
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

y. Lateral additions. Means and refers to improvements constructed adjacent to an existing structure that increases the square footage of the structure. This commonly includes the structure attachment of a bedroom, den, recreational room and garage. If the lateral addition is attached through a covered breezeway or similar structure open on two (2) or more sides, it will not be included in the substantial improvement calculations and will be conditioned to meet current floodproofing standards.

z. Levee-Design Flood. Means and refers to flooding of the Colorado River equivalent to a flow rate of 75,000 cubic feet per second from the Palo Verde Diversion Dam to Taylor Ferry.

aa. LOMR. Means and refers to a "Letter of Map Revision."

bb. Lowest Floor. Means and refers to the lowest floor of the lowest enclosed

1 area (including basement). An unfinished or flood resistant enclosure,
2 usable solely for parking of vehicles, building access or storage in an area
3 other than a basement area is not considered a building's lowest floor;
4 provided, that such enclosure is not built so as to render the structure in
5 violation of applicable non-elevation design requirements of Section 8 of
6 this ordinance.

7 cc. Manufactured Home. Means and refers to a structure, transportable in one
8 or more sections, which is built on a permanent chassis and is designed for
9 use with or without a permanent foundation when attached to the required
10 utilities. The term "Manufactured Home" does not include a recreational
11 vehicle.

12 dd. Manufactured Home Park or Subdivision. Means and refers to a parcel (or
13 contiguous parcels) of land divided into two or more manufactured home
14 lots for rent or sale.

15 ee. Market Value. Means and refers to the price agreed to be paid in an open
16 market by a willing buyer to a willing seller, with neither acting under
17 compulsion to buy or sell, giving due consideration to all economic uses of
18 the property at the time of the valuation. The market value of a structure
19 reflects its original quality, subsequent improvements, physical age of
20 building components and current condition. For the purposes of
21 determining substantial improvement, market value pertains only to the
22 structure in question. It does not pertain to the land, landscaping or
23 detached accessory structures on the property. Market value of the structure
24 will be obtained by the Floodplain Administrator using the assessed value
25 of the structure as shown on the last equalization assessment roll. The
26 resulting market value is intended to bring order and equity to the Separate
27 Application process which can be readily determined and administered
28 without undue delays to the applicant. Alternatively, the applicant can

1 submit a formal appraisal to determine the market value.

2 ff. Mean Sea Level. Means and refers to the National Geodetic Vertical
3 Datum (NGVD) of 1929, North American Vertical Datum of 1988 (NAVD
4 88), or other datum, to which base flood elevations are referenced.

5 gg. New Construction. Means and refers to structures for which the "Start of
6 Construction" commenced on or after July 5, 1979, and includes any
7 subsequent improvements to such structures.

8 hh. New Manufactured Home Park or Subdivision. Means and refers to a
9 manufactured home park or subdivision for which the construction of
10 facilities for servicing the lots on which the manufactured homes are to be
11 affixed (including at a minimum, the installation of utilities, either final site
12 grading or the pouring of concrete pads, and the construction of streets) is
13 completed on or after July 5, 1979.

14 ii. RCFC&WCD. Means and refers to the Riverside County Flood Control
15 and Water Conservation District, a special district created under California
16 law.

17 jj. Recreational Vehicle. Means and refers to a vehicle which is (i) built on a
18 single chassis; (ii) 400 square feet or less when measured at the largest
19 horizontal projection; (iii) designed to be self-propelled or permanently
20 towable by a light duty truck; and (iv) designed primarily not for use as a
21 permanent dwelling but as temporary living quarters for recreational,
22 camping, travel, or seasonal use.

23 kk. Separate Application. An additional floodproofing permit application will
24 be required when processing an application for development permit for land
25 which lies within the special flood hazard area of any map referred to in
26 Section 5 of this ordinance.

27 ll. Special Flood Hazard Area (SFHA). Means and refers to an area in the
28 floodplain subject to a one percent (1%) or greater chance of flooding in

1 any given year. It is shown on an FHBM or FIRM as Zone A, AO,
2 A1-A30, AE, A99, or, AH. This includes floodplains, flood boundaries and
3 flood hazards within the studies listed in Section 5.

4 mm. Start of Construction. Includes substantial improvement and other proposed
5 new development and means the date the building permit was issued,
6 provided the actual start of construction, repair, reconstruction,
7 rehabilitation, addition, placement, or other improvement was within one
8 hundred eighty (180) days from the date of the permit. The actual start
9 means either the first placement of permanent construction of a structure on
10 a site, such as the pouring of slab or footings, the installation of piles, the
11 construction of columns, or any work beyond the stage of excavation; or the
12 placement of a manufactured home on a foundation. Permanent
13 construction does not include land preparation, such as clearing, grading,
14 and filling; nor does it include the installation of streets and/or walkways;
15 nor does it include excavation for a basement, footings, piers, or
16 foundations or the erection of temporary forms; nor does it include the
17 installation on the property of accessory buildings, such as garages or sheds
18 not occupied as dwelling units or not part of the main structure. For a
19 substantial improvement, the actual start of construction means the first
20 alteration of any wall, ceiling, floor, or other structural part of a building,
21 whether or not that alteration affects the external dimensions of the
22 building.

23 nn. Structure. Means and refers to all buildings and structures, including
24 agricultural buildings that require a registration certificate and manufactured
25 homes; and their appurtenances such as gas or liquid storage tanks and flow
26 obstructing walls or fences.

27 oo. Substantial Improvements/Substantially Improved. Means and refers to any
28 reconstruction, rehabilitation, addition, or other improvement of a structure,

1 in which the cost of this improvement equals or exceeds 50 percent of the
2 market value of the structure before the Start of Construction of the
3 proposed improvement. This term includes structures which have incurred
4 "Substantial Damage" (as it is hereinafter defined), regardless of the actual
5 repair work performed. The term does not include any alterations necessary
6 to comply with existing state or local health, sanitary or safety code
7 specifications or regulations, or any alterations of a structure listed on the
8 National Register of Historic Places or a State Inventory of Historic Places.

9 pp. Substantial Damage. Means and refers to damage of any origin sustained
10 by a structure whereby the cost of restoring the structure to its condition
11 before its damaged condition would equal or exceed 50 percent of the
12 market value of the structure before the damage occurred.

13 qq. Vertical Addition. Means and refers to when an addition is a full or partial
14 second floor. When a vertical addition meets the criteria for a substantial
15 improvement, the entire structure must be elevated since the existing
16 building provides the foundation for the addition.

17 rr. Violation. Means and refers to the failure of a structure or other
18 development to be fully compliant with this ordinance. A structure or other
19 development without the elevation certificate, other certifications, or other
20 evidence of compliance required in this ordinance is presumed to be in
21 violation until such time as that documentation is provided.

22 Section 5. APPLICATION. This ordinance shall apply to all the special flood hazard
23 areas within the unincorporated areas and within the jurisdiction of the County of Riverside on file at
24 RCFC&WCD headquarters and shown on the Public Flood Hazard Determination Interactive Map found
25 at <http://rcflood.org>. These special flood hazard areas incorporate:

26 a. The flood hazard areas shown on the maps entitled "The Flood Insurance
27 Study for the County of Riverside" effective August 18, 2014, with
28 accompanying Flood Insurance Rate Maps and Flood Hazard Boundary

1 Maps, prepared by the Federal Emergency Management Agency including
2 any subsequent amendments, revisions or additions thereto that hereafter go
3 into effect pursuant to the provisions of the applicable Federal law.

4 b. The flood hazard areas shown on the maps prepared by the U.S. Army
5 Corps of Engineers entitled:

- 6 1. San Gorgonio River and Smith Creek, June 1973.
- 7 2. San Gorgonio River and Tributaries, October 1974.
- 8 3. Warm Springs Creek, February 2003.

9 c. The special flood hazard areas shown on the following maps prepared for
10 Riverside County, including any amendments, revisions or additions thereto
11 that are hereafter adopted by resolution of the Board of Supervisors after a
12 public hearing on the proposed adoption per the provisions of Section 9 of
13 this ordinance:

- 14 1. Cactus Valley, 100-year Flood Plain and Floodway Limits, March
15 1980.
- 16 2. Cabazon Flood Study, Flood Hazard Areas, June 1980.
- 17 3. Lakeview & Sierra Vista Tracts, 100-year Floodplain Limits,
18 October 1990.
- 19 4. Tocalota Creek, October 1984.
- 20 5. Long Valley Wash, October 2002.
- 21 6. Juniper Flats Floodplain, May 2006.
- 22 7. "Flood Insurance Study for Oasis Area of the Coachella Valley,
23 April 2003."

24 d. The flood hazard areas as shown on the Awareness Maps that were prepared
25 by the Department of Water Resources and received by RCFC&WCD on
26 July 25, 2011, including any amendments, revisions or additions thereto that
27 are hereafter adopted by resolution of the Board of Supervisors after a
28 public hearing on the proposed adoption per the provisions of Section 9 of

1 this ordinance.

2 e. The flood hazard areas shown on the map prepared as part of the "Flood
3 Plain Information, Colorado River, Palo Verde Dam to Imperial Dam"
4 dated October 1974, for that area between the Palo Verde Diversion Dam
5 and Taylor Ferry; or on any Flood Insurance Rate Maps and Flood Hazard
6 Boundary Maps, including any amendments or additions thereto that
7 hereafter go into effect pursuant to the provisions of the applicable Federal
8 Law for the Colorado River.

9 f. Any maps of flood hazard areas hereafter adopted by resolution of the
10 Board of Supervisors after a public hearing on the proposed adoption.

11 Section 6. ADMINISTRATION. Notwithstanding the provisions of any other
12 ordinance to the contrary, within the special flood hazard areas shown on the maps referred to in Section
13 5, no structure, including flow obstructing structures, shall be constructed, located or substantially
14 improved and no land shall be graded, filled or developed, and no permit or approval shall be granted
15 therefor, unless it complies with all the applicable requirements of this ordinance and all other applicable
16 ordinances. If there is any conflict in or between the requirements of this ordinance and another
17 ordinance, the more stringent requirements shall apply. If there is any conflict between the maps referred
18 to in Section 5 of this ordinance the more stringent requirements shall apply.

19 a. Designation of the Floodplain Administrator. The Director of the
20 Department of Building and Safety for the County of Riverside, or his
21 designee, is hereby appointed to administer, coordinate, implement and
22 enforce this ordinance by granting or denying development permits in
23 accord with its provisions.

24 b. Duties and Responsibilities of the Floodplain Administrator. The duties and
25 responsibilities of the Floodplain Administrator shall include, but not
26 limited to the following:

27 1. Permit Review. Review all development permit applications to:
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- a) Determine if permit requirements of this ordinance have been satisfied; and
 - b) Make substantial improvement and substantial damage of existing structures determinations; and
 - b) All other required state and federal permits have been obtained.
2. Assurance. Assure procedures are coordinated with other departments/divisions and implemented by County staff and take any remedial actions necessary to administer and implement this ordinance.
3. Referrals. Refer public to RCFC&WCD or CVWD for review, use and development of other Base Flood data.
4. Submittals. Forward separate applications to RCFC&WCD or CVWD for technical review.
5. Notification. Notify other appropriate agencies of alteration or relocation of watercourses, changes on Base Flood Elevations due to physical alterations and changes in corporate boundaries.
6. Retention. Retain records of approved variances for floodplain development.
7. Reimbursement. Reimburse RCFC&WCD and CVWD for any review and input either agency provides on separate applications.
- c. Consultation and Review by Other Agencies. Due to the subject matter expertise and functions of other agencies, the County intends to submit any separate applications required under this ordinance to the Riverside County Flood Control and Water Conservation District or the Coachella Valley Water District for review and input in accordance with the provisions of this ordinance.
- d. Duties and Responsibilities of RCFC&WCD and CVWD. The duties and

responsibilities include the following:

1. Review and process separate applications within their respective jurisdictions.
2. Maintain a record of all applications reviewed and approved including the application form, accompanying plans and Elevation Certificate.
3. Obtain, review and reasonably utilize any base flood elevation and floodway data available. Calculating base flood elevation, if necessary.
4. Issue a report recommending approval, with conditions or modifications, or denial of the proposed separate application plan.
5. Make interpretations where needed, as to the exact location of the boundaries of the special flood hazard areas.
6. For RCFC&WCD only, RCFC&WCD shall:
 - a) Maintain a record of floodplain maps and supporting documentation for the special flood hazard areas included in Section 5; and
 - b) Complete and submit a Biennial Report to FEMA.

Section 7. PROCEDURE.

- a. Insofar as it is feasible, it is intended that the requirements of this ordinance shall be integrated into the processing of applications for development permits under other County Ordinances including, but not limited to, Ordinances Nos. 348, 369, 457, 460 and 555. When the information required, or the procedures involved, in the processing of such applications is not sufficient to assure compliance with the requirements of this ordinance, a separate application shall be filed as hereinafter provided.
- b. Whenever an application for a permit involves land which lies within the special flood hazard area of any map referred to in Section 5 of this

1 ordinance, the Floodplain Administrator that accepts the application shall
2 determine if a separate application shall be filed.

3 1. If a permit would allow the location of any structure, new
4 construction or substantial improvement thereto, or allow the
5 alteration of land by grading or otherwise, or allow the placement of
6 a recreational vehicle pursuant to section 8.a.8 of this ordinance, and
7 the existing permit procedure does not otherwise provide for a
8 specific and still appropriate, recommendation by RCFC&WCD or
9 CVWD, a separate application shall be filed by the applicant
10 accompanied by a fee as set forth in Ordinance No. 671 Section 4.

11 2. If a permit would allow the location of any structure, new
12 construction or substantial improvement thereto, or allow the
13 alteration of land by grading or otherwise, or allow the placement of
14 a recreational vehicle pursuant to section 8.a.8 of this ordinance, and
15 the existing permit procedure does provide for a specific and still
16 appropriate recommendation by the RCFC&WCD or CVWD, a
17 separate application shall be filed by the applicant accompanied by a
18 5.5 hour minimum fee set forth in Ordinance No. 671 Section 17B
19 to begin review.

20 3. If a permit would allow for an attached deck or enclosed patio, a
21 separate application shall be filed by the applicant accompanied by a
22 5.5 hour minimum fee set forth in Ordinance No. 671 Section 17B
23 to begin review.

24 In order for the Floodplain Administrator to determine if the application for
25 a permit qualifies as substantial improvement, the applicant shall provide a
26 contractor's cost estimate.

27 c. All separate applications shall be filed with the Floodplain Administrator
28 that accepts the basic application and shall be accompanied by a fee as set

1 forth in Ordinance No. 671. Sites on noncontiguous parcels shall require
2 separate submittals. Each application shall contain plans that, at a
3 minimum, include the following:

4 1. A plat map drawn to scale of the property proposed to be developed
5 showing location, type and use of any structures proposed, base
6 flood elevation data, floodways and floodplains, including adjoining
7 properties necessary to be shown for continuity.

8 2. Elevation contours, with maximum interval of:

SLOPE	INTERVAL
0 - 2.99%	1'
3 - 9.99%	4'
10% plus	10'

13 3. Elevations, in relation to the 1988 North American Vertical Datum,
14 of the area to be developed, including adjoining properties necessary
15 to be shown for continuity. The elevation, in relation to the 1988
16 North American Vertical Datum, of the lowest floor (including
17 basement) of all new or substantially improved structures, and
18 whether or not such structures contain a basement shall be stated.

19 4. The method by which the applicant proposes to comply with the
20 requirements of this ordinance, including proposed elevations of any
21 structures or fills, flood proofing, erosion protection, flow-through
22 area, any proposals to modify existing flow of storm waters and any
23 other relevant information. If any structure is to be flood proofed,
24 the elevation, in relation to the 1988 North American Vertical
25 Datum, to which such structure is to be flood proofed shall be stated.

26 5. All applications plans shall be prepared and certified by a civil
27 engineer registered in the State of California.

28 d. Upon acceptance of both applications as being complete for filing, the

1 Floodplain Administrator shall forward copies of the basic application and
2 the separate application to the RCFC&WCD, unless the proposed
3 development lies within the area jurisdiction of the CVWD, in which case it
4 shall be forwarded to said District.

5 e. Within thirty (30) days of receipt thereof, the RCFC&WCD or CVWD,
6 respectively, shall determine if any further information is required in order
7 to process the application and, if required, shall inform the applicant or his
8 representative by regular mail of the need for additional information.
9 RCFC&WCD and CVWD shall review and process separate applications
10 within their respective jurisdictions as provided herein.

11 f. When base flood elevation data has not been provided through the maps
12 referred to in Section 5, the RCFC&WCD or CVWD shall obtain, review,
13 and reasonably utilize any base flood elevation and floodway data available
14 from a federal or state agency, or other source, in order to administer
15 Section 8.

16 NOTE: A base flood elevation may be calculated using one of two methods
17 from the FEMA publication, FEMA 265, Managing Floodplain
18 Development in Approximate Zone A Areas – A Guide for Obtaining and
19 Developing Base (100 year) Flood Elevations, dated July 1995. For alluvial
20 fans, the base flood elevation and velocity may be calculated using methods
21 from the FEMA publication, Guidelines and Specifications for Flood
22 Hazard Mapping Partners, Appendix G: Guidance for Alluvial Fan
23 Flooding Analyses and Mapping dated April 2003.

24 g. Within thirty (30) days after determining that all required information has
25 been obtained, the RCFC&WCD or CVWD shall issue a report approving,
26 with conditions or modifications, or denying the proposed plan.

27 h. The applicant shall submit to RCFC&WCD or CVWD certifications,
28 including but not limited to Elevation Certificates, to satisfy the conditions

1 as referenced in 7g, prior to the issuance of any subsequent building
2 permits.

- 3 i. The RCFC&WCD and CVWD shall maintain a record of all applications
4 reviewed and approved pursuant to this ordinance. Said record shall consist
5 of the application form, accompanying plans and Elevation Certificate.

6 Section 8. CONSTRUCTION STANDARDS. Within the areas shown on the maps
7 listed in Section 5, the following requirements shall apply:

- 8 a. Special Flood Hazard Areas (SFHA). Within the areas shown on the maps
9 listed in Section 5 as a Special Flood Hazard Area or floodplain, all
10 proposed developments shall meet the following requirements:

11 1. All permit applications shall be reviewed to determine whether
12 proposed building sites will be reasonably safe from flooding. All
13 new structures, new construction and substantial improvements to
14 existing structures shall:

- 15 a) Be designed (or modified) and adequately anchored to
16 prevent flotation, collapse, or lateral movement of the
17 structure resulting from hydrodynamic and hydrostatic loads,
18 including the effects of buoyancy.
- 19 b) Be constructed with materials resistant to flood damage.
- 20 c) Be constructed by methods and practices that minimize flood
21 damages.
- 22 d) Be constructed per California Residential Code Section
23 R322.1.6 (Protection of mechanical, plumbing and electrical
24 systems) with electrical, heating, ventilation, plumbing, and
25 air conditioning equipment and other service facilities that
26 are designed or located so as to prevent water from entering
27 or accumulating within the components during conditions of
28 flooding.

1 e) Swimming pools shall:

2 1) Be constructed flush to the ground.

3 2) Have excavated dirt from the pool needs to be
4 removed from the site or spread across the site, no
5 more than four (4) inches thick.

6 3) Have equipment servicing the pool elevated at or
7 above the Base Flood Elevation plus 1 foot.

8 2. Residential Structures with a building permit application submitted
9 after January 1, 2017, must comply with California Residential Code
10 Section R322 flood-resistant construction requirements.

11 3. All new construction improvements that are not considered
12 substantial improvement shall be designed according to the
13 requirements of the existing structure.

14 4. The existing structures shall also comply with current regulations
15 (such as elevating the finished floor) when the substantial
16 improvements to the existing structure consist of the following
17 types: rehabilitation improvements, foundation improvements or
18 replacement, a vertical addition and/or a structurally connected
19 lateral addition.

20 5. All subdivision proposals and other proposed new development,
21 including manufactured home parks or subdivisions greater than
22 fifty (50) lots or five (5) acres, whichever is less, shall be required to
23 identify the base flood elevation and be reviewed to determine
24 whether such proposals will be reasonably safe from flooding. All
25 such proposals shall be reviewed to assure that:

26 a) Such proposal is consistent with the need to minimize flood
27 damage.

28 b) In the case of SFHA identified in Section 5.a of this

1 ordinance, prior to grading, a Conditional LOMR has been
2 issued by FEMA.

3 c) In the case of SFHA identified in Section 5.a of this
4 ordinance, prior to inspection for occupancy, a LOMR has
5 been issued by FEMA for areas shown as floodplain on the
6 effective FIRM.

7 d) All utilities and facilities, such as sewer, gas, electrical,
8 propane tanks, and water systems are located and constructed
9 to minimize or eliminate flood damage.

10 e) Adequate drainage is provided within the lot to reduce
11 exposure to flood hazards.

12 f) All other required state and federal permits have been
13 obtained.

14 g) Alteration or relocation of a watercourse: Notify adjacent
15 communities prior to alteration or relocation. Submit
16 evidence of such notification to FEMA.

17 6. All new and replacement water supply systems shall be designed to
18 minimize or eliminate infiltration of floodwaters into the systems.

19 7. New and replacement sanitary sewage systems shall be designed to
20 minimize or eliminate infiltration of floodwaters into the systems
21 and discharges from the systems into flood waters, and on-site waste
22 disposal systems shall be located to avoid impairment to them or
23 contamination from them during flooding.

24 8. All manufactured homes to be placed or substantially improved shall
25 be installed using methods and practices which minimize flood
26 damage. For the purposes of this requirement, manufactured homes
27 shall:

28 a) Be elevated on a permanent foundation such that the lowest

1 floor complies with California Residential Code Section
2 R322 Flood-Resistant Construction; and

- 3 b) Be securely anchored to an adequately anchored foundation
4 system to resist flotation, collapse, and lateral movement.

5 Methods of anchoring may include, but are not limited to, use of
6 over-the-top or frame ties to ground anchors. This requirement is in
7 addition to applicable State and local anchoring requirements for
8 resisting wind forces. The requirements of Section 8.a., subsections
9 8.a) and 8.b) herein shall only apply to i) manufactured homes
10 located outside of a manufactured home park or subdivision; or ii) in
11 a new manufactured home park or subdivision; or iii) in an
12 expansion to an existing manufactured home park or subdivision on
13 which a manufactured home has incurred substantial damage.
14 Notwithstanding the aforementioned requirements, manufactured
15 homes that have not incurred substantial damage due to flood and
16 are to be placed or substantially improved in an existing
17 manufactured home park or subdivision may either have their
18 chassis supported by reinforced piers or other foundation elements
19 of at least equivalent strength that are no less than thirty-six (36)
20 inches in height above grade and be securely anchored to an
21 adequately anchored foundation system to resist flotation, collapse,
22 and lateral movement or meet the requirements of Section 8.a.,
23 subsection 8.a) herein, whichever is the highest elevation.

24 9. All recreational vehicles to be placed shall:

- 25 a) Be on the site for fewer than one hundred eighty (180)
26 consecutive days; and
27 b) Be fully licensed and ready for highway use.

28 Otherwise, recreational vehicles shall meet the separate application

1 requirements of Section 8.b). and the elevation and anchoring
2 requirements for manufactured homes in section 8.a., subsection 8.
3 A recreational vehicle is ready for highway use if it is on its wheels
4 or jacking system, is attached to the site only by quick disconnect
5 type utilities and security devices, and has no permanently attached
6 additions.

7 10. Except as otherwise provided under Section 8.a., subsection 8., all
8 new construction and substantial improvements of habitable and
9 non-habitable residential structures shall have the lowest floor
10 (including basement) elevated 1 foot above the base flood elevation
11 or per California Residential Code Section R322.2.1 Flood-Resistant
12 Construction Elevation Requirements, whichever is higher.

13 11. All new construction and substantial improvements of nonresidential
14 structures shall either:

15 a) Have the lowest floor (including basement) elevated to or
16 above the base flood level; or

17 b) Together with attendant utility and sanitary facilities, be
18 designed so that below the Base Flood level the structure is
19 watertight with walls substantially impermeable to the
20 passage of water and with structural components having the
21 capability of resisting hydrostatic and hydrodynamic loads
22 and the effects of buoyancy.

23 12. For all new construction and substantial improvements, fully
24 enclosed areas below the lowest floor that are subject to flooding
25 shall be designed to automatically equalize hydrostatic flood forces
26 on exterior walls by allowing for the entry and exit of floodwaters
27 per standards in California Residential Code Section R322.2.2
28 Enclosed area below design flood elevation. A minimum of two

1 openings having a total net area of not less than one square inch for
2 every square foot of enclosed area subject to flooding shall be
3 provided. The bottom of all openings shall be no higher than one
4 foot above grade. Openings may be equipped with screens, louvers,
5 valves, or other coverings or devices provided that they permit the
6 automatic entry and exit of floodwaters. The minimum opening size
7 shall not be less than 3 inches in any direction in the plane of the
8 wall.

9 13. Within any AO zone on the Flood Insurance Rate Maps, all new
10 construction and substantial improvements of residential structures
11 shall have the lowest floor (including basement) elevated above the
12 highest adjacent grade at least as high as the depth number specified
13 in feet on the Flood Insurance Rate Map plus 1 foot (at least three
14 feet if no depth number is specified) per California Residential Code
15 Section R322.2.1 Flood-Resistant Construction Elevation
16 Requirements.

17 14. Within any AO zone on the Flood Insurance Rate Maps, all new
18 construction and substantial improvements of nonresidential
19 structures shall either:

20 a) Have the lowest floor (including basement) elevated above
21 the highest adjacent grade at least as high as the depth
22 number specified in feet on the Flood Insurance Rate Map
23 (at least two feet if no depth number is specified); or

24 b) Together with attendant utility and sanitary facilities, be
25 completely flood proofed to that level so that the structure is
26 watertight with walls substantially impermeable to the
27 passage of water and with structural components having the
28 capability of resisting hydrostatic and hydrodynamic loads

and the effects of buoyancy.

15. Within any AH and AO zones on the Flood Insurance Rate Maps, adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures, shall be provided.
16. Whenever a watercourse or mapped floodplain is to be altered or relocated, the flood carrying capacity of the altered or relocated portion of the watercourse or mapped floodplain shall be maintained. Manufactured slopes that encroach into a floodplain and which are subject to erosive velocities, are considered flood control facilities and must be maintained by a public entity. However, the appropriateness of such encroachment shall be determined at the sole discretion of the RCFC&WCD or the CVWD. Adjacent communities and the Federal Insurance and Mitigation Administration shall be notified of any such alteration or relocation by means of a request for a LOMR for floodplains shown on the effective FIRM panel. Within six (6) months of information becoming available or project completion, whichever comes first, the Floodplain Administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
17. All plans prepared for the development of property within a mapped floodplain shall be prepared and certified by a civil engineer registered in the State of California.
18. All proposed development applications shall be reviewed to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law.

1 19. All new buildings and/or substantial improvements located within
2 the 500 year floodplain limits of Lake Elsinore shall have their
3 lowest floor elevated a minimum of three (3) feet above said water
4 body's 100 year water surface elevation. For the purpose of this
5 ordinance, Lake Elsinore's water surface elevation shall be 1265.7
6 (NAVD 88).

7 20. Any flood water storage displaced as a result of fill placement
8 within Lake Elsinore's 100 year floodplain shall be made up by
9 excavating 1.3 times the displaced volume within the elevation
10 range between 1249.4 and 1265.7 (NAVD88).

11 b. Floodways.

12 1. No structure shall be constructed, located or substantially improved
13 and no land shall be graded, filled or developed in the areas
14 designated as floodways, except upon approval of a plan which
15 provides that the proposed development will not result in any
16 increase in flood levels during the occurrence of the base flood
17 discharge. If a proposed permit qualifies for approval in the
18 floodway, it shall then meet all the requirements necessary for
19 approval of a permit in a Special Flood Hazard Area or floodplain.

20 2. Until such time that a regulatory floodway is adopted, no new
21 construction or other development (including fill) shall be permitted
22 within Zones A, A1-30 and AE, unless it is demonstrated that the
23 cumulative effect of the proposed development, when combined
24 with all other development, will not increase the water surface
25 elevation of the base flood more than one (1) foot or as determined
26 by the RCFC&WCD or the CVWD at any point along the
27 floodplain.

1 section applies to revisions, amendments and adoptions of those SFHA identified in SECTION
2 5.b, 5.c and 5.d of this ordinance.

3 a. When RCFC&WCD or the CVWD initiate the revision to the SFHA
4 identified in Sec 5.b, 5.c and 5.d of this ordinance, the following shall
5 apply:

- 6 1. The proposed revision will be placed on the Board of Supervisors
7 agenda for a public hearing.
- 8 2. The Floodplain Administrator shall reflect the limits of the revised
9 SFHAs in the Public Flood Hazard Determination Interactive Map
10 after adoption of the resolution.

11 b. When a subdivision/development proposal affected by the SFHA affected in
12 5.b, 5.c and 5.d of this ordinance is submitted to the County, the following
13 shall apply:

- 14 1. The applicant shall submit a hydraulic analysis accompanied by the
15 requisite work maps and exhibits showing the impacts of the
16 development to those SFHAs prior to issuance of conditions of
17 approval.
- 18 2. The Public Hearing scheduled for the proposed land
19 division/development shall serve as the intent to revise those SFHAs
20 affected by the development proposal.
- 21 3. The applicant shall submit final exhibit showing the revisions to the
22 map, after completion of constructing improvements impacting
23 SFHAs and prior to issuance of occupancy.
- 24 4. The Floodplain Administrator shall reflect the limits of the revised
25 SFHAs in the Public Flood Hazard Determination Interactive Map
26 after receipt of final exhibit.

1 Section 10. APPEALS.

2 a. An applicant, or any interested party, shall have the right to appeal the
3 decision or determination by Floodplain Administrator that is made on an
4 application if appellant believes that an error has been made in the
5 recommendation by the RCFC&WCD or CVWD. The decision of the
6 Floodplain Administrator shall be considered final unless the applicant or
7 an interested party files an appeal with the Clerk of the Board of
8 Supervisors accompanied by the fee set forth in County Ordinance No. 671
9 within ten days after the decision or determination.

10 b. If a timely appeal is filed, the Clerk of the Board shall set a public hearing
11 for the matter to be heard before the Board of Supervisors of the County of
12 Riverside ("Board") not less than five (5) but not more than forty-five (45)
13 days thereafter and shall give notice, by mail no less than ten (10) days prior
14 to the hearing, to the applicant, the appellant, the Floodplain Administrator
15 with whom the application was originally filed and the applicable General
16 Manager-Chief Engineer of the RCFC&WCD or CVWD. The Board shall
17 render its decision on the matter upon the close of the public hearing on the
18 matter.

19 c. Appeals may be granted by the Board if the Board finds that there has been
20 an error in any requirement, decision or determination relating to the
21 application for the permit. The Board may reverse or affirm, wholly or
22 partly, or may modify the decision appealed from and the Board's decision
23 is final.

24 Section 11. REQUESTS FOR VARIANCES. An applicant shall also have the right to
25 request that a variance be granted to the construction standards or technical requirements of this ordinance
26 or to the conditions imposed upon a permit.

27 a. Basis for Variance. The issuance of a variance pursuant to this ordinance is
28 for floodplain management purposes only. Insurance premium rates are

1 determined by statute according to actuarial risk and will not be modified
2 by the granting of a variance. The variance criteria set forth in this section
3 of the ordinance are based on the general principle of zoning law that
4 variances pertain to a piece of property and are not personal in nature. A
5 variance may be granted for a parcel of property with physical
6 characteristics so unusual that complying with the requirements of this
7 ordinance would create an exceptional hardship to the applicant or the
8 surrounding property owners. The characteristics must be unique to the
9 property and not be shared by adjacent parcels. The unique characteristic
10 must pertain to the land itself, not to the structure, its inhabitants, or the
11 property owners. The need to help protect the citizens of Riverside County
12 from flooding is so compelling and the implications of the cost of insuring a
13 structure built below flood level are so serious that variances from the flood
14 elevation or from other requirements in the flood ordinance are quite rare.
15 The long term goal of preventing and reducing flood loss and damage can
16 only be met if variances are strictly limited. Therefore, the variance
17 guidelines provided in this ordinance are more detailed and contain multiple
18 provisions that must be met before a variance can be properly granted. The
19 criteria are designed to screen out those situations in which alternatives
20 other than a variance are more appropriate.

21 b. Application Process. An application to request a variance shall be made to
22 the Floodplain Administrator, upon the form provided by the Department of
23 Building and Safety, accompanied by a fee as set forth in Ordinance No.
24 671. Upon receipt of a completed application, the Floodplain Administrator
25 shall request and obtain a technical recommendation from the RCFC&WCD
26 or CVWD. The Floodplain Administrator shall render its decision on the
27 matter within thirty (30) days after receipt of the report and
28 recommendation from RCFC&WCD or CVWD. Any applicant to whom a

1 variance is granted shall be given written notice that the cost of flood
2 insurance will be commensurate with the increased risk resulting from the
3 granting of the variance. Any applicant to whom a variance is granted shall
4 promptly record an instrument evidencing said variance with the Riverside
5 County Recorder's office. Said recordation shall be maintained until such
6 time that the applicable flood hazard area has been removed.

7 c. Conditions for Variances.

- 8 1. Generally, variances may be issued for new construction, substantial
9 improvement, and other proposed new development to be erected on
10 a lot of one-half acre or less in size contiguous to and surrounded by
11 lots with existing structures constructed below the base flood level,
12 providing that the procedures of this ordinance have been fully
13 considered. As the lot size increases beyond one-half acre, the
14 technical justification required for issuing the variance increases.
- 15 2. Variances may be issued for the repair or rehabilitation of "Historic
16 Structures" (as defined in section 4 of this ordinance) upon a
17 determination that the proposed repair or rehabilitation will not
18 preclude the structure's continued designation as an historic structure
19 and the variance is the minimum necessary to preserve the historic
20 character and design of the structure.
- 21 3. Variances shall not be issued within any mapped regulatory
22 floodway if any increase in flood levels during the base flood
23 discharge would result.
- 24 4. Variances shall only be issued upon a determination that the
25 variance is the "minimum necessary" considering the flood hazard,
26 to afford relief. "Minimum necessary" means to afford relief with a
27 minimum of deviation from the requirements of this ordinance.
- 28 5. Any applicant to whom a variance is granted shall be given written

1 notice over the signature of a community official that:

- 2 a) The issuance of a variance to construct a structure below the
3 base flood level will result in increased premium rates for
4 flood insurance; and
5 b) Such construction below the base flood level increases risks
6 to life and property. Applicant shall record, or caused to be
7 recorded, a copy of the notice in the Official Records of the
8 County of Riverside and shall be recorded in a manner so
9 that it appears in the chain of title of the affected parcel of
10 land. Applicant shall provide a conformed copy of the
11 recorded notice to the Floodplain Administrator prior to the
12 issuance of the permit to which the variance is approved.

13 6. The Floodplain Administrator will maintain a record of all variance
14 actions, including justification for their issuance.

15 d. Findings Required for Variances. Variances on the requirements of this
16 ordinance or the conditions of an approved permit may only be granted if
17 the Floodplain Administrator finds:

- 18 1. That the approval of a variance was for good and sufficient cause
19 which amount to special circumstances applicable to the subject
20 property that does not generally apply to other property in the same
21 Special Flood Hazard Area.
22 2. That failure to grant the variance would result in exceptional
23 hardship to the applicant.
24 3. That the granting of a variance will not confer a special privilege not
25 enjoyed by other similarly situated properties.
26 4. That strict application of the ordinance deprives the property of
27 privileges enjoyed by other property in the vicinity and in the same
28 Special Flood Hazard Area.

- 1 5. That the granting of a variance will not result in increased flood
2 heights, additional threats to public safety, extraordinary public
3 expense, create nuisances, cause fraud on or victimize the public or
4 conflict with existing laws or ordinances.
- 5 6. That the variance is the minimum necessary, considering the flood
6 hazard, to afford relief.

7 e. Appeal. An applicant or interested party may appeal a decision by
8 Floodplain Administrator that is made on an application for a variance in
9 accordance with the procedures provided in Section 9 of this ordinance.

10 Section 12. DISCLAIMER OF LIABILITY. The degree of flood protection required
11 by this ordinance is considered reasonable for regulatory purposes and is based on scientific and
12 engineering considerations. Flood heights may be increased by man-made or natural causes, and this
13 ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such
14 areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of
15 the County of Riverside, any officer or employee thereof, or the Federal Insurance Administration or the
16 Riverside County Flood Control and Water Conservation District, or the Coachella Valley Water District,
17 for any flood damages resulting from reliance on this ordinance or any determination made thereunder.

18 Section 13. VIOLATIONS AND PENALTIES. The procedures, remedies and
19 penalties for violation of this ordinance and for recovery of costs related to enforcement are provided for
20 in Ordinance No. 725, as it is amended from time to time, which is incorporated herein by this reference.

21 Section 14. SEVERABILITY. If any provision, clause, sentence or paragraph of this
22 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
23 shall not affect the other provisions of this ordinance which can be given effect without the invalid
24 provision or application, and to this end, the provisions of this ordinance are hereby declared to be
25 severable.”

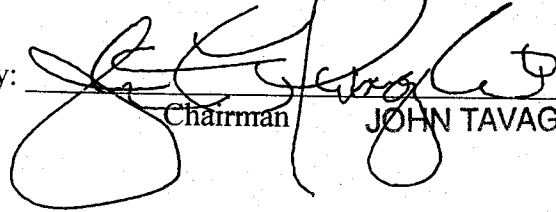
26 ///

27 ///

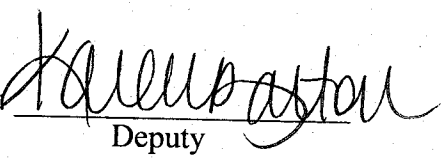
28 ///

1 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
2 adoption.

3
4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA

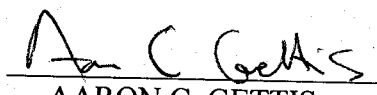
6 By: 
7 Chairman JOHN TAVAGLIONE

8 ATTEST:
9 Kecia Harper-Ihem
10 CLERK OF THE BOARD

11 By: 
12 Deputy

13 (SEAL)

14
15
16 APPROVED AS TO FORM
17 April 27, 2017

18 By: 
19 AARON C. GETTIS,
20 Deputy County Counsel

21
22
23
24 G:\ORDINANCE\458\Ord. 458.14.doc

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

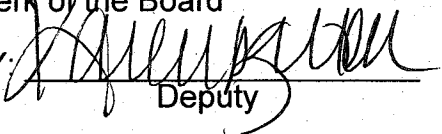
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 9, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: None

DATE: May 9, 2017

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.27
(ID # 4096)

MEETING DATE:
Tuesday, May 2, 2017

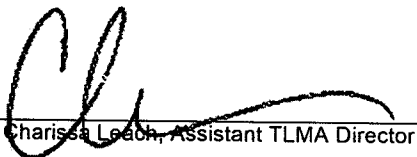
FROM : TLMA-BUILDING AND SAFETY:

SUBJECT: TLMA-BUILDING AND SAFETY: Introduction of Ordinance No. 458.15, Amending Riverside County Ordinance No. 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) to Provide Consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which became Effective on January 1, 2017 and to Revise other Provisions of the Ordinance in Order to Streamline Development Process in a Floodplain, CEQA Findings of Exemption, All Supervisorial Districts. [\$15,000 - Total Cost-Fee Revenue 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the adoption of Ordinance No. 458.15 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Introduce, read title, and waive further reading of, and adopt on successive weeks Ordinance No. 458.15, an Ordinance of the County of Riverside, amending Ordinance No. 458 in its entirety which regulates development in flood hazard areas and establishes procedures to implement the National Flood Insurance Program.
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five days after adoption of the amendment to Ordinance No. 458

ACTION: Policy




Charissa Leach, Assistant TLMA Director

4/17/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 2, 2017
xc: TLMA-Building and Safety, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 15,000	\$ 0	\$15,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Departmental Revenue. No general fund.			Budget Adjustment:	No
			For Fiscal Year:	16/17

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside County Ordinance No. 458 ("Ordinance") establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside ("County"). NFIP is administered by the Federal Emergency Management Agency (FEMA) and makes federally backed flood insurance available to homeowners, renters and business owners in participating communities.

On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to the Ordinance are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

The Department of Building and Safety is responsible for building permit processing and inspections. For this Ordinance, the Director of the Department of Building and Safety is designated as the Floodplain Administrator to administer, implement and enforce the requirements of the Ordinance. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the Coachella Valley Water District are responsible for conducting

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

floodplain management reviews within their respective service areas and providing permit recommendations in accordance with the Ordinance and NFIP regulations to the Floodplain Administrator. In addition, RCFC&WCD maintains the records and supporting documentation for floodplain maps.

On February 7, 2017 (Item 3-31), Ordinance No. 458.15 was Introduced. It was brought to our attention that Section 8.a.11 and 8.a.14 are for nonresidential structures and are not subject to the 2016 California Residential Code standards. Nonresidential structures per the California Building Code do not require the finished floor to be elevated an additional 1 foot above the base flood elevation. The finished floor requirements for Section 8.a.11 and 8.a.14 will not change from Ordinance No. 458.14.

This amendment has been reviewed and approved as to form by County Counsel.

Compliance with CEQA

Ordinance No. 458.15 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. There is no specific development project connected with this proposed amendment and it does not commit the County to any development. The County's approval of the amendment does not cause any circumstances to significantly impact the environment or have negative cumulative impacts on the environment because it does not prompt any actual projects or flood control projects; it is merely an adoption of an ordinance with procedures and regulations for development within special flood hazard areas in compliance with the 2016 California Building Standards Code. Any actual project proposed by property owners will have to undergo its own CEQA analysis.

Impact on Residents and Businesses

Compliance with the California Building Standards Code is state law and will govern over Ordinance No. 458. Residents may have increased construction costs for the lowest floor to be elevated the additional one (1) foot required by the California Residential Code. However, residents may benefit from a potential flood insurance premium reduction when higher standards are used. Businesses have no change per the California Building Code.

SUPPLEMENTAL:

Additional Fiscal Information

There are minimal administrative costs limited to staff time and the necessary processing of documents associated with amending Ordinance No. 458. There is adequate departmental funding for this activity. These costs will be borne both by RCFC&WCD with a small portion by Building and Safety. No general fund dollars are allocated for this effort.

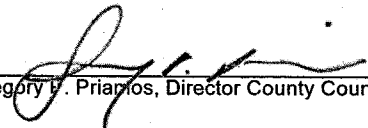
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Ordinance 458.15
- B. Redline Ordinance 458.15
- C. Notice of Exemption



Gregory J. Priamos, Director County Counsel 4/12/2017

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.31
(ID # 3468)

MEETING DATE:

Tuesday, February 7, 2017

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: Introduction of Ordinance No. 458.15 Amending Ordinance No. 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) to Provide Consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which became effective on January 1, 2017 and to revise other provisions of the Ordinance in order to streamline development process in a floodplain, CEQA Findings of Exemption, All Supervisorial Districts [\$15,000 total cost 100% Fee Revenue]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the adoption of Ordinance No. 458.15 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Introduce, read title, and waive further reading of, and adopt on successive weeks Ordinance No. 458.15, an Ordinance of the County of Riverside, amending Ordinance No. 458 in its entirety which regulates development in flood hazard areas and establishes procedures to implement the National Flood Insurance Program.
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five days after adoption of the amendment to Ordinance No. 458

ACTION: Policy

Juan O. Flores, Director of Transportation & Land Management

1/31/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: February 7, 2017
xc: TLMA-Building and Safety, COB *3/21*

Kecja Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

Summary

1. Find that the adoption of Ordinance No. 458.15 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Introduce, read title, and waive further reading of, and adopt on successive weeks Ordinance No. 458.15, an Ordinance of the County of Riverside, amending Ordinance No. 458 in its entirety which regulates development in flood hazard areas and establishes procedures to implement the National Flood Insurance Program.
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five days after adoption of the amendment to Ordinance No. 458

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$15,000	\$ 0	\$ 15,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Building and Safety, Flood Control 100% No general fund will be used.			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

Riverside County Ordinance No. 458 ("Ordinance") establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside ("County"). NFIP is administered by the Federal Emergency Management Agency (FEMA) and makes federally backed flood insurance available to homeowners, renters and business owners in participating communities.

On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to the Ordinance are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

The Department of Building and Safety is responsible for building permit processing and inspections. For this Ordinance, the Director of the Department of Building and Safety is designated as the Floodplain Administrator to administer, implement and enforce the requirements of the Ordinance. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the Coachella Valley Water District are responsible for conducting floodplain management reviews within their respective service areas and providing permit recommendations in accordance with the Ordinance and NFIP regulations to the Floodplain Administrator. In addition, RCFC&WCD maintains the records and supporting documentation for floodplain maps.

This amendment has been reviewed and approved as to form by County Counsel.

Compliance with CEQA

Ordinance No. 458.15 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. There is no specific development project connected with this proposed amendment and it does not commit the County to any development. The County's approval of the amendment does not cause any circumstances to significantly impact the environment or have negative cumulative impacts on the environment because it does not prompt any actual projects or flood control projects; it is merely an adoption of an ordinance with procedures and regulations for development within special flood hazard areas in compliance with the 2016 California Building Standards Code. Any actual project proposed by property owners will have to undergo its own CEQA analysis.

Impact on Residents and Businesses

Compliance with the California Building Standards Code is state law and will govern over Ordinance No. 458. Residents and Businesses may have increased construction costs for the lowest floor to be elevated the additional one (1) foot. However, residents and businesses may benefit from a potential flood insurance premium reduction when higher standards are used.

SUPPLEMENTAL:

Additional Fiscal Information

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

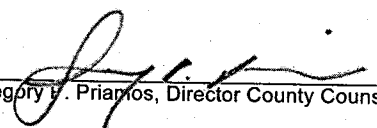
There are minimal administrative costs limited to staff time and the necessary processing of documents associated with amending Ordinance No. 458. There is adequate departmental funding for this activity. These costs will be borne both by RCFC&WCD with a small portion by Building and Safety. The estimated cost is \$15,000. No general fund dollars are allocated for this effort.

Contract History and Price Reasonableness

N/A

Attachments

- A. Ordinance 458.15
- B. Redline Ordinance 458.15
- C. Notice of Exemption



Gregory F. Priamos, Director County Counsel 1/31/2017

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, May 08, 2017 3:36 PM
To: Young, Alisa; Perez, Juan; Lara, Mike; COB-Agenda; de Chambeau, Deborah; District2; District3; District4 Supervisor John J Benoit; District5; Supervisor Jeffries - 1st District
Subject: Public Comment - Amendment to Ordinance 458.15 5-9-2017 Item No 3.30 MT No 4189 (Steve Blair)
Attachments: 2017_03_16_07_08_12 (002)

Good afternoon,

Below is an email and attached a letter from Steve Blair, a Rancho Mirage resident, received via COB.

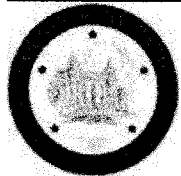
Mr. Blair is requesting amendment of Ordinance 458.15, which is scheduled for adoption at tomorrow's Board Meeting (5/9/2017 Item 3.30 MinuteTraq No 4189).

This is being sent for your review and information.

With warm regard,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

-----Original Message-----

From: Steve Blair [<mailto:mail4sblair@gmail.com>]
Sent: Thursday, March 16, 2017 7:16 AM
To: COB <COB@RIVCO.ORG>
Subject: Ordinance 458.15

Ms. Kecia Harper-Ihem

Please find attached my letter to Supervisor Ashely. I would like to ask that this letter be entered into the record concerning Ordinance 458.15 and circulated to all Supervisors.

If possible, please confirm receipt of this correspondence and the attached letter.

Thank you,

Steve Blair

5/9/17 4189
3.30
2017-5-135048

March 15, 2017

Steven A. Blair
52 Camino Real
Rancho Mirage, CA 92270
760-567-6702

Supervisor Marion Ashley
Fifth District
Riverside County
4080 Lemon Street - 5th Floor
Riverside, CA 92501

Dear Supervisor Ashley,

I was advised to write to you concerning this matter, given that the Fourth District is currently without a Supervisor. Your assistance is greatly appreciated.

My wife and I recently purchased two lots in the Washington Business Park, Palm Desert, CA 92211, APN 626-330-024 & 025. Our intention is to build a seven unit RV and Collector Car Parking Garage building and sell six of the units under a condominium form of fee simple ownership. We have invested tens of thousands of dollars in Architectural, Civil and Landscape design for the project. Earlier today I was made aware by engineers at CVWD that the Board of Supervisors is about to pass an update to Ordinance 458, specifically 458.15.

I was advised that the update to this Ordinance could have serious implications to our plan. After obtaining a copy of Ordinance 458.15 and reviewing it I found that if this were to be adopted as proposed, it would make the grade on our property so steep that we would not be able to build our project. I will try and be brief as I describe the primary issue.

As I understand it, Riverside County is attempting to have Ordinance 458.15 reflect the recently adopted California Building Code, 2016. This issue, as it pertains to us, is that Ordinance 458.15 goes beyond CBC, 2016 with regard to nonresidential properties.

Ordinance 458.15 Section 8, 14.

Within any AO zone on the Flood Insurance Rate Maps, all new construction and substantial improvements of nonresidential structures shall either:

- a) 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 Flood Insurance Rate Map plus 1 foot (at least three feet if no depth number is specified) per California Residential Code Section R322.2.1 Flood-Resistant Construction Elevation Requirements;

My first question is why does Ordinance 458.15 instruct a "nonresidential" property to refer to the Residential Code with regard to Flood-Resistant Construction Elevation Requirements? Appendix G of the CBC, 2016 specifically addresses Flood-Resistant Construction and even goes so far as to address our Use and Occupancy in Section G1001, UTILITY AND

4189
5/9/17 3.30
2017-3-134648

MISCELLANEOUS GROUP U. Section G1001.3 specifically addresses the design flood elevation and refers to Section 1612 of the CBC NOT the Residential Code.

G1001.3 Elevation. (CBC 2016) Utility and miscellaneous Group U building and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the design flood elevation in accordance with Section 1612 of the California Building Code.

Ordinance 458.15 adds 1 foot of elevation, California Building Code does not.

I am attaching for your review, supporting documents from Ordinance 458.15, California Building Code, 2016 and ASCE 24.

I respectfully ask the Board of Supervisors not to adopt this ordinance as proposed and to modify it such that it reflects the California Building Code, 2016. I have attached a copy of Appendix G as well as a copy of Section 1612 of the CBC as it pertains to our project.

In closing, if the Board of Supervisors adopts Ordinance 458.15 as proposed, it will cause us to lose thousands of dollars and render our property unbuildable for our proposed use.

Thank you for your time and consideration concerning this matter,

Sincerely,

A handwritten signature in black ink, appearing to read "Steven A. Blair", with a long horizontal flourish extending to the right.

Steven A. Blair

CC Kecia Harper-Ihem

Encl

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

14. Within any AO zone on the Flood Insurance Rate Maps, all new construction and substantial improvements of nonresidential structures shall either:
- a) 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 Flood Insurance Rate Map plus 1 foot (at least three feet if no depth number is specified) per California Residential Code Section R322.2.1 Flood-Resistant Construction Elevation Requirements ; or
 - b) Together with attendant utility and sanitary facilities, be completely flood proofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
15. Within any AH and AO zones on the Flood Insurance Rate Maps, adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures, shall be provided.
16. Whenever a watercourse or mapped floodplain is to be altered or relocated, the flood carrying capacity of the altered or relocated portion of the watercourse or mapped floodplain shall be maintained. Manufactured slopes that encroach into a floodplain and which are subject to erosive velocities, are considered flood control facilities and must be maintained by a public entity. However, the appropriateness of such encroachment shall be determined at the sole discretion of the RCFC&WCD or the CVWD. Adjacent communities and the Federal Insurance and Mitigation Administration shall be

UTILITY AND MISCELLANEOUS GROUP U	(2008)	Standards	
G1001.1 Utility and miscellaneous Group U. Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the <i>California Building Code</i> , including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than 6 feet (1829 mm) high, grain silos (accessory	IBC—15	<i>California Building Code</i>	G102.2, G1001.1, G1001.3
	IRC—15	<i>California Residential Code</i>	G501.2, G501.4, G501.5
	NFPA 70—11	<i>California Electrical Code</i>	G501.4, G1001.6

G801.3 Oil derricks. Oil derricks located in flood hazard areas shall be designed in conformance with the flood loads in Sections 1603.1.7 and 1612.

G801.4 Retaining walls, sidewalks and driveways. Retaining walls, sidewalks and driveways shall meet the requirements of Section 1804.4.

G801.5 Swimming pools. Swimming pools shall be designed and constructed in accordance with ASCE 24. Above-ground swimming pools, on-ground swimming pools and in-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section G103.5.

G801.6 Decks, porches, and patios. Decks, porches and patios shall be designed and constructed in accordance with ASCE 24.

G801.7 Nonstructural concrete slabs in coastal high-hazard areas and coastal A zones. In coastal high-hazard areas and coastal A zones, nonstructural concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided that the concrete slabs shall be constructed in accordance with ASCE 24.

G801.8 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings that encroach into regulated floodways, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other, shall meet the requirement of Section G103.5.

**SECTION G901
TEMPORARY STRUCTURES AND
TEMPORARY STORAGE**

G901.1 Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of floodwaters.

G901.2 Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

G901.3 Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of G103.5.

**SECTION G1001
UTILITY AND MISCELLANEOUS GROUP U**

G1001.1 Utility and miscellaneous Group U. Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the *California Building Code*, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than 6 feet (1829 mm) high, grain silos (accessory

to a residential occupancy), greenhouses, livestock shelters, private garages, retaining walls, sheds, stables and towers.

G1001.2 Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the design flood.

G1001.3 Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the design flood elevation in accordance with Section 1612 of the *California Building Code*.

G1001.4 Enclosures below design flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24.

G1001.5 Flood-damage-resistant materials. Flood-damage-resistant materials shall be used below the design flood elevation.

G1001.6 Protection of mechanical, plumbing and electrical systems. Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be elevated to or above the design flood elevation.

Exception: Electrical systems, equipment and components; heating, ventilating, air conditioning and plumbing appliances; plumbing fixtures, duct systems and other service equipment shall be permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in compliance with the flood-resistant construction requirements of this code. Electrical wiring systems shall be permitted to be located below the design flood elevation provided they conform to the provisions of *California Electrical Code*.

**SECTION G1101
REFERENCED STANDARDS**

ASCE 24—13	Flood Resistant Design and Construction	G103.1, G401.3, G401.4, G701.1, G801.1, G801.5, G801.6, G801.7, G901.1, G1001.4
HUD 24 CFR Part 3280 (2008)	Manufactured Home Construction and Safety Standards	G201
IBC—15	<i>California Building Code</i>	G102.2, G1001.1, G1001.3
IRC—15	<i>California Residential Code</i>	G501.2, G501.4, G501.5
NFPA 70—11	<i>California Electrical Code</i>	G501.4, G1001.6

1611A.3 Controlled drainage. Roofs equipped with hardware to control the rate of drainage shall be equipped with a secondary drainage system at a higher elevation that limits accumulation of water on the roof above that elevation. Such roofs shall be designed to sustain the load of rainwater that will accumulate on them to the elevation of the secondary drainage system plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow determined from Section 1611A.1. Such roofs shall also be checked for ponding instability in accordance with Section 1611A.2.

**SECTION 1612A
FLOOD LOADS**

1612A.1 General. Within flood hazard areas as established in Section 1612A.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

1612A.2 Definitions. The following words and terms are defined in Chapter 2.

BASE FLOOD.

BASE FLOOD ELEVATION.

BASEMENT.

COASTAL A ZONE.

COASTAL HIGH HAZARD AREA.

DESIGN FLOOD.

DESIGN FLOOD ELEVATION.

DRY FLOODPROOFING.

EXISTING CONSTRUCTION.

EXISTING STRUCTURE.

FLOOD or FLOODING.

FLOOD DAMAGE-RESISTANT MATERIALS.

FLOOD HAZARD AREA.

FLOOD INSURANCE RATE MAP (FIRM).

FLOOD INSURANCE STUDY.

FLOODWAY.

LOWEST FLOOR.

SPECIAL FLOOD HAZARD AREA.

START OF CONSTRUCTION.

SUBSTANTIAL DAMAGE.

SUBSTANTIAL IMPROVEMENT.

1612A.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management

Agency's Flood Insurance Study (FIS) adopted by the local authority having jurisdiction where the project is located, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

1612A.3.1 Design flood elevations. Where design flood elevations are not included in the flood hazard areas established in Section 1612A.3, or where floodways are not designated, the building official is authorized to require the applicant to:

1. Obtain and reasonably utilize any design flood elevation and floodway data available from a federal, state or other source; or
2. Determine the design flood elevation and/or floodway in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice.

1612A.3.2 Determination of impacts. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed work will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction of the applicable governing authority.

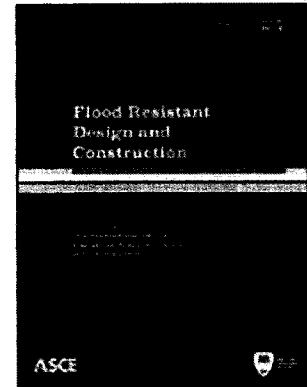
1612A.4 Design and construction. The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24.

1612A.5 Flood hazard documentation. The following documentation shall be prepared and sealed by a registered design professional and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:
 - 1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.10.1.
 - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 of ASCE 24.
 - 1.3. For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.

HIGHLIGHTS OF ASCE 24-14 *Flood Resistant Design and Construction*

Published by the American Society of Civil Engineers (ASCE), *Flood Resistant Design and Construction*, ASCE 24, is a referenced standard in the *International Codes*[®] (I-Codes[®]). ASCE 24 states the minimum requirements and expected performance for the siting and design and construction of buildings and structures in flood hazard areas that are subject to building code requirements. Types of buildings and structures are described in ASCE 24-14, Table 1-1 (see page 5 of these Highlights), and include commercial, residential, industrial, educational, healthcare, critical facilities, and other occupancy types. Buildings and structures designed according to ASCE 24 are better able to resist flood loads and flood damage.



FEMA deems ASCE 24 to meet or exceed the minimum National Flood Insurance Program (NFIP) requirements for buildings and structures. ASCE 24 includes additional specificity, some additional requirements, and some limitations that are not in NFIP regulations.

Buildings and structures within the scope of the IBC and proposed to be located in any flood hazard area must be designed in accordance with ASCE 24. The 2015 I-Codes reference ASCE 24-14, while the 2006 through 2012 I-Codes reference ASCE 24-05. The *International Residential Code*[®] requires dwellings in floodways to be designed in accordance with ASCE 24, and the 2015 edition of the IRC allows use of ASCE 24 for dwellings in any flood hazard area (the 2012 and 2009 editions allow use of ASCE 24 in Coastal High Hazard Areas).

Highlights of ASCE 24-14 that complement the NFIP minimum requirements are described below.

A summary of significant technical revisions from ASCE 24-05 to ASCE 24-14 is reproduced on page 6 of these Highlights.

Building Performance

- Flood loads and other loads and load combinations are specified in ASCE 7-10, *Minimum Design Loads for Buildings and Other Structures*. Performance of foundations exposed to flooding is specified in ASCE 24. Soil characteristics and underlying strata, including soil consolidation, expansion or movement, erosion and scour, liquefaction and subsidence must be considered, as applicable.
- Flood Design Classes replace Occupancy/Risk Categories for the purpose of establishing elevations of lowest floors, flood-resistant materials, equipment and floodproofing. The 2015 *International Building Code* requires designers to identify the Flood Design Class assigned in accordance with ASCE 24-14.
- Elevation and Freeboard (additional height above the NFIP's base flood elevation) are specified as a function of the Flood Design Class and the nature of the flood hazard areas (see table on page 4 of these Highlights). Essential facilities (Flood Design Class 4) must be elevated or protected to the BFE + 2 ft or 500-year flood elevation, whichever is higher.
- Elevation requirements in Zone V and Coastal A Zones are independent of orientation of the lowest horizontal structural member (relative to direction of wave approach) as a factor in determining the required freeboard (ASCE 24-05 made elevation a function of orientation of the lowest horizontal structural member relative to the direction of wave approach).

ASCE 24 uses 'design flood' and 'design flood elevation' to acknowledge that some communities adopt flood hazard maps that depict flood hazard areas in addition to Special Flood Hazard Areas shown on FEMA's Flood Insurance Rate Maps (FIRM).

The design flood elevation (DFE) equals the base flood elevation (BFE) in communities that regulate based on FIRMs. The DFE is always equal to or higher than the BFE.

- Fill is required to be stable under conditions of flooding, including rapid rise and rapid drawdown, prolonged inundation, and erosion and scour. Compaction of structural fill is specified unless otherwise required by the building code or in a geotechnical or engineering report. Fill side slopes must be no steeper than 1:1.5.
- Two methods are specified to meet the requirements for flood openings in walls of enclosures below elevated buildings, to allow for the automatic entry and exit of floodwater: nonengineered openings that do not require certification (1 sq in per sq ft of enclosed area) and engineered openings that must be certified by a registered design professional. The performance of engineered openings must account for the presence of louvers, blades, screens, grilles, faceplates, or other covers and devices and must ensure that the difference between the exterior and interior floodwater levels does not exceed 1 foot. Installation of all flood openings must be in at least two walls and must be no more than 1 foot above the higher of the interior grade or floor and the finished exterior grade immediately under each opening.
- All breakaway walls in all flood hazard areas must have flood openings (ASCE 24-05 did not require flood openings in Zone V breakaway walls).
- Provisions are included for attached and detached decks and porches, and for garages, carports, and accessory storage structures.
- Provisions are listed for concrete slabs-on-grade, depending on the purpose and location of the slabs.
- Stairways and ramps must be designed and constructed to resist flood loads and to minimize transfer of flood loads to foundations, or to break away without causing damage to the main structure, or to be retractable/able to be raised.
- Where stairways are located inside areas enclosed with breakaway walls, exterior doors are required at the main building entry at the top of the stairs, to minimize entry of wind-driven rain and wave splash after breakaway walls have failed.
- In Coastal High Hazard Areas (Zone V) and Coastal A Zones:
 - Coastal A Zones are treated like Coastal High Hazard Areas if FEMA has delineated a Limit of Moderate Wave Action, or if the community has designated a Coastal A Zone.
 - Buildings must be supported on piles, drilled shafts, caissons, or other deep foundations (including columns, and shear walls) and foundation depth must take into account erosion and local scour.
 - Stem walls supporting floors and backfilled with soil or gravel are allowed in Coastal A Zones if designs provide for the effects of local scour and erosion.
 - Requirements are included for shallow foundations in circumstances where soil conditions prevent deep foundations.
 - Provisions are provided for pile foundations, attachment to piles, and different types of piles (wood, steel H, concrete-filled steel pipe, prestressed concrete, precast concrete, cast-in-place concrete).
 - Provisions are provided for pile design (capacity, capacity of supporting soils, minimum penetration, spacing, connections, splicing, and mixed and multiple types of piles).
 - Provisions are provided for footings, mats, rafts, slabs-on-grade, pile caps, grade beams, bracing, and shear walls.
 - Walls designed to break away must not produce debris that is capable of damaging structures.
 - Erosion control structures (bulkheads, seawalls, revetments) must not be attached to buildings or direct floodwater into or increase flood forces or erosion impacts on structures.
 - Pools must be elevated, or designed to breakaway without producing damaging debris, or designed to remain in the ground without obstructing flow that causes damage. Pools must be structurally independent of buildings and structures unless pools are located in or on elevated floors or roofs that are above the design flood elevation.

- Dry floodproofed nonresidential buildings and non-residential portions of mixed-use buildings:
 - The terms “mixed use” and “residential portions of mixed use” now are defined in Commentary.
 - Dry floodproofing measures are not permitted in Coastal High Hazard Areas, Coastal A Zones, High Risk Flood Hazard Areas, where flood velocities exceed 5 ft/sec, and where conformance with certain human intervention limits cannot be achieved.
 - At least one exit door or emergency escape/rescue opening must be provided above the elevation specified for dry floodproofing.
 - If dry floodproofing measures specified require human intervention to activate or implement, there must be a minimum warning time of 12 hours unless a community warning system provides a warning time sufficient to accomplish certain activities. If removable shields are approved as part of design, flood emergency plans must address specified elements and actions and must be posted in at least two conspicuous locations.

Flood Damage-Resistant Materials

- Flood damage-resistant materials must be used below specified elevations (see table on page 4).
- Metal connectors and fasteners exposed to salt water, salt spray or other corrosive agents must be stainless steel or equivalent corrosion resistant material, or hot-dipped galvanized after fabrication.
- Where preservative treated wood is required, treatment must be in accordance with AWWA requirements.

Attendant Utilities and Equipment

- Attendant utilities and equipment must be at or above specified elevations (see table on page 4), or must be specifically designed, constructed, and installed to prevent floodwaters from entering or accumulating within components.
- Fuel supply lines must be equipped with float operated automatic shut-off valves.
- Where required to meet life safety provisions of the code, certain exterior electrical components may be installed below the design flood elevation, provided they are installed on a non-breakaway structural element on the landward or downstream side of structures.
- Tanks that are below the design flood elevation and that are attached to or beneath buildings must be installed and anchored to resist at least 1.5 times the potential buoyant and other flood forces assumed to act on empty tanks.
- Elevator cabs that descend below the design flood elevation must be equipped with controls that prevent the cab from descending into floodwaters. Elevator shafts must be designed to resist flood loads, but are not required to have flood openings or breakaway walls.

Siting Considerations

- New buildings must not be built (1) seaward of the reach of mean high tide, or (2) in areas subject to flash flooding (floodwaters rise to 3 feet or more above banks in less than 2 hours). Unless protected, new buildings must not be built (1) in erosion-prone areas (determined by analysis); or (2) in mudslide areas (determined by analysis); or (3) in certain portions of alluvial fan areas; or (4) in high velocity flow areas (faster than 10 ft/sec); or (5) in ice jam and debris areas.
- Buildings in proximity to flood protective works (dams, levees, floodwalls, diversions, channels, flood control structures) must not have adverse effects on, or conflict with, maintenance and repairs of those protective works.

Prepared by FEMA Building Science Branch. Content from ASCE 24-14 used with permission from ASCE. Purchase ASCE 24 at www.asce.org.

See next page for description of Flood Design Classes →

		Flood Design Class 1	Flood Design Class 2	Flood Design Class 3	Flood Design Class 4
Minimum Elevation* of Lowest Floor (Zone A: ASCE 24-14 Table 2-1)	Zone A not identified as Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
Minimum Elevation of Bottom of Lowest Horizontal Structural Member (Zone V: ASCE 24-14 Table 4-1)	Coastal High Hazard Areas (Zone V) and Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
Minimum Elevation Below Which Flood-Damage-Resistant Materials Shall be Used (Table ASCE 24-14 5-1)	Zone A not identified as Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
	Coastal High Hazard Areas (Zone V) and Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
Minimum Elevation** of Utilities and Equipment (ASCE 24-14 Table 7-1)	Zone A not identified as Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
	Coastal High Hazard Areas (Zone V) and Coastal A Zone	DFE	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
Minimum Elevation of Dry Floodproofing of non-residential structures and non-residential portions of mixed-use buildings (ASCE 24-14 Table 6-1)	Zone A not identified as Coastal A Zone	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
	Coastal High Hazard Areas (Zone V) and Coastal A Zone	Not permitted	Not permitted	Not permitted	Not permitted
Minimum Elevation of Wet Floodproofing*** (ASCE 24-14 Table 6-1)	Zone A not identified as Coastal A Zone; Coastal A Zone; Coastal High Hazard Areas (Zone V)	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +1 ft or DFE, whichever is higher	BFE +2 ft or DFE, or 500-year flood elevation, whichever is higher
<p>* Flood Design Class 1 structures shall be allowed below the minimum elevation if the structure meets the wet floodproofing requirements of ASCE 24-14 Section 6.3. ** Unless otherwise permitted by ASCE 24-14 Chapter 7 *** Only if permitted by ASCE 24-14 Section 6.3.1</p>					

ASCE 24-14 Table 1-1 Flood Design Class of Buildings and Structures	
Use or Occupancy of Buildings and Structures	Flood Design Class
Buildings and structures that normally are unoccupied and pose minimal risk to the public or minimal disruption to the community should they be damaged or fail due to flooding. Flood Design Class 1 includes (1) temporary structures that are in place for less than 180 days, (2) accessory storage buildings and minor storage facilities (does not include commercial storage facilities), (3) small structures used for parking of vehicles, and (4) certain agricultural structures. [Note (a)]	1
Buildings and structures that pose a moderate risk to the public or moderate disruption to the community should they be damaged or fail due to flooding, except those listed as Flood Design Classes 1, 3, and 4. Flood Design Class 2 includes the vast majority of buildings and structures that are not specifically assigned another Flood Design Class, including most residential, commercial, and industrial buildings.	2
Buildings and structures that pose a high risk to the public or significant disruption to the community should they be damaged, be unable to perform their intended functions after flooding, or fail due to flooding. Flood Design Class 3 includes (1) buildings and structures in which a large number of persons may assemble in one place, such as theaters, lecture halls, concert halls, and religious institutions with large areas used for worship; (2) museums; (3) community centers and other recreational facilities; (4) athletic facilities with seating for spectators; (5) elementary schools, secondary schools, and buildings with college or adult education classrooms; (6) jails, correctional facilities, and detention facilities; (7) healthcare facilities not having surgery or emergency treatment capabilities; (8) care facilities where residents have limited mobility or ability, including nursing homes but not including care facilities for five or fewer persons; (9) preschool and child care facilities not located in one- and two-family dwellings; (10) buildings and structures associated with power generating stations, water and sewage treatment plants, telecommunication facilities, and other utilities which, if their operations were interrupted by a flood, would cause significant disruption in day-to-day life or significant economic losses in a community; and (11) buildings and other structures not included in Flood Design Class 4 (including but not limited to facilities that manufacture, process, handle, store, use, or dispose of such substances as hazardous fuels, hazardous chemicals, hazardous waste, or explosives) containing toxic or explosive substances where the quantity of the material exceeds a threshold quantity established by the authority having jurisdiction and is sufficient to pose a threat to the public if released. [Note (b)]	3
Buildings and structures that contain essential facilities and services necessary for emergency response and recovery, or that pose a substantial risk to the community at large in the event of failure, disruption of function, or damage by flooding. Flood Design Class 4 includes (1) hospitals and health care facilities having surgery or emergency treatment facilities; (2) fire, rescue, ambulance, and police stations and emergency vehicle garages; (3) designated emergency shelters; (4) designated emergency preparedness, communication, and operation centers and other facilities required for emergency response; (5) power generating stations and other public utility facilities required in emergencies; (6) critical aviation facilities such as control towers, air traffic control centers, and hangars for aircraft used in emergency response; (7) ancillary structures such as communication towers, electrical substations, fuel or water storage tanks, or other structures necessary to allow continued functioning of a Flood Design Class 4 facility during and after an emergency; and (8) buildings and other structures (including, but not limited to, facilities that manufacture, process, handle, store, use, or dispose of such substances as hazardous fuels, hazardous chemicals, or hazardous waste) containing sufficient quantities of highly toxic substances where the quantity of the material exceeds a threshold quantity established by the authority having jurisdiction and is sufficient to pose a threat to the public if released. [Note (b)]	4
<p>[Note (a)] Certain agricultural structures may be exempt from some of the provisions of this standard; see ASCE 24-14 Section C1.4.3.</p> <p>[Note (b)] Buildings and other structures containing toxic, highly toxic, or explosive substances shall be eligible for assignment to a lower Flood Design Class if it can be demonstrated to the satisfaction of the authority having jurisdiction by a hazard assessment as described in ASCE 7-10 Section 1.5.3 of <i>Minimum Design Loads for Buildings and Other Structures</i> that a release of the substances is commensurate with the risk associated with that Flood Design Class.</p>	

Significant Technical Revisions

ASCE 24-14 lists a number of significant technical revisions from the 2005 edition:

1. Defines *Flood Design Class* rather than use Risk/Occupancy Classification assigned under ASCE 7 and requires each building or structure governed by the standard to be assigned to Flood Design Class 1, 2, 3, or 4. Uses the assigned Flood Design Class to apply elevation requirements specified in Chapters 2, 4, 5, 6 and 7. Flood Design Class 4 buildings and facilities are equivalent to Occupancy Category/Risk Category IV buildings, which ASCE 7-10 identifies as essential facilities.
2. Adds definitions for *Mixed Use* and *Residential Portions of Mixed Use* in commentary to clarify limitations on use of dry floodproofing measures.
3. Changes the Coastal A Zone determination requirement from the designer's responsibility to one depending on either: 1) delineation of a Limit of Moderate Wave Action (LiMWA) on a Flood Insurance Rate Map, or 2) designation by the Authority Having Jurisdiction.
4. Separates specifications for flood openings from the installation requirements. Requires the presence of louvers, blades, screens, faceplates, or other covers and devices to be accounted for in determining net open area for non-engineered openings and in determining the performance of engineered openings. Revises coefficient of discharge table for engineered flood openings. Adds commentary regarding selection of coefficient of discharge and for grouping or stacking of flood openings.
5. For Flood Design Class 4 buildings, requires the minimum lowest floor elevation (or floodproofing level of protection) to be the higher of: the Base Flood Elevation plus freeboard specified in Chapters 2, 4 and 6, the Design Flood Elevation, or the 500-year flood elevation. The 500-year flood elevation requirement is new.
6. Clarifies text pertaining to alluvial fan high risk flood hazard areas.
7. In coastal high hazard areas (V Zone) and Coastal A Zones (if delineated):
 - a. Makes explicit that designs must account for local scour and erosion
 - b. Provides for shallow foundations in Coastal A Zones under certain circumstances
 - c. Requires flood openings in breakaway walls
 - d. Eliminates orientation of the lowest horizontal structural member as a factor to determine elevation for lowest floors, equipment, and flood damage-resistant materials
 - e. Requires exterior doors at the top of stairways that are located inside enclosed areas with breakaway walls
 - f. Consolidates requirements for all nonstructural concrete slabs
 - g. Allows substantial improvement of existing buildings seaward of the reach of mean high tide in V zones (makes ASCE 24 consistent with NFIP) and Coastal A Zones.
8. Updates flood damage-resistant material requirements.
9. Clarifies emergency escape and rescue opening requirements for dry floodproofed buildings.
10. Clarifies requirements for garages, carports, and accessory storage structures. Adds new section for multistory parking structures.
11. Consolidates requirements for tanks and more clearly distinguishes between requirements based on flood hazard area.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 15, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9222
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 458.15

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, May 18, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Advertising Order Confirmation

The Press Enterprise

05/15/17

8:44:20AM

Page 2

Ad Number
0010949872-01

Ad Size
3 X 60 L

Color

Production Color

Ad Attributes

Production Method

Production Notes

External Ad Number

Pick Up

Ad Type
Legal Liner

Released for Publication

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

**SUMMARY OF ORDINANCE NO. 458, 15
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 458 RELATED TO REGULATING
DEVELOPMENT IN DESIGNATED SPECIAL FLOOD ZONE
AREAS**

Riverside County Ordinance No. 458 establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside. On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to Ordinance No. 458 are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

Alternative formats available upon request to individuals with disabilities.

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 9, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ithem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/17

Product	Requested Placement	Requested Position	Run Dates	# Inserts
PE Riverside: Full Run	Legals CLS	County Legal - 1076~	05/17/17	1

Order Charges:

Net Amount	234.00	Tax Amount	0.00	Total Amount	234.00
Payment Amount	0.00	Amount Due	\$234.00		

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 15, 2017

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 458.15

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, May 18, 2017**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Monday, May 15, 2017 9:09 AM
To: Gil, Cecilia; Email, TDS-Legals
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 458.15

Ad received and will publish on date(s) requested.

Ashley Alvarez | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528 e: legals@thedesertsun.com

The Coachella Valley's #1 Source in News & Advertising!
www.DesertSun.com | twitter @MyDesert | facebook thedesertsun

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Monday, May 15, 2017 8:13 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Adoption of Ord. No. 458.15

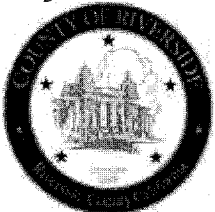
Good morning! Attached is an Adoption of Ordinance, for publication on Thursday, May 18, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SUMMARY OF ORDINANCE NO. 458.15
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 458 RELATED TO REGULATING
DEVELOPMENT IN DESIGNATED SPECIAL FLOOD ZONE AREAS

Riverside County Ordinance No. 458 establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside. On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to Ordinance No. 458 are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

Alternative formats available upon request to individuals with disabilities.

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 9, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
5/17/17	0010949872		PE Riverside	3 x 53 Li	234.00

Invoice text: Adoption of Ord. NO. 458.15

RECEIVED FROM COUNTY
 CLERK
 COUNTY OF RIVERSIDE
 2017 MAY 22 PM 12: 02

*Bldg. & Safety
3.30 of 05/09/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

234.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	05/17/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
05/17/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
234.00	0010949872	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. NO. 458.15 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/17/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 17, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010949872-01

P.O. Number:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SUMMARY OF ORDINANCE NO. 458.15 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 458 RELATED TO REGULATING DEVELOPMENT IN DESIGNATED SPECIAL FLOOD ZONE AREAS

Riverside County Ordinance No. 458 establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside. On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to Ordinance No. 458 are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure to revise Special Flood Hazard Areas

Ordinance No. 458.15 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

Alternative formats available upon request to individuals with disabilities.

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 9, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/17

2017 MAY 22 PM 12: 02

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS



media group

PART OF THE USA TODAY NETWORK

(866) 875-0854

RIV06900000000000000000000059487190118338010827

ADVERTISING INVOICE/STATEMENT

Terms
A late payment fee of 1%, 12% per annum, will be added to past due amounts

RETURN THIS SECTION TO ENSURE PROPER CREDIT.
PLEASE MAKE YOUR PAYMENT PAYABLE TO:

Desert Sun Publishing Co.
P.O. Box 677368
Dallas, TX 75267-7368

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE, CA 92502-1147

CUSTOMER NO	INVOICE NO
RIV069	0005948719
DUE DATE	AMOUNT DUE
6/12/2017	11,833.80
FOR THE PERIOD	THRU
05/01/17	05/28/17
AMOUNT PAID	

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	EDT	CLASS	DESCRIPTION	TIMES RUN	DEPTH	COL	TOTAL SIZE	RATE	AMOUNT	
0501			BALANCE FORWARD						5,343.80	
0507	CLS	0001	NO 0651: NOTICE OF	4	472.00	3	5,664.00		6,237.00	
0518	CLS	0001	NO 0694: BOARD OF SUPERVISOR	2	56.00	2	224.00		253.00	
			<i>0651 - Waste 12.1 of 05/02/17 Sandra Green</i>				<i>0694 - Bldg. & Safety 3.30 of 05/09/17 Retrad - 5-1265</i>	2017 JUN -5 AM 11:07 RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS		
CURRENT		OVER 30 DAYS		OVER 60 DAYS		OVER 90 DAYS		OVER 120 DAYS		TOTAL DUE
6,490.00		5,343.80		.00		.00		.00		11,833.80
SALESPERSON OPEN STEPHANSON										

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and/or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE

For your records

CUSTOMER NO.	NAME	INVOICE NUMBER	AMOUNT PAID
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005948719	
THE DESERT SUN PUBLISHING CO. ADVERTISING INVOICE/STATEMENT ADVERTISING INVOICE/STATEMENT		DUE DATE	
		6/12/2017	

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser: RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE , CA 92501
Order # 0002147013

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

5/18/2017

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 18th day of MAY, 2017 in Palm Springs, California.


Declarant

RECEIVED RIVERSIDE COUNTY
CLERK
2017 MAY 22 PM 12:02

NO 0694:
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**SUMMARY OF ORDINANCE NO. 458.15
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 458 RELATED TO REGULATING
DEVELOPMENT IN DESIGNATED SPECIAL FLOOD ZONE AREAS**

Riverside County Ordinance No. 458 establishes policies, procedures and standards for regulating development in designated special flood zone areas and implements the provisions of the National Flood Insurance Program (NFIP) within the unincorporated areas of the County of Riverside. On December 6, 2016 (Item 3-35), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to add the language required to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) which became effective on January 1, 2017 and to provide other administrative revisions for consistency, clarification and direction.

In addition, administrative revisions to Ordinance No. 458 are proposed which would provide consistency, clarification and direction for administering the regulations in the following areas:

- Revising and adding definitions to provide clarification
- Revising the construction standards to provide consistency with 2016 California Building Standards Code
- Clarify procedure for Special Flood Hazard Areas

Ordinance No. 458.15 does not prohibit any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above. This Ordinance amendment is to maintain what currently exists for the protection and aid of the public from the County's continued participation in NFIP.

Alternative formats available upon request to individuals with disabilities.
John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 9, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Publication 5/18/2017